

POL	SERVICE STATIONS	LPP 3.4
------------	-------------------------	----------------

POLICY CODE:	LPP 3.4
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	182/001
DATE FIRST ADOPTED:	17 September 2002
DATE LAST REVIEWED:	9 March 2017
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	OLPD33
VERSION NO.	8

Dates of Amendments / Reviews:		
DAPPS Meeting:	27 September 2012 31 January 2013 22 August 2013 26 February 2015	2 June 2015 26 November 2015 23 February 2017
OCM:	9 April 2009 11 October 2012 14 February 2013 12 September 2013	12 March 2015 11 June 2015 10 December 2015

BACKGROUND:

A policy is needed to assist the City in the assessment of proposals and decision making process.

PURPOSE:

The purpose is to provide applicants and the City with guidelines as to how service station and petrol filling station proposals within the District will be assessed. The objective of the Policy is to promote a convenient and accessible pattern of service stations within the District to serve the resident and travelling public and to prevent stations from establishing in locations which are unsuitable on traffic and amenity grounds.

POLICY:

(1) Definitions

1. A 'Service Station' is defined by Local Planning Scheme No. 3 (LPS 3) as follows:

POL	SERVICE STATIONS	LPP 3.4
------------	-------------------------	----------------

“means premises other than premises used for a transport depot, panel beating, spray painting, major repair or wrecking, that are used for–

- (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; or
- (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles”.

(2) General

The design and layout of service stations shall not have a detrimental impact on the local amenity in respect to traffic and pedestrian movements, odours, lighting, noise and hours of operation.

(3) Location

1. Service stations should be located adjoining or as part of a shopping centre, commercial or industrial use.
2. Service stations shall only be permitted on land located within an Under Ground Water Pollution Control Area if supported by the Department of Environment, Water and Catchment Protection.
3. Service stations should not be located on primary regional roads.
4. When service stations are located near residential uses, prospective applicants are required to demonstrate compliance with noise regulations and State Planning Policy 4.1; State Industrial Buffer Policy.

(4) Traffic Management

1. On divided roads ingress and egress to the site is limited to left in and left out.
2. Service station access is not to be located opposite a median break.
3. Mid-block locations for service stations are preferred, however, driveway crossovers will not be permitted within 25 metres of a median break or a road intersection.
4. Service station driveway crossovers shall be located in accordance with the Main Roads WA standards for sight distances.
5. Service stations will not be permitted in locations which would prejudice road widening or other improvements.

POL	SERVICE STATIONS	LPP 3.4
------------	-------------------------	----------------

6. Prospective applicants are required to provide a traffic impact assessment prepared by a suitable qualified traffic consultant, which addresses on-site traffic management and road design.