### Petrol Station Developments

Guidelines for petrol stations

*Guidelines for Petrol Stations*

The primary purpose of a petrol station development is for the retailing of petrol, diesel, or other authorized fuel for use by motor vehicles. A petrol station may accommodate supporting facilities for minor repairs, servicing of motor vehicles, tyre repairs and limited commercial uses. All petrol stations shall adhere to their specific development guidelines as follows:

Gross Plot Ratio (GPR)

The maximum GPR is 0.5.

Building Height

The allowable number of storeys is 1 (maximum).

Site Coverage

The maximum site coverage is 50%.

Road Buffer and Common Boundary Setback

Petrol stations shall be set back from the road and common boundary as indicated in the table below.

**Building Setback from Boundary**

|  |  |
| --- | --- |
| **Type of Boundary** | **Setback Requirement** |
| From the line of Road Reserve1 (All road categories) | Minimum 7.5m (3m green buffer, 4.5m physical) |
| From common boundary | Minimum 4.5m (including 2m planting strip) |

1 **Road Reserve**: The plot of land to be vested in the State as required under the Street Works Act. It is demarcated by the line of Road Reserve in the Road Line Plan and the site boundary.

Use Quantum

Petrol stations are primarily for the retail sale of fuel. Supporting or ancillary office use may be allowed to serve the petrol station. Limited commercial uses such as a mini-mart may be allowed in petrol stations for some convenience shopping to motorists. Preparation, processing and cooking of food are not allowed. All supporting or ancillary uses in a petrol station are subject to the following requirements:

* Commercial spaces shall not exceed 15% of the total proposed GFA or 150sqm, whichever is lower. The actual quantum allowable shall be subject to planning consideration depending on the location, site condition, site context, impact on the surrounding area and requirements of other government agencies.
* Ancillary offices, stores, and compressor rooms shall not exceed 10% of the total proposed GFA. Mechanical repair bays may be considered if the petrol station is located outside of the Water Catchment Area.

Strata Subdivision

Strata subdivision is not allowed.

*Last updated on 5 July 2019*