

3.0 PLANNING POLICY - THE PARKING OF COMMERCIAL VEHICLES IN RESIDENTIAL ZONES

Objective

It is Council's objective to regulate the parking of commercial vehicles on land zoned as 'Residential' under Town Planning Scheme No. 7.

Purpose

The purpose of this policy is to define a commercial vehicle under this policy and to outline Council's standards for the parking of these vehicles in residential zones.

Interpretation

A 'commercial vehicle' means any vehicle used, capable of being used, or designed to be used in the course of trade or commerce, which has an aggregate weight greater than one (1) tonne and/or a height in excess of 2 metres.

'Residential' zones means areas which under the Shire of Waroona Town Planning Scheme No. 7 are zoned Urban 2-Community and Civic; Urban 4-Residential; Urban 5-Special Residential; Urban 8-Hamel; Urban 9-Preston Beach.

POLICY

Parking of commercial vehicles in a residential zone shall not be undertaken unless authorised by Council. Written comment from adjoining landowners shall be sought by Council prior to a decision being made on the application.

The number of commercial vehicles is limited to one per lot.

Commercial vehicles rigid or articulated, with or without trailers, with an aggregate weight in excess of 4.5 tonnes will not be granted Planning Approval on any residential zoned property.

The commercial vehicle shall be located behind the front building setback line and parked parallel to the side boundary unless otherwise agreed to by Council. Any area approved for the parking of the vehicle shall be hardstanding and where applicable, landscaped to screen the vehicle from the public. The vehicle shall be parked such that it does not interfere with the normal access of a family vehicle.

Vehicles laden with livestock, or loaded refrigerated units, shall not be parked on the property. Vehicles used to transport livestock shall be cleaned prior to being parked on the property and livestock transporters shall not to be cleaned on any street or street verge within the Shire of Waroona.

Only routine maintenance of a minor nature, such as oil, grease or wheel changing shall be permitted on the property. No panel beating, spray painting, or the removal of body or engine and transmission parts will be permitted. Maintenance is restricted to between the hours of 8.00am and 8.00pm Monday to Friday and 9.00am to 6.00pm Saturday and Sunday.

Washing of a commercial vehicle on the property shall be limited to the use of water and mild detergent, but excludes the use of any solvents, degreasing substances, steam or pressure cleaning or any other processes that do not comply with Council's Health Regulations.

If a vehicle is to be changed to a larger type, a new application shall be made to Council for Planning Approval and comments sought from adjoining landowners.

Where an owner wishes to change vehicles and the proposed vehicle is either of the same type or is smaller, the Chief Executive Officer is delegated authority to grant Planning Approval.

If in the opinion of Council a nuisance or annoyance is caused to owners or occupiers of adjoining land, the Council may revoke its approval.

Application

An application is required for Council's Planning Approval prior to parking a commercial vehicle on a residential zoned property and the following details shall be submitted with that application:

A completed application for Planning Approval and payment of fees.

A neatly drawn, dimensioned plan of the subject lot showing the location of the dwelling, any outbuildings and the proposed parking location of the vehicle.

Particulars of the vehicle including make, type, license number, dimensions, tare and aggregate weights.

Draft: **25.09.07 - OCM07/156**
Final: **27.05.08 – OCM08/104**
Amendments: