

Local Planning Policy 1 - Commercial Vehicle Parking (LPP1)

Management Procedure

Relevant Delegation

Purpose

The purpose of this policy is to:

- a) To provide opportunities for the parking of commercial vehicles in a manner that does not detrimentally impact on the amenity of the surrounding area.
- b) To provide criteria that will assist in the consideration of applications for commercial vehicle parking.

Policy Statement

1. Application of Policy

- a) This Policy applies to all application for parking of commercial vehicles on privately owned land in the City.
- b) The Policy applies to commercial vehicles parked on a property that are intended to be parked on the lot on a regular or routine basis.
- c) This Policy does not apply to the parking of commercial vehicles on land that are solely used with the property or in connection with an approved activity conducted on the subject lot.
- d) This policy recognises that previously approved commercial vehicle parking activities and non-conforming uses that involve commercial vehicles continue to be carries out within the district. Nothing in this Policy modifies the terms and the conditions of approved activities or recognised non-confirming uses. The Policy will however guide the City in determining any proposal to amend the terms and conditions applicable to these activated and to new commercial vehicle parking proposals.

2. Accompanying Information

Applications for approval of commercial vehicle parking must be lodged in the form of a Development Application and be accompanies by the following information:

- a) Completed application form;

- b) A plan to scale of not less than 1:500 showing lot boundaries and the location of the dwelling, outbuildings, driveway, proposed parking location and intended vehicle screening measures;
- c) Completed Commercial Vehicle Details Form;
- d) A photograph showing the location where the vehicle is proposed to be parked;
- e) Photographs of the front, side and rear of the vehicles/s to be parked on the property;
- f) An indication of the typical frequency and times that the vehicle will be driven to and from the subject property and description on the main functions of the vehicles;
- g) A copy of the driver's licence of each person that will drive the commercial vehicle/s, clearly identifying their registered residential address;
- h) Payment of the required application fee.

3. **Assessment Criteria**

Applications for approval of commercial vehicle parking will be determined in accordance with the following provisions:

- a) The commercial vehicle to be parked on the property shall not exceed:
 - i. Rigid type – 11 metres in length, 2.5m in width and 4.3 metres in height (either laden or unladen).
 - ii. Articulated type – 17.5 metres in length, 2.5 metres in width and 4.3 metres in height (laden or unladen).
- b) The commercial vehicle shall be parked entirely on the lot behind the front alignment of the dwelling, and preferably behind the rear alignment of the dwelling. If the vehicle is parked alongside the dwelling, then gates and/or fencing of a minimum height of 1.8m shall be erected to satisfactorily screen the vehicle from the public realm.
- c) The commercial vehicle must be parked on the lot so that it does not interfere with the access and/or egress of other vehicles.
- d) The commercial vehicle(s) must enter and leave the property in a forward gear, unless otherwise approved.
- e) Spray painting, panel beating and major servicing on the commercial vehicle will not be permitted on the lot. Maintenance is limited to oil and grease changes, changes of tyres (not repair of tyres), and other minor maintenance as approved.'
- f) Washing of the commercial vehicle on the lot is limited to the use of water and mild detergent, and excluded the use of any solvents, degreasing substance, steam cleaning and any other processes.
- g) The commercial vehicle shall only be started and/or manoeuvred on the lot in such a manner and such times approved by the Council, being consistent with the provisions of the Environmental Protection (Noise) Regulations. Standard vehicle movement and start up times between 7.00am

and 7.00pm Monday to Saturday, and 9.00am to 5.00pm on Sundays and public holidays shall apply, unless otherwise approved.

- h) The idling times for start up and cool down on the property shall be restricted to 5 minutes per day unless otherwise approved.
- i) Maintenance and cleaning of the commercial vehicle on a residential lot to be permitted only between 8.00am and 7.00pm Monday to Sunday, and 9.00am and 6.00pm Sunday, unless otherwise approved.
- j) A refrigeration unit fitted to a commercial vehicle parked on or abutting a residential lot may not be operated whilst the vehicle is parked on the lot.
- k) If a commercial vehicle owner, who has been granted approval to park a commercial vehicle on a lot, wishes to replace the vehicle with another commercial vehicle, a further application is required.
- l) Council reserves the right to amend the conditions of an approval or to revoke an approval:
 - i. As a result of a justified complaint being received; and/or
 - ii. Due to changes (or potential changes) of the lot's zoning.
- m) The Local Government may give notice of an application for approval to park a commercial vehicle or require the applicant to give notice of the application in respect of any such notice, clauses 9.4.3 to 9.4.6 of Local Planning Scheme No.3 apply.

Legislation	<i>City of Kalamunda Local Planning Scheme No.3</i>
Adopted	23 September 2013 OCM136/2013
Reviewed	
Next Review Date	