

Shire of Mundaring

POLICY

COMMERCIAL VEHICLE PARKING

Policy Ref:**PS-06****Adopted:**

C6.04.16

Date: 12 April 2016**Amended:****Date:****Reviewed:****Date:****Statute Ref:**

Planning and Development Act 2005
Local Planning Scheme No. 4
Planning and Development (Local Planning Schemes)
Regulations 2015

Local Law Ref:

n/a

PURPOSE

To guide the assessment and determination of planning applications for parking commercial vehicles in rural and residential zones within the Shire of Mundaring.

1.0 POLICY OBJECTIVES

1. Preserve the amenity and character of localities within the Shire.
2. To enable, where appropriate, residents to park commercial vehicle(s) that are essential for their occupation at their place of residence.
3. Outline the possible operating requirements and planning conditions for commercial vehicle parking.

2.0 SCOPE

This policy does not relate to:

- a) Transport Depot proposals as defined within the Shire's *Local Planning Scheme No.4*.
- b) The parking of commercial vehicle(s) or agricultural machinery on rural land in connection with an approved agricultural activity.
- c) Past planning approvals (note that if the approval expires, or was issued specifically to a previous occupant, a fresh application and approval will be required).
- d) Parking on the verge, which is generally not permitted and is addressed within the Shire's *Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law 2004*.

3.0 BACKGROUND

Commercial vehicle parking is defined within the Shire's *Local Planning Scheme No.4* (Schedule 1) as:

“means a vehicle, whether licenced or not, which is used or designed or intended for use in conjunction with a profession, trade or business and, without limiting the generality of the foregoing, shall include trailers, tractors and their attachments, buses and earthmoving machines, whether self-propelled or not, but shall not include a passenger car, a derivative [as defined by the Road Traffic Code 2000 (as amended)], or a van, utility or light truck, which is rated by the manufacturer as being suitable to carry loads of up to 1.5 tonnes”.

Commercial Parking may be an incidental use in Residential, Rural Residential, Rural Small Holdings and General Agriculture zones. It cannot be the predominant use of the land as this would constitute a transport depot.

Parking a commercial vehicle(s) at a place of residence is often convenient for small business owners as it avoids unnecessary offsite storage costs and travel. It also increases the employment self-sufficiency of the Shire, an objective supported by the Shire's *Local Planning Strategy*.

Inappropriate parking of commercial vehicles can detract from the amenity of a locality through visual, noise, dust, pollution and vibration impacts. If not carefully managed there can also be environmental impacts from mechanical repairs and washing down machinery. A planning application for commercial vehicle parking will not be supported where these impacts cannot be appropriately managed.

An application for commercial vehicle parking must be lodged on Form 1 – Application for Planning Approval and be accompanied by the following information:

- a) Intent and purpose of proposal;
- b) Vehicle description (photo, make and type);
- c) Tare and aggregate weights;
- d) Vehicle length and height;
- e) Full site plan showing boundaries, driveway movement arrangement, easements and building envelopes where applicable, at a reasonable scale (eg 1:100, 1:200, 1:500);
- f) An indication of the typical frequency and times that the vehicle will be driven to and from the subject property;
- g) Any associated works, such as an outbuilding to house the vehicle, landscaping, turnaround area and any re-contouring of land; and
- h) How the proposal conforms to the Policy Statements specified below.

4.0 POLICY STATEMENTS

The policy statements below are to be read in conjunction with the attached Commercial Vehicle Parking Table 1:

- 4.1 The commercial vehicle must form an essential part of the occupation of an occupant of the dwelling.
- 4.2 Proposals that do not comply with the vehicle class or number of vehicles in Table 1 of this Policy will generally not be approved.
- 4.3 The parking of a commercial vehicle should not adversely affect the surrounding landscape or streetscape.
- 4.4 The commercial vehicle(s) must enter and exit the property between 7.00am and 7.00pm, unless it is demonstrated to the satisfaction of the Shire that vehicle movements or activities outside these hours will not have a detrimental impact on amenity.
- 4.5 Trailers or attachments must exit and enter the subject site with the commercial vehicle. It is not the intention of this Policy to accommodate the storage of materials, or equipment ancillary to commercial vehicles, separate to the general movements or operation of that vehicle.
- 4.6 Trailers, tractors and earthmoving machinery stored on site separately are considered as individual commercial vehicles in accordance with the definition 'Commercial Vehicle', outlined in the *Local Planning Scheme No.4*.
- 4.7 Commercial vehicle on Residential zoned land must be parked further from the street than the house, unless parked within an enclosed garage. Where the parking of the commercial vehicle behind the front setback line would be impossible or impractical due to existing constraints on site, parking forward of the front setback line may be considered where:
 - a) there would be no more than one commercial vehicle located forward of the front of the dwelling; and
 - b) the vehicle can be adequately screened in lieu of being located in a garage.
- 4.8 Commercial vehicle parking proposals involving MR, HR and HC vehicles should generally have direct access onto:
 - a) Primary Regional Road (subject to the advice from Main Roads WA); or
 - b) Other Regional Roads (subject to the advice from Department of Planning); or
 - c) Important Local Roads.

In all instances, the Shire will have due regard to the suitability of the existing local road network to safely accommodate the proposed vehicle(s) activity and associated traffic movement.













- 4.9 Consideration will be given to the visual impact of signage on the commercial vehicles, and the Shire may require additional screening where signage on the vehicle is substantial, brightly coloured and/or out of character with the locality or streetscape.
- 4.10 Where appropriate, parking locations should provide for a turnaround area within the property to minimise noise impacts generated by reversing.
- 4.11 Multi-combination (MC) vehicles are not supported except for use in General Rural zone in association with an approved agricultural activity.

5.0 CONDITIONS








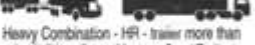
Approvals for the parking of commercial vehicle(s) are likely to attract the following conditions, or modifications thereof, and any other condition deemed appropriate.

- a) This approval shall be personal to the applicant and neither run with the land nor be transferable or assignable to any other person.
- b) This approval is limited to parking on the site and does not include the loading or unloading of the commercial vehicle or the storage of goods in transit as this would constitute use of the site as a transport depot.
- c) The approved commercial vehicle(s) shall only operate (this includes entering, leaving, running and servicing) between 7.00am and 7.00pm, Monday to Saturday. Commercial vehicle(s) shall not operate on Sundays or any public holidays.
- d) Only routine maintenance of a quiet and minor nature, such as servicing or wheel changing, is permitted on the property. No panel beating, spray painting, or removal of major body or engine parts is permitted.
- e) Washing of the commercial vehicle(s) on the property shall be limited to the use of water and mild detergent, and shall not involve the use of degreaser or solvents, substances, equipment or processes which may cause pollution or unreasonable noise or odour.
- f) The crossover must be constructed or upgraded within sixty (60) days of this approval to the satisfaction of the Shire, and thereafter maintained, to accommodate the entry and exit of the commercial vehicle without damage to the edges of the road.

TABLE 1

Zoning:	Drivers Licence Class Code:	Maximum number of Commercial Vehicles:
Residential R10 or Higher	<p>C or LR  Light Rigid - max. 8 t GVM (no axle limit)</p>	<ul style="list-style-type: none"> ▪ Single vehicle.
Residential 5	<p>C or LR  Light Rigid - max. 8 t GVM (no axle limit)</p> <p>MR  Medium Rigid - more than 8 t GVM (2 axle only)</p>	<ul style="list-style-type: none"> ▪ Single vehicle.
Residential 2.5	<p>C or LR  Light Rigid - max. 8 t GVM (no axle limit)</p> <p>MR  Medium Rigid - more than 8 t GVM (2 axle only)</p> <p>HR  Heavy Rigid - more than 8 t GVM (no axle limit) +/- trailer (max 9 t GVM)</p>	<ul style="list-style-type: none"> ▪ Two vehicles for C or LR; or ▪ Single vehicle for MR or HR.
Rural Residential lots under 2ha	<p>C or LR  Light Rigid - max. 8 t GVM (no axle limit)</p> <p>MR  Medium Rigid - more than 8 t GVM (2 axle only)</p> <p>HR  Heavy Rigid - more than 8 t GVM (no axle limit) +/- trailer (max 9 t GVM)</p>	<ul style="list-style-type: none"> ▪ Two vehicles for C, LR or MR; or ▪ Single vehicle for HR.
Rural Residential lots 2ha or above	<p>C or LR  Light Rigid - max. 8 t GVM (no axle limit)</p> <p>MR  Medium Rigid - more than 8 t GVM (2 axle only)</p> <p>HR  Heavy Rigid - more than 8 t GVM (no axle limit) +/- trailer (max 9 t GVM)</p>	<ul style="list-style-type: none"> ▪ Two vehicles.

Note: Most C class vehicles will not be considered 'commercial vehicles' as defined in Local Planning Scheme No. 4. The Vehicle Classes described in Table 1 are current as of the adoption of this Policy. Should the Department of Transport revise the vehicle classes then the appropriate vehicle class shall be determined by the Shire until this policy is updated.

Zoning:	Drivers Licence Class Code:	Maximum number of Commercial Vehicles:
Rural Small Holdings	<p>C or LR  Light Rigid - max. 8 t GVM (no axle limit)</p> <p>MR  Medium Rigid - more than 8 t GVM (2 axle only)</p> <p>HR  Heavy Rigid - more than 8 t GVM (no axle limit) +/- trailer (max 9 t GVM)</p> <p>HC  Heavy Combination - HR - trailer more than 9 t GVM, or Prime Mover + Semi Trailer</p>	<ul style="list-style-type: none"> ▪ Two vehicles for C, LR, MR or HR; or ▪ Single Vehicle for HC.
General Agriculture	<p>C or LR  Light Rigid - max. 8 t GVM (no axle limit)</p> <p>MR  Medium Rigid - more than 8 t GVM (2 axle only)</p> <p>HR  Heavy Rigid - more than 8 t GVM (no axle limit) +/- trailer (max 9 t GVM)</p> <p>HC  Heavy Combination - HR - trailer more than 9 t GVM, or Prime Mover + Semi Trailer</p>	<ul style="list-style-type: none"> ▪ Two vehicles for C, LR, MR or HR; or ▪ Single Vehicle for HC.

Note: Most C class vehicles will not be considered 'commercial vehicles' as defined in Local Planning Scheme No. 4. The Vehicle Classes described in Table 1 are current as of the adoption of this Policy. Should the Department of Transport revise the vehicle classes then the appropriate vehicle class shall be determined by the Shire until this policy is updated.