



SHIRE OF JERRAMUNGUP LOCAL PLANNING POLICY NO. 8 – PARKING AND REPAIR OF COMMERCIAL VEHICLES IN THE RESIDENTIAL ZONE

1.0 BACKGROUND

Under the Shire of Jerramungup Local Planning Scheme 2 (“the Scheme”) there are a number of Residential zones.

People who drive a vehicle in the course of their business or trade often wish to park the vehicle where they reside. Commercial vehicle parking can have the potential to detrimentally impact on the amenity and safety of the surrounding community.

In accordance with Clause 5.19.3 of the Scheme, any person who wants to park a commercial vehicle on a residential lot must lodge an application to Council seeking specific planning approval.

The Shire of Jerramungup has developed a Local Planning Policy as a guide for applicants. The Policy explains how all commercial vehicle parking applications will be assessed and expands on and complements the existing Scheme requirements.

2.0 POLICY BASIS

Clauses 2.2 and 2.4 of the Scheme provide for the preparation of Local Planning Policies. This Policy has been prepared in accordance with the Scheme.

3.0 SCHEME REQUIREMENTS

Clause 5.19.3 (a) of the Scheme includes a list of matters to be taken into consideration for commercial vehicle parking including:

- (i) The type and tonnage of the vehicle.
- (ii) The likely hours of parking.
- (iii) Potential nuisance to neighbours.
- (iv) The position on the lot wherein it is proposed to park the vehicle.

Clause 5.19 (b) provides for a 12 month planning approval period with an annual renewal required every year thereafter. The renewal may not be granted if the parking of the vehicle has cause nuisance to neighbours or adversely affected the local amenity.

4.0 POLICY STATEMENT

This Policy applies to the parking of commercial vehicles on privately owned land zoned under the Shire of Jerramungup Local Planning Scheme 2 for Residential purposes.

5.0 POLICY OBJECTIVES

- 5.1 To provide opportunities for the parking of commercial vehicles on private property in a manner that does not detrimentally impact on the amenity and safety of the surrounding community.
- 5.2 To provide guidance on the matters Council will take into consideration when determining proposals for commercial vehicle parking.

6.0 POLICY REQUIREMENTS

In addition to those matters listed in Clause 5.19.3 (A) of the Scheme, Council will take into account the following in determining a proposal for commercial vehicle parking;

- 6.1 The lot on which the vehicle is proposed to be parked should contain only a single house and any associated outbuildings. Council will not support commercial vehicle parking on lots without a constructed dwelling.
- 6.2 Only one commercial vehicle per lot will be permitted.
- 6.3 A hardstand area should be provided for the commercial vehicle or it can be parked within an enclosed outbuilding.
- 6.4 Council will have regard for the visual impact of commercial vehicle parking on any street, neighbours properties or as viewed from a public place. Council will also take into consideration the distance between the commercial parking area and the lot boundaries, and any existing or proposed 'screening'.
- 6.5 The parked vehicle must not obstruct or cause a hazard to vehicular or pedestrian traffic within the adjacent roadway or verge and should allow normal ingress and egress for the household's private passenger vehicles.
- 6.6 The vehicle must be used as an essential part of the main occupation of an occupant of the dwelling.
- 6.7 The vehicle should not exceed 3.0 metres in height (including the load) and 8.0 metres in length.

6.8 The location of the commercial parking area in relation to noise sensitive areas on adjacent lots (including and not limited to bedrooms, outdoor entertainment areas etc) and the potential for noise nuisance from idling or vehicle start up/cool down.

7.0 APPLICATION REQUIREMENTS

7.1 Application Form

The applicant must submit a formal application for planning approval comprising of a completed Form of Application for Planning Approval (refer attached - Schedule 6).

The application form must be signed by the owner of the land.

7.2 Application Fee

A standard \$100.00 application fee will also have to be paid.

7.3 Plans

Applicants need to submit 4 copies of a scaled accurate site plan showing the lot boundaries and the location of the existing dwelling, outbuildings, driveway, two car parking bays for the existing house, and proposed parking area for the commercial vehicle.

The site plan should clearly show the distance between the proposed commercial parking area and any shared property boundary.

7.4 Additional Information

Applicants should submit a letter to accompany the application, including the following information;

- Vehicle Description (type, make and age of vehicle);
- Vehicle Registration number;
- Tare and Aggregate Weights;
- Vehicle Height and Length;
- A photograph showing the location where the vehicle is proposed to be parked;
- A photograph of the vehicle;
- An indication of the typical frequency and times that the vehicle will be driven to and from the subject property; and
- A description of the main functions of the vehicle.

Please note that commercial vehicles must be fully contained within the lot boundaries and cannot overhang or encroach onto the Council verge, any public places or footpaths.

7.5 Advertising of Applications

Council may decide to advertise any application for commercial vehicle parking to surrounding neighbours for comment.

During the advertising period members of the public may lodge submissions to the Shire on the proposal. The Shire will assess all submissions based on planning grounds, and have regard for any valid planning issues.

7.6 Maximum Time Period for Approval – 12 Months

Where appropriate, an approval for commercial vehicle parking will be granted on the following basis:

7.6.1 The Scheme provides that where an approval is issued it shall be for a 12 month period. The approval is specific to the property and the vehicle;

7.6.2 Following 12 months applicants must lodge a new application and fee for renewal of the planning approval. Council may not grant a renewal if the parking of the vehicle has caused nuisance to neighbours or adversely affected the local amenity.

The onus and responsibility for renewing the annual planning approval is to be borne by the applicant.

7.6.3 It is the proponent's responsibility to ensure the storage of fuel and disposal of waste products complies with relevant legislation and best management practices.

7.6.4 Only minor servicing, including minor mechanical repairs and adjustments and/or cleaning be undertaken on the property and restricted to between the hours of 8.00am and 8.00pm Monday to Saturday and 9.00am and 6.00pm Sunday. Any activity that involves equipment or a process that generates, in the opinion of Council, unreasonable noise, odour or other nuisance or has a detrimental environmental impact is not considered minor servicing or maintenance and therefore is not permitted;

7.6.5 Vehicles laden with livestock, goods which pose a hazard or potential nuisance to nearby residents or loaded refrigeration units shall not be parked on the lot.