

POLICY NUMBER	-	8.10
POLICY SUBJECT	-	8.10 Commercial Vehicles in Residential Areas
ADOPTED	-	5 September 2000 (CMRef 27632)

Policy:

- 1A No more than two commercial vehicles may be parked on a lot within a Residential Zone, provided that:
- (i) only one vehicle may exceed a gross combination mass of 20.7 tonnes and/or have an overall axle spacing of the vehicle or combination of vehicles of greater than 4 metres
 - (ii) the vehicles are parked on a lot containing only a single house:
 - (iii) the vehicles form an essential part of the occupation of an occupant of the dwelling:
 - (iv) no vehicle exceeds 19.5 metres in length:
 - (v) major repairs to either of the vehicles are not undertaken on the lot:
 - (vi) any minor repairs, servicing or cleaning of either of the vehicles is carried out in areas which are screened from view from outside the lot:
- 1B Where Council is of the opinion that a particular commercial vehicle may affect the local amenity, notwithstanding that it meets the provisions of Clause 1A, it may impose any condition that it sees fit in order to protect that amenity. This may include, but is not limited to, the hours the vehicle is permitted to be brought to or taken from the lot, the need to provide screening, the prohibition of storing certain goods on the vehicle.
- 2 Notwithstanding the provisions of Clause 1 above, the special approval of the Council (with or without conditions) may be granted allowing for the keeping of commercial vehicles where criteria in Clause 1 cannot be met.
- (i) Where the application involves only one vehicle, Council delegates to the CEO the authority to allow approval with or without conditions.
- 3 An approval of the Council granted under Clause 2:
- (i) is personal to the person to whom it was granted:
 - (ii) is not capable of being transferred or assigned to any other person; and
 - (iii) does not run with the land in respect of which it was granted.
- 4 A person to whom an approval has been granted under Clause 2 shall not park or cause to be parked such vehicle on any lot within a Residential Zone other than on the Lot in respect of which the approval was granted.
- 5 If a vehicle has been parked, with the approval of the Council under Clause 2 and if there is annoyance to neighbours or to owners or occupiers of land in the

neighbourhood, the Council may alter and add other conditions of approval, or rescind the approval granted by it and after such rescission, no person shall upon the land subject of a resolution for rescission, park a commercial vehicle unless approval to do so shall subsequently be granted by the Council.

- 6 A person shall not stack or place any fuel or raw material or products of waste or manufacture in front of the building line.

Objectives: To allow for controlled commercial vehicle parking subject to local amenities not being adversely affected.

Residential Zone – means those areas of the Shire of Merredin zoned Residential, 1 and 2 Town Planning Scheme in force within the Shire at the current time.