

Local Planning Policy 3.8: Commercial Vehicle Parking

INTRODUCTION

While the parking of commercial vehicles is not explicitly dealt with under the Town Planning Scheme, it is recognised as a legitimate use of residential land, provided the nature and use of the vehicle is compatible with the residential area in which it is proposed to be parked. This will depend on such factors as the size of the vehicle, where it is parked, the goods carried, noise emission, and the times during which it operates.

DEFINITION

Commercial vehicle means a vehicle whether licensed or not and which is used in conjunction with a trade or profession and shall include trailers, tractors and their attachments, buses and earthmoving machines whether self propelled or not but shall not include a passenger car derivative as defined by the Vehicle Sales Regulations 1976 (as amended), a van, utility or light truck which is rated by the manufacturer as being suitable to carry loads of up to 1.5 tonnes.

AIM

To provide guidance on the circumstances in which the parking of commercial vehicles is acceptable within residential areas, and the limitations applicable to such parking.

POLICY

1. Except as otherwise provided for, the parking of commercial vehicles shall conform with the following requirements:
 - (a) no more than one commercial vehicle may be parked on any residential property, and any such parking shall be restricted to a vehicle owned or operated by the occupier of the residential premises on which it is parked;
 - (b) a commercial vehicle may only be parked within the boundaries on a site which is occupied by a single house and which has an area of at least 500m² with suitable off-street parking areas to accommodate the commercial vehicle and at least one standard car park in addition to the parking area for the commercial vehicle;
 - (c) the maximum size of a commercial vehicle permitted to be parked on a residential site is 2.0 metres in height, 2.0 metres in width and 8.0 metres in length. These limits are to include any loads and/or attachments associated with the commercial vehicle;
 - (d) any storage of goods or materials on site shall be in accordance with the requirements of any written law, and any licences required by such law;
 - (e) no vehicle which is designed or operated as a tow truck or other emergency vehicle shall be parked on site; and
 - (f) no deliveries of goods or materials to the site in relation to the commercial vehicle shall be permitted.

2. A vehicle shall be considered to be parked on a residential property for the purposes of this policy, if it remains on the property for more than one hour in

aggregate in any 24 hour period unless the vehicle is being used in connection with authorised construction work on the site.

3. Upon application, the Council may approve a departure from any or all of the foregoing standards and requirements, where it is satisfied that the objectives of the Scheme will not be compromised and in particular that the amenity of the area will be adequately protected. Prior to its determination of any application for departure in accordance with this policy, the Council shall consult with the owners and occupiers of any potentially affected residential properties, and shall give due consideration to any comments received in deciding whether or not to approve the application and the conditions if any which should apply to any such approval.
4. Any approval to a departure from the standards and requirements in this policy shall be personal to the applicant and may be limited as to its duration. Conditions may also be imposed on the hours during which the vehicle may be parked and/or moved to and from the premises, so as to ensure adequate protection of the amenity of adjacent residential properties.

Adopted: 13 October 2009
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