



## POLICY NO. LPP 2.1

## COMMERCIAL VEHICLE PARKING

### PURPOSE

To provide guidance on the assessment of applications for planning approval for commercial vehicle parking in residential and rural zones.

### POLICY

## 1. APPLICATION OF POLICY

- 1.1 This policy applies to all new applications for planning approval, or modifications to existing planning approvals for commercial vehicle parking on land zoned Residential, Urban Development, Rural Residential or Rural under the City of Gosnells Local Planning Scheme No. 24 (LPS 24) and Business Development, General Industry and General Rural under Town Planning Scheme No. 6.
- 1.2 This policy does not apply to the parking of commercial vehicles on Rural Residential and Rural zoned land that are solely used in connection with an approved rural use on the subject site.

## 2. OBJECTIVES

To ensure that parking of commercial vehicles in residential and rural zoned land does not detract from the amenity of the surrounding area.

## 3. DEFINITIONS

The definitions of Commercial Vehicle and Commercial Vehicle Parking used in this policy are as per the definitions contained in the City of Gosnells LPS 24. In MKSEA definitions shall apply as per Town Planning Scheme No. 6.

## 4. POLICY

### *Residential and Urban Development Zones*

- 4.1 One commercial vehicle driven by a person who is an occupant of the dwelling on the subject lot may be parked provided that it is parked within an approved outbuilding or garage on the lot unless it can be demonstrated, to the satisfaction of the City, that the vehicle will not be clearly visible from the street or any adjoining neighbour. Screening may be achieved with semi-mature landscaping.
- 4.2 Commercial vehicles parked in residential and urban development zones shall be limited in size to a maximum of 8m in length and 3m in height.
- 4.3 Lots shall generally have an area of 500m<sup>2</sup> or greater to accommodate commercial vehicle parking.



- 4.4 All applications for commercial vehicle parking in residential zones shall be advertised to potentially affected neighbours in accordance with the requirements of LPS 24 and LPP 4.1 Public Consultation.

## *Rural Zones*

- 4.5 With the exception of Maddington Kenwick Strategic Employment Area (MKSEA) and land in Orange Grove (Additional Use 1 and 2 – Kelvin Road between Tonkin Highway and White Road), two commercial vehicles driven by a person who is an occupant of the dwelling on the subject lot may be parked.
- 4.6 In MKSEA and land in Orange Grove (Additional Use 1 and 2 – Kelvin Road between Tonkin Highway and White Road), the two commercial vehicles being parked may be driven by a person who is not an occupant of the dwelling on the subject lot.
- 4.7 Commercial vehicles in Rural Residential and Rural zones shall be limited in size to 8.5m in length each or if only one vehicle is being parked, it shall not exceed 19m in length. Parking of commercial vehicles that exceed these lengths requires planning approval and access to the RAV network.
- 4.8 Commercial vehicles shall be parked, behind the dwelling, 10m or more from any lot boundary and shall be capable of arriving and leaving the property in forward gear. In MKSEA and land in Orange Grove (Additional Use 1 and 2– Kelvin Road between Tonkin Highway and White Road), where there is no dwelling on a subject site, parking shall meet the lot boundary setbacks only.
- 4.9 Applications for commercial vehicle parking in the Rural and Rural Residential zone that are inconsistent with the provisions of this policy, which in the opinion of the City have the potential to detract from the amenity of neighbours, may be advertised for public comment to those potentially affected neighbours.

## *General*

- 4.10 Commercial vehicle parking shall be contained fully within the boundaries of a private lot and accessed from an approved crossover.
- 4.11 In assessing the suitability of commercial vehicle parking, due regard shall be given to the frequency and timing of vehicle movement.
- 4.12 Planning approval for commercial vehicle parking may contain conditions restricting (but not limited to):
- a) Hours of operation.
  - b) Extent and nature of minor commercial vehicle servicing.
  - c) The nature of items, equipment, goods or material carried on the vehicle when parked on a property.
  - d) Driving of the commercials being limited to occupants of the dwelling only and non-transferrable.
  - e) The area where the commercial vehicle(s) are to be parked.
  - f) An expiry date at which time the approval shall lapse.



## GOVERNANCE REFERENCES

|                                  |                                                                                                                                                                                                                       |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Statutory Compliance</b>      | <i>Planning and Development Act 2005</i><br><i>Planning and Development (Local Planning Schemes) Regulations 2015</i><br>City of Gosnells Local Planning Scheme No. 24<br>City of Gosnells Town Planning Scheme No. 6 |
| <b>Industry Compliance</b>       | Development Control Policy 1.2 – Development Control – General Principles 2004                                                                                                                                        |
| <b>Organisational Compliance</b> | Nil                                                                                                                                                                                                                   |
| <b>Process Links</b>             | Nil                                                                                                                                                                                                                   |

## POLICY ADMINISTRATION

| Directorate              |                       | Officer Title                |                                                                                                                         | Contact:       |
|--------------------------|-----------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------|
| Planning and Development |                       | Manager Development Services |                                                                                                                         | 9397 3000      |
| <b>Risk Rating</b>       | High                  | <b>Review Cycle</b>          | Triennial                                                                                                               | Next Due: 2028 |
| Version                  | Decision To Advertise | Decision to Adopt            | Synopsis                                                                                                                |                |
| 1.                       | PSC18/5/1996          |                              | Proposed                                                                                                                |                |
| 2.                       |                       | OCM 137/6/1996               | Adopted – Policy No. 5.2.20                                                                                             |                |
| 3.                       |                       | OCM 988/11/99                | Amended – Policy No. 5.2.20                                                                                             |                |
| 4.                       |                       | OCM 696/22/8/00              | Reviewed – Policy No. 5.2.20                                                                                            |                |
| 5.                       |                       | OCM 715/28/08/01             | Reviewed – Policy No. 5.2.20                                                                                            |                |
| 6.                       | 797/24/09/02          |                              | Advertised for 21 days – request for change in OCM 743/10/09/2002. New definition, revised criteria.                    |                |
| 7.                       |                       | 2002                         | Policy No. changed to 6.1.20                                                                                            |                |
| 8.                       |                       | OCM 124/25/02/2003           | Reviewed without any changes – Policy No. 6.2.4.1                                                                       |                |
| 9.                       |                       | OCM 192/10/5/2005            | Amended                                                                                                                 |                |
| 10.                      |                       | OCM 412/26/08/2008           | Reviewed                                                                                                                |                |
| 11.                      | OCM 540/10/11/2009    |                              | Draft policy to be advertised for public comment for a period of not less than 21 days.                                 |                |
| 12.                      |                       | OCM 110/23/03/2010           | Revoked 6.2.4.1 due to major revision                                                                                   |                |
| 13.                      |                       | OCM 111/23/03/2010           | Revised criteria with greater level of information for applicants and affected residents. Policy No. changed to LPP 2.1 |                |
| 14.                      | OCM 265/28/06/2011    |                              | Draft policy to be advertised for public comment for a period of not less than 21 days.                                 |                |
| 15.                      |                       | OCM 486/25/10/2011           | To provide further guidance and clarification on the determination of commercial vehicle parking applications.          |                |
| 16.                      | OCM 204/12/08/2025    |                              | Draft modified policy to be advertised for public comment for a period of not less than 21 days.                        |                |
| 17.                      |                       | OCM 320/11/11/2025           | To simplify the policy and ensure it aligns with LPS 24.                                                                |                |