

COMMERCIAL VEHICLE PARKING

Planning Information Sheet

WHAT IS A COMMERCIAL VEHICLE?

A commercial vehicle means any vehicle used or intended to be used in the course of a business or trade, which has a tare weight in excess of 3.5 tonnes, but does not include vehicles directly associated with the conduct of a rural pursuit, business or trade on the lot for which the vehicle(s) are used.

DOES IT REQUIRE PLANNING APPROVAL?

No commercial vehicle is permitted to remain on privately owned land in the Residential or Resource zones for a longer period than is necessary for loading and unloading unless the City of Cockburn has issued planning approval, permitting such a vehicle.

Commercial Vehicle Parking is a discretionary use within the 'Residential', 'Rural Living', 'Rural' and 'Resource' zones under the City of Cockburn Local Planning Scheme No. 3.

Planning approval from the City of Cockburn is required for all Commercial Vehicle Parking within the residential zone.

Planning approval from the City of Cockburn is **not** required for Commercial Vehicle Parking in the following circumstances:

- Up to two commercial vehicles being parked on land owned by the owner of the vehicles in the Rural zone;
- One commercial vehicle being parked on land owned by the owner of the vehicle in the Rural Living and Resource zones provided that the vehicle is parked on a lot containing a single house; the vehicle forms an essential part of the occupation of an occupant of the dwelling; any repairs undertaken on the lot must be carried out in an area fully screened from the street and adjoining properties; and in the opinion of the City, it is not likely to adversely affect the amenity of the surrounding land.

If planning approval is issued for Commercial Vehicle Parking then the following will generally apply:

- Planning approval is only granted to the person to whom it was issued;
- Planning approval is not capable of being transferred or assigned to any other person;
- Planning approval does not run with the land in respect of which it is granted;
- Planning approval may be withdrawn at any time for any valid reason; and
- Planning approval may have conditions attached to the approval.

For more information about what forms, fees and information is required please download the [Planning Application Checklist](#).

HOW TO APPLY FOR PLANNING APPROVAL

Residential zone Development Standards	Resource, Rural Living and Rural zone Development Standards
<ul style="list-style-type: none"> • The vehicle is parked on a lot containing only a single house; • The vehicle forms an essential part of the occupation of an occupant of the dwelling; • Vehicles exceeding 8 metres in length are parked parallel to the side boundary; • No major repairs are undertaken on the lot, any minor repairs are to be carried out in an area which is fully screened; and • In the opinion of the City it is not likely to adversely affect the amenity of the surrounding land with unreasonable noise, visual impact and odour. 	<ul style="list-style-type: none"> • Two commercial vehicles may be parked on land owned by the owner of the vehicles in the Rural Zone without the approval of the Council; • One commercial vehicle can be parked on land owned by the owner of the vehicle without the approval of the Council within the Rural Living Zone, and the Resource Zone; and • A commercial vehicle may be permitted to be parked within the Rural Living Zone and the Resource Zone provided that the vehicle is parked on a lot containing only a single house; The vehicle forms an essential part of the occupation of an occupant of the dwelling; and any repairs undertaken on the lot, must be carried out in an area which is fully screened from the street and adjoining properties.

ACCOMPANYING INFORMATION

In addition to the standard application form and fee requirements, the following information is required to accompany with any planning application for Commercial Vehicle Parking:

Whether the vehicle be parked on a hardstand area which is located behind the front of the dwelling, or alternatively the vehicle is parked within a garage?	A plan locating the vehicle on the property (indicate access / buildings). Whether the vehicle(s) will be used in a business or trade, which has a weight in excess of 3.5 tonnes?
Whether the vehicle will be parked totally on the lot containing an existing house?	Whether the vehicle exceeds 3 metres in height (including load), 2.5 metres in width, or 8 metres in length?
How many commercial vehicles are proposed be parked on the lot?	What hours do you to start or manoeuvre the vehicle between?
Whether the vehicle(s) needs to idle upon starting? If so for how long? Photo of front and side view of vehicle parked in proposed location.	Whether you intend to carry out any servicing or mechanical repairs or cleaning of the vehicle?