

**SUMMARY OF SUBMISSIONS**

**Lot 10. 30 Leaver Way, Cardup – Proposed Commercial Vehicle Parking (PA19/1219)**

No	Submitter Comments	Officer Response
1	<p>We are opposed to this request for the following reasons:</p> <ol style="list-style-type: none"> <li>1. This is a Special Rural zoned subdivision and came with a list of conditions to adhere to. This is the reason we chose to live here for a quiet rural lifestyle.</li>   <li>2. Trucks daily driving away and back give off fuel emissions which we can smell and can be harmful.</li>   <li>3. Noise from trucks leaving and returning at all times during the day and night changing gears, braking, reverse sensor and air release of brakes. This often occurs at night and also at 3 or 4 in the morning waking us up.</li> </ol>	<p>Commercial vehicle parking is a land use that is discretionary within the 'Special Rural' zone of the <i>Shire of Serpentine Jarrahdale Town Planning Scheme No.02</i>. The proposed development has been recommended for refusal due to inconsistencies with the planning framework. Additionally, the development is considered at odds with the expected and intended amenity of the area.</p> <p>Officers do not consider it likely that the parking of four commercial vehicles would have a discernible odour impact on surrounding properties. Notwithstanding this, the proposed development has been recommended for refusal due to inconsistencies with the planning framework.</p> <p>The impacts to amenity and the character of the area is acknowledged. Officers have recommended the application for refusal due to inconsistencies with the planning framework.</p>

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	<p>4. Noise from maintenance and cleaning of trucks, (banging of metal etc.)</p> <p>5. There is also a large stockpile of roadbase or old bitumen at the front of the house which is often piled up higher with an excavator.</p> <p>6. A decision to approve this application will devalue our and the surrounding properties.</p> <p>7. We are very concerned that the Shire has taken this application on board, we sincerely hope that it will deny the application and uphold the intent of this lovely subdivision.</p>	<p>Officers note that servicing has not been proposed as part of the application submitted to the Shire. The application has been recommended for refusal due to inconsistencies with the planning (including draft) framework. If maintenance continues Shire Compliance Officers will investigate the matter further.</p> <p>Shire Compliance Officers will be investigating the matter further.</p> <p>Devaluing property is not a town planning consideration.</p> <p>'Commercial vehicle Parking' is a land use that can be considered within this zone. Notwithstanding this, the application has been recommended for refusal due to inconsistencies with the planning (including draft) framework.</p>
2	I am against this proposal, reasons being:	The impacts to the expected and intended amenity of the area are acknowledged.

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	<p>Noise – the coming and going of trucks at all hours and it is not one but three trucks all at the same time, with this comes the noise of air breaks. Trucks idling for 20 – 30 minutes each time. Reversing of trailers and the warning sound.</p> <p>Also high beam from driving lights coming across the paddocks and into other properties.</p> <p>Extra traffic created by truck drivers commuting to and from the property.</p> <p>Excavator and skid steer being used to move road base, which is stored by side of house, this has been done til late in the evening as late as 11:30pm.</p> <p>If and when the plans for the Tonkin HWY go through, this traffic will pass our property.</p>	<p>Officers have recommended the application for refusal.</p> <p>The vehicle movements are not considered to place an undue load on the existing road network. Notwithstanding this, refusal has been recommended by Officers due to the inconsistencies with the planning framework.</p> <p>The excavator and skid steer do not form part of this application. Shire Compliance Officers will be investigating the matter further if this activity continues.</p>
3	<p>We very strongly oppose the application submitted to council for a transport depot.</p> <p>We would like to raise the following issues encountered over the last 3 years.</p> <ol style="list-style-type: none"> <li>1. The trucking company operates at all hours of the day and night. This is a 24/7 operation. The trucks leave at night time (eg 1830- 1930hrs) and return in the early hours of the</li> </ol>	<p>Officers have recommended for the application to be refused due to impacts to amenity and character of the locality. Ultimately, the application is inconsistent with the planning framework.</p>

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	<p>morning. We hear the trucks coming and going, and the noise is worse during the summer when we have windows open.</p> <ol style="list-style-type: none"> <li>2. These trucks have air brakes that make considerable noise when activated.</li> <li>3. The headlights and spotlights from the trucks shine around our property.</li>   <li>4. The number of trucks parked on the property is incorrect. There are a total of 4 prime movers, 3 semi trailers and 1 heavy rigid vehicle. There is also a 5T excavator and skid steer loader onsite.</li>   <li>5. We not only hear the trucks coming and going, but we have to put up with the noise of the maintenance associated with the trucks. This includes (but is not limited to the following):               <ol style="list-style-type: none"> <li>a) The trucks being pressure washed with a noisy petrol pressure cleaner on weekdays and weekends.</li> </ol> </li> </ol>	<p>The application has been recommended for refusal due to inconsistencies with the planning framework (including draft framework). Shire Compliance Officers will be investigating this matter further if the land use continues.</p> <p>The application has been recommended for refusal due to inconsistencies with the planning (including draft) framework. Shire Compliance Officers will be investigating this matter further if the land use continues.</p> <p>The application has been recommended for refusal due to inconsistencies with the planning (including draft) framework. Shire Compliance Officers will be investigating this matter further if maintenance continues.</p> <p>The application has been recommended for refusal due to inconsistencies with the planning (including draft) framework. Shire Compliance Officers will be investigating this matter further if this activity continues.</p> <p>The application has been recommended for refusal. Shire Compliance Officers will be</p>

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	<p>b) Outside contractors attending the property and adding to the noise issue. Eg Truck tyre repair contractors using industrial air compressors and rattle guns to change tyres etc.</p> <p>6. There is also an excavator and skid steer loader onsite that are used in conjunction with the trucking company. These machines are also used outside of normal business hours.</p> <p>7. One of the occupants from this property has been known to swerve his vehicle towards oncoming traffic. This has happened numerous times. Residents of the street should not have to worry about their safety.</p> <p>8. Leaver Way is not designed and constructed to be a commercial truck access road. There are black tyre marks on the road at their driveway and at Hopkinson road. Will they be liable for damage to the road and verges?</p> <p>We also oppose the stockpiling of commercial products on the applicants property.</p> <p>This property should not be a transport depot and commercial storage yard.</p> <p>We have spent almost \$1m on our property. Having this type of commercial operation next door is not only an interruption to our quality of life, but also detracts from value on our property.</p>	<p>investigating the matter further if maintenance continues;</p> <p>Officers note that the excavator and skid steer do not form part of this application. Notwithstanding this, the application has been recommended for refusal due to inconsistencies with the planning (including draft) framework. Shire Compliance Officers will be investigating this matter further.</p> <p>This is a <u>Police</u> matter and should be actioned accordingly;</p> <p>Leaver Way can legally facilitate the movement of as-of-right vehicles (under 19 metre length vehicles). Shire Engineers will investigate the matter further. The development has been recommended for refusal due to inconsistencies with the planning (including draft) framework.</p>

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	We would be extremely willing to challenge and get a positive approval for this application overturned at the State Administration Tribunal (SAT) or the courts.	