

SUMMARY OF SUBMISSIONS
Proposed Commercial Vehicle Parking - Lot 83, 8 Knoop Drive, Byford

Submitter	No	Submitter Comments	Applicant Response
A399596 DAVEY	1	<p>I am stating my concerns in regards to the application for commercial vehicle parking at lot 83 (#8) Knoop Drive. We find that the information provided does not answer our concerns. These include:</p> <ul style="list-style-type: none"> • Will vehicles obstruct the footpath or the road in any way? • How large are the vehicles? • What noise will vehicles make, if so how loud, at what times and for what duration? <p>Having purchased the first block in this street, we know that there was no option for commercial activity to be conducted. We are concerned that our home life will be disturbed by such occurrences as late night deliveries, early starts in the morning or late returns at night. We are also worried that the vehicles could cause congestion in the street if they are not kept in the proposed garage. (As yet not built.)</p> <p>If any of these situations could eventuate, we do not agree to a commercial venture operating next door to us in a residential zone.</p>	
A399594 WINFIELD	2	<p>With reference to proposed commercial vehicle parking at 8 Knoop Drive. My comments are largely in response to clause 67(m) of the Deemed Provisions of the LPS Regulations 2015.</p> <p>I find that the photograph provided with the application was rather misleading. I saw something resembling a motorhome such as a high-top Transit van. In fact it overtops the 1.8m fence by a considerable amount, extends above the roof line of number 8 and projects significantly onto the driveway. The vehicle is clearly based on a medium weight commercial truck and far exceeds the size of other vehicles parked on Knoop Drive and other roads on the Scarp estate. As</p>	

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		<p>parked this morning, the rear of the van was close to the edge of the council strip.</p> <p>Being based on a medium heavy goods vehicle, there is heavy engine noise and there is a reverse warning device, both of which are inappropriate in a residential area. The generated noise would be unacceptable should the vehicle be moved in 'quiet hours' (say, between 7pm and 7a.m.).</p> <p>The general streetscape of Knoop Drive is one of sympathetically landscaped residences maintained in a clean and tidy appearance. Such commercial vehicles (sign written) that are present are all comparable in size to normal passenger vehicles. There are also some domestic caravans and boats on trailers, but these are specifically exempted from the requirements of clause 67(m).</p> <p>It was noted that when the freight container type rear doors were open, the interior has not yet been fitted out as a catering vehicle (as I assume the intended use to be considering the 'Love Ya Guts' title). This will certainly result in noise and mess during the fitting out process. To what extent are the Shire involved in the design and operation of an event catering vehicle? Would there be adequate consultation and control of decoration and sign writing on the vehicle?</p> <p>The two residents of number 8 are currently on holiday, so it would seem that the operator of the vehicle is not resident on Knoop Drive. Is it acceptable or even reasonable that a residence on a high density estate should serve as a commercial parking lot for non-residents?</p> <p>In the light of the above comments, I would ask that the Shire refuse permission</p>	

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		<p>for this proposed development.</p> <p>However, should the Shire decide to accept the proposal, could consideration be given to requiring the gate between the garage of number 8 and the fence to number 10 be moved back from the road as far as practicable to minimise the intrusion of this large vehicle on the Knoop Drive streetscape? I would suggest it should be moved to align with the inside rear wall of the garage which is also the start of the roof soffit overhang. This intrusion could also be reduced by requiring the van to be reversed into the parking bay.</p>	