

Town of Gawler - Parking of Heavy Vehicles in Rural and Residential Areas



Introduction

This information sheet is to assist applicants in determining if parking a truck on private land requires approval from Council, and preparing a Development Application for the parking of heavy vehicles. By improving the applicant's knowledge up front, unnecessary time delays owing to requests for further information can be avoided. The relevant information is set out below.

Is Development Approval required for the parking of a truck on a Rural Zone property?

In accordance with the Development Regulations 2008 the parking of any vehicle exceeding 3,000 kilograms (3 tonnes) in unladen weight on land for residential purposes requires the approval of Council.

Are there any limits on the size of truck that I need to be aware of?

The parking or storage of a vehicle exceeding 3 tonnes unladen weight is a consent form of development and requires a Development Application.

Is public consultation required?

Development applications for heavy vehicle parking are considered to be either Category 1 or 3, depending on their impact on neighbouring properties and/or the amenity of local areas. Please note that Category 3 Developments incur a Public Notification and Advertising fee. Applications considered to be Category 1 Development are exempt from public notification.

How do I apply for Development Approval?

When applying for Development Approval you will need to submit the Gawler Administration Centre 43 High Street, Gawler East SA 5118:

Development Application Form (completed, signed and dated)

Certificate of Title (both pages required - available online at www.propertyassist.sa.gov.au or from Land Services Group, Ph: 8226 3983 or 1800 648 176.

3 copies of site plan (to scale) showing:

- Intended position(s) for the parking of the truck (including distances to boundaries);

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- The point(s) of entry and exit to and from the site;
- Location of any associated buildings (existing or proposed), and location of existing dwelling;
- Location of any existing or proposed screen planting including list of species.
- Whether the truck has a turbo exhaust.

Details of the size and type of trucks(s) and any associated trailer(s) including registration number; ownership details; make and model; engine type (i.e. diesel or turbo); laden and unladen weight; whether refrigerated, tipper, carrier etc; and Certificate of Registration for each driver.

Operational details such as whether the truck is to be laden or unladen while parked on the site, details of any servicing or repair work to be undertaken on the site, hours of arrive and departure from site, and whether the driver of the truck will be residing on the subject land.

If any associated structures are proposed -3 copies of building construction details and elevation drawings for those structures, including floor plan, list of construction materials, and details of surfacing of driveways and parking areas.

How long will my application take to process?

Council has 2 months to process your application under the Development Regulations 2008. Applications requiring Category 3 public notification are likely to take longer depending on whether any representations are received following notification.

Are there any planning requirements I need to be aware of?

Council will assess any application for parking of heavy vehicles against the following criteria:

- The parking or storage of a commercial vehicle or similar vehicle on a site should only occur where:
 - (a) adequate space is provided for the parking and manoeuvring of one such vehicle only which is owned and operated by a resident on the property;
 - (b) the vehicle is parked on a location within the property which satisfies the setback requirements prescribed for a shed;
 - (c) driveways to the property are treated and maintained to a suitable standard to withstand the weight of the vehicle and minimise dust;
 - (d) movement of the vehicle to and from the property does not result in nuisance to adjoining neighbours as a result of noise, dust, fumes, vibration, odour or potentially hazardous loads;
 - (e) only minor maintenance is to be carried out on the property but not including major body work, mechanical repairs and truck washing;
 - (f) refrigerated trailers are not kept on the property at any time whilst the motor is in operation;
 - (g) vehicles only enter and exit the property in accordance with the following hours:
 - (i) Mondays to Saturdays between 6:00am and 8pm;
 - (ii) Sundays and Public Holidays between 10:30am and 5pm;
 - (h) the handling or trans-shipment of freight is not carried out on the property;
 - (i) trailers are not stored on the subject land when coupled with the prime mover; and
 - (j) the vehicle is screened from views from adjoining properties and public roads by existing buildings and landscaping.