



INFORMATION SHEET NO. 25

Information to Submit with a Development Application for TRUCK AND HEAVY VEHICLE PARKING

If you own or drive a vehicle which weighs over 3 tonne tare (not including any trailers) and you wish to park it on a residential property Development Approval will be required. The type of vehicles which need approval include buses, vans, trucks, prime movers, earth moving equipment and associated trailers.

What are the issues associated with Large Vehicles?

The Council receives numerous complaints from residents who are concerned about their neighbours parking large vehicles at home.

The majority of residents are concerned and/or affected by:-

- the visual impact/appearance of the parked vehicle;
- the noise involved in starting and running the vehicle;
- the times that the truck leaves and returns to the property;
- associated washing down, maintenance and repairs of the vehicle; and
- the parking of large vehicles on the roadway and the way that they are backed into or out of driveways.

Council is also concerned that truck parking can cause early failure of the road surface by placing above normal loads on residential streets.

The most appropriate location for vehicles over 3 tonne tare in weight to be parked is within industrial and commercial areas. The parking of a vehicle 3 tonne tare or greater within a residential area is considered development and a development application must be lodged.

Process

The parking of a vehicle 3 tonne tare in weight within a Residential Zone or Rural Living Zone within the Light Regional Council is listed as a non-complying form of development. A non-complying form of development is a form of development that is neither encouraged nor anticipated within a zone.

The assessment of a non-complying development application is more complex and involved than other types of development and as such the development application will be required to be accompanied with a statement of support and statement of effect (if the Council elects to proceed in a development application), public notification and consideration by the Council's Development Assessment Panel (refer to non-complying help guide for a full explanation of the non-complying development process).

As previously mentioned above your application will need to be advertised which includes advising all adjoining and affected property owners/occupiers and placing a notice in the Herald newspaper. A completed development application form will also need to be provided along with the necessary fees. The fees cover processing, advertising and Development Assessment Commission concurrence fees.

What information needs to be provided as part of a Development Application?

The information that is provided with any development application is the basis upon which your application is assessed. If inadequate or conflicting information is provided delays can be expected. It is important that the assessing officers are able to clearly understand what currently exists and what you are proposing.

Information that must be submitted with a Development Application

1. A completed application form signed and dated.
2. Payment of relevant fees.
3. A current copy of the Certificate of Title for the site (no more than 12 months old) Check for easements and registered encumbrances.
4. A copy of the builders Indemnity Insurance Certificate (if valued \$12,000 or more) (if required).
5. Proof of payment of the Construction Industry Training Board Levy (if over \$15,000) (if required).

Plans and Documentation (3 copies with at least one copy being A3 or smaller)

6. Site Plan clearly showing the location and size of the site, including:-
 - Site boundaries with dimensions, roads, easements and existing structures (inc retaining walls, fences, septic tanks and sheds).
7. A scaled, accurate plan of the whole property showing:-
 - The location of the house;
 - The position where the vehicle is to be parked, including how it will be surfaced;
 - Any existing trees, shrubs and fences which may help to screen the truck from view;
 - Location of truck parking, driveway and access points for the truck; and
 - Be in a scale of approx 1:500 indicating the north point.
8. Structural details of any proposed structures (e.g. shed to house truck).
9. Statement of Support.
10. Statement of Effect.
11. Details particular to the truck parking such as:-
 - what the vehicle is used for e.g. removal truck, earth moving equipment;
 - the type and make of the vehicle;
 - vehicle registration number;
 - the weight, height, width and length of the vehicle;
 - the usual times that the vehicles leaves and returns to the property each day;
 - the earliest and latest possible times that the vehicle leaves and returns to the property;
 - what sort of associated activities are carried out at home e.g. washing of vehicle, maintenance and repairs; and
 - what associated equipment is stored on the property, i.e. dingos, bobcat etc;

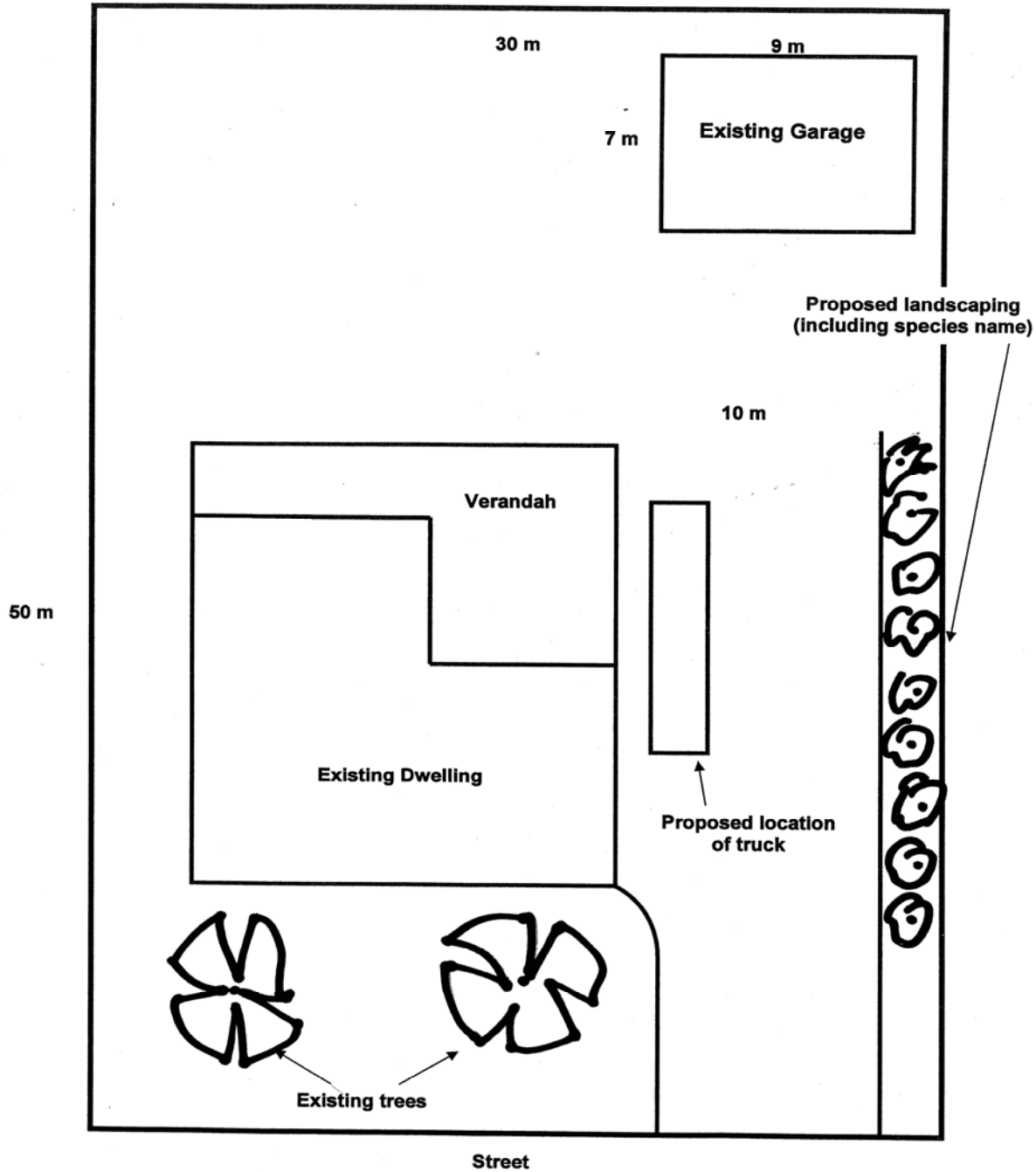
You may also wish to provide photos of the vehicle in addition to the above.

Once an initial assessment of an application and site inspection has been undertaken, assessing officers may request further information.

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The above information is a guide only, which is intended to give a general understanding of the key points associated with the development application process. Further advice should be obtained from Council's Planning staff on telephone 8525 3200 or by visiting the Freeling Branch Office at 12 Hanson Street, Freeling.

Example Site Plan



Scale : 1:200

Please note the information contained herein is intended as a guide only.
Further clarification may be obtained by contacting the Council on 8525 3200.