

Parking of Trucks & Caravans



Last Updated May 19th 2011

Introduction

This brochure explains Council's requirements relating to the parking of trucks, caravans and similar large vehicles on privately owned residential properties.

For further information on Council's requirements for parking of large vehicles on public property (e.g. roads and footpaths), please contact Council's Customer Service Centre on 8375 6600.

When is Council Approval required?

Council approval is not required to park a vehicle less than 3 000 kilograms/3 tonne (including the weight of an attached trailer) on land used for residential purposes. Council approval is also not required to park a caravan or motorhome of any weight on land used for residential purposes by a person who is an occupant of a dwelling situated on that land.

Council approval is required to park any vehicle that weighs more than 3000 kilograms/3 tonne (including the weight of an attached trailer) on land used for residential purposes.

Typically, vehicles weighing more than 3000 kilograms/3 tonne include some vans, buses, trucks, prime movers, and earth moving equipment.

How to make an application?

A separate Information Brochure is available, detailing and explaining what information must be submitted with a Development Application generally. In brief, when you lodge an application to park a large vehicle over 3 000 kilograms/3 tonne on land used for residential purposes, the following should be submitted to Council:

- A completed Development Application Form.
- The relevant fees, including lodgement fee, planning assessment fee, and Category Three notification and advertisement fees. *(Refer to the Fee Schedule on Page 3 of the Development Application Form for the current value of these fees)*

- A current copy of the Certificate of Title for the property.
- Two copies of a site plan showing, in particular, the location of driveways that will be used, where the vehicle will be parked (including any structures such as carport or garages used for storage), and the position of any fences, gates, trees or other landscaping that might screen the vehicle from view when parked.
- Two copies of written information about the proposed vehicle parking, including:
 - the make, model, and purpose of the vehicle (e.g. cement mixer, road sweeper etc).
 - description of vehicle (weight, height, width, length).
 - the times and days of the week when the vehicle is likely to come and go from the property, including any necessary 'warm up/warm down' times that the vehicle must be left running on the property.
 - whether the vehicle is fitted with any audible alarms such as reversing alarms.
 - details of any associated business activities associated with the vehicle parking that are proposed to occur on the property (e.g. storage of goods or materials, office work etc).
(Please refer to separate Information Brochure titled "Running a Business from Home" for further information on Council requirements related to home activities and home businesses)
 - confirmation of whether any other activities related to the vehicle, such as servicing, repair or other maintenance, are to be conducted from the site.
 - written details about the driver and regular passengers of the vehicle and whether they are residents of the site or not, including information on how those persons travel to the site, location where they park vehicles etc if they are not residents of the site.

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What factors will be considered by Council?

The main issues associated with parking large vehicles on residential properties relate to:

- Visual impact.
- Noise associated with leaving and entering the property, especially early in the morning or late at night (including noise from engines, radios, CBs, reversing alarms, people, car doors etc).
- Impact of associated activities like washing, mechanical repairs and maintenance, storage of materials etc.
- Traffic congestion and safety associated with manoeuvring to and from the property in narrow residential streets.
- Damage to public property (e.g. roads, footpaths, gutters etc.)

In many cases it is not appropriate to park large vehicles in residential areas and alternative parking areas should be found, such as in commercial or industrial zones.

Complaints

Council will investigate complaints made about the parking of large vehicles in residential areas to see if Development Approval is required, if approval has been obtained, and if any relevant conditions of consent are being adhered to in the cases where approval has been granted.

If the Council becomes aware that an unapproved activity is occurring, the Council will take enforcement action if necessary.

Other Information

Public Notification

When an application for vehicle parking is received, Council staff will typically publicly notify the application according to Category Three procedures before assessing the application against the policies in the Development Plan.

(Please refer to separate information brochure titled "Public Notification" for further information on Category Three Notification Procedures.)

Easement and Encumbrances

The Certificate of Title for a property contains information regarding the details of any encumbrances that apply to the land. Properties that form part of a strata title or community title group may also have additional rules that apply to use of the property.

Persons wishing to park a large vehicle on their property should check their Certificate of Title for any encumbrance or restriction and/or the Secretary of their strata/community title group to discuss their proposal.

Want to Know More?

The above information is advisory only. It is intended to provide a guide and a general understanding of the key points associated with the particular topic. It is not a substitute for reading the relevant legislation or the Development Plan.

It is recommended that if you are intending to undertake development, you seek professional advice or contact the Council for any specific enquiries or for further assistance concerning the use and development of land.

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