

IMPLEMENTATION GUIDELINE NO. 16

In accordance with Council resolution on 29 May 2025, this implementation guideline ceases to have effect from 1 July 2025



Heavy Vehicle Parking

Date of Council Resolution

These guidelines were adopted by Council on 31 January 2007 and took effect from that date in accordance with section 2.3(2) of the Planning Scheme. The guidelines were amended by Council on:

- 23 July 2013 and took effect on 2 August 2013;
- 15 October 2013 and took effect on 18 October 2013; and
- 23 April 2018 and took effect on 26 April 2018.

Purpose of the Guideline

This guideline is intended to assist with implementation of the Planning Scheme and Local Law No. 5 (Parking) and seeks to ensure that:-

- (a) an appropriate balance is achieved between the protection of the amenity and character of local areas and the needs of the transport industry, which performs a critical role in delivering goods and services to the community;
- (b) heavy vehicle parking is undertaken in a manner which does not cause a nuisance or disturbance to the occupiers or users of nearby land, particularly nearby residents;
- (c) heavy vehicle parking is compatible with the physical characteristics of the site where the heavy vehicle is parked and the character of the local area; and
- (d) the road network which provides access to the site is adequate for use by heavy vehicles without causing or exacerbating a traffic problem for other road users.

Council's Implementation Guidelines are intended to apply a standard approach to the interpretation and implementation of the relevant aspects of the Planning Scheme. They offer a degree of certainty and formality to applicants, Council and the community. Where an applicant is proposing a variation to the guidelines the onus is on the applicant to demonstrate the facts and circumstances to support the variation.

Definitions

The definition of a **heavy vehicle** (as per Local Law No. 5, below) captures a large range of vehicles, including **adjunct vehicles**.

"heavy vehicle" means any of the following—

- (a) a vehicle or combination of vehicles (including an adjunct vehicle) that has a gross vehicle mass (GVM) of **more than 4.5 tonnes**, or has a total length in excess of **7.5 metres**;
- (b) a trailer or semi trailer standing alone which has a GVM of 3 or more tonnes or has a length exceeding 5 metres;
- (c) any vehicle of whatever size equipped to carry, by whatever means, a motor vehicle;

- (d) a tractor;
- (e) any vessel whose length exceeds nine (9) metres; and
- (f) any other vehicle or equipment which is consistent with those vehicles listed above.

"Adjunct Vehicle" means any of the following –

- (a) any trailer designed or adapted for the carriage of goods with a carrying capacity in excess of two (2) tonnes tare including the trailer of an articulated vehicle;
- (b) any trailer designed or adapted for earthmoving or road making purposes, including a vehicle or equipment designed or adapted for excavating materials or equipment such as rollers, compressors or the like designed or adapted to be drawn behind a heavy vehicle;
- (c) any trailer containing a refrigeration unit;
- (d) any earthmoving equipment or vehicle which is capable of being transported on the tray of a heavy vehicle; or
- (e) any other trailer or equipment which is consistent with those trailers or equipment listed above.

"Truck Depot" means –

- (a) the use of premises for the purposes of parking or servicing or both of two (2) or more heavy vehicles and adjunct vehicles;
- (b) the term includes when carried on at the same site, the use of any office in connection with the premises and the use of facilities provided for the servicing of such heavy vehicles.

Examples of Heavy Vehicles



Articulated Heavy Vehicle – gross vehicle mass (GVM) of more than 4.5 tonnes, or has a total length of in excess of 7.5 metres.



Semi Trailer – a gross vehicle mass (GVM) of 3 or more tonnes or has a length exceeding 5 metres.



Car Carrying Vehicle – any vehicle of whatever size equipped to carry, by whatever means, a motor vehicle.





Medium Rigid Vehicle – a gross vehicle mass (GVM) exceeding 4.5 tonnes but less than 16.5 tonnes or nine (9) metres in length.

Example of an Adjunct Vehicle



Truck with adjunct vehicle - truck with trailer.

Applicable Laws

The applicable laws for the parking of heavy vehicles within the Ipswich Local Government Area include:-

- (a) Local Law No. 5 (Parking) which regulates (via a permit system) the parking of **single heavy vehicles** (and associated 'adjunct' vehicles, e.g. 'bob cats' and other earth moving equipment) in residential areas;
- (b) the planning scheme which regulates the development of a 'truck depot' (ie sites which involve the parking of **two or more heavy vehicles**); and
- (c) the Transport Operations (Road Use Management – Road Rules) Regulation 2009.

Truck depots fall within the definition of 'General Industry' under the planning scheme and are:-

- (a) 'consistent' uses within business and industry zones;
- (b) 'discretionary' uses within Rural B (Pastoral) and Rural E (Special Land Management) zones; and
- (c) 'inconsistent' and undesirable uses within residential, future urban, commercial, recreation, Rural A (Agricultural) and Rural C (Rural Living) zones.

Guidelines

1. The information provided below outlines:-
 - (a) preferred heavy vehicle parking areas;
 - (b) criteria for site and operational suitability, outside preferred areas; and
 - (c) recognition of Council's support for highway service centres catering to the transport industry.

2. Preferred Heavy Vehicle Parking Areas

(1) 'Category A' Areas

- (a) Table 1 below sets out 'Category A' Preferred Heavy Vehicle Parking areas in which :-

- (i) no approval or permit is required for the parking of a single heavy vehicle and associated adjunct vehicles; and
- (ii) a development permit is required under the Ipswich planning scheme for a general industry (truck depot) where the use involves the parking of two or more heavy vehicles.

- (b) The 'Category A' areas mostly comprise established business and industry zones or other 'special use' sites.

(2) 'Category B' Areas

- (a) Table 2 below sets out 'Category B' Preferred Heavy Vehicle Parking Areas in which:-
 - (i) no approval or permit is required for the parking of a single heavy vehicle and associated adjunct vehicles; and
 - (ii) a development permit is required under the Ipswich planning scheme for a general industry (truck depot) where the use involves the parking of two or more heavy vehicles.
- (b) The 'Category B' areas comprise suitable sites which are generally well separated or buffered from residential areas and are well located in respect to road transport infrastructure.

Table 1. Category A – Designated Preferred Heavy Vehicle Parking Areas

Name	Area Location	Map Reference
Regional Business and Industry Area 1	Wulkuraka / Karrabin-	1
Regional Business and Industry Area 2	Bundamba / Riverview-	2
Regional Business and Industry Area 3	Redbank Peninsula	3
Regional Business and Industry Area 4	Carole Park	4
Local Business and Industry Area 1	West Ipswich	5
Local Business and Industry Area 3	Karalee	6



Name	Area Location	Map Reference
Local Business and Industry Area 4	Mt Crosby Road, Tivoli	7
Local Business and Industry Area 5	Blacksoil	8
Local Business and Industry Area 6	Yamanto	9
Local Business and Industry Area 7	Lobb Street, Churchill	10
Local Business and Industry Area 8	Briggs Road, Ipswich, Raceview and Flinders View	11
Local Business and Industry Area 9	South Station Road, Swanbank Road, Fischer Road, Flinders View	12
Local Business and Industry Area 10	Bundamba	13
Local Business and Industry Area 11	Brisbane Road, Ebbw Vale	14
Local Business and Industry Area 12	Monigold Place and ACIRL Street, Dinmore	15
Local Business and Industry Area 13	Hansells Parade, Riverview	16
Local Business and Industry Area 14	Brisbane Terrace, Goodna	17
Local Business and Industry Area 15	Redbank Plains Road, Redbank Plains	18
Regional Business and Industry Investigation Area 1	Ebenezer / Willowbank	19
Regional Business and Industry Investigation Area 2	New Chum	20

Name	Area/Location	Map Reference
Regional Business and Industry Investigation Area 3	Swanbank	21
Regional Business and Industry Investigation Area 4	Karrabin	22
Local Business and Industry Investigation Area 1	Holdsworth Road, Tivoli	23
Local Business and Industry Investigation Area 2	North Tivoli	24
Local Business and Industry Investigation Area 3	Seidels Road, Walloon	25

Table 2. Category B – Designated Preferred Heavy Vehicle Parking Areas

Area Location / Name	RPD/Address	Map Reference
Local Business and Industry Area 1, West Ipswich	Tiger, Clay, Tudor, Darling Street West, Keogh, Warrell and Hooper Streets	5
Local Business and Industry Area 13, Riverview	McEwan Street and Station Road	16
Mobil Service Station	Lot 3 RP173813, 2487 Cunningham Hwy, Purga	26

(3) Rural Areas

- (a) No approval or permit is required for the parking of a single heavy vehicle (and any associated adjunct vehicle) on Rural zoned land, unless that land is situated within a 'residential area', such as the Rural C (Rural Living) Zone, in which case a heavy vehicle parking permit will be required to be obtained under Local Law No. 5 (Parking).
- (b) The parking of two or more heavy vehicles constitutes a general industry (truck depot) and requires a development permit in all Rural zones under the Ipswich planning scheme.

- (c) A 'general industry' is an 'inconsistent' and undesirable use in the Rural A (Agricultural) and Rural C (Rural Living) zones and is a discretionary use in other rural zones.

3. Criteria for Heavy Vehicle Parking - Site and Operational Suitability – Outside the Designated Preferred Heavy Vehicle Parking Areas.

- (1) Table 3 below sets out the Performance Objectives and Compliance Criteria to determine site and operational suitability for Heavy Vehicle Parking outside the Preferred Areas outlined in Clause 2 above.
- (2) The criteria set out in Table 3 are intended as a guide for heavy vehicle operators in determining site selection and for Council assessment officers in determining heavy vehicle parking permits under Local Law No. 4 (Permits) as required by Local Law No. 5 (Parking).
- (3) It is highly unlikely that sites and operations which do not meet the criteria set out in Column 2 of Table 3 will receive a heavy vehicle parking permit under Local Law No. 5 (Parking).
- (4) The parking of two or more heavy vehicles constitutes a general industry (truck depot) and requires a development permit under the Ipswich planning scheme.
- (5) A 'general industry' is an 'inconsistent' and undesirable use within residential, future urban, commercial and recreation zones under the Ipswich planning scheme.

4. Highway Service Centres

(1) Statement of Support

The Ipswich City Council supports the establishment of highway service centres to:-

- (a) meet the needs of the transport industry, particularly to provide for the refuelling, refreshment and rest of drivers; and
- (b) provide an opportunity for the overnight parking of heavy vehicles.

(2) Site and Operational Suitability

Highway service centres should:-

- (a) have ready and safe access to a highway or motorway;
- (b) provide adequate separation / buffering to nearby residents (either existing or proposed);
- (c) ideally provide a geographical distribution across the eastern, central and western parts of the local government area; and

- (d) provide facilities for:-

- (i) the fuelling and overnight parking of heavy vehicles; and
- (ii) the refreshment and rest of transport drivers and other members of the travelling public (eg. a restaurant, takeaway food premises, shop, toilets, showers and possibly a motel).

5. Further Information

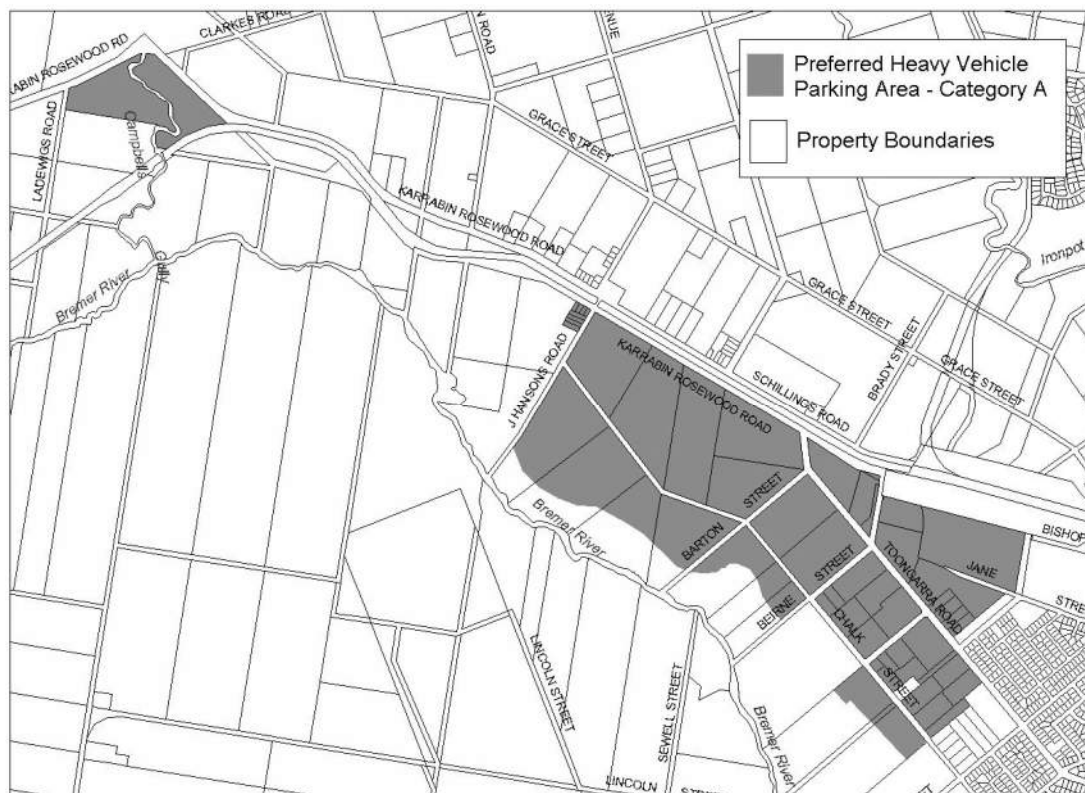
- (1) It is strongly recommended that prior to undertaking heavy vehicle parking or the commencement of a truck depot (including prior to the signing of any contracts to purchase or lease land) transport operators should contact Council's Planning and Development Department (telephone 3810 6888) to ascertain whether or not approval is required under the planning scheme.
- (2) Applicants interested in developing a Highway Service Centre should also contact Council's Planning and Development Department and the Queensland Government Department of Transport and Main Roads to arrange for a Pre-lodgement meeting to discuss site suitability and likely development conditions.



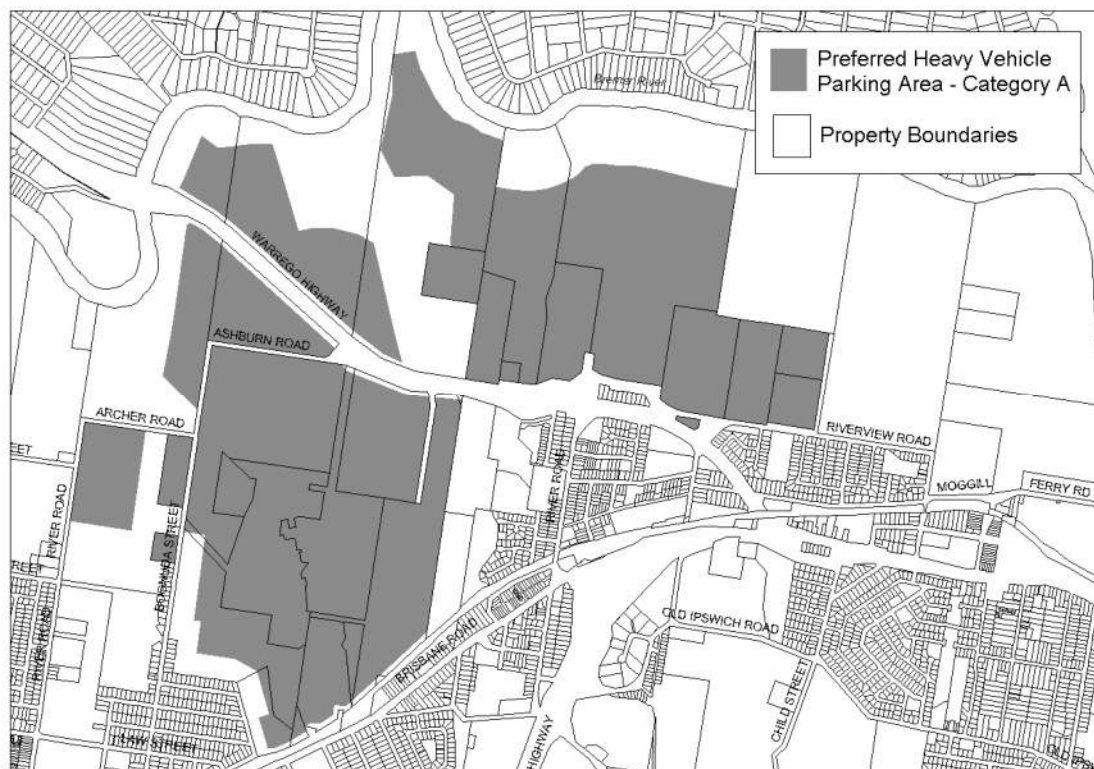
Table 3 – Criteria for Heavy Vehicle Parking – Site and Operational Suitability – Outside the Designated Preferred Heavy Vehicle Parking Areas (see item 3, page 4).

Column 1 Performance Objectives	Column 2 Compliance Criteria
Lot Size (1) The lot is of sufficient size and dimensions to accommodate the parking of the heavy vehicle.	Lot Size (1) (a) The lot is a minimum of 1000m ² and is preferably 4000m ² or greater in area. (b) The vehicle is parked wholly within the lot and does not extend onto adjoining land or within the dedicated road.
Roads and Carriageways (2) The street / road network which provides access to the site is adequate for use by heavy vehicles, without causing or exacerbating a traffic problem for other road users.	Roads and Carriageways (2) (a) The carriageway which provides access to the site is at least 6.0 and preferably more than 7.5 metres in width. (b) The street network providing access to the site offers good connectivity to the highway / strategic road network and avoids quiet residential access streets, particularly culs-de-sac. (c) It is preferable that all roads and streets used to access the site are sealed or alternatively it can be demonstrated that the use of unsealed carriageways will not cause a dust nuisance for the occupants of other lands. (d) Wherever possible, heavy vehicles are to enter and leave the site in forward gear. (e) Areas on which vehicles are parked or driven are located or constructed so as not to cause damage to public infrastructure such as drainage and sewer pipes and kerb and channel.
Amenity (3) The activity does not cause disturbance, annoyance or danger to neighbours or persons not connected with the activity.	Amenity (3) (a) There is no operation of refrigeration motors or repair or servicing activities on Sundays or Public Holidays or outside the hours of 7.00 a.m. to 6.00 p.m., Monday to Saturday. (b) Repair and servicing activities in respect of a heavy vehicle or an adjunct vehicle are— (i) generally of a minor nature and a type which do not immobilise the vehicle for a period longer than four (4) hours; and (ii) conducted in a manner such that there is no significant impact on nearby occupants or users of land in terms of noise, odour or electrical interference. (c) (i) Wherever possible heavy vehicles and adjunct vehicles are parked within an enclosed garage. (ii) Alternatively, the vehicles are parked away from nearby dwellings and are screened from view from such dwellings by way of a screen fence or landscaping. (d) Heavy vehicles and adjunct vehicles, if parked in the open, are parked no closer than 20m to a dwelling on an adjoining lot, or where there is no dwelling on an adjoining lot, 20m from an existing or likely building envelope. (e) Heavy vehicle parking is not undertaken in association with the use of premises for Dual Occupancy or Multiple Residential use. (f) The heavy vehicle parked on the site does not contain a load comprising materials which either by themselves or in combination (eg. explosives, flammable fuels, chemicals or fertilisers) present a danger or hazard to nearby occupants or users of land. (g) The heavy vehicle parked on the site does not contain a load or the remains of a load which is likely to cause a nuisance or disturbance to nearby occupants or users of land by way of emitting odours or noise (eg. through carrying livestock, manure, putrescible waste, chemicals or fertilisers). (h) It is preferable that all areas on which vehicles are parked or driven are sealed or at least treated in a manner which ensures there is no dust nuisance for occupants or users on nearby land.

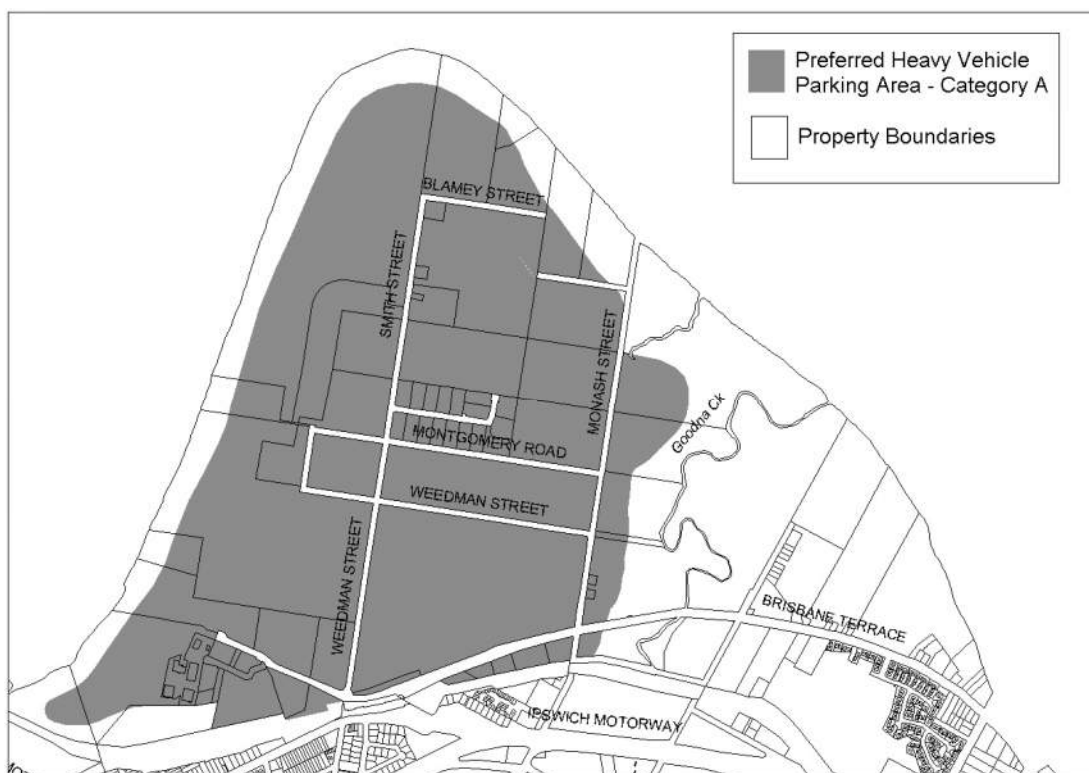
Map 1 - Regional Business and Industry Area 1 – Wulkuraka/Karrabin



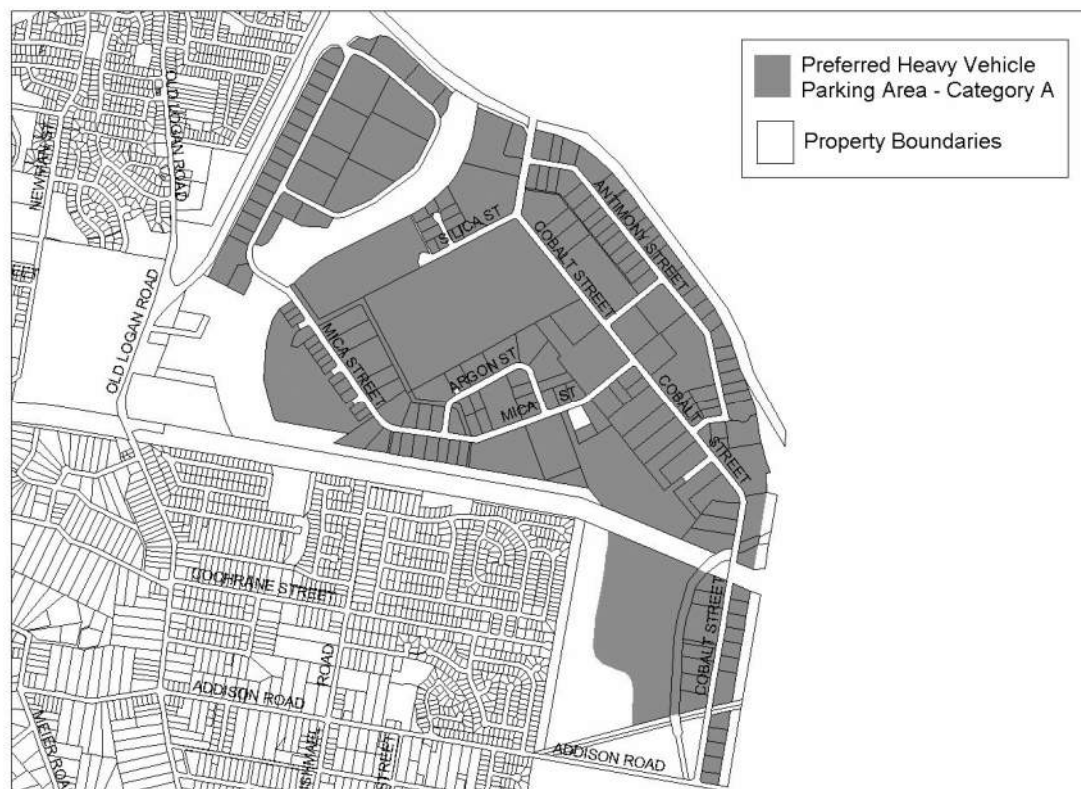
Map 2 - Regional Business and Industry Area 2 – Bundamba/Riverview



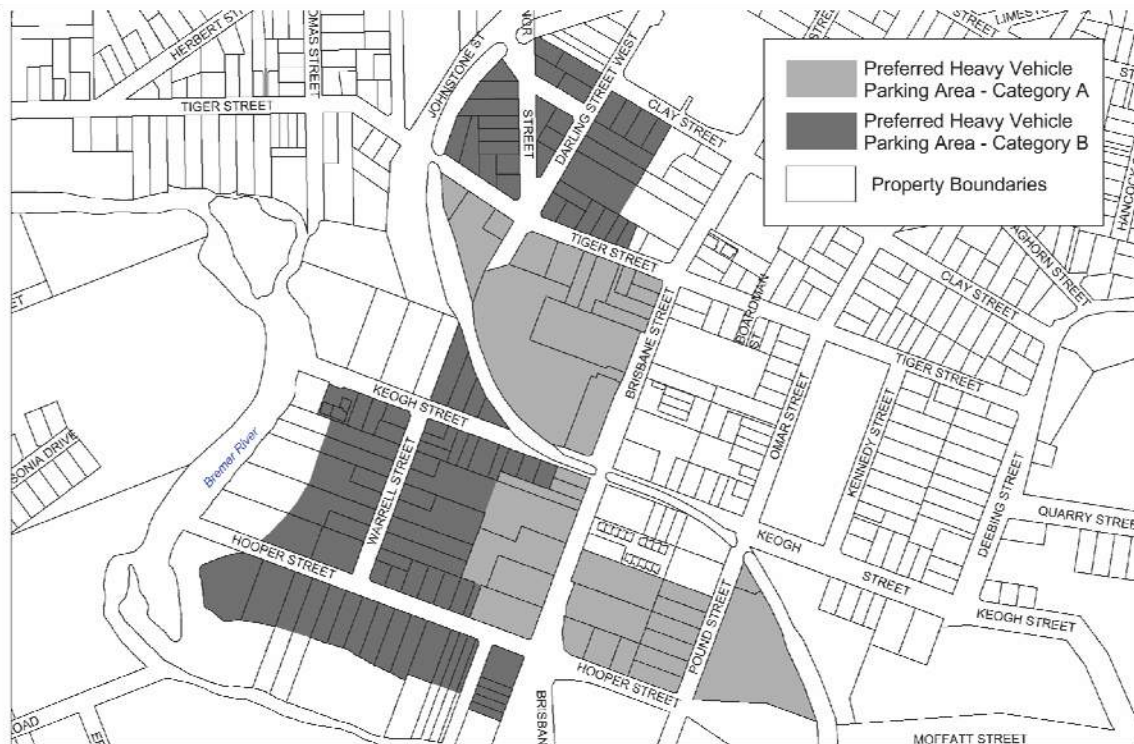
Map 3 - Regional Business and Industry Area 3 – Redbank Peninsula



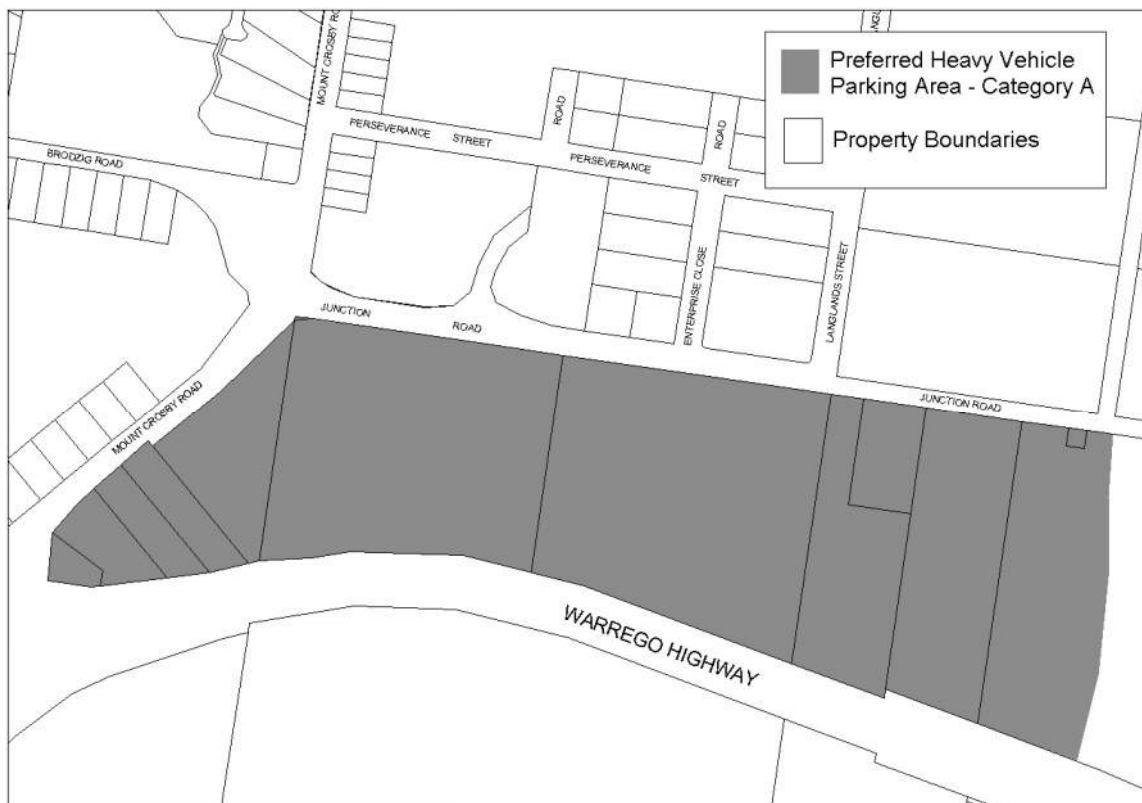
Map 4 - Regional Business and Industry Area 4 – Carole Park



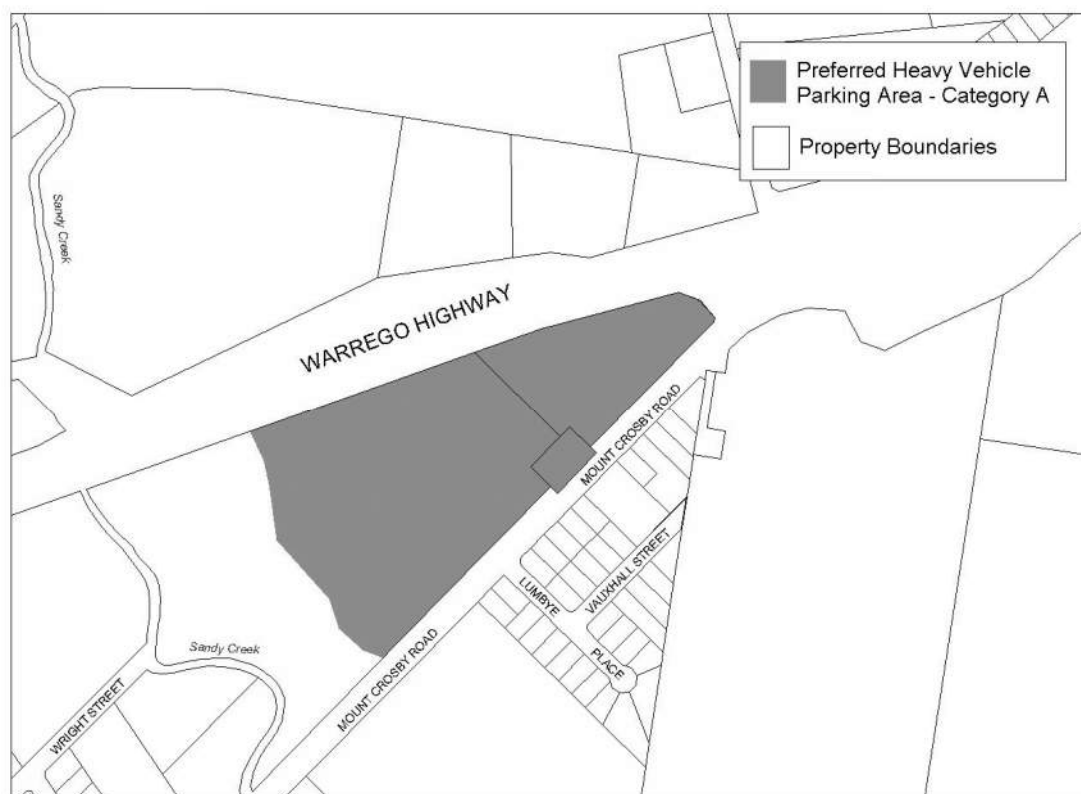
Map 5 – Local Business and Industry Area 1 – West Ipswich



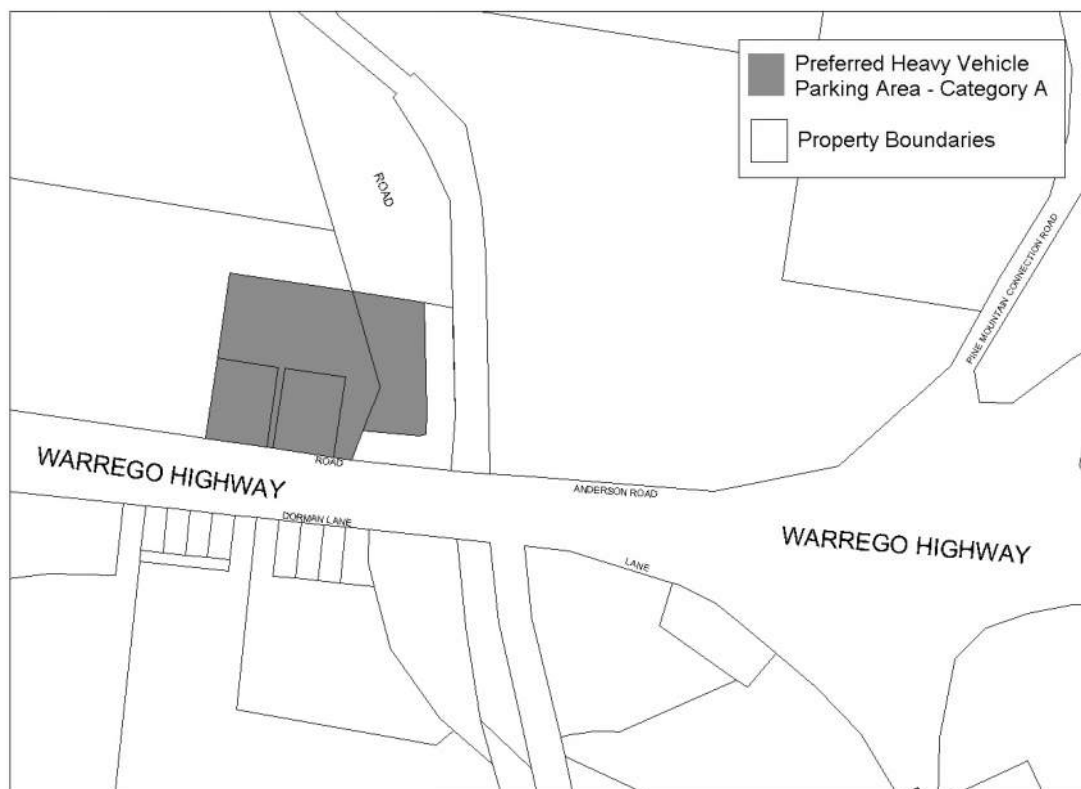
Map 6 - Local Business and Industry Area 3 – Karalee



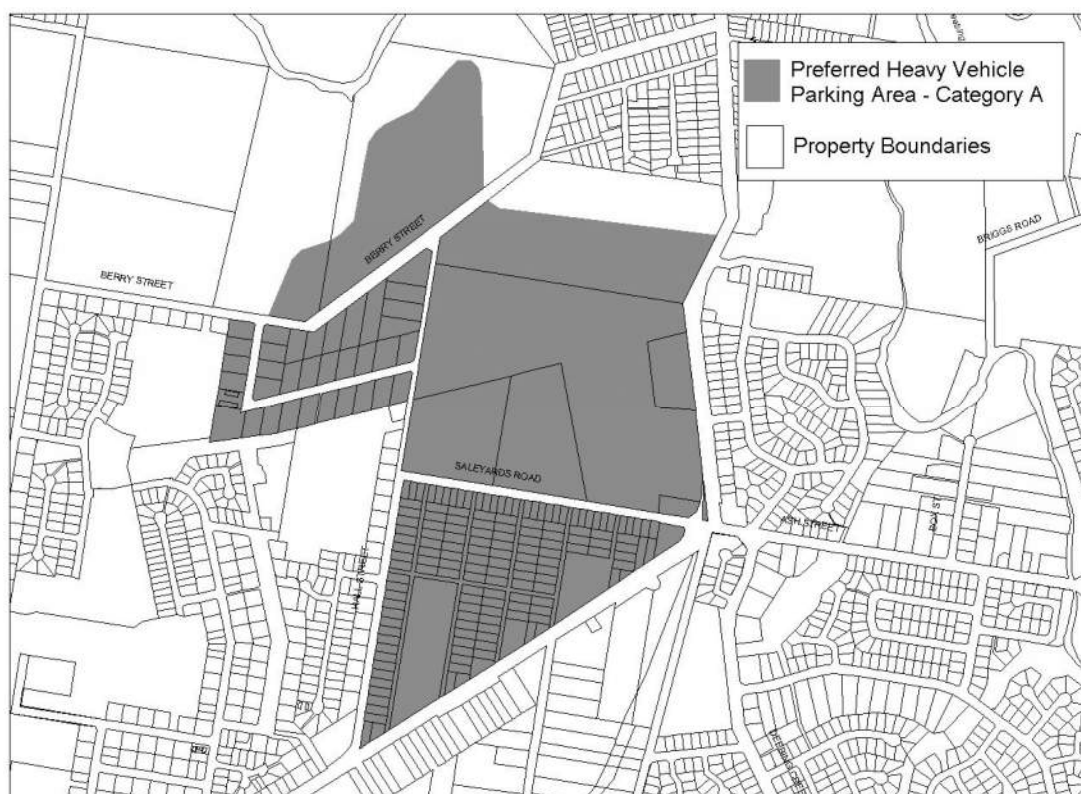
Map 7 - Local Business and Industry Area 4 – Mt Crosby Road, Tivoli



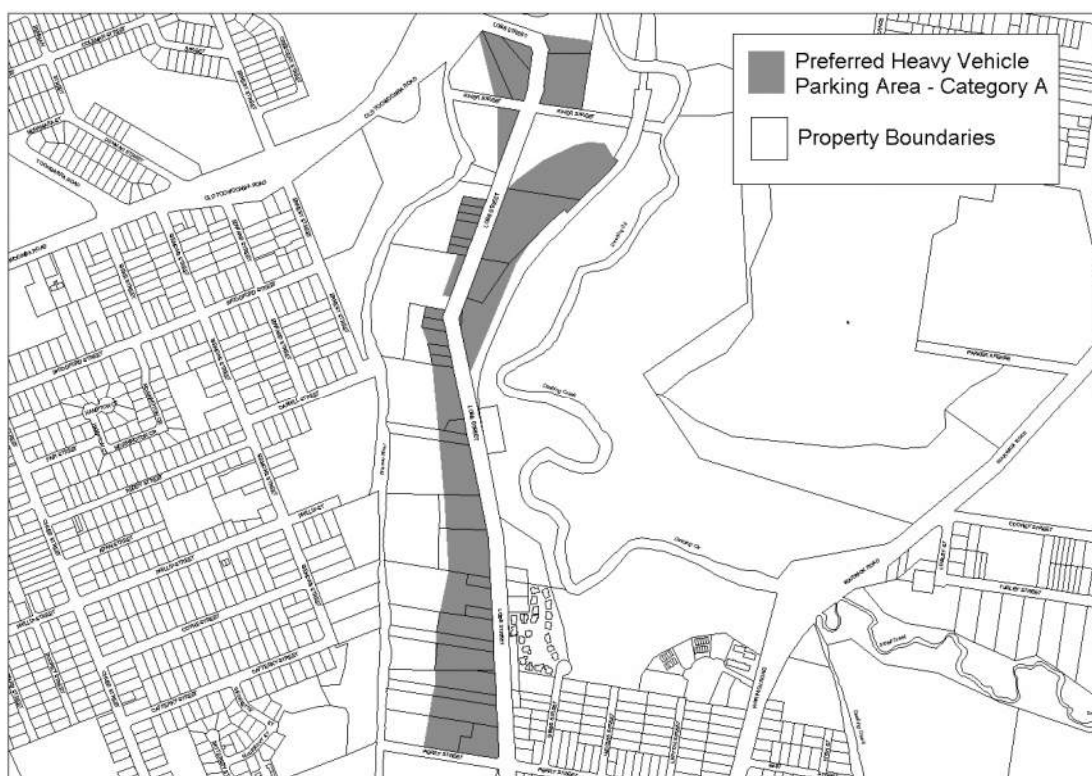
Map 8 - Local Business and Industry Area 5 - Blacksoil



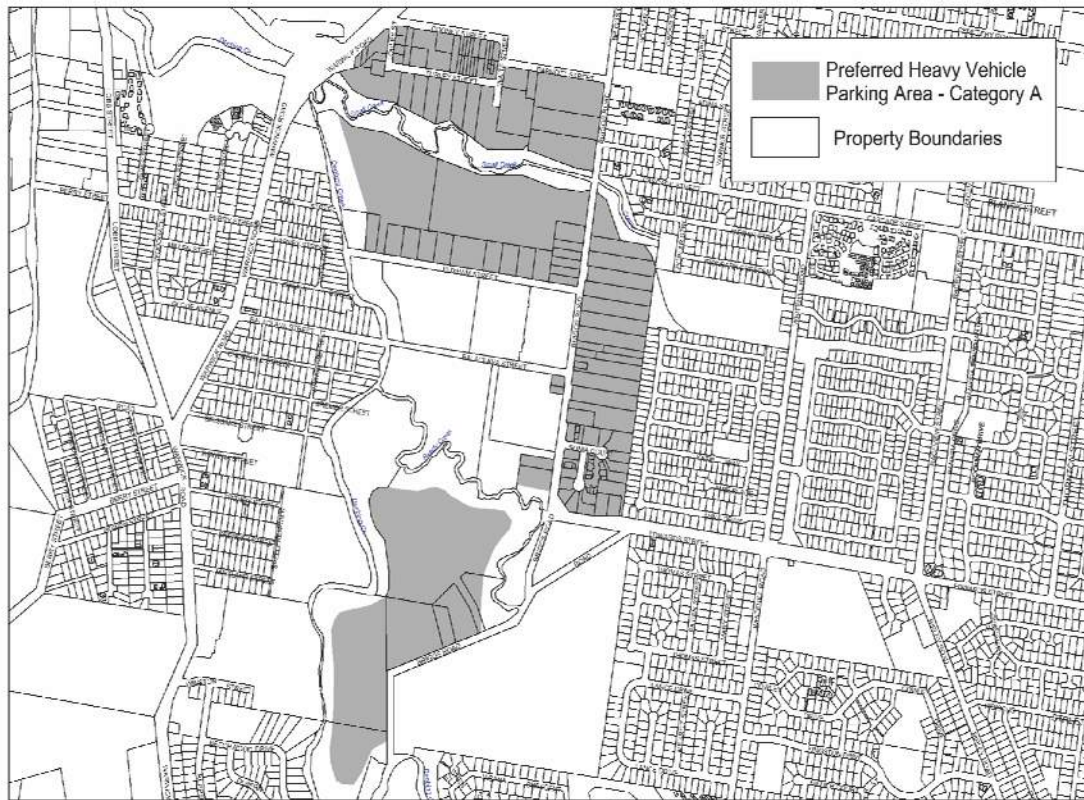
Map 9 - Local Business and Industry Area 6 - Yamanto



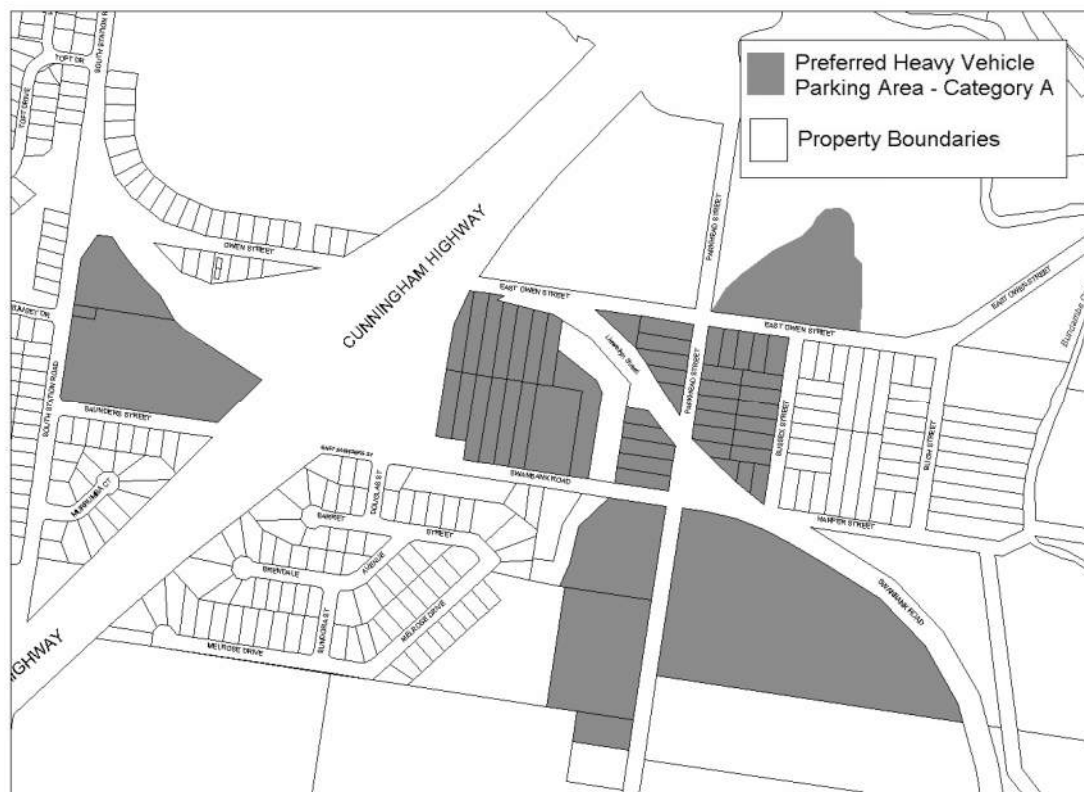
Map 10 - Local Business and Industry Area 7 – Lobb Street, Churchill



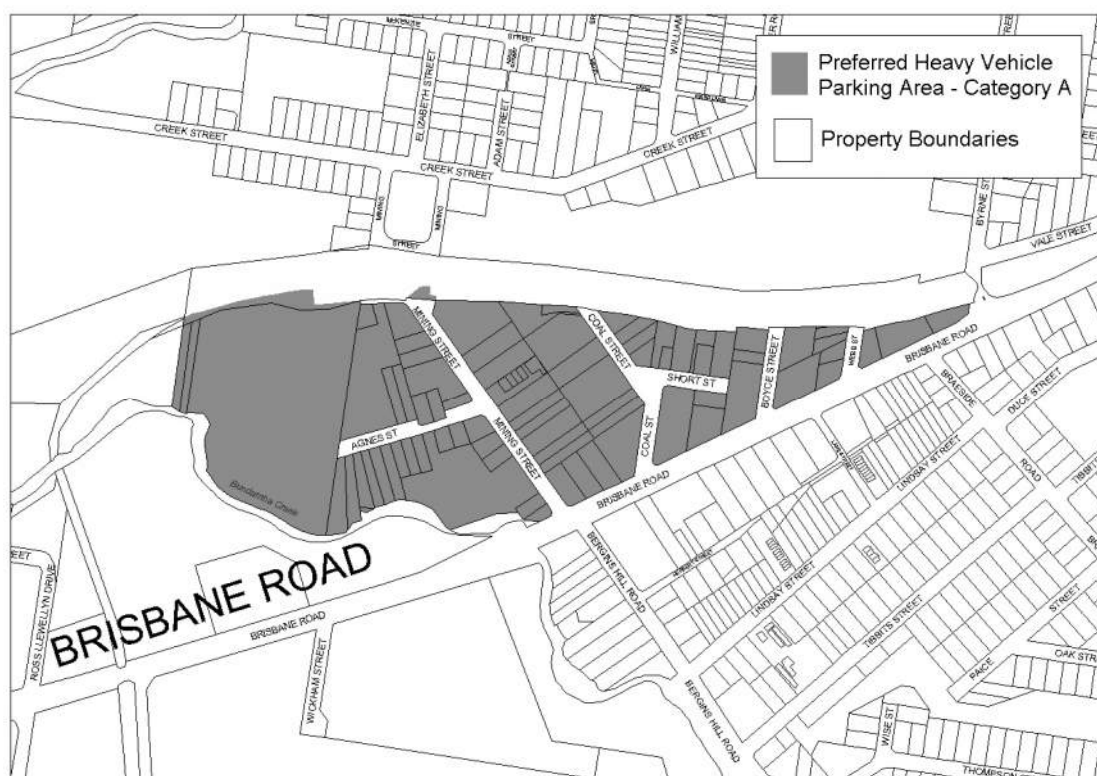
Map 11 – Local Business and Industry Area 8 – Briggs Road, Ipswich, Raceview and Flinders View



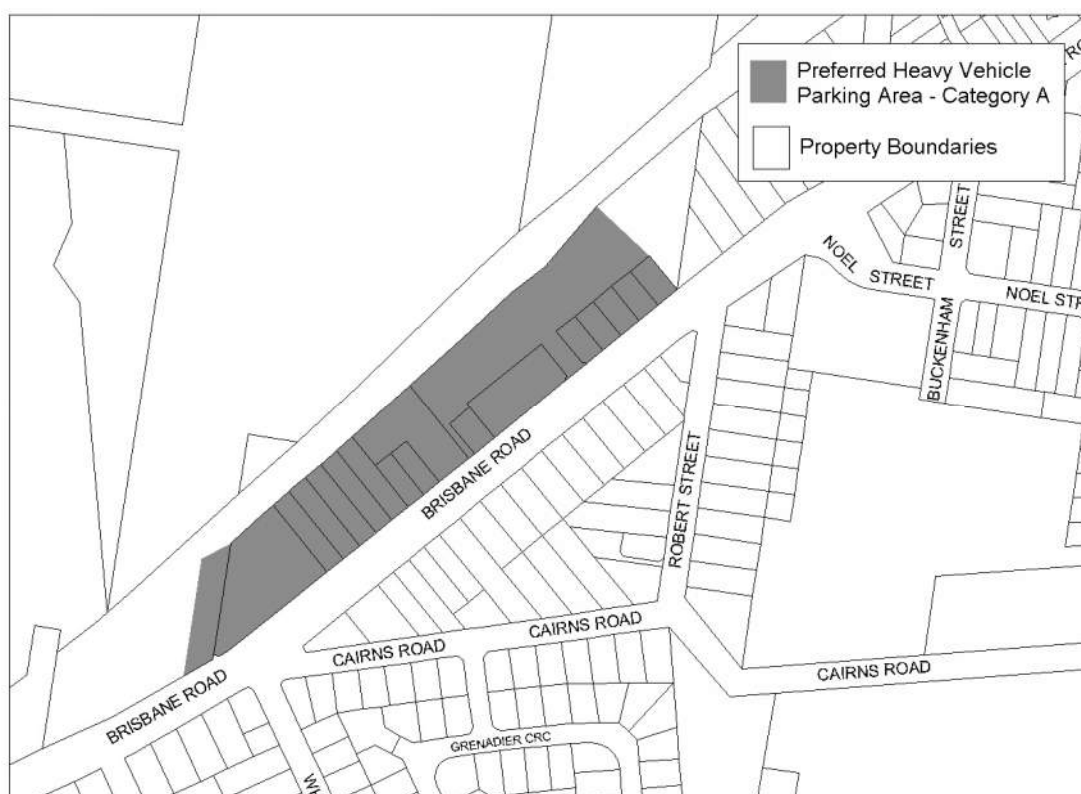
Map 12 - Local Business and Industry Area 9 – South Station Road, Swanbank Road, Fischer Road, Flinders View



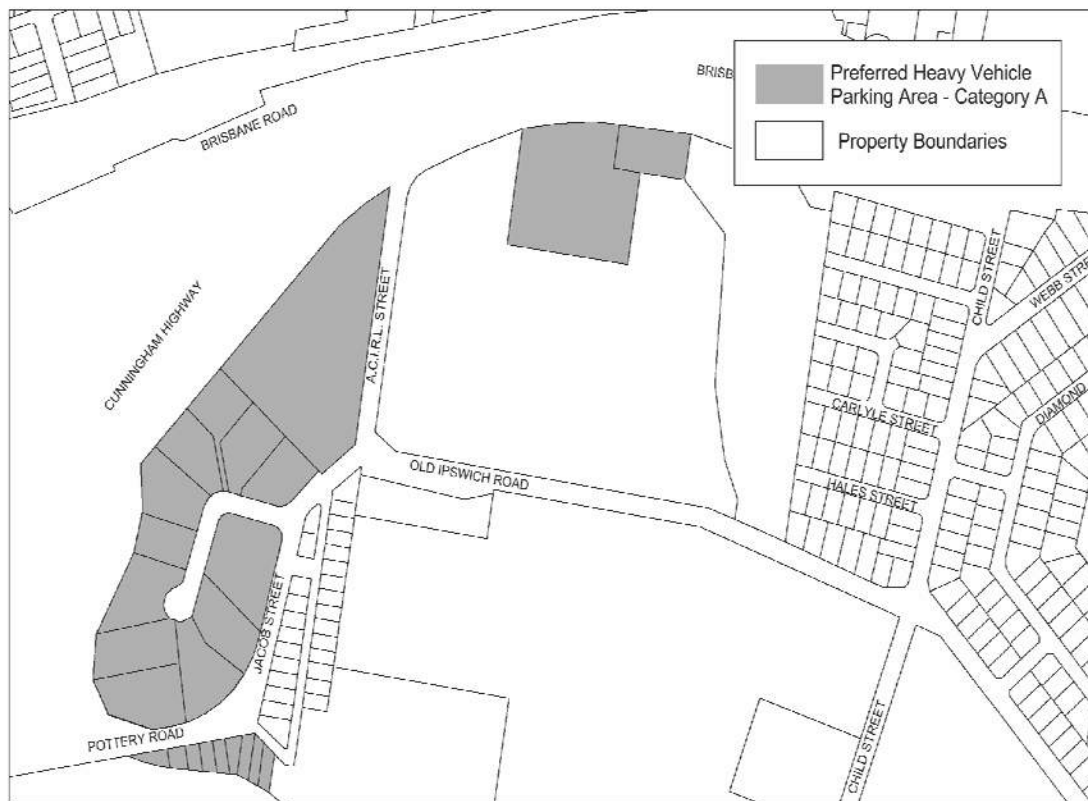
Map 13 - Local Business and Industry Area 10 - Bundamba



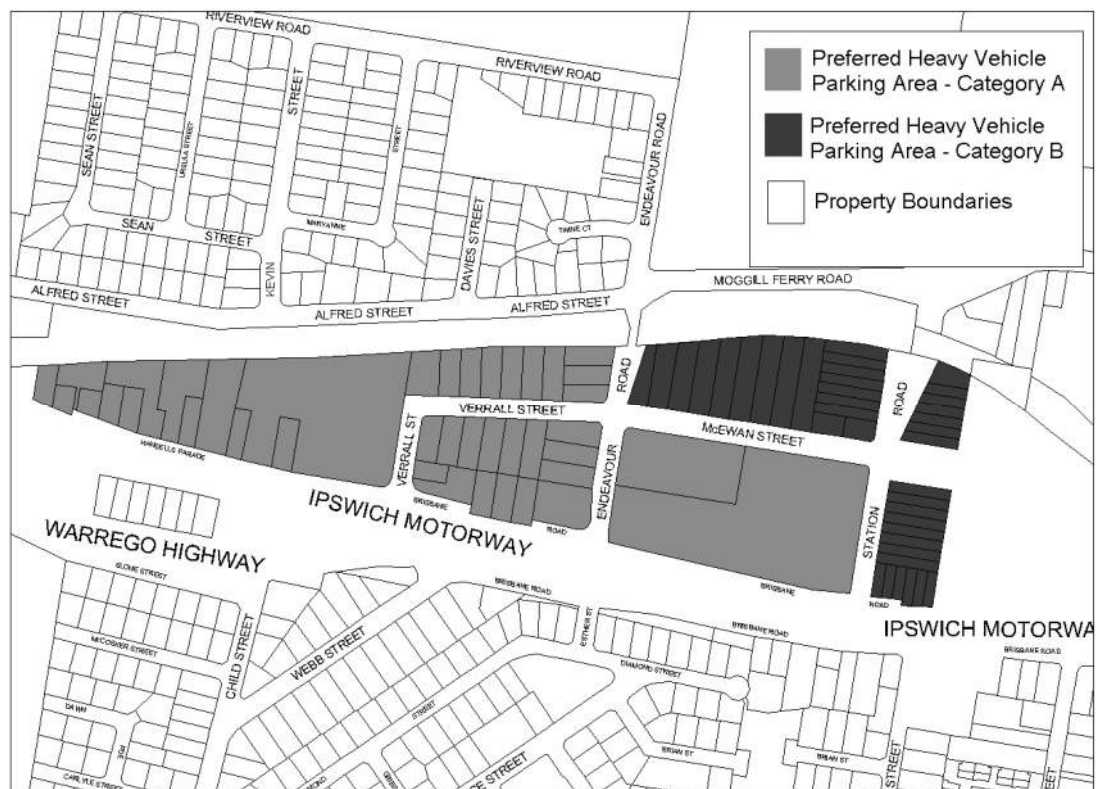
Map 14 - Local Business and Industry Area 11 – Brisbane Road, Ebbw Vale



Map 15 - Local Business and Industry Area 12 – Monigold Place and ACIRL Street, Dinmore



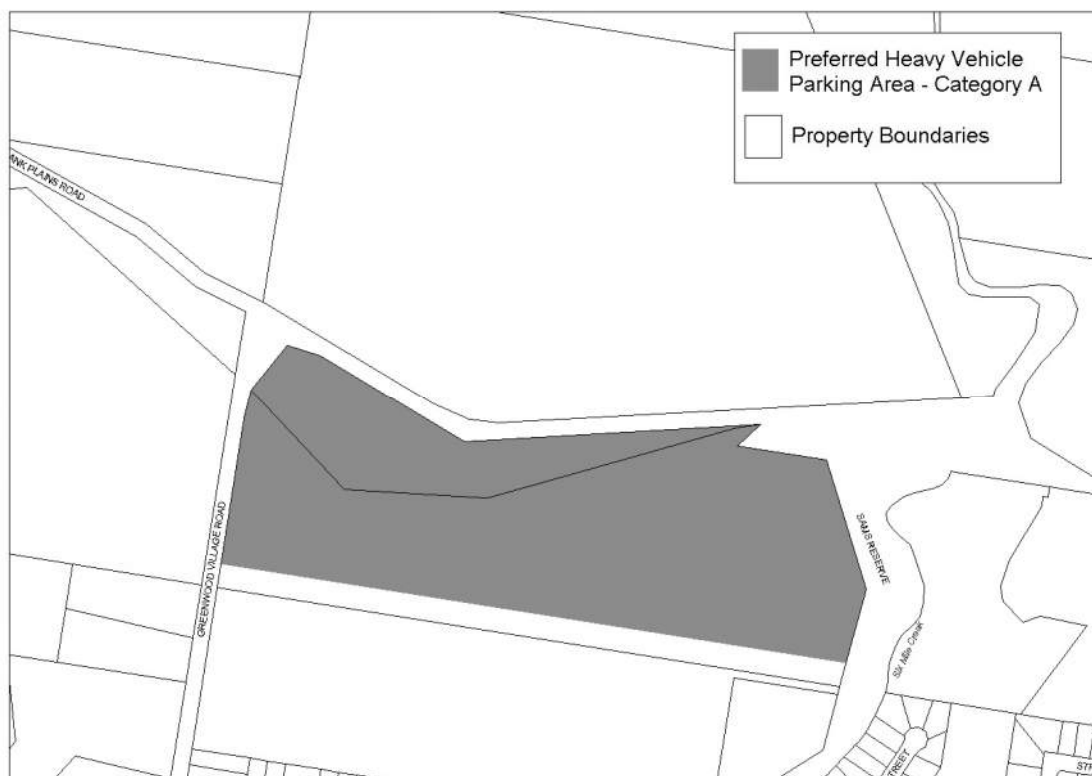
Map 16 - Local Business and Industry Area 13 – Hansells Parade, Riverview



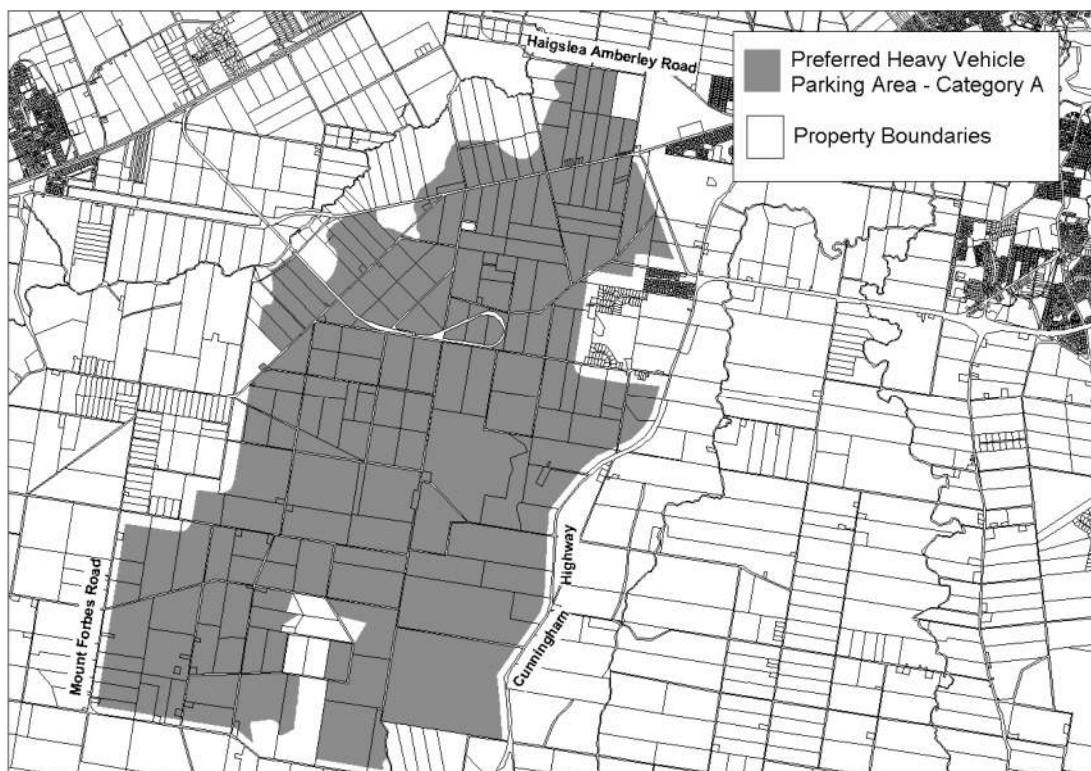
Map 17 - Local Business and Industry Area 14 – Brisbane Terrace, Goodna



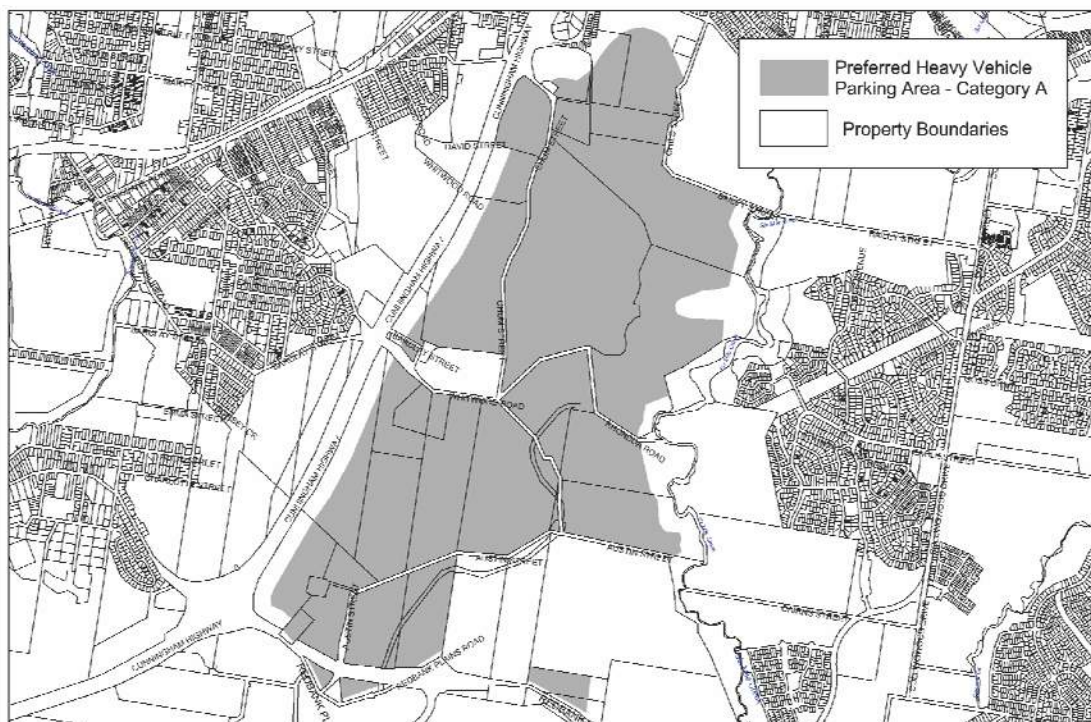
Map 18 - Local Business and Industry Area 16 – Redbank Plains Road, Redbank Plains



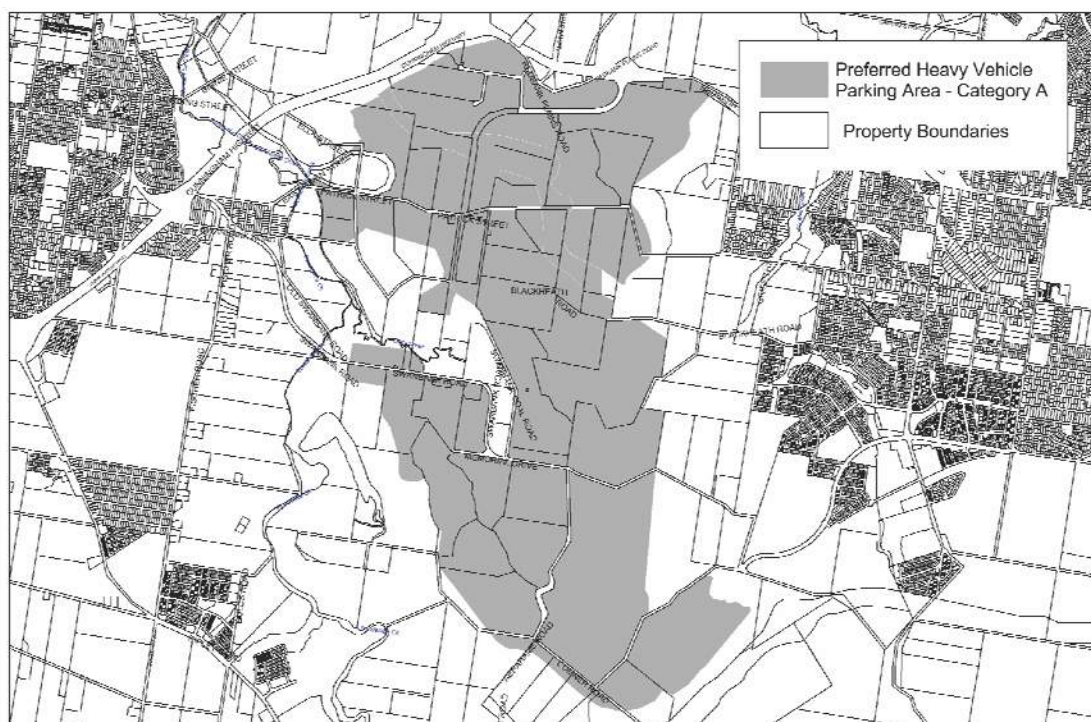
Map 19 - Regional Business and Industry Investigation Area 1 – Ebenezer/Willowbank



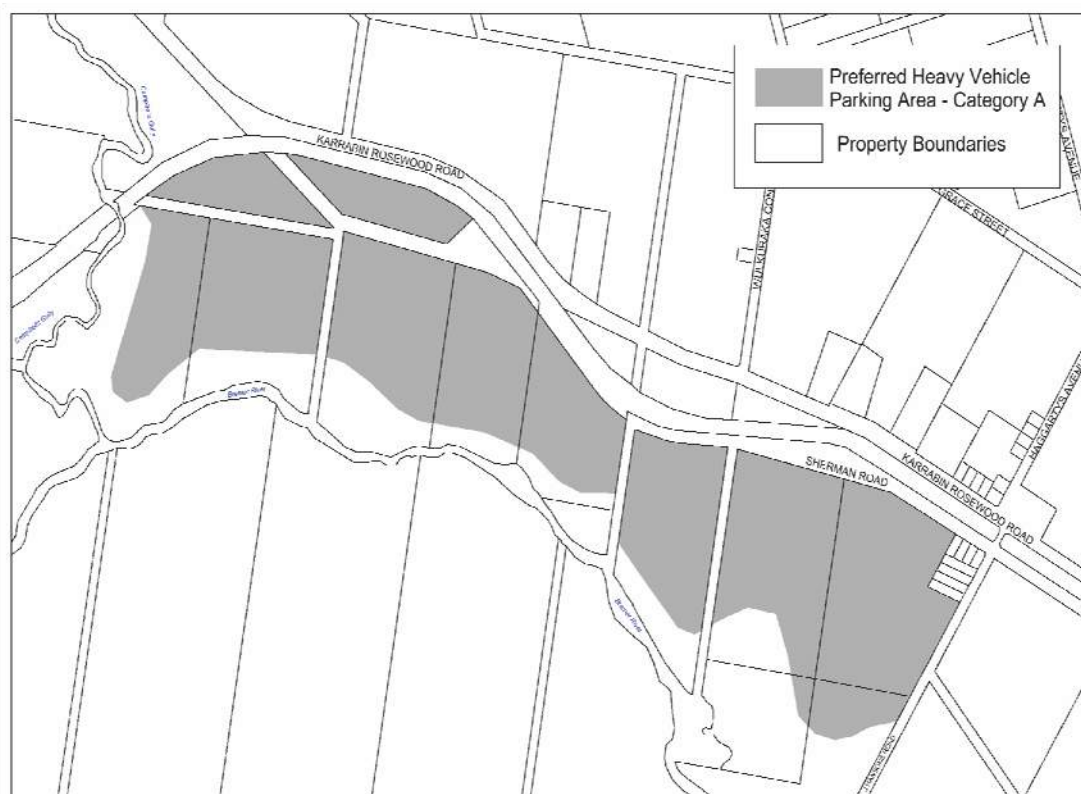
Map 20 - Regional Business and Industry Investigation Area 2 – New Chum



Map 21 - Regional Business and Industry Investigation Area 3 – Swanbank



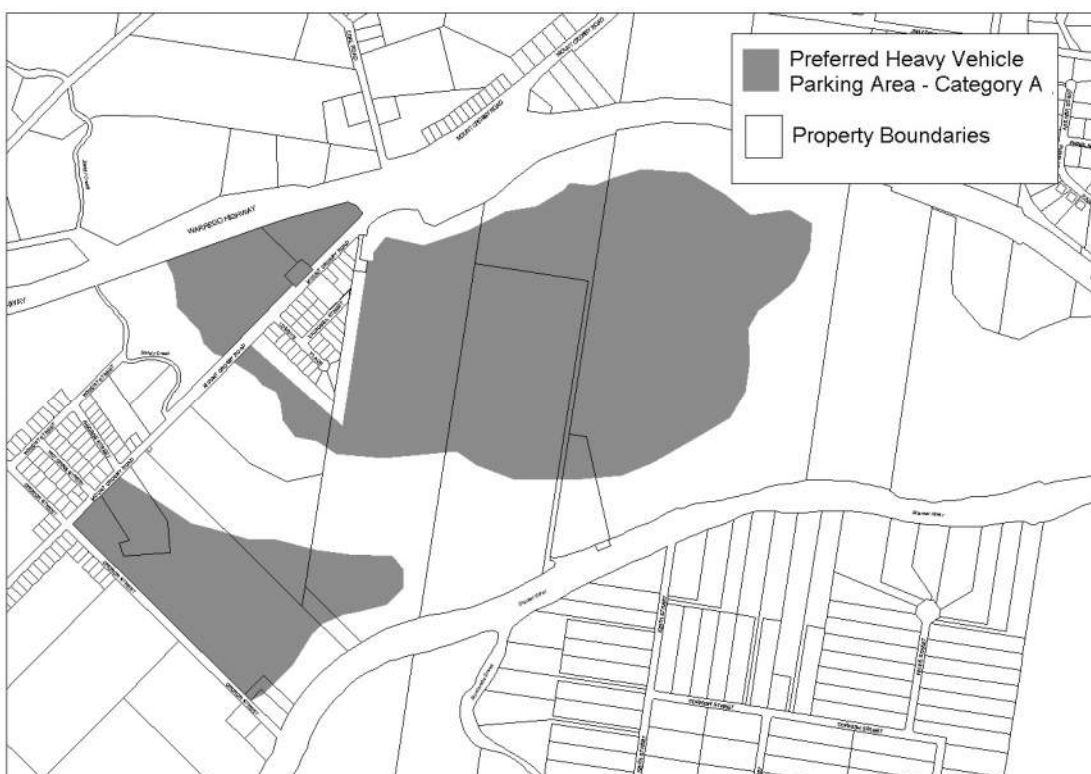
Map 22 - Regional Business and Industry Investigation Area 4 – Karrabin



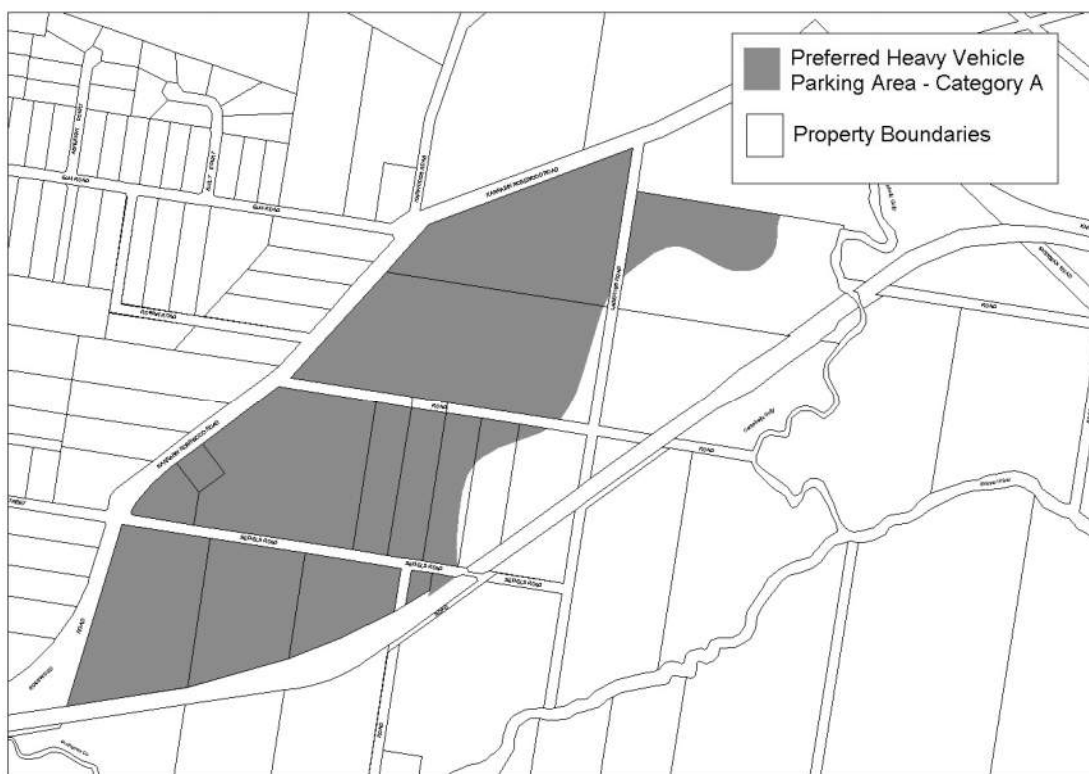
Map 23 - Local Business and Industry Investigation Area 1 – Holdsworth Road, Tivoli



Map 24 - Local Business and Industry Investigation Area 2 – North Tivoli



Map 25 - Local Business and Industry Investigation Area 3 – Seidels Road, Walloon



Map 26 - Mobil Service Station

