

# NOTICE OF MEETING

Notice is hereby given in accordance with  
Section 83 of the *Planning, Development and Infrastructure*  
*Act 2016*

## Council Assessment Panel Meeting



will be held in

**Mallala Council Chamber  
Redbanks Road Mallala**

on

**Wednesday 7 January 2024  
at 5.30pm**



.....  
Josh Banks

**ASSESSMENT MANAGER**

# **AGENDA**

**Page  
Number**

## **1 ACKNOWLEDGEMENT**

Council acknowledges that we meet on the traditional country of the Kaurna people of the Adelaide Plains and pays respect to elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land and we acknowledge that they are of continuing importance to the Kaurna people living today.

## **2 ATTENDANCE RECORD**

- 2.1 Present
- 2.2 Apologies
- 2.3 Not Present/Leave of Absence

## **3 MINUTES**

- 3.1 “that the minutes of the Council Assessment Panel meeting held Wednesday 6 December 2023, be accepted as read and confirmed.” 3

## **4 DECLARATION OF INTEREST**

## **5 REPORTS FOR DECISION**

- 5.1 23017342 - 14 Wisteria Grove Two Wells - Heavy Vehicle Parking (retrospective) 10

## **6 REPORTS FOR INFORMATION**

Nil

## **7 OTHER BUSINESS**

## **8 CONFIDENTIAL ITEMS**

Nil

## **9 NEXT MEETING**

To be advised

## **10 CLOSURE**

# **MINUTES**

of the

## **Council Assessment Panel Meeting of the**



**Adelaide  
Plains  
Council**

Pursuant to the provisions of Section 83 of the  
Planning, Development and Infrastructure Act 2016

**Two Wells Council Chamber  
65 Old Port Wakefield Road  
Two Wells**

on

**Wednesday 6 December 2023 at 5:30pm**

The Chairperson formally declared the meeting open at 5.30PM

## **1 ACKNOWLEDGEMENT OF COUNTRY**

Council acknowledges that we meet on the traditional country of the Kaurna people of the Adelaide Plains and pays respect to elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land and we acknowledge that they are of continuing importance to the Kaurna people living today.

## **2 ATTENDANCE RECORD**

### **2.1 Present:**

Chairperson	Nathan Cunningham
Independent Member	Aaron Curtis
Independent Member	Susan Giles
Independent Member	Paul Mickan
Council Member	Carmine Di Troia

#### **Council Staff:**

Director Development and Community	Mike Ravno
Manager Development Assessment	Josh Banks
Senior Planning Officer	George Jacks
Minute Taker/Administration Officer/s	Kate Ledo
	Amy Fagan

### **Apologies:**

Nil

## **3 Minutes**

### **3.1 CONFIRMATION OF MINUTES – COUNCIL ASSESSMENT PANEL – 2 AUGUST 2023**

#### **RESOLUTION**

**Moved:** Susan Giles

**Seconded:** Paul Mickan

**“that the minutes of the Council Assessment Panel Meeting held on Wednesday 2 August 2023, be accepted as read and confirmed.”**

**CARRIED**

#### **4 DECLARATION OF MEMBERS' INTEREST**

Nil

#### **5 REPORTS FOR DECISION**

**5.1** 23008190 – 13 Dawkins Road Two Wells - Change of use of existing agricultural building to include light industry and shop plus advertising signage (retrospective)

Margherita Panella on behalf of applicants Maria and Cesari Bombardieri addressed the panel.

Vince Bombardieri responded to a question from the panel.

#### **RECOMMENDATION**

It is recommended that the Council Assessment Panel resolves that:

Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and

Development Application Number 23008190 by Maria and Cesari Bombardieri for the Partial change in use of existing agricultural building to include light industry and shop plus advertising signage (retrospective) at 13 Dawkins Road Two Wells is GRANTED Planning Consent, pursuant to Section 102(a)(i) of the *Planning, Development and Infrastructure Act 2016*, and subject to the following conditions and advisory notes:

1. The development must be undertaken and completed in accordance with the details, plans, specifications and correspondence submitted with and forming part of this application, except where varied by any condition(s) below.
2. The operating hours of the approved development must not exceed 8:00am - 5:00pm, 7 days a week.
3. The development herein approved and the site generally, including any signage, car parking, manoeuvring and driveway areas, shall be managed, operated and kept in an orderly and sound manner so that they remain in a serviceable and tidy condition at all times by the person(s) who have the benefit of this approval to the reasonable satisfaction of Council.
4. All chemicals and empty chemical containers must be stored within securely bunded areas with empty chemical containers being then disposed of in a satisfactory manner to the reasonable satisfaction of Council

5. Any equipment, tools or other associated horticultural products including chemicals and waste (such as plant pots and bins, used chemical containers, disused and discarded plastic pipes and cladding) must be stored in an area that is visually screened from the adjacent roadside and remains clear of any internal access ways to the satisfaction of Council
6. All rubbish and non-vegetable waste must be separated from green waste matter and disposed of in bins located on the subject land.
7. The advertisements including its supporting structure and framework shall be constructed in a professional manner and maintained in good repair and condition at all times to the reasonable satisfaction of Council.
8. The proposed sign and its supporting structure shall be constructed wholly within the subject land and no part shall extend or project beyond the boundaries of the land itself.
9. All car parking spaces shown on the site plan shall be identified through line-marking, paving or other suitable method so that each space is clearly delineated at all times to the reasonable satisfaction of Council.
10. The loading and unloading of all commercial vehicles associated with the development shall at all times be restricted to the confines of the subject land itself and shall not be allowed to encroach over or occur in any form on the adjacent roadway(s) or the roadside verge.
11. All driveway, access, vehicle manoeuvring and designated car parking shall be designed to ensure that all vehicles enter and exit the subject site in a forward direction.
12. The advertisements must not be internally or externally illuminated.

#### **ADVISORY NOTES**

1. Once development approval is granted, the development must be:
  - a) Substantially commenced within twenty four (24) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twenty four (24) months from this date (unless Council extends this period), and a new development application shall be required;
  - b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and

- c) Any request for an extension of time must be lodged through the Plan SA portal prior to the expiry of the above-mentioned periods.
2. Pursuant to Section 202 of the Planning, Development and Infrastructure Act 2016, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (GPO Box 2465, Adelaide SA 5001 (Ph. 8204 0289).

## **DECISIONS**

1. Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code.

**Moved:** Susan Giles

**Seconded:** Aaron Curtis

**CARRIED**

2. Development Application Number 23008190 by Maria and Cesari Bombardieri for the Partial change in use of existing agricultural building to include light industry and shop plus advertising signage (retrospective) at 13 Dawkins Road Two Wells is **GRANTED** Planning Consent, pursuant to Section 102(a)(i) of the *Planning, Development and Infrastructure Act 2016*, subject to the following conditions:
  2. The development must be undertaken and completed in accordance with the details, plans, specifications and correspondence submitted with and forming part of this application, except where varied by any condition(s) below.
  2. The operating hours of the approved development must not exceed:
    - Retail Shop 8am – 6pm 7 days a week with special trading hours from 6.30am - 7.30pm during the weeks of and prior to Valentines Day, Easter, Mother's Day and Christmas Day; and
    - Flower Processing and Light Industry Autumn/Winter – 7am – 6pm 7 days a week, and Spring/Summer – 5am – 6pm 7 days a week.

3. The development herein approved and the site generally, including any signage, car parking, manoeuvring and driveway areas, shall be managed, operated and kept in an orderly and sound manner so that they remain in a serviceable and tidy condition at all times by the person(s) who have the benefit of this approval to the reasonable satisfaction of Council.
4. The signage on the western elevation shall comprise graphics and colours in keeping with the same nature of the signage on the southern elevation.
5. All chemicals and empty chemical containers must be stored within securely bunded areas with empty chemical containers being then disposed of in a satisfactory manner to the reasonable satisfaction of Council.
6. Any equipment, tools or other associated horticultural products including chemicals and waste (such as plant pots and bins, used chemical containers, disused and discarded plastic pipes and cladding) must be stored in an area that is visually screened from the adjacent roadside and remains clear of any internal access ways to the satisfaction of Council.
7. All rubbish and non-vegetable waste must be separated from green waste matter and disposed of in bins located on the subject land.
8. The advertisements including its supporting structure and framework shall be constructed in a professional manner and maintained in good repair and condition at all times to the reasonable satisfaction of Council.
9. The proposed sign and its supporting structure shall be constructed wholly within the subject land and no part shall extend or project beyond the boundaries of the land itself.
10. All car parking spaces shown on the site plan shall be identified through line-marking, paving or other suitable method so that each space is clearly delineated at all times to the reasonable satisfaction of Council.
11. The loading and unloading of all commercial vehicles associated with the development shall at all times be restricted to the confines of the subject land itself and shall not be allowed to encroach over or occur in any form on the adjacent roadway(s) or the roadside verge.
12. All driveway, access, vehicle manoeuvring and designated car parking shall be designed to ensure that all vehicles enter and exit the subject site in a forward direction.
13. The advertisements must not be internally or externally illuminated.



**Moved:** Aaron Curtis  
**Seconded:** Carmine Di Troia

**CARRIED**

**6 REPORTS FOR INFORMATION**

Nil

**7 OTHER BUSINESS**

Implications of the Geber Super vs Barossa Assessment Panel (BAP) for further consideration of how we unpack this within reports, for consideration.

Recommendations are separate decisions, and done prior to the assessment.

**8 CONFIDENTIAL ITEMS**

Nil

**9 NEXT MEETING**

TBA

**10 CLOSURE**

There being no further business, the Chairperson declared the meeting closed at 6.24PM

Confirmed as a true record.

Chairperson:.....

Date: \_\_/\_\_/\_\_

<b>Application Number</b>	23017342
<b>Applicant</b>	James McLennan
<b>Nature of Development</b>	Heavy Vehicle Parking (retrospective)
<b>Subject Land</b>	14 Wisteria Grove, Two Wells
<b>Zone</b>	Master Planned Township
<b>Subzone</b>	Emerging Township Activity Centre
<b>Overlays</b>	Affordable Housing Hazards (Bushfire – Urban Interface) (Urban Interface) Hazards (Flooding - General) Native Vegetation Prescribed Wells Area
<b>Lodgement Date</b>	13 November 2023
<b>Relevant Authority</b>	Adelaide Plains Council Assessment Panel
<b>Category of Development</b>	Code Assessed - Performance Assessed
<b>Public Notification</b>	1 December 2023 – 21 December 2023
<b>Statutory Referrals</b>	Nil
<b>Assessing Officer</b>	Anisha Ghimire
<b>Recommendation</b>	Approve with conditions

## **BACKGROUND**

Council staff received a complaint in April 2023 regarding a truck parked in the driveway of the existing dwelling at 14 Wisteria Grove, Two Wells which eventuated in this retrospective application being submitted in June 2023 and formally lodged in November 2023.

## **PROPOSAL**

The applicant is seeking retrospective approval to park a heavy vehicle on the subject land. The vehicle has a tare weight of 9,900kg, a length of 7.4m, a width of 2.1m and a height of 3.3m.

The vehicle will be parked in the existing driveway of the associated dwelling on the site when not in use (overnight), and no other business activity will be undertaken on the subject land. No other form of development such as built form is proposed as part of the proposal.

The vehicle movements to and from the property would be between 6:30am and 7:00pm. All vehicle maintenance is carried out off-site by approved contractors, and the vehicle is not used for any private purpose at the residence. The vehicle will typically leave and return to the site once per day (i.e. exiting the site in the morning, and returning to the site in the evening). A copy of the proposed plans and details of the heavy vehicle are provided as **Attachment 1**.

**SUBJECT LAND AND LOCALITY**

The subject land is located at 14 Wisteria Grove, Two Wells, SA 5501 and is contained in Certificate of Title Volume 6241 Folio 684. There are no easements or rights of way registered on the Title.

The land is a regular rectangle shaped allotment with the primary frontage to Wisteria Grove. The allotment has an area of approximately 894sqm, an approximately 20m wide frontage to Wisteria Grove and a depth of approximately 45m. Vehicle access is achieved through an existing lawfully authorised crossover on Wisteria Grove. The land is relatively flat and comprises a single storey detached dwelling and a verandah.

The locality comprises similarly sized allotments with areas between 800sqm and 1250sqm. The majority of these allotments contain a single storey detached dwelling with associated domestic outbuildings, swimming pools and verandahs.



**Figure 1 – Subject land and proposed parking location on property**



**Figure 2: Subject land**

### **PUBLIC NOTIFICATION**

Each zone contains a ‘Procedural Matters – Notification’ table that sets out the kinds of developments that are exempt from requiring public notification. Heavy Vehicle Parking is not listed in this table and therefore notification is required.

The application underwent public notification from 1 December 2023 to 21 December 2023 with adjoining property owners notified (refer to Figure 3). A sign was placed out the front of the subject land and all public notification documents were also available on the PlanSA portal for the duration of the notification period.



**Figure 3: Subject land with buffer zone indicating notified properties**

## **REPRESENTATIONS**

As a result of the public notification, 6 representations were received and it is highlighted that all of these were in support of the proposal.

<b>Name</b>	<b>Address</b>	<b>Position</b>	<b>Wishes to be heard</b>
Christopher Modra	PO Box 1396, Two Wells SA, 5501	Support	No
Alyce McLennan	PO Box 1291, Two Wells SA, 5501	Support	No
Aidan Rowe	11 Wisteria Grove, Two Wells SA, 5501	Support	No
Stephanie Young	PO Box 934, Two Wells SA, 5501	Support	No
Kay-Leigh Brennan	2 Julia Rise, Blakeview, SA, 5501	Support	No
Tony Walczak	PO Box 1324, Two Wells SA, 5501	Support	No

Points raised in the representations are as follows:

- Vehicle parked on owner's driveway, not impacting street traffic
- No problems with the truck being parked in the owner's own driveway
- It isn't that big of a truck; it will be on their own driveway so no issue with road entry.

Copies of the representations are contained in ***Attachment 2***.

## **INTERNAL REFERRALS**

Infrastructure and Environment

The application was referred to council's Infrastructure and Environment department for road network and access advice. The advice was favourable - "Infrastructure and Environment department has no issues with the proposed vehicle parking at 14 Wisteria Grove."

## **EXTERNAL REFERRALS**

Nil

## **ASSESSMENT**

### **Overlays**

The overlays that apply to the land do not contain policy that is directly relevant to the proposal, and as such they have no role to play in the assessment of this application.

**Subzone - Emerging Township Activity Center (ETAC)**

The Subzone doesn't provide specific parameters for the parking of heavy vehicles, or any policy relevant to this proposal.

**Master Planned Township Zone**

This zone supports the expansion of an existing township with a range of housing that caters to prevailing and emerging housing needs and lifestyles, within easy reach of services, facilities and open space, and development that is complementary to existing township settlement patterns, adjacent rural landscapes and natural features (DO 1). Heavy vehicle parking is not listed as an envisaged or restricted use and the zone is silent on planning policy for forms of development such as this.

**General Development Policies****Interface Between Land Uses**

- The only noise generated by the vehicle will be when the vehicle starts up, leaves the site and returns to the site. There will be no maintenance of any kind performed on the vehicle. There will be no odour or waste generated by the parking of vehicles as no business or storage use is associated with the parking of the vehicle.
- The parking area identified is in the driveway at the front of the existing dwelling. It is noted that favourable representations were received from adjoining land owners during public consultation period and they advised they were not impacted by the heavy vehicle being there (PO 1.1, PO 1.2 & PO 4.1).
- The vehicle will be parked in the open with no structures proposed as part of this application. Whilst there will be some acoustic impact from the vehicle starting in the morning, it is noted that the vehicle meets Euro IV emissions standards and exceeds ADR80 and ADR83 (refer Attachment 1) compliance including noise levels around vehicle whilst stationary and moving. These two standards relate to appropriate emission and noise for heavy vehicles, and the administration formed an early opinion that an acoustic report was not warranted for this vehicle.

**Transport, Access and Parking**

The vehicles will access the site through the existing lawfully authorised crossover located on Wisteria Grove (PO 3.1).

While the heavy vehicle parking parameters in this section of the Code relate more to Rural Living context, the performance outcomes are still somewhat applicable to all heavy vehicle parking.

**Performance Outcome 11.1** - It is anticipated that heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbors as a result of dust, fumes, vibration, odour or potentially hazardous loads.

### Noise levels around vehicle

The vehicle is being used within what is considered reasonable operation hours of 6:30am – 7pm. The vehicle is not maintained on site and all vehicle maintenance is carried out offsite via approved contractors. The vehicle is not used for any private purposes at the residence other than transport to and from the site daily. As a result of this minimal use onsite, the vehicle is considered to have a similar impact to general passenger vehicles which commonly enter and exit residential allotments during similar times within the locality. Because of this an acoustic report was not deemed necessary to assess the impact of noise.

Whilst strictly outside of relevant Code provisions, it is nonetheless highlighted that as of 2014, new heavy vehicles must meet or exceed the standards set out in ADR83/00. This is a National Vehicle Standard in the form of an Australian Design Rule that limits external noise generated by road vehicles. The vehicle has a manufacture date after 2014 and meets this required standard.

### Dust, Fumes, Odour or potentially hazardous loads

In regards to dust or fumes from the vehicle it is required that all heavy vehicles meet or exceed the standards in ADR80/02. It is also noted that the vehicle is parked on a sealed driveway and will access the site through only sealed roads, resulting in negligible dust generation.

The vehicle is regularly cleaned off site before returning to the subject land to remove any contamination, dust or possible odour as a company requirement.

The vehicle is not required to carry any hazardous loads as part of its work use. It is also required by law that any load placed onto/into the vehicle is not to pose any danger to the public as is set out by the National Heavy Vehicle Regulator (NHVR).

- Through the public notification process, the minimal impact on adjoining neighbors was confirmed as no representations were received opposing the proposal (PO 11.1).

**Performance Outcome 11.2** – Anticipates heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.

The vehicle meets the standard criteria set by the NHVR. The referral response from Council's Infrastructure and Environment department advised the parking of the vehicle on the subject land will not create a hazard to pedestrians and other vehicular traffic. (PO 11.2).

**Performance Outcome 11.3** - Anticipates heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.

As the vehicle will be parked in the driveway, it is not screened or obscured. It is also common within the locality and generally within residential areas for passenger vehicles to be parked on driveways. As the proposed vehicle is not considered to be a significantly large vehicle such as a prime mover or semi-trailer, the visual impact is considered to be no more impactful than a large caravan, boat and trailer or



four-wheel drive which are common in the locality. In this regard the need for screening or obscuring was not considered warranted.



**Figure 3: Streetscape showing proposed vehicle**

### **SUMMARY**

The proposal seeks retrospective authorisation to park a heavy vehicle on the subject land within an existing residential locality.

The management detail provided demonstrates that the parking of the vehicle will be low impact and cause minimal disruption to the locality. The notification process confirmed the impact on the locality from noise and visual impact aspects to be acceptable. The proposal is not considered to prejudice the attainment of the desired outcome of the zone, and is considered supportable with appropriate conditions and notes.

### **RECOMMENDATION 1**

It is recommended that the Council Assessment Panel resolves that:

Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code.



## **RECOMMENDATION 2**

It is recommended that the Council Assessment Panel resolves that:

Development Application Number 23017342 by James McLennan for Heavy Vehicle Parking (retrospective) at 14 Wisteria Grove Two Wells is GRANTED Planning Consent, pursuant to Section 102(a)(i) of the *Planning, Development and Infrastructure Act 2016*, and subject to the following conditions:

### **Conditions**

1. The development must be undertaken and completed in accordance with the details, plans, specifications and correspondence submitted with and forming part of this application, except where varied by any condition(s) below.

*Reason: To ensure appropriate, authorised use of the land.*

2. Heavy vehicle movements to and from the subject land are restricted to no earlier than 6:30am and no later than 7pm.

*Reason: To minimise potential impacts to adjoining land.*

3. No maintenance or repairs of heavy vehicles shall occur on the subject land.

*Reason: To minimise potential impacts to adjoining land.*

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Unit Number:  
Street Number: 14  
Street Name: WISTERIA  
Street Type: GR  
Suburb: TWO WELLS  
Postcode: 5501

Scale ≈ 1:385 (on A4 page)

20 metres≈

The information provided,  
is not represented to be accurate,  
current or complete at the time of  
printing this report.

Property Details:

Council: ADELAIDE PLAINS COUNCIL  
State Electorate: GOYDER (2014), TAYLOR (2018), FROME (2022)  
Federal Electorate: WAKEFIELD (2013), WAKEFIELD (2016), GREY (2019)  
Hundred: PORT GAWLER  
Valuation Number: 3107221851  
Title Reference: CT6241/684  
Plan No. Parcel No.: D124546A48

The Government of South Australia  
accepts no liability for the use of this  
data, or any reliance placed on it.

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Zoning details next page





Proposed parking  
location on property.

22/06/2023

Anisha Ghimire

Adelaide Plains Council

Request for Documentation

Applicant: James McLennan

Application ID: 23017342

Consent: Planning Consent Proposed Development: Heavy vehicle parking

Subject Land:

14 WISTERIA GR TWO WELLS SA 5501

Additional Location Information: Driveway

Title ref.: CT 6241/684 Plan Parcel: D124546 AL48 Council: ADELAIDE PLAINS COUNCIL

To Whom it may concern,

Please find below the relevant information regarding the proposed heavy vehicle to be parked on site as per your previous correspondence.

Vehicle Make: Isuzu

**Model:** FSR850

**Tare Weight:** 9900Kg **GVM:** 14,000Kg

**Vehicle Dimensions:** Length- 7400mm

Width- 2100mm

Height- 3300mm

Vehicle meets Euro IV emissions standards and exceeds ADR80/02 compliance including noise levels around vehicle whilst stationary and moving.

**Vehicle movement to/from proposed site:**

The vehicle is taken from site between the hours of 0600 and 0800 and is returned to site between 1530 and 1900.

In regards to any vehicle management on site this is not required as any/ all vehicle maintenance is carried out offsite via approved contractors and vehicle is not used for any private purposes at the residence other than transport to and from daily.

Refueling and loading/ unloading of vehicle is also completed offsite as such as to not pose any risk to the environment or to disturb residents.

The vehicle is used for repairs and maintenance to earthmoving/ mobile plant machinery at various locations around SA. Due to the nature of the work the vehicle is rarely used to travel to the same place each day and thus is not practical to be parked at the place of employment.

Heavy vehicle/ Work fatigue management is also a factor in the decision in parking the vehicle on site. With reference to the aforementioned hours, it is possible to be working a 13-hour day, if the vehicle is not approved to be parked at the premises it will be required to return to the place of employment adding >30 minutes travel time each way which would be a breach of NHVR regulations.

If there is any further information or questions, I am happy to oblige.

Regards,

James McLennan

14 Wisteria Grove

Two Wells SA 5501



Vehicle Front





Vehicle Left





Vehicle Rear





Vehicle Right







Visual impact of proposed  
parking location



Visual impact of  
proposed parking location





FSR 700 | 850

FSD 700 | 850



FSR 700 pictured

AUSTRALIA'S TOP SELLING TRUCK BRAND SINCE 1989. Truck tracker 2009.

#### AT A GLANCE

<b>GVM</b>	12,000* / 14,000 kg*
<b>GCM</b>	18,000 / 20,000 kg (except auto model) 15,000 kg* (auto model)
<b>Power</b>	176 kW @ 2,400 rpm
<b>Torque</b>	706 Nm @ 1,450 rpm

\* Auto model rating dependent on application

#### UPGRADE OPTIONS

##### AMT Pack:

- Automated Manual Transmission (AMT)

#### ADVANCED TECHNOLOGY

- Emissions: Euro IV - exceeds ADR80/02
- Driver airbag with seatbelt pretensioner
- Anti-lock Braking System (ABS)
- Anti Skid Regulator (ASR)
- Hill Start Aid (HSA) - except auto model
- Electric mirrors
- Front stabiliser bar
- Cruise control - except auto model
- Isri 6860 seat with integrated seatbelt
- Electronically controlled 4-bag air rear suspension (FSD model)



RELIABILITY IS EVERYTHING **ISUZU**

## Driveline & Chassis Specifications

### ENGINE: SITEC SERIES II 235 (ISUZU 6HK1-TCN)

**Type:** 6 cylinder 24 valve SOHC

**Displacement:** 7,790 cc

**Compression Ratio:** 17.5:1

**Bore x Stroke:** 115 mm x 125 mm

**Max power** (DIN-NET): 176 kW (236 HP) @ 2,400 RPM

(JIS Gross): 182 kW (244 HP) @ 2,400 RPM

**Max torque** (DIN-NET): 706 Nm (521 lb.ft) @ 1,450 RPM

(JIS Gross): 731 Nm (539 lb.ft) @ 1,450 RPM

**Induction system:** Electronically controlled variable nozzle turbocharger with air-to-air intercooler.

**Fuel injection:** Direct injection high pressure common rail system.

**Emission control system:** Two-stage electronically controlled cooled EGR with exhaust Diesel Particulate Diffuser (DPD). ADR 80/02 (Euro IV) compliant.

### CLUTCH (manual/AMT transmission model)

**Standard model:**

- Air assisted hydraulic control. Single plate 381 mm diameter.
- Total lining area: 1,363 cm<sup>2</sup>

**AMT Pack:**

- Fully automated hydraulically controlled wet clutch and fluid coupling with lock up.

### TRANSMISSION

**ISUZU MZW-6P (except auto model)**

- Synchromesh on gears 2-6. Triple cone synchromesh on 2nd and 3rd gears. Integral oil pump provides full pressure lubrication.
- PTO provision on LHS of transmission case. PTO drive from mainshaft gear.
- Gear ratios (:1)

1st	2nd	3rd	4th	5th	6th	Rev
6.615	4.095	2.358	1.531	1.000	0.722	6.615

**Standard model:**

- 6 speed manual with air assisted shift.

**AMT Pack:**

- 6 speed Automated Manual Transmission (AMT) with both fully automatic and clutchless manual operation modes.

**ALLISON LCT2500 (auto model)**

- 5 speed automatic. 4th generation electronic controls with adaptive shift.
- LHS and RHS PTO openings on transmission case. Torque convertor turbine driven PTO drive gear.
- Gear ratios (:1)

1st	2nd	3rd	4th	5th	Rev
3.51	1.90	1.44	1.00	0.74	5.09

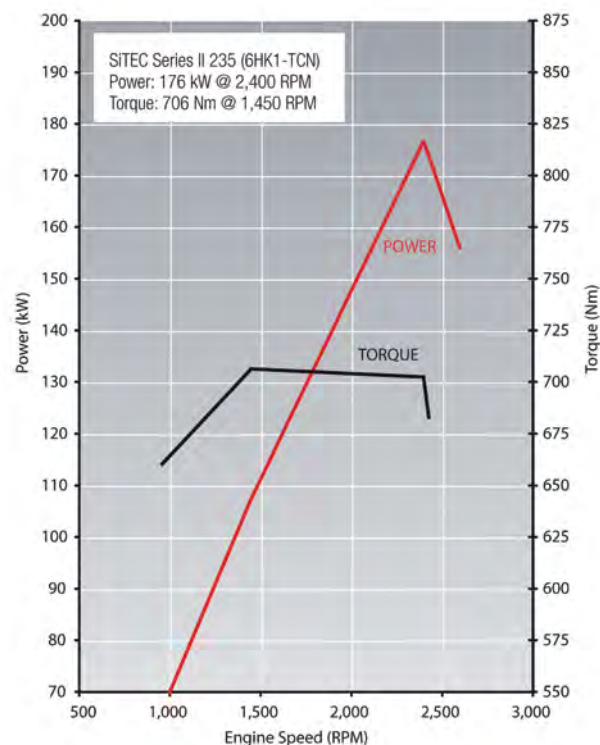
### AXLES

**Front:** Isuzu F050

- Reverse Elliot I-beam. 5,000 kg capacity.

**Rear:** Isuzu R090

- Full floating Banjo type. 9,000 kg capacity.
- Drive ratio: 4.875:1



### SUSPENSION

**Front:**

- Single stage alloy steel taper leaf springs.
- Double acting hydraulic shock absorbers. Stabiliser bar.

**Rear (FSR 700/850):**

- Multi leaf main spring, multi leaf helper spring.

**Rear (FSD 700/850):**

- Isuzu 4-bag electronically controlled air suspension system.
- Double acting hydraulic shock absorbers. Stabiliser bar.

### BRAKES

- Dual circuit air over hydraulic front and rear drum brakes.
- ABS.
- ASR traction control.
- Hill Start Aid (HSA) - except auto model.
- Front drum size: 370 x 150 mm
- Rear drum size: 370 x 150 mm
- Spring park brake.
- Air controlled exhaust brake.
- Air dryer.

### STEERING

- Power assisted recirculating ball steering.
- Gear ratio: 16:1 - 18.8:1
- Turns lock to lock: 4.1
- Maximum angle: 44° (inside wheel) / 34° (outside wheel)

### WHEELS AND TYRES

- 19.5 x 6.75 eight stud steel wheels.
- 265/70R19.5 140/138M Michelin XZE2 Tubeless.
- Maximum tyre rating:  
Steer axle: 5,000 kg  
Drive axle: 9,440 kg
- Spare wheel and tyre assembly with winch type carrier.

### CHASSIS FRAME

- Cold rivetted ladder frame with parallel side rails. HT540A high tensile weldable steel sidemembers.
- Frame dimensions:  
Side rail (mm): 225 x 70 x 6.0  
Rear frame width (mm): 840

### FUEL TANK

- Frame mounted 200L steel fuel tank.
- Lockable fuel cap.

### ELECTRICAL SYSTEM

- 24 volt electrical system.
- **Manual model:** 60 amp alternator. **Auto model:** 90 amp alternator.
- 24 Volt, 4.5 kW starter motor.
- 2 x 115E41L (651 CCA) batteries connected in series.

## Cabin Specifications and Appointments

### CAB EXTERIOR

- All steel construction. High tensile steel used for cab underframe. Manual cab tilt to 45° with torsion bar assistance.
- Liquid filled front and rear cab mounts.
- Heavy duty non slip entry steps.
- 90° opening internally reinforced front doors.
- Water spray suppression guards and front mudflaps.
- Laminated windscreen with shade band.
- Two speed windscreen wipers, with intermittent wipe mode.
- Halogen multi-reflector headlamps incorporating turn signals. Additional door mounted side indicator lamps.
- Combination brake, turn, reverse and marker lamps, registration plate illumination lamps. Extended wiring harness. Reverse alarm.
- Roof-mounted clearance lamps.
- Heated and powered exterior main mirrors with flat glass and additional powered convex "spot" mirrors.
- Body coloured grille.
- Body coloured steel air dam bumper with front foglamps.

### CAB INTERIOR

- Isri 6860 air suspension driver's seat with pneumatic lumbar support, height, rake and automatic weight adjustment.
- Front passenger adjustable bucket seat and front centre seat with folding seat back.
- 3-point lap sash seatbelts in all outboard seating positions. Driver seatbelt with pretensioner integrated with driver seat. Centre seat lap belts.
- Driver airbag.
- **AMT Pack:** Driver's footrest.
- Door and roof pillar entry assist grips.
- Full interior trim, padded roof lining and vinyl floor covering. Driver and passenger windscreen header storage shelf.
- Tilt/Telescopic adjustable steering column, soft feel urethane steering wheel.
- Electric windows.
- Central locking with remote keyless entry and immobiliser.
- Twin cup holders. 24V cigarette lighter. Dashboard hook.
- Front door mounted storage pockets and driver's side ashtray.
- Centre console box with storage tray. Fold down storage tray behind centre seat backrest.
- Front passenger glovebox.
- Fully integrated air conditioning and heater/demister with 4-speed fan and outlets for windscreen, side windows, face and floor.

- Fluorescent type interior lamp with On/Door/Off switch.
- 2 DIN, two speaker radio/CD multimedia unit with 4.8" LCD touch screen and Bluetooth. Provision for SD card, USB and 3.5 mm plug inputs.
- DIN sized compartment for storage or for CB radio installation.

### DRIVER CONTROLS

- Key-operated engine start/stop and steering lock. Engine idle speed control.
- HSA slow/fast engagement control and on/off switch (except auto model).
- ASR on/off.
- DPD regeneration.
- Hand held pendant for rear suspension raise and lower (FSD only).
- **AMT Pack:** AMT slow/fast gear engagement control, 1st gear start and normal/economy gear selection modes.
- T-bar gear selection control (auto model).
- **Left side combination stalk:** Windscreen wipers, washers and exhaust brake.
- **Right side combination stalk:** Turn signals, headlamps and cruise control (except auto model).

### INSTRUMENTATION

- Electronically driven speedometer and tachometer. Digital odometer with integrated dual tripmeter. Engine coolant temperature, fuel level and air pressure gauges.
- **Warning lamps:** Check engine, oil pressure, ABS, SRS airbag, alternator charge, service brakes, park brake, seatbelt unfastened, low air pressure, air suspension failure (FSD only), low fuel level, cab lock. **AMT Pack:** Check AMT.
- **Indicator lamps:** HSA (except auto model), warm up system, high beam, ASR, DPD status, exhaust brake, turn signals, cruise control (except auto model). **AMT Pack:** Econo-mode, 1st gear start.
- **AMT Pack:** Gear selection display.
- Multi-information display. Shows service interval, instantaneous and average fuel consumption, DPD bar chart, hourmeter, voltmeter, time/day/date and includes 40-120 km/h adjustable vehicle speed warning.

### OPTIONS AND GENUINE ACCESSORIES

Include the following (extra cost, request a brochure and further details from your Isuzu dealer):

- Satellite navigation - integrates with multimedia unit and includes NAVTEQ mapping.
- Up to three audio/visual reversing cameras - integrates with multimedia unit.
- Air compatible bullbar.
- Air deflector.

# ISUZU

## SPECIFICATIONS

### Weights (kg)

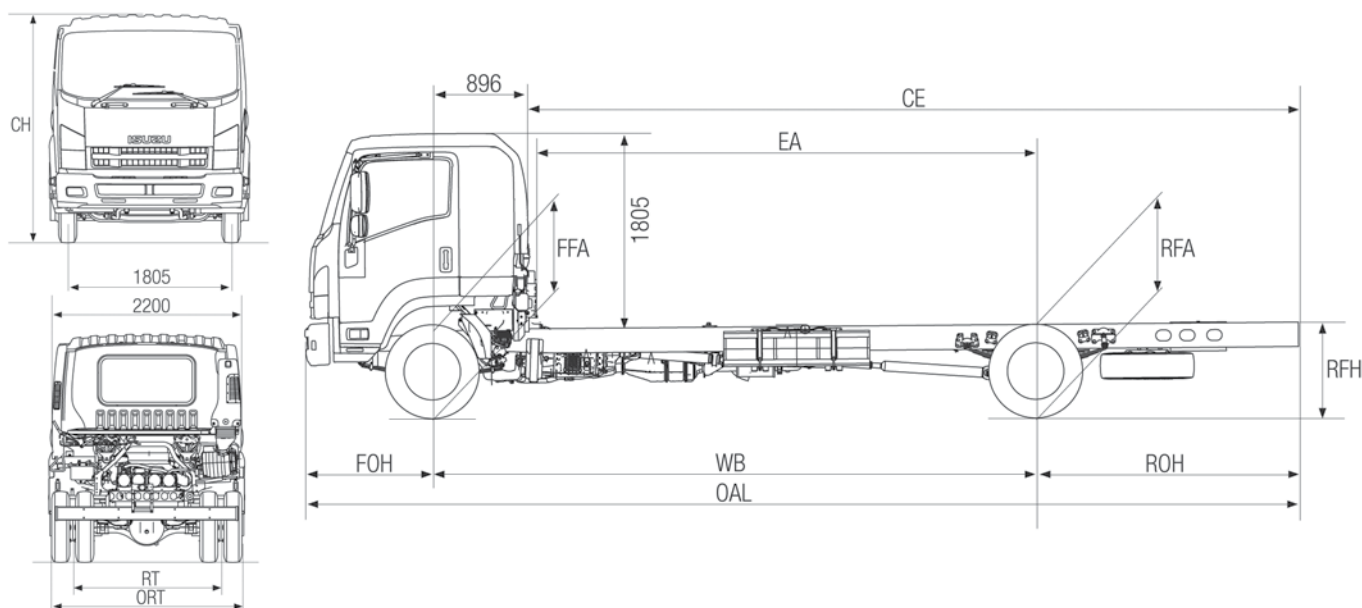
Models	Ratings*		Loading Limit* (at ground)		Cab Chassis Mass#		
	GVM	GCM	Front	Rear	Front	Rear	Total
FSR 700 / 850 Auto	12,000**/ 14,000**	15,000**	5,000	9,000	2,370	1,405	3,775
FSR 700 / 850 Long	12,000 / 14,000	18,000 / 20,000	5,000	9,000	2,450	1,450	3,900
FSR 700 / 850 Long AMT	12,000 / 14,000	18,000 / 20,000	5,000	9,000	2,465	1,455	3,920
FSD 700 / 850 Long	12,000 / 14,000	18,000 / 20,000	5,000	9,000	2,455	1,510	3,965

\* Vehicle ratings and front/rear weight limits are subject to government regulatory requirements and weight distribution analysis. Consult your Isuzu dealer to select the correct vehicle for your specific application.

\*\* Street sweeper only. Refuse application GVM and GCM limited to 11,000 kg. # Cab chassis only as supplied and including 10 litres of fuel.

### Dimensions (mm)

Models	WB	OAL	FOH	ROH	EA	CE	RT	ORT	CH	FFA (unladen)	RFA (unladen)	RFH (unladen)	Turn Circle (m) KERB TO KERB
FSR 700 / 850 Auto	3,790	6,555	1,170	1,595	2,770	4,490	1,660	2,215	2,665	745	885	940	13.6
FSR 700 / 850 Long	5,560	9,155	1,170	2,425	4,575	7,090	1,660	2,215	2,665	745	885	940	19.9
FSD 700 / 850 Long	5,560	9,155	1,170	2,425	4,575	7,090	1,660	2,215	2,590	745	790	790	19.9



### Performance (calculated - typical paved road)

		Geared Speed* (top gear at peak power engine RPM)	Low Speed Gradeability (lowest forward gear assuming no wheel slip)	Engine Speed (top gear at 100 km/h)
FSR / FSD 700	At 12,000 kg GVM	108 km/h @ 2,400 RPM	41%	2,215 RPM
FSR 700 Auto	At 12,000 kg GVM	106 km/h @ 2,400 RPM	34%	2,275 RPM
FSR / FSD 850	At 14,000 kg GVM	108 km/h @ 2,400 RPM	35%	2,215 RPM
FSR 850 Auto	At 14,000 kg GVM	106 km/h @ 2,400 RPM	29%	2,275 RPM

\* Maximum speed achievable depends on vehicle frontal area as well as other factors. Consult your Isuzu dealer for more detailed information. FSR/FSD 850 models speed limited to 100 km/h.

### Isuzu Warranties

#### STANDARD<sup>1</sup>

New Vehicle 3 years | 150,000 km | 2,500 hrs

Cab Perforation Corrosion 3 years | Unlimited km

#### EXTENDED<sup>2</sup>

4 years | 250,000 km 5 years | 300,000 km 6 years | 350,000 km

### Order Codes

Model	Code	Model	Code
FSR 700 / 850 Auto	FH-FSRCF-K01 (MU9)	FSR 700 / 850 Long AMT	FH-FSRCF-Z02 (MU9)
FSR 700 / 850 Long	FH-FSRCF-X02 (MU9)	FSD 700 / 850 Long	FH-FSDCF-X02 (MU9)

<sup>1</sup> Subject to the conditions outlined in the IAL New Vehicle Warranty, the Isuzu FSR and FSD models carry a standard factory warranty which covers the owner: (i) for the entire vehicle, for the first 36 months or 150,000 km or 2,500 hrs (whichever comes first), (ii) against cab perforation corrosion, for 36 months and unlimited kilometres. <sup>2</sup> Extended Warranty as illustrated is available by purchase to cover the owner against the failure of original components, but may exclude some components and expendable items such as oil, filters, etc. Please consult with your Isuzu Dealer for full details obtained from a dedicated brochure available to customers.

ISUZU AUSTRALIA LIMITED ABN 97 006 962 572 ("IAL"). The information in this brochure was correct at time of printing, but all measurements, specifications and equipment are subject to change without notice. Some equipment may have been changed and/or is available at extra cost. IAL may make changes at any time without notice, in prices, colours, materials, equipment and models. IAL makes all reasonable attempts to ensure the availability of all vehicles and equipment. The information in this brochure is general in nature. Your Isuzu dealer can confirm all measurements, specifications and vehicle / equipment availability upon request.

November 2009. ARK0450

RELIABILITY IS EVERYTHING **ISUZU**

### **Extract from applicant's email**

1. Movement time of vehicle from and to site

As of January 2024, my standard working hours are 7am-4pm this requires me to leave home at 630am and would return at 430pm if no overtime is required. There are regular occurrences where overtime is required and is likely to push the return time out to 7pm at the latest not including extreme circumstances. Thus, the required times for vehicle movement to and from the property would be 0630-1900. Attached is a snip from the EPA regulations regarding the coming and going of vehicles. In this text it is written that vehicle noise is not considered an issue when the vehicle is coming or going from site.

2. Information on noise levels around vehicle

As per our previous correspondence in regards to the vehicle information, as of 1 January 2014 new heavy vehicles must meet or exceed the standards set out in ADR83/00. The vehicle in question has a manufacture date after 2014 and thus meets the required standards. Also, verbal confirmation with the adjacent properties confirms that no excessive or disturbing noise has been heard during the 2 years of the vehicle parking the property in question.

3. Information on dust, fumes, vibration, odour or potentially hazardous loads around vehicle

In regards to dust or fumes from the vehicle it is required that all heavy vehicles meet or exceed the standards in ADR80-02. The vehicle in question is no exception and is documented in attached data sheet.

The vehicle in question is regularly cleaned to remove and contamination, dust or possible odour as a company requirement and is also required as part of company vehicle policies for all employees.

The vehicle is not required to carry and hazardous loads in regards to dangerous goods, it is also required by law that any load placed onto/into the vehicle is not to pose any danger to the public as is set out by the NHVR.

4. Information on vehicle meeting criteria set by National Heavy Vehicle Regulator (NHVR)

In regards to the vehicle meeting the criteria of the NHVR, all heavy vehicles that require registration i.e., to travel on public roads must meet the standards set out in the Heavy Vehicle National Law Act 2013. (Heavy Vehicle National Law (South Australia) Act 2013 | South Australian Legislation).

This vehicle is currently registered with National heavy vehicle plates and thus meets the criteria. The vehicle is regularly maintained and inspected by the manufacturer and undergoes mandatory weight checks quarterly to ensure it still meets requirements.



## **Current Australian Design Rules**

The Australian Design Rules (ADRs) are national vehicle standards for vehicle safety, anti-theft and emissions. These standards apply to new vehicles manufactured in Australia and to imported new or second-hand vehicles being provided to the Australian market.

### **ADR 80—Emission Control for Heavy Vehicles**

The function of this Australian Design Rule is to prescribe exhaust emission requirements for heavy vehicles in order to reduce air pollution.

### **ADR 83—External Noise**

The function of this Australian Design Rule is to define limits on external noise generated by motor vehicles, motor cycles and mopeds in order to limit the contribution of motor traffic to community noise.

# Common residential noise issues and how the law applies to them

## Noise from vehicles and the law



Vehicle noise from extended idling or warming up on private property, or land connected to private property, can be unreasonable during these times:

- Monday to Friday before 7 am and after 8 pm
- weekends and public holidays before 9 am and after 8 pm.

This doesn't apply when the vehicle is entering or leaving a property.

Noise from vehicle maintenance and repair at your residence can be unreasonable. This includes noise from maintenance and repair coming from your garage, driveway or nature strip. For example, it may be unreasonable if it happens often or for a long time and disturbs neighbours.

# Details of Representations

## Application Summary

Application ID	23017342
Proposal	Heavy vehicle parking (Retrospective)
Location	14 WISTERIA GR TWO WELLS SA 5501

## Representations

### Representor 1 - Christopher Modra

Name	Christopher Modra
Address	PO Box 1396 TWO WELLS SA, 5501 Australia
Submission Date	03/12/2023 10:32 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> Vehicle parked on owners driveway, not impacting street traffic. No reason for refusal	

## Attached Documents

## Representations

### Representor 2 - Alyce McLennan

Name	Alyce McLennan
Address	P.O. Box 1291 TWO WELLS SA, 5501 Australia
Submission Date	04/12/2023 07:25 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

#### Reasons

The specific reasons I believe the plans should be granted are as follows: James McLennan works 13 out of 14 days a fortnight meaning that the vehicle is parked at the property on evenings and one full day a fortnight. James works significantly longer days than that of an average worker and works all over the state and having to travel to the workshop to pick up/drop off his truck could add hours on top of that. For example if he is working anywhere north he would need to go to pick up his truck (30 mins from home) to drive back past Two Wells (additional 30 mins) and at the end of the day, drive past two wells to drop the truck off (30 mins drive) to then come home (30 mins drive) I think you could agree that this on top of a 13 hour work day driving the state and servicing heavy vehicle machinery that this is a relevant safety risk being imposed on his day. Concerns that residents may have that can be rectified: Exhaust break- can be not used in residential areas. Reverse alarm - James can alter this to switch on and off, so he can use it where it is needed and not use it when in a residential area. The only other complaint I could think of is the look of the vehicle and you can see in the image provided on the application from the left of the property that the next door neighbor's Ute is almost as long as the heavy vehicle in question. Please take my points into question when making a decision. On a personal note, James is about to become a father and this Wife and soon to be mother is just concerned about one thing: having her husband home safe, and with his family where he belongs.

### Attached Documents

## Representations

### Representor 3 - Aidan Rowe

Name	Aidan Rowe
Address	11 wisteria grove TWO WELLS SA, 5501 Australia
Submission Date	06/12/2023 09:55 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> It isn't that big of a truck, it will be on their own driveway so no issue with road entry, work related company vehicle therefore needed to provide income to the household	

### Attached Documents

## Representations

### Representor 4 - Stephanie Young

Name	Stephanie Young
Address	PO BOX 934 TWO WELLS SA, 5501 Australia
Submission Date	06/12/2023 01:37 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

### Attached Documents

Representations

Representor 5 - Kay-Leigh Brennan

Name	Kay-Leigh Brennan
Address	2 Julia rise BLAKEVIEW SA, 5114 Australia
Submission Date	13/12/2023 06:01 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	

Attached Documents

## Representations

### Representor 6 - Tony Walczak

Name	Tony Walczak
Address	PO Box 1324 TWO WELLS SA, 5501 Australia
Submission Date	13/12/2023 06:27 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> I have no problems with him parking his truck there. People really should mind their own business and it should never have come to this.	

### Attached Documents