



Dear Community Member,

A member of our community has downloaded this letter to send to you on the basis that they believe **your truck or commercial vehicle has been regularly parked in our residential street.**

While I don't get involved in such matters directly, I can say with confidence that well-presented residential streets bring stronger prices when it comes time to sell.

As a local real estate agent with over 20 years of experience in Liverpool and South-West Sydney, I've seen firsthand how the presence of commercial vehicles in residential streets can impact buyer perception and property values across an entire neighbourhood.

The sender of this letter just wanted to bring the matter to your attention in a way that can build a stronger community, rather than escalate the situation or involve council authorities.

Why This Matters

Trucks and commercial vehicles parked in residential streets create several problems:

- **Visual impact** — large vehicles dominate the streetscape and make the area look industrial rather than residential
- **Safety concerns** — trucks block sightlines for drivers and pedestrians, especially children
- **Parking congestion** — one truck can take up 2-3 standard parking spaces
- **Street presentation** — buyers specifically ask about commercial vehicles when viewing properties
- **Property values** — streets with ongoing truck parking issues sell for less
- **It may be illegal** — many councils restrict heavy vehicle parking in residential areas

Perhaps you weren't aware of the impact, or maybe parking options near your workplace are limited. Either way, the sender wanted to raise this respectfully before it becomes a bigger issue.

Council Restrictions on Heavy Vehicles

Most NSW councils have restrictions on parking trucks and commercial vehicles in residential streets, including:

- **Vehicle weight limits** (typically over 4.5 tonnes GVM)
- **Time restrictions** (e.g., no parking between 7pm–7am or on weekends)
- **Complete bans** in certain residential zones
- **Permit requirements** for tradespeople who live in the area

Even if your vehicle is under the weight limit, councils can still issue fines if the vehicle is causing an obstruction, safety hazard, or unreasonable impact on amenity.

What Would Help

- **Park your truck at your workplace, depot, or a commercial parking facility** whenever possible.
- **If you must park in the street occasionally**, try to minimize the frequency and duration
- **Avoid parking directly in front of neighbours' homes** — choose less intrusive locations
- **Check with your local council** about permits or approved parking areas for commercial vehicles
- **Consider alternative storage options** if you own the vehicle but don't use it daily

Moving Forward

The sender has chosen to approach this respectfully and privately, rather than making a formal complaint to your local council. They're hoping this letter will be enough to resolve the issue and maintain good relationships in our street.

Our community is a great place to live, and small actions from each of us can make a big difference in keeping it that way.

Thank you for your understanding and cooperation.

BJ Gregory

Real Estate Agent

This letter is part of The Good Neighbour Project — a community initiative providing free, non-confrontational letter templates to help residents address common neighbourhood issues with respect and empathy.

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Dear Community Member,

A member of our community sent you a letter approximately two weeks ago regarding **your truck or commercial vehicle being regularly parked in our residential street**. Unfortunately, they've advised that the issue is still occurring, which is why you're receiving this follow-up.

While I don't get involved in such matters directly, I can tell you that the ongoing presence of commercial vehicles in residential streets does affect community perception and property values. As a local real estate agent, I've seen buyers specifically ask about truck parking during inspections, and I've seen them walk away from otherwise great properties because of it.

The sender has been patient and understanding, but they're now at the point where they need to see a change. This letter is a final courtesy before they escalate the matter to your local council.

The Situation

The sender wants to assume the best:

- Perhaps you didn't receive the first letter
- Maybe you're unaware that many councils restrict heavy vehicle parking in residential areas
- It's possible you're dealing with limited parking options near your workplace
- You might not realize the visual and safety impact the vehicle has on the street

However, the reality is that a large commercial vehicle parked regularly in a residential street affects sightlines, takes up multiple parking spaces, and changes the character of the neighbourhood. It's making the street feel less residential and more industrial.

Most NSW councils have restrictions on parking trucks and commercial vehicles in residential streets.

Depending on your council area, restrictions may include:

- **Weight limits** — vehicles over 4.5 tonnes GVM are often prohibited
- **Time restrictions** — no parking overnight (e.g., 7pm–7am) or on weekends
- **Complete bans** in certain residential zones
- **Permit requirements** for residents who operate commercial vehicles

The sender doesn't want to make a formal complaint, but they will if this continues.

Here's what they're asking:

- Park your truck at your workplace, depot, or a commercial parking facility
- If you absolutely must park in the street occasionally, minimize the frequency and choose less intrusive locations
- Check with council about permits or approved parking areas for commercial vehicles
- Be mindful that your parking choices affect the entire street's presentation and value

The sender has tried to be patient, respectful, and understanding. They've given you time to address this privately. But if the truck continues to be parked in the street after this letter, they will have no choice but to make a formal complaint to council.

Improving your neighbourhood value is the responsibility of all residents, and we would appreciate your help to make our area more enjoyable.

Thank you for taking this seriously.

BJ Gregory

Real Estate Agent

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