

<b>Policy Type:</b>	Administrative
<b>Date Last Adopted:</b>	12 May 2009
<b>Date Adopted:</b>	26 June 2012

<b>Policy No:</b>	<b>SRS213(C1)</b>
<b>Date Last Reviewed:</b>	26 June 2012

<b>Legal (Parent):</b>	
1.	Metropolitan Region Town Planning Scheme Act 1959-1982.

<b>Legal (Subsidiary):</b>	
1.	Town Planning Scheme No 40 – Subclause 2.7.12.

<b>ADOPTED POLICY</b>	
<b>Title:</b>	<b>TOWN PLANNING SCHEMES – ASSESSMENT OF APPLICATIONS FOR DEVELOPMENT APPROVAL FOR INDUSTRIAL USES IN PROXIMITY TO RESIDENTIAL AREAS</b>
<b>Objective:</b>	<b>To ensure that industrial development in proximity to residential areas does not have a detrimental impact on such areas, and to ensure compatibility with adjoining or nearby residential areas.</b>

Where applications for development approval for new industrial uses or extensions to existing industrial uses are submitted, the following matters shall be taken into consideration:

- 1.0 The potential impact of the development on surrounding areas and in particular the ability of the development to satisfy buffer distances recommended by the Environmental Protection Authority.
- 2.0 The scale and nature of the proposed use, including the potential impact of proposed hours of operation.
- 3.0 The impact of vehicle/truck movements associated with the activity through surrounding areas.
- 4.0 Provision for parking of cars, including:
  - 4.1 The parking of vehicles being repaired outside building on the site.
  - 4.2 Separation of loading and off loading facilities from visitor and staff parking.
- 5.0 The impact of lighting on external areas of surrounding properties.
- 6.0 Proposed potential for creating waste and proposed methods of wastes disposal.
- 7.0 Existing and proposed landscaping, aesthetic appearance of buildings and development from the street, including proposed signage.
- 8.0 In determining such applications, Council should:
  - 8.1 Refuse any application which involves spray painting within a minimum distance from residential areas as specified by the Department of Environmental Protection standards.
  - 8.2 Impose conditions on any development approval limiting the movement of delivery vehicles and activities outside buildings to within the hours of 7:00am and 7:00pm, Monday to Friday, and 8:00am to 12:00 noon on Saturdays, and ensuring that lighting of any external areas does not adversely affect the amenity of adjoining properties.