LOCAL PLANNING POLICY 14 **INDUSTRIAL USES IN PROXIMITY TO RESIDENTIAL AREAS**

1. AIM

a) To ensure that industrial uses in the vicinity of residential areas do not unduly impact on the residential amenity of those areas.

2. POLICY

a) Where applications for planning approval for new industrial uses or extensions to existing industrial uses are submitted the following Policy provisions will be taken into consideration:

i. the potential impact of the development on the surrounding residential areas and in particular the ability of the development to satisfy the recommended buffer distances in Publication No. AQ/86 of the Environmental Protection Authority (revised July 1990 entitled 'Recommended Buffer Distances for Industrial Residual Air Emissions');

ii. the scale and nature of the proposed use, including the potential impact of proposed hours of operation;

iii. the impact of vehicle/truck movements associated with the activity through surrounding areas;

iv. provision for parking of cars, including:

- the parking of vehicles being repaired outside buildings on the site; and
- separation of off-loading facilities from visitor and staff parking;

v. the impact of lighting on external areas of surrounding properties;

vi. proposed potential for creating waste and proposed methods of waste disposal; and existing and proposed landscaping, aesthetic appearance of buildings and development from the street, including proposed signage.

vii. in determining such applications the Council should:

- refuse any application which involves spray painting within a minimum distance from residential areas as specified by the Department of Environmental Protection Standards; and
- impose conditions on any planning approval limiting the movement of delivery vehicles and activities outside buildings to within the hours of 7.00am to 7.00pm Mondays to Fridays and 8.00am to 12 noon Saturdays, ensuring that lighting of any external areas does not adversely affect the amenity of adjoining properties.