

## **52.10 USES WITH ADVERSE AMENITY POTENTIAL**

### **Purpose**

To define those types of industries and warehouses which if not appropriately designed and located may cause offence or unacceptable risk to the neighbourhood.

### **Definition**

The threshold distance referred to in the table to this clause is the minimum distance from any part of the land of the proposed use or buildings and works to land (not a road) in a residential zone, Business 5 Zone, Capital City Zone or Docklands Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

NOTE 1 of the table: The threshold distance is variable, dependent on the processes to be used and the materials to be processed or stored.

NOTE 2 of the table: An assessment of risk to the safety of people located off the land may be required.

**Table to Clause 52.10**

<b>TYPE OF PRODUCTION, USE OR STORAGE (PURPOSE)</b>	<b>THRESHOLD DISTANCE (METRES)</b>	<b>NOTES</b>
<b>Food, Beverages &amp; Tobacco</b>		
Abattoir:	500	
Smallgoods production	100	
Manufacture of milk products:	300	
Production of vegetable oils and fats using solvents:	300	
Flour mill:	300	
Bakery (other than one ancillary to a shop):	100	
Seafood processor:	500	
Maltworks:	300	
Tobacco and cigarette production:	500	
Poultry processing works	100	
Freezing and cool storage	150	
Milk depot	100	
Food or beverage production other than above:		Note 1
<b>Textiles</b>		
Dyeing or finishing of cotton, linen and woollen yarns and textiles:	300	
Carpet backing with latex:	300	
Production of artificial fibres & textiles:		
• cellulose nitrate or viscose fibre, cellophane or artificial rubber	1,000	Note 2
• other synthetic fibres and textiles	500	Note 2
Treatment or production of textiles:		
• using carbon disulphide	500	Note 2
• using other substances		Note 1
Rope, cordage and twine production:	100	
Wool scouring:	200	
<b>Wood, Wood Products &amp; Furniture</b>		
Sawmill:	500	
Charcoal production:		
• by the retort process	500	
• other than by the retort process	1,000	
Wood preservation plant:	100	
Wood-fibre or wood-chip products:	1,500	
Joinery:	100	

**Table to Clause 52.10(continued)**

<b>TYPE OF PRODUCTION, USE OR STORAGE (PURPOSE)</b>	<b>THRESHOLD DISTANCE (METRES)</b>	<b>NOTES</b>
<b>Paper &amp; Paper Products:</b>		
Paper or paper pulp production:		
• involving combustion of sulphur or sulphur containing materials	5,000	Note 2
• from semi-processed materials	100	
• from prepared cellulose & rags	200	
• by other methods than above		Note 1
<b>Chemical, Petroleum &amp; Coal Products</b>		
Chemical Fertiliser production:	1,000	Note 2
Industrial gases production:	1,000	Note 2
Polyester resins production	1,000	Note 2
Synthetic resins & rubber production other than above:	1,000	Note 2
Ammunition, explosives and fireworks production:	1,000	Note 2
Formaldehyde production:	300	Note 2
Paints and inks :		
• manufacture	1,000	Note 2
• blending and mixing only	300	
Pharmaceutical and veterinary production:	1,000	
Biocides production and storage:	1,000	
Soap and other detergents production:	300	
Cosmetics and toilet preparations production:	100	
Inks production:	300	
Petroleum refinery:	2,000	Note 2
Briquette production:	300	
Other petroleum or coal production:	500	Note 2
Organic industrial chemicals production other than above:	1,000	Note 2
Inorganic industrial chemicals production other than above:	1,000	Note 2
Chemical products other than above:	300	Note 2

**Table to Clause 52.10 (continued)**

<b>TYPE OF PRODUCTION, USE OR STORAGE (PURPOSE)</b>	<b>THRESHOLD DISTANCE (METRES)</b>	<b>NOTES</b>
<b>Non-metallic Mineral Products</b>		
Glass and glass production including glass wool:	500	
Rock wool manufacture:	500	
Clay bricks, tiles and pipe refractories, with a design production rate exceeding 10,000 tonnes a year:	200	
Cement production in amounts:		
• up to 5,000 tonnes a year	300	
• between 5,000 & 150,000 tonnes a year	500	
• exceeding 150,000 tonnes a year	1,000	
Concrete batching plant:	300	
Bitumen batching plant:	500	
Concrete article or stone article production:	100	
Plaster or plaster articles production:	100	
<b>Basic Metal Products</b>		
Works producing iron or steel products in amounts:		
• up to 1,000,000 tonnes a year	100	
• exceeding 1,000,000 tonnes a year	1,000	
Production of non-ferrous metals as:		
• aluminium by electrolysis	2,000	
• other non-ferrous metals in amounts:		
. up to 100 tonnes a year	100	
. between 100 & 2,000 tonnes a year	300	
. exceeding 2,000 tonnes a year	500	
<b>Fabricated Metal Products</b>		
Structural or sheet metal production:	500	
Works producing iron or steel products in amounts:		
• up to 1,000,000 tonnes per year	100	
• exceeding 1,000,000 tonnes per year	1,000	
Boiler makers	100	
Abrasive blast cleaning:		Note 1
<b>Miscellaneous Manufacturing</b>		
Rendering and casings works:	1,000	
Leather tanning and dressing:	300	
Leather and artificial leather goods production:	300	
Rubber production, using either organic solvents or carbon black:	300	Note 2

**Table to Clause 52.10 (continued)**

<b>TYPE OF PRODUCTION, USE OR STORAGE (PURPOSE)</b>	<b>THRESHOLD DISTANCE (METRES)</b>	<b>NOTES</b>
Fibreglass production:	200	
Printing and coating works with heated curing ovens:	500	
<b>Transport and Storage</b>		
Storage of petroleum products and crude oil in tanks exceeding 2,000 tonnes capacity:		Note 2
• with fixed roofs	300	
• with floating roofs	100	
Grain elevators:	300	
Storage of wet-salted or unprocessed hides:	300	
Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes:	1,000	Note 2
Sanitary and garbage disposal in:		Note 1
• Landfill		
• Recycling and composting centre	200	
Sanitary and garbage storage and treatment in transfer station	300	
Depot for refuse collection vehicles	100	
Temporary storage of industrial wastes:	300	Note 2
Treatment of aqueous waste:	200	Note 2
Treatment of organic waste:	500	Note 2
Waste incinerator for:		
• Woodwaste	300	
• Plastic or rubber waste	500	Note 2
• Chemical, biomedical or organic waste		Notes 1, 2
<b>Recreation, Personal &amp; Other Services</b>		
Industrial dry cleaning:	100	Note 2
Industrial laundry:	100	
<b>Other Premises</b>		
Panel beating:	100	
Composting:		Note 1
Rural industry handling, processing or packing agricultural produce:	300	