

**52.10**08/08/2012  
VC87**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 an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

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**

Type of Production, Use Or Storage (Purpose)	Threshold Distance (Metres)	Notes
<b>Basic Metal Products</b>		
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	
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	
<b>Chemical, Petroleum &amp; Coal Products</b>		
Ammunition, explosives and fireworks production:	1,000	Note 2
Biocides production and storage:	1,000	
Briquette production:	300	
Chemical Fertiliser production:	1,000	Note 2
Chemical products other than those listed within this group:	300	Note 2
Cosmetics and toilet preparations production:	100	
Formaldehyde production:	300	Note 2
Industrial gases production:	1,000	Note 2
Inks production:	300	
Inorganic industrial chemicals production other than those listed within this group:	1,000	Note 2

Type of Production, Use Or Storage (Purpose)	Threshold Distance (Metres)	Notes
Organic industrial chemicals production other than those listed within this group:	1,000	Note 2
Other petroleum or coal production:	500	Note 2
Paints and inks :		
▪ manufacture	1,000	Note 2
▪ blending and mixing only	300	
Petroleum refinery:	2,000	Note 2
Pharmaceutical and veterinary production:	1,000	
Polyester resins production	1,000	Note 2
Soap and other detergents production:	300	
Synthetic resins & rubber production other than those listed within this group:	1,000	Note 2
<b>Fabricated Metal Products</b>		
Abrasive blast cleaning:		Note 1
Boiler makers	100	
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	
<b>Food, Beverages &amp; Tobacco</b>		
Abattoir:	500	
Bakery (other than one ancillary to a shop):	100	
Flour mill:	300	
Food or beverage production other than those listed within this group:		Note 1
Freezing and cool storage	150	
Maltworks:	300	
Manufacture of milk products:	300	
Milk depot	100	
Poultry processing works	100	
Production of vegetable oils and fats using solvents:	300	
Seafood processor:	500	
Smallgoods production	100	
Tobacco and cigarette production:	500	
<b>Miscellaneous Manufacturing</b>		
Fibreglass production:	200	
Leather and artificial leather goods production:	300	
Leather tanning and dressing:	300	
Printing and coating works with heated curing ovens:	500	
Rendering and casings works:	1,000	

Type of Production, Use Or Storage (Purpose)	Threshold Distance (Metres)	Notes
Rubber production, using either organic solvents or carbon black:	300	Note 2
<b>Non-metallic Mineral Products</b>		
Bitumen batching plant:	500	
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	
Clay bricks, tiles and pipe refractories, with a design production rate exceeding 10,000 tonnes a year:	200	
Concrete article or stone article production:	100	
Concrete batching plant:	300	
Glass and glass production including glass wool:	500	
Plaster or plaster articles production:	100	
Rock wool manufacture:	500	
<b>Other Premises</b>		
Panel beating:	100	
Rural industry handling, processing or packing agricultural produce:	300	
<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	Note 1
▪ by other methods than above		
<b>Recreation, Personal &amp; Other Services</b>		
Dry cleaning for commercial and institutional customers, or in bulk quantities:	100	Note 2
Laundry for commercial and institutional customers, or in bulk quantities:	100	
<b>Recycling and Resource Recovery</b>		
Advanced resource recovery technology facility		Note 1
Combustion, treatment or bio-reaction of waste to produce energy		Note 1
Commercial and Industrial materials recycling		Note 1
Composting and other organic materials recycling.		Note 1
Construction and demolition materials recycling		Note 1
Other resource recovery or recycling operations		Note 1

Type of Production, Use Or Storage (Purpose)	Threshold Distance (Metres)	Notes
Refuse and used material storage, sorting and recovery in a transfer station:		
▪ Accepting organic wastes		Note 1
▪ Other	100	
Sanitary and garbage disposal in landfill		Note 1
Soil conditioning or blending		Note 1
Used metals treatment or processing		Note 1
Used paper and cardboard treatment or processing		Use distances <i>in Paper &amp; Paper Products</i>
Used plastics treatment or processing		Note 1
<b>Textiles</b>		
Carpet backing with latex:	300	
Dyeing or finishing of cotton, linen and woollen yarns and textiles:	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
Rope, cordage and twine production:	100	
Treatment or production of textiles:		
▪ using carbon disulphide	500	Note 2
▪ using other substances		Note 1
Wool scouring:	200	
<b>Transport and Storage</b>		
Depot for refuse collection vehicles	100	
Grain elevators:	300	
Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes:	1,000	Note 2
Storage of petroleum products and crude oil in tanks exceeding 2,000 tonnes capacity:	300	
▪ with fixed roofs	100	Note 2
▪ with floating roofs		
Storage of wet-salted or unprocessed hides:	300	
Temporary storage of industrial wastes:	300	Note 2
Treatment of aqueous waste:	200	Note 2
Waste incinerator for:		
▪ Woodwaste	300	
▪ Plastic or rubber waste	500	Note 2
▪ Chemical, biomedical or organic waste		Notes 1, 2

Type of Production, Use Or Storage (Purpose)	Threshold Distance (Metres)	Notes
<b>Wood, Wood Products &amp; Furniture</b>		
Charcoal production:		
▪ by the retort process	500	
▪ other than by the retort process	1,000	
Joinery:	100	
Sawmill:	500	
Wood preservation plant:	100	
Wood-fibre or wood-chip products:	1,500	