

**53.10**XX/XX/20XX  
VCXXX**USES AND ACTIVITIES WITH POTENTIAL ADVERSE IMPACTS****Purpose**

To identify those types of uses and activities which if not appropriately designed and located may cause offence or unacceptable risk to the neighbourhood.

**53.10-1**XX/XX/20XX  
VCXXX**Threshold Distance**

The threshold distance referred to in the table to this clause is the shortest distance from any part of the land of the proposed use or buildings and works to:

- land (not a road) in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone; or
- 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.

An application to use land for an industry, warehouse or utility installation for a purpose listed in the table to this clause must be referred to the Environment Protection Authority under Section 55 of the Act if the threshold distance is not to be met or no threshold distance is specified.

**Table to Clause 53.10-1**

Type of use or activity (purpose)	Threshold distance (metres)
<b>Basic metal products</b>	
Ferrous works producing iron or steel products:	
▪ up to 1,000,000 tonnes per year	100
▪ exceeding 1,000,000 tonnes per year	1,000
Metal and ore smelting, refining, melting, casting, fusing, roasting or processing:	
▪ up to 100 tonnes per year	100
▪ between 100 & 2,000 tonnes per year	300
▪ exceeding 2,000 tonnes per year	500
▪ aluminium by electrolysis	2,000
<b>Chemical, petroleum and coal products</b>	
Ammunition, explosives and fireworks production	1,000
Biocides production and storage	1,000
Briquette production	300
Chemical products other than those listed within this group	300
Coke processing	500
Cosmetics and toiletries production	100
Fertiliser production	1,000

Type of use or activity (purpose)	Threshold distance (metres)
Gasworks	1,000
Industrial gases production	1,000
Organic and inorganic industrial chemicals production other than those listed within this group	2,000
Other petroleum or coal production	500
Paints and inks manufacture, blending and mixing, exceeding 2,000 tonnes per year	500
Petroleum refinery	2,000
Pharmaceutical and veterinary chemical production	1,000
Polyester and synthetic resins production, exceeding 2,000 tonnes per year	1,000
Rubber production:	
▪ synthetic rubber, exceeding 2,000 tonnes per year	1,000
▪ using either organic solvents or carbon black	300
▪ using sulphur	1,000
Soap and detergent production	500
<b>Fabricated metal products</b>	
Abrasive blast cleaning	500
Boiler maker	100
Metal coating and finishing	500
Structural or sheet metal production	500
<b>Food and beverages</b>	
Alcoholic and non-alcoholic beverage production, exceeding 5,000 litres per day	500
Animal processing	1,000
Bakery (other than one ancillary to a shop):	
▪ exceeding 200 tonnes per year	100
▪ night-time operations, exceeding 200 tonnes per year	500
Flour mill, exceeding 200 tonnes per year	250
Food production other than those listed within this group:	
▪ exceeding 200 tonnes per year	250
▪ including frying, drying or roasting, exceeding 200 tonnes per year	500
Grain and stockfeed mill and handling facility:	
▪ with meat meals or tallow	500
▪ no meat meals or tallow	250
Maltworks, exceeding 200 tonnes per year	500
Manufacture of milk products, exceeding 200 tonnes per year	300
Milk depot	100

Type of use or activity (purpose)	Threshold distance (metres)
Pet food production	500
Production of vegetable oils and animal fats using solvents, exceeding 200 tonnes per year	500
Seafood processor, exceeding 200 tonnes per year	500
Smallgoods production, exceeding 200 tonnes per year	100
<b>Miscellaneous manufacturing</b>	
Printing and coating works with heated curing ovens	500
Rendering and casings works	1,000
<b>Non-metallic mineral products</b>	
Bitumen batching plant	1,000
Cement production in amounts:	
▪ up to 5,000 tonnes per year	300
▪ between 5,000 & 150,000 tonnes per year	500
▪ exceeding 150,000 tonnes per year	1,000
Cement, lime, clay bricks, tiles and pipe refractories, with a design production rate exceeding 10,000 tonnes per year	500
Concrete batching plant, with a production rate exceeding 5,000 tonnes per year	300
Glass and glass production including glass wool and fibreglass	500
Plaster or plaster articles production, exceeding 5,000 tonnes per year	200
Rock wool manufacture	500
Solar salt manufacturing	1,000
<b>Other premises</b>	
Automotive body, paint and interior repair	100
Rural industry handling, processing or packing agricultural produce	300
<b>Paper and paper products</b>	
Paper or paper pulp production:	
▪ involving combustion of sulphur or sulphur containing materials	5,000
▪ from semi-processed materials	100
▪ from prepared cellulose & rags	200
▪ by other methods than above	None specified
<b>Recreational, personal and other services</b>	
Dry cleaning for commercial and institutional customers, or in bulk quantities	100
Laundry for commercial and institutional customers, or in bulk quantities	100
<b>Textiles</b>	

Type of use or activity (purpose)	Threshold distance (metres)
Carpet backing with latex	500
Dyeing or finishing of cotton, linen and woollen yarns and textiles	300
Leather and artificial leather goods production	300
Leather tanning and dressing:	
▪ up to 250 tonnes per year	300
▪ exceeding 250 tonnes per year	2,000
Rope, cordage and twine production	100
Treatment or production of natural and synthetic fibres & textiles	1,000
Treatment or production of textiles using carbon disulphide	500
Wool scouring	200
<b>Transport and storage</b>	
Bus depot	200
Depot for refuse collection vehicles	100
Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes	1,000
Storage of petroleum products and crude oil in tanks exceeding 2,000 tonnes capacity:	
▪ with fixed roofs	300
▪ with floating roofs	100
Storage of wet-salted or unprocessed hides	250
<b>Waste, recycling and resource recovery</b>	
Chemical or oil recycling	1,000
Combustion, treatment or bio-reaction of waste to produce energy	None specified
Composting and other organic materials recycling	None specified
Hazardous waste storage or treatment	1,000
Landfill	None specified
Other resource recovery or recycling operations	None specified
Refuse and used material storage, sorting and recovery in a transfer station:	
▪ accepting organic wastes	500
▪ other	200
Soil conditioning or blending	None specified
Used plastics treatment or processing	500
Waste tyre recycling and re-treading	1,000
Vehicle recycling or disposal	500
<b>Water and wastewater</b>	
Sewage treatment plant	None specified

Type of use or activity (purpose)	Threshold distance (metres)
Water treatment plant	None specified
<b>Wood, wood products and furniture</b>	
Charcoal production:	
▪ by the retort process	500
▪ other than by the retort process	1,000
Joinery	100
Sawmill, wood products and furniture	500
Wood preservation plant	100

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