

# Planning for amenity, health and safety buffers

Specific changes proposed to the Planning Policy Framework and Clause 53.10

## Details of proposed changes to Clause 13.07-1S of the Planning Policy Framework

DELETIONS ARE INDICATED IN RED, ADDITIONS AND CHANGES ARE INDICATED IN GREEN

Current PPF – Clause 13.07-1S	Proposed PPF – Clause 13.07-1S	Comments
<b>Land use compatibility</b>	<b>Land use compatibility</b>	N/A
<b>Objective</b>	<b>Objective</b>	N/A
To <b>safeguard</b> community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site <b>effects</b> .	To <b>protect</b> community amenity, <b>human health and safety</b> while facilitating appropriate commercial, industrial or other uses with potential <b>adverse</b> off-site <b>impacts</b> .	Impacts on human health and safety included to cover a broader range of potential adverse impacts.
<b>Strategies</b>	<b>Strategies</b>	N/A
<b>Ensure the compatibility of a use or development as appropriate to the land use functions and character of the area by:</b>	<ul style="list-style-type: none"> <li>Ensure that use and development of land is compatible with adjoining and nearby land uses.</li> </ul>	Restructured and reworded to improve clarity, language and formatting.
<ul style="list-style-type: none"> <li>Directing land uses to appropriate locations.</li> </ul>	<ul style="list-style-type: none"> <li>Avoid locating sensitive uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.</li> </ul>	Updated to strengthen focus on location of sensitive uses and more directly respond to potential adverse impacts.
<ul style="list-style-type: none"> <li>Using a range of building design, urban design, operational and land use separation measures.</li> </ul>	<ul style="list-style-type: none"> <li>Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through siting, building design and operational measures.</li> </ul>	Updated to more directly respond to potential adverse impacts.
N/A	<ul style="list-style-type: none"> <li>Protect existing commercial, industrial and other uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.</li> </ul>	New strategy to protect existing commercial, industrial and other uses from encroachment
N/A	<b>Policy documents</b>	N/A
N/A	Consider as relevant: <i>Recommended separation distances for industrial residual air emissions</i> (Environment Protection Authority, 2013) or as amended.	Inclusion of current EPA separation distances guideline to provide relevant policy support.

# Planning for amenity, health and safety buffers

## Details of proposed changes to Clause 53.10

DELETIONS ARE INDICATED IN RED, ADDITIONS AND CHANGES ARE INDICATED IN GREEN

Current Clause 53.10 (re-ordered to be read alongside the proposed clause)	Proposed Clause 53.10	Comments
<b>USES WITH ADVERSE AMENITY POTENTIAL</b>	<b>USES AND ACTIVITIES WITH POTENTIAL ADVERSE IMPACTS</b>	Change to title to recognise adverse impacts other than amenity.
<b>Purpose</b>	<b>Purpose</b>	N/A
To <b>define</b> those types of <b>industries and warehouses</b> which if not appropriately designed and located may cause offence or unacceptable risk to the neighbourhood.	To <b>identify</b> those types of <b>uses and activities</b> , which if not appropriately designed and located, may cause offence or unacceptable risk to the neighbourhood.	Wording changes to more accurately describe scope of updated clause.
<b>Threshold Distance</b>	<b>Threshold distance</b>	Minor update.
The threshold distance referred to in the table to this clause is the <b>minimum</b> distance from any part of the land of the proposed use or buildings and works to land (not a road) in a residential 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.	The threshold distance referred to in the table to this clause is the <b>shortest</b> distance from any part of the land of the proposed use or buildings and works to: <ul style="list-style-type: none"> <li>land (not a road) in an <b>Activity Centre Zone</b>, Capital City Zone, <b>Commercial 1 Zone</b>, Docklands Zone, residential zone or <b>Rural Living Zone</b>; or</li> <li>land used for a hospital or an education centre; or</li> <li>land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.</li> </ul>	Additional "sensitive" zones added to include zones where sensitive uses are predominant or encouraged. Also responds to feedback received in earlier consultation.
<i>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.</i>	N/A	"Note 1" in the Table to Clause 53.10-1 replaced by "none specified". "Note 1" in industrial and other zone conditions replaced by "no threshold distance specified". Changes the way the referral requirement is expressed. No change to existing referral arrangements to EPA.

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<p><i>NOTE 2 of the table: An assessment of risk to the safety of people located off the land may be required.</i></p>	<p>N/A</p>	<p>“Note 2” in industrial and other zone conditions replaced by references to existing referral requirements.</p> <p>More direct link between zone conditions, referral requirements and reason for referral.</p> <p>Uses currently listed with a Note 2 in Clause 53.10 that do not trigger a referral in Clause 66.02-7 will no longer automatically become a permit-required use in some zones.</p> <p>Removal of the Note 2 has no effect on existing referral arrangements.</p>
<p>N/A</p>	<p>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.</p>	<p>Reference to existing referral requirement to EPA included for greater clarity, responding to feedback received in earlier consultation.</p>
<p><b>Table to Clause 53.10-1</b></p>	<p><b>Table to Clause 53.10-1</b></p>	<p>N/A</p>
<p>Type of <b>Production, Use Or Storage</b> (Purpose)</p>	<p>Type of <b>use or activity</b> (purpose)</p>	<p>Name change for consistency with updates to Purpose.</p>
<p>Threshold <b>D</b>istance (metres)</p>	<p>Threshold <b>d</b>istance (metres)</p>	<p>Minor update.</p>
<p><b>Notes</b></p>	<p>N/A</p>	<p>Notes column removed in the Table to Clause 53.10-1. Refer to above comments about Notes 1 and 2.</p>
<p><b>Basic Metal Products</b></p>	<p><b>Basic metal products</b></p>	<p>Minor update.</p>
<p>Works producing iron or steel products in amounts:</p> <ul style="list-style-type: none"> <li>▪ up to 1,000,000 tonnes <b>a</b> year <b>100</b> exceeding 1,000,000 tonnes <b>a</b> year <b>1,000</b></li> </ul>	<p><b>Ferrous</b> works producing iron or steel products in amounts:</p> <ul style="list-style-type: none"> <li>▪ up to 1,000,000 tonnes <b>per</b> year <b>100</b></li> <li>▪ exceeding 1,000,000 tonnes <b>per</b> year <b>1,000</b></li> </ul>	<p>Minor update.</p>

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<p><b>Production of non-ferrous metals as:</b></p> <ul style="list-style-type: none"> <li>▪ aluminium by electrolysis <b>2,000</b></li> <li>▪ <b>other non-ferrous metals in amounts:</b> <ul style="list-style-type: none"> <li>- up to 100 tonnes <b>a</b> year <b>100</b></li> <li>- between 100 &amp; 2,000 tonnes <b>a</b> year <b>300</b></li> <li>- exceeding 2,000 tonnes <b>a</b> year <b>500</b></li> </ul> </li> </ul>	<p><b>Metal and ore smelting, refining, melting, casting, fusing, roasting or processing:</b></p> <ul style="list-style-type: none"> <li>▪ up to 100 tonnes <b>per</b> year <b>100</b></li> <li>▪ between 100 &amp; 2,000 tonnes <b>per</b> year <b>300</b></li> <li>▪ exceeding 2,000 tonnes <b>per</b> year <b>500</b></li> <li>▪ aluminium by electrolysis <b>2,000</b></li> </ul>	<p>Change to improve clarity of activities.</p>
<p><b>Chemical, Petroleum &amp; Coal Products</b></p>	<p><b>Chemical, petroleum and coal products</b></p>	<p>Minor update.</p>
<p>Ammunition, explosives and fireworks production: <b>1,000 Note 2</b></p>	<p>Ammunition, explosives and fireworks production <b>1,000</b></p>	<p>Refer to comments about replacement of Notes 1 and 2.</p>
<p>Biocides production and storage: <b>1,000</b></p>	<p>Biocides production and storage <b>1,000</b></p>	<p>N/A</p>
<p>Briquette production: <b>300</b></p>	<p>Briquette production <b>300</b></p>	<p>N/A</p>
<p>Chemical products other than those listed within this group: <b>300 Note 2</b></p>	<p>Chemical products other than those listed within this group <b>300</b></p>	<p>Refer to comments about replacement of Notes 1 and 2.</p>
<p>N/A</p>	<p><b>Coke processing 500</b></p>	<p>New listing to update uses and activities in line with technical review and in consultation with EPA.</p>
<p>Cosmetics and toilet <b>preparations</b> production: <b>100</b></p>	<p>Cosmetics and toilet<b>ries</b> production <b>100</b></p>	<p>Change to improve clarity of activities.</p>
<p><b>Chemical</b> Fertiliser production: <b>1,000 Note 2</b></p>	<p>Fertiliser production <b>1,000</b></p>	<p>Change to improve clarity of activities.</p> <p>Refer to comments about replacement of Notes 1 and 2.</p>
<p>N/A</p>	<p><b>Gasworks 1,000</b></p>	<p>New listing to update uses and activities in line with technical review and in consultation with EPA.</p>
<p>Industrial gases production: <b>1,000 Note 2</b></p>	<p>Industrial gases production <b>1,000</b></p>	<p>Refer to comments about replacement of Notes 1 and 2.</p>
<p>Inorganic industrial chemicals production other than those listed within this group: <b>1,000 Note 2</b></p> <hr/> <p><b>Organic industrial chemicals production other than those listed within this group: 1,000 Note 2</b></p> <hr/> <p>Formaldehyde production: <b>300 Note 2</b></p>	<p><b>Organic and</b> inorganic industrial chemicals production other than those listed within this group <b>2,000</b></p>	<p>Refer to comments about replacement of Notes 1 and 2.</p> <p>Uses consolidated to simplify the table.</p> <p>Distances increased in line with technical review and in consultation with EPA.</p>

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Other petroleum or coal production: <b>500 Note 2</b>	Other petroleum or coal production <b>500</b>	Refer to comments about replacement of Notes 1 and 2.
Paints and inks: <ul style="list-style-type: none"> <li>▪ manufacture <b>1,000 Note 2</b></li> <li>▪ blending and mixing <b>only 300</b></li> </ul>	Paints and inks manufacture, blending and mixing, <b>exceeding 2,000 tonnes per year 500</b>	Uses consolidated to simplify the table. Refer to comments about replacement of Notes 1 and 2. Change to distances in line with technical review and in consultation with EPA. New distance of 500 m only applies to operations over 2,000 tonnes per year to exempt smaller operations.
Inks production: <b>300</b>		
Petroleum refinery: <b>2,000 Note 2</b>	Petroleum refinery <b>2,000</b>	Refer to comments about replacement of Notes 1 and 2.
Pharmaceutical and veterinary production: <b>1,000</b>	Pharmaceutical and veterinary <b>chemical</b> production <b>1,000</b>	Change to improve clarity of activities.
Polyester resins production <b>1,000 Note 2</b>	Polyester <b>and synthetic</b> resins production, <b>exceeding 2,000 tonnes per year 1,000</b>	Uses consolidated to simplify the table. Refer to comments about replacement of Notes 1 and 2.
Synthetic resins <b>&amp; rubber</b> production <b>other than those listed within this group: 1,000 Note 2</b>		
Rubber production, using either organic solvents or carbon black: <b>300 Note 2</b>	Rubber production: <ul style="list-style-type: none"> <li>▪ synthetic rubber, <b>exceeding 2,000 tonnes per year 1,000</b></li> <li>▪ using either organic solvents or carbon black <b>300</b></li> <li>▪ <b>using sulphur 1,000</b></li> </ul>	Uses consolidated to simplify the table. Production threshold added to exempt smaller operations.
Synthetic <b>resins &amp; rubber</b> production <b>other than those listed within this group: 1,000 Note 2</b>		
Soap and <b>other</b> detergents production: <b>300</b>	Soap and detergent production <b>500</b>	Distance increased in line with technical review and in consultation with EPA.
<b>Fabricated Metal Products</b>	<b>Fabricated metal products</b>	Minor update.
Abrasive blast cleaning: <b>Note 1</b>	Abrasive blast cleaning <b>500</b>	New distance in line with technical review and in consultation with EPA.
Boiler makers <b>100</b>	Boiler maker <b>100</b>	Minor update.
N/A	<b>Metal coating and finishing 500</b>	New listing to update uses and activities in line with technical review and in consultation with EPA.
Structural or sheet metal production: <b>500</b>	Structural or sheet metal production <b>500</b>	N/A

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<b>Food, Beverages &amp; Tobacco</b>	<b>Food and beverages</b>	
Food <b>or beverage</b> production other than those listed within this group: <b>Note 1</b>	Alcoholic and non-alcoholic beverage production, exceeding 5,000 litres per day <b>500</b>  Food production other than those listed within this group: <ul style="list-style-type: none"> <li>exceeding 200 tonnes per year <b>250</b></li> <li>including frying, drying or roasting, exceeding 200 tonnes per year <b>500</b></li> </ul>	Change based on updated uses and activities.  New listing of uses and distances in line with technical review and in consultation with EPA.  Production thresholds added to exempt smaller operations.
<b>Abattoir: 500</b>  <b>Poultry processing works 100</b>	<b>Animal processing 1000</b>	Uses consolidated to simplify the table.  Distance increased in line with technical review and in consultation with EPA.
Bakery (other than one ancillary to a shop): <b>100</b>	Bakery (other than one ancillary to a shop): <ul style="list-style-type: none"> <li>exceeding 200 tonnes per year <b>100</b></li> <li>night-time operations, exceeding 200 tonnes per year <b>500</b></li> </ul>	Production threshold added to exempt smaller operations.  Distance increased for night-time operations in line with technical review and in consultation with EPA.
Flour mill: <b>300</b>	Flour mill, exceeding 200 tonnes per year <b>250</b>	Distance reduced in line with technical review and in consultation with EPA.  Production threshold added to exempt smaller operations.
<b>Freezing and cool storage 150</b>	N/A	Removed to update uses and activities in line with technical review and in consultation with EPA.
<b>Grain elevators: 300</b>	Grain and stockfeed mill and handling facility: <ul style="list-style-type: none"> <li>with meat meals or tallow <b>500</b></li> <li>no meat meals or tallow <b>250</b></li> </ul>	New listing to update uses and activities in line with technical review and in consultation with EPA. Includes grain elevator.
<b>Maltworks: 300</b>	Maltworks, exceeding 200 tonnes per year <b>500</b>	Distance increased in line with technical review and in consultation with EPA.
Manufacture of milk products: <b>300</b>	Manufacture of milk products, exceeding 200 tonnes per year <b>300</b>	Production threshold added to exempt smaller operations.
Milk depot <b>100</b>	Milk depot <b>100</b>	N/A

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N/A	Pet food production <b>500</b>	New listing to update uses and activities in line with technical review and in consultation with EPA.
Production of vegetable oils and fats using solvents: <b>300</b>	Production of vegetable oils and animal fats using solvents, exceeding 200 tonnes per year <b>500</b>	Distance increased in line with technical review and in consultation with EPA.  Production threshold added to exempt smaller operations.
Seafood processor: <b>500</b>	Seafood processor, exceeding 200 tonnes per year <b>500</b>	Production threshold added to exempt smaller operations.
Smallgoods production <b>100</b>	Smallgoods production, exceeding 200 tonnes per year <b>100</b>	Production threshold added to exempt smaller operations.
Tobacco and cigarette production: <b>500</b>	N/A	Removed to update uses and activities in line with technical review and in consultation with EPA.
<b>Miscellaneous Manufacturing</b>	<b>Miscellaneous manufacturing</b>	Minor update.
Printing and coating works with heated curing ovens: <b>500</b>	Printing and coating works with heated curing ovens <b>500</b>	N/A
Rendering and casings works: <b>1,000</b>	Rendering and casings works <b>1,000</b>	N/A
<b>Non-metallic Mineral Products</b>	<b>Non-metallic mineral products</b>	Minor update.
Bitumen batching plant: <b>500</b>	Bitumen batching plant <b>1,000</b>	Distance increased in line with technical review and in consultation with EPA.
Cement production in amounts: <ul style="list-style-type: none"> <li>up to 5,000 tonnes a year <b>300</b></li> <li>between 5,000 &amp; 150,000 tonnes a year <b>500</b></li> <li>exceeding 150,000 tonnes a year <b>1,000</b></li> </ul>	Cement production in amounts: <ul style="list-style-type: none"> <li>up to 5,000 tonnes per year <b>300</b></li> <li>between 5,000 &amp; 150,000 tonnes per year <b>500</b></li> <li>exceeding 150,000 tonnes per year <b>1,000</b></li> </ul>	Minor update.
Clay bricks, tiles and pipe refractories, with a design production rate exceeding 10,000 tonnes a year <b>200</b>	Cement, lime, clay bricks, tiles and pipe refractories, with a design production rate exceeding 10,000 tonnes per year <b>500</b>	Uses consolidated to simplify the table.  Distance increased in line with technical review and in consultation with EPA.
Concrete article or stone article production: <b>100</b>		
Concrete batching plant: <b>300</b>	Concrete batching plant, with a production rate exceeding 5,000 tonnes per year <b>300</b>	Production threshold added to exempt smaller operations.

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Glass and glass production including glass wool: <b>500</b>  Fibreglass production: <b>200</b>	Glass and glass production including glass wool and fibreglass <b>500</b>	Uses consolidated to simplify the table.  Distance increased in line with technical review and in consultation with EPA.
Plaster or plaster articles production: <b>100</b>	Plaster or plaster articles production, exceeding 5,000 tonnes per year <b>200</b>	Distance increased in line with technical review and in consultation with EPA.  Production threshold added to exempt smaller operations.
Rock wool manufacture: <b>500</b>	Rock wool manufacture <b>500</b>	N/A
N/A	Solar salt manufacturing <b>1,000</b>	New listing to update uses and activities in line with technical review and in consultation with EPA.
<b>Other Premises</b>	<b>Other premises</b>	Minor update.
Panel beating: <b>100</b>	Automotive body, paint and interior repair <b>100</b>	Change to improve clarity of activities.
Rural industry handling, processing or packing agricultural produce: <b>300</b>	Rural industry handling, processing or packing agricultural produce <b>300</b>	N/A
<b>Paper &amp; Paper Products:</b>	<b>Paper and paper products:</b>	Minor update.
Paper or paper pulp production: <ul style="list-style-type: none"> <li>involving combustion of sulphur or sulphur containing materials <b>5,000 Note 2</b></li> <li>from semi-processed materials <b>100</b></li> <li>from prepared cellulose &amp; rags <b>200</b></li> <li>by other methods than above <b>Note 1</b></li> </ul>	Paper or paper pulp production: <ul style="list-style-type: none"> <li>involving combustion of sulphur or sulphur containing materials <b>5,000</b></li> <li>from semi-processed materials <b>100</b></li> <li>from prepared cellulose &amp; rags <b>200</b></li> <li>by other methods than above <b>None specified</b></li> </ul>	Refer to comments about replacement of Notes 1 and 2.
<b>Recreation, Personal &amp; Other Services</b>	<b>Recreation, personal &amp; other services</b>	Minor update.
Dry cleaning for commercial and institutional customers, or in bulk quantities: <b>100 Note 2</b>	Dry cleaning for commercial and institutional customers, or in bulk quantities <b>100</b>	Refer to comments about replacement of Notes 1 and 2.
Laundry for commercial and institutional customers, or in bulk quantities: <b>100</b>	Laundry for commercial and institutional customers, or in bulk quantities <b>100</b>	N/A



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<b>Textiles</b>	<b>Textiles</b>	N/A
Carpet backing with latex: <b>300</b>	Carpet backing with latex <b>500</b>	Distance increased in line with technical review and in consultation with EPA.
Dyeing or finishing of cotton, linen and woollen yarns and textiles: <b>300</b>	Dyeing or finishing of cotton, linen and woollen yarns and textiles <b>300</b>	N/A
Leather and artificial leather goods production: <b>300</b>	Leather and artificial leather goods production <b>300</b>	N/A
Leather tanning and dressing: <b>300</b>	Leather tanning and dressing: <ul style="list-style-type: none"> <li>up to 250 tonnes per year <b>300</b></li> <li>exceeding 250 tonnes per year <b>2,000</b></li> </ul>	Production thresholds added to respond to different scales of operation. Distance increased in line with technical review and in consultation with EPA.
Rope, cordage and twine production: <b>100</b>	Rope, cordage and twine production <b>100</b>	N/A
Production of <b>artificial</b> fibres & textiles: <ul style="list-style-type: none"> <li>cellulose nitrate or viscose fibre, cellophane or artificial rubber <b>1,000 Note 2</b></li> <li>other synthetic fibres and textiles <b>500 Note 2</b></li> </ul>	Treatment or production of <b>natural and synthetic fibres &amp; textiles 1,000</b>	Uses consolidated to simplify the table. Refer to comments about replacement of Notes 1 and 2. Change to distances in line with technical review and in consultation with EPA.
Treatment or production of textiles: <ul style="list-style-type: none"> <li>using other substances <b>Note 1</b></li> </ul>		
Treatment or production of textiles: <ul style="list-style-type: none"> <li>using carbon disulphide <b>500 Note 2</b></li> </ul>	Treatment or production of textiles using carbon disulphide <b>500</b>	Refer to comments about replacement of Notes 1 and 2.
Wool scouring: <b>200</b>	Wool scouring <b>200</b>	N/A
<b>Transport and Storage</b>	<b>Transport and storage</b>	Minor update.
N/A	Bus depot <b>200</b>	New listing to update uses and activities in line with technical review and in consultation with EPA.
Depot for refuse collection vehicles <b>100</b>	Depot for refuse collection vehicles <b>100</b>	N/A
Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes: <b>1,000 Note 2</b>	Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes <b>1,000</b>	Refer to comments about replacement of Notes 1 and 2.

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Storage of petroleum products and crude oil in tanks exceeding 2,000 tonnes capacity: <ul style="list-style-type: none"> <li>with fixed roofs <b>300</b></li> <li>with floating roofs <b>100 Note 2</b></li> </ul>	Storage of petroleum products and crude oil in tanks exceeding 2,000 tonnes capacity: <ul style="list-style-type: none"> <li>with fixed roofs <b>300</b></li> <li>with floating roofs <b>100</b></li> </ul>	Refer to comments about replacement of Notes 1 and 2.
Storage of wet-salted or unprocessed hides: <b>300</b>	Storage of wet-salted or unprocessed hides <b>250</b>	Distance reduced in line with technical review and in consultation with EPA.
Temporary storage of industrial wastes: <b>300 Note 2</b>	N/A	Removed to update uses and activities in line with technical review and in consultation with EPA.
<b>Recycling and Resource Recovery</b>	<b>Waste, recycling and resource recovery</b>	Change based on updated uses and activities.
N/A	Chemical or oil recycling <b>1000</b>	New listing to update uses and activities in line with technical review and in consultation with EPA.
Combustion, treatment or bio-reaction of waste to produce energy <b>Note 1</b>	Combustion, treatment or bio-reaction of waste to produce energy <b>None specified</b>	Refer to comments about replacement of Notes 1 and 2.
Composting and other organic materials recycling. <b>Note 1</b>	Composting and other organic materials recycling <b>None specified</b>	Refer to comments about replacement of Notes 1 and 2.
Sanitary and garbage disposal in landfill <b>Note 1</b>	Landfill <b>None specified</b>	Change to improve clarity of activities.  Refer to comments about replacement of Notes 1 and 2.
Other resource recovery or recycling operations <b>Note 1</b>	Other resource recovery or recycling operations <b>None specified</b>	Uses consolidated to simplify the table.  Refer to comments about replacement of Notes 1 and 2.
Advanced resource recovery technology facility <b>Note 1</b>		
Commercial and Industrial materials recycling <b>Note 1</b>		
Construction and demolition materials recycling <b>Note 1</b>		
Used metals treatment or processing <b>Note 1</b>		
Used paper and cardboard treatment or processing <b>Use distances in Paper &amp; Paper Products</b>		

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<p>Treatment of aqueous waste: <b>200</b> <b>Note 2</b></p> <hr/> <p>Waste incinerator for:</p> <ul style="list-style-type: none"> <li>▪ Woodwaste <b>300</b></li> <li>▪ Plastic or rubber waste <b>200</b> <b>Note 2</b></li> <li>▪ Chemical, biomedical or organic waste <b>Notes 1, 2</b></li> </ul>	<p>Hazardous waste storage or treatment <b>1,000</b></p>	<p>New listing added and uses consolidated to simplify the table.</p> <p>Refer to comments about replacement of Notes 1 and 2.</p> <p>Change to distances in line with technical review and in consultation with EPA.</p>
<p>Refuse and used material storage, sorting and recovery in a transfer station:</p> <ul style="list-style-type: none"> <li>▪ Accepting organic wastes <b>Note 1</b></li> <li>▪ Other <b>100</b></li> </ul>	<p>Refuse and used material storage, sorting and recovery in a transfer station:</p> <ul style="list-style-type: none"> <li>▪ accepting organic wastes <b>500</b></li> <li>▪ other <b>200</b></li> </ul>	<p>Change to distances in line with technical review and in consultation with EPA.</p>
<p>Soil conditioning or blending <b>Note 1</b></p>	<p>Soil conditioning or blending <b>None specified</b></p>	<p>Refer to comments about replacement of Notes 1 and 2.</p>
<p>Used plastics treatment or processing <b>Note 1</b></p>	<p>Used plastics treatment or processing <b>500</b></p>	<p>New distance in line with technical review and in consultation with EPA.</p>
<p>N/A</p>	<p>Vehicle recycling or disposal <b>500</b></p>	<p>New listing to update uses and activities in line with technical review and in consultation with EPA.</p>
<p>N/A</p>	<p>Waste tyre recycling and re-treading <b>1,000</b></p>	<p>New listing to update uses and activities in line with technical review and in consultation with EPA.</p>
<p>N/A</p>	<p><b>Water and wastewater</b></p>	<p>New group based on updated uses and activities.</p>
<p>N/A</p>	<p>Sewage treatment plant <b>None specified</b></p>	<p>New listing to update uses and activities in line with technical review and in consultation with EPA.</p>
<p>N/A</p>	<p>Water treatment plant <b>None specified</b></p>	<p>New listing to update uses and activities in line with technical review and in consultation with EPA.</p>
<p><b>Wood, Wood Products &amp; Furniture</b></p>	<p><b>Wood, wood products &amp; furniture</b></p>	<p>Minor update.</p>
<p>Charcoal production:</p> <ul style="list-style-type: none"> <li>▪ by the retort process <b>500</b></li> <li>▪ other than by the retort process <b>1,000</b></li> </ul>	<p>Charcoal production:</p> <ul style="list-style-type: none"> <li>▪ by the retort process <b>500</b></li> <li>▪ other than by the retort process <b>1,000</b></li> </ul>	<p>N/A</p>
<p>Joinery: <b>100</b></p>	<p>Joinery <b>100</b></p>	<p>N/A</p>

# Planning for amenity, health and safety buffers

Sawmill: <b>500</b>	Sawmill, wood products and furniture	Uses consolidated to simplify the table.  Distance reduced in line with technical review and in consultation with EPA.
Wood-fibre or wood-chip products: <b>1,500</b>	<b>500</b>	
Wood preservation plant: <b>100</b>	Wood preservation plant <b>100</b>	N/A

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