



Project Introduction

Dr Mark Jackson & Mr Johann Havenga | 23/10/21

The Applicant, developer and proposal



- Applicant: Mint Biomining Pty Ltd
 - Technology company originating NZ – specialising in recovery of valuable metals from printed circuit boards
 - 24 staff
 - Pre-commercial plant in Auckland
 - Plants being developed in Sydney and UK
- Developer: As above
- The proposal:
 - 3,000 tonne per annum E-waste recycling plant – alterations and additions to existing warehouse building and site at 55 Long St, Smithfield (Lot 173 DP 548880)

Proposal and site detail, context maps, site plan elevations and street view

■ Proposal in more detail:

- Bulk chemical storage tanks, new rear awning and safety measures
- Retrofitting of the existing building into an e-waste receival area with a hammer mill, leaching, treatment and electrowinning plant & equipment, bunding and a small kiln
- Modifications to roller doors and new fire walls
- Fitting of 10 roof stacks for discharge of air emissions in line with EPA standards
- Minor upgrades to fire services including fire hose reels, smoke alarms and containment bunding for firewater within the warehouse
- Renovation and fitting of new bathroom and ground floor amenities
- Fit out of a room to be used as a QA/QC laboratory
- Alterations to three offices and mezzanine area on first floor
- Reduction in the mezzanine floor adjacent to the first-floor
- Provision of 25 parking spaces for staff and visitors and one mobility parking space.



View of 55 Long St frontage

Site context



IN1 General Industrial Precinct

- Computertrans Group (Transportation)
- Dimension 1 (Paper, film and board cutting)
- Carways Pty Ltd (Transportation)
- Five Star (Scaffolding storage)
- RTB Refrigerated Truck Bodies (Transportation)
- Axima (Logistics)
- Apollo Joinery (Manufacturing)

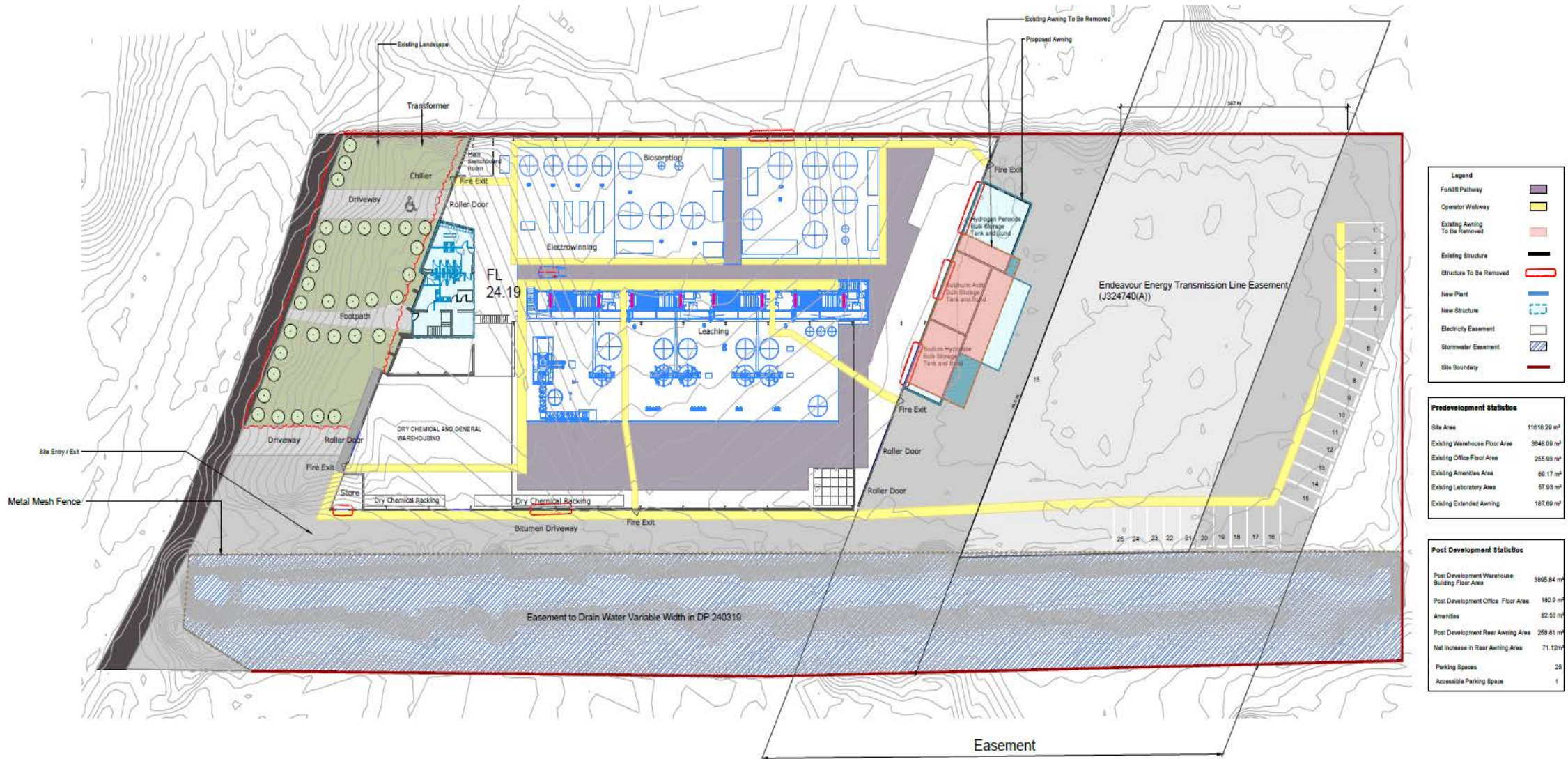
Other forms of land use

- Soccer field (RE1)
- Prospect Creek (E2)

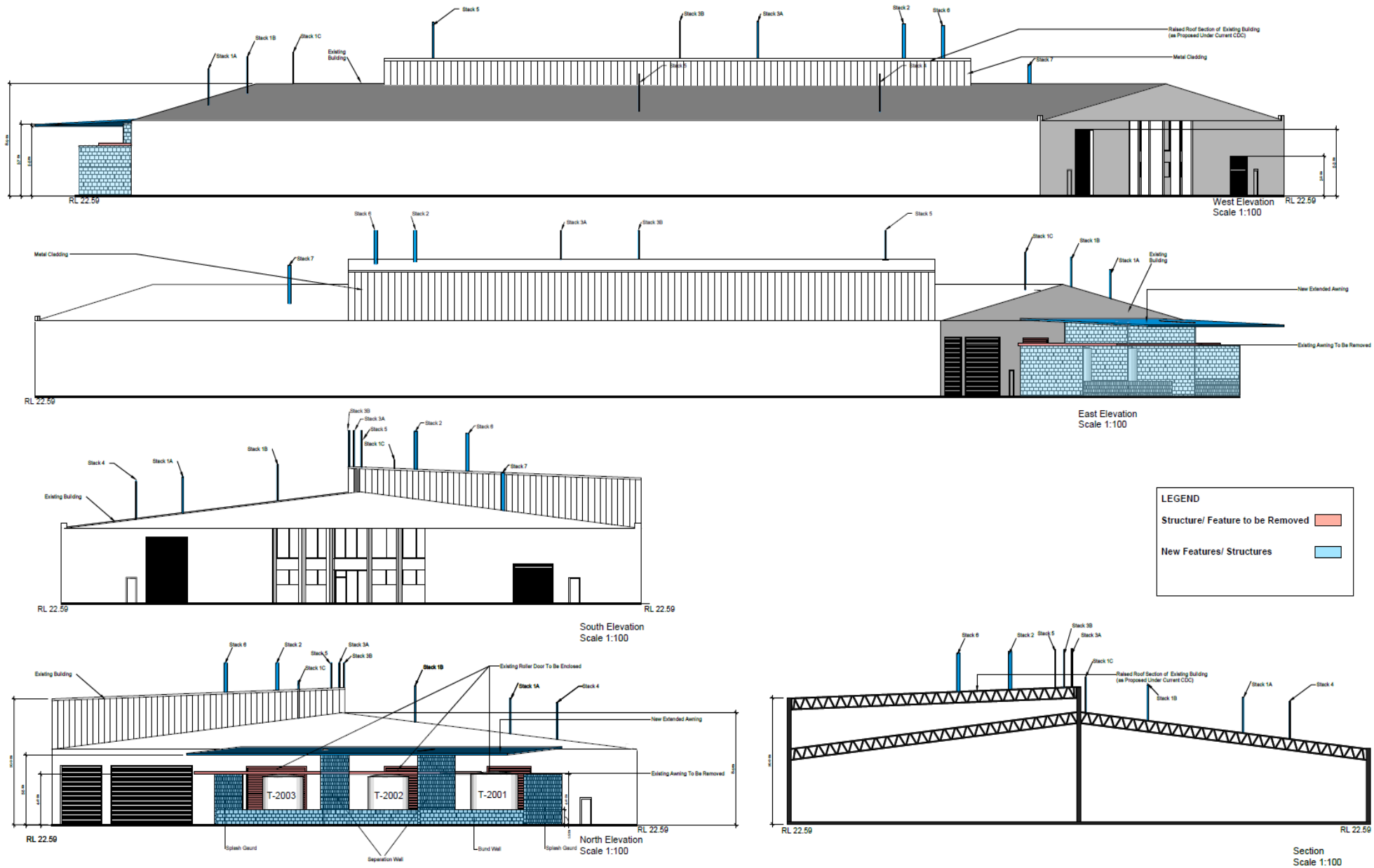
Residential

- Residential (R2) (more than 500m to SW)

Site plan



Elevations



Specialist reports / planning pathway



■ Following reports prepared following pre-lodgement meeting with Cumberland Council

- Survey
- Flood planning legal advice
- DG storage report
- BCA assessment
- Preliminary hazard assessment
- Fire safety study
- Visual impacts
- Traffic study
- Air quality
- Waste management plan
- Stormwater study
- Noise and vibration study
- Environmental management plan
- CIV report

■ Planning pathway

- Regionally significant development

Clause 5(a), Schedule 7 of the *State Environmental Planning Policy (State and Regional Development) 2011* - Waste or resource management facility with CIV > \$5M

- Integrated development

Schedule 1 of the *Protection of the Environment Operations Act 1997*, Clause 9(1) - **Chemical storage** as more than 5 tonnes of chemicals stored is nominated to be on site at one time; Clause 42(3a) – **Waste storage** as more than 5 tonnes of hazardous waste, restricted solid waste, liquid waste or special waste (other than waste tyres)

Other planning matters



- Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment
 - Clause 4 (Chemical or Fuel Storage) – prohibited on flood liable land
 - Not characterised as a form of Chemical or Fuel Storage (refer Chamwell v Strathfield Council)
 - Not triggered
 - Clause 22 (Waste management facilities or works) – designated if on flood liable land and then prohibited
 - Floor level of building (24.19m AHD) is above the ‘Flood planning level + 0.5m freeboard’ (21.4m to 23m AHD)
 - Not triggered
- Environmental Planning and Assessment Regulation 2000
 - Land use is not designated as per Schedule 3:
 - Not classified as a waste ‘disposal’ facility (Clause 32(1)(a))
 - Not a ‘waste transfer station’ (Clause 32(1)(b))
 - Does not sort or purify organic materials (Clause 32(1)(c))
 - Operations not located within: 100m of a water body; on a floodplain; within 500m of a residential zone of 250m of a dwelling (and likely to affect amenity) (and others) (Clause 32(1)(d))

Consultation and conclusion



- Engagement with business neighbours and briefings
- Cumberland Council staff
- Newspaper study (Daily Telegraph 4/6/21)
- Local and state representatives

- Benefits
 - 20 jobs in construction for 6 months
 - Creation of 40 direct ongoing local jobs
 - High tech sustainability focused manufacturing business
 - Capital investment of \$11.9M and ongoing revenue injection for local economy