

## Record of kick-off Briefing Meeting Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	<b>PPSSCC-284 – Cumberland - DA2021/0472 – 55 LONG STREET, SMITHFIELD</b>
<b>APPLICANT / OWNER</b>	Johann Havenga / Elizabeth and Garry Hayes
<b>APPLICATION TYPE</b>	Development Application with CIV > \$5M - Private infrastructure and community facilities
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 5a, Schedule 7 of the SRD SEPP
<b>KEY SEPP/LEP</b>	Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment Holroyd Local Environmental Plan 2013
<b>CIV</b>	\$11,924,599.00 (excluding GST)
<b>MEETING DATE</b>	23 September 2021

### REQUIRED ATTENDEES

<b>APPLICANT</b>	Dr Johann Havenga and Dr Mark Jackson, Mint Biominig Pty Ltd
<b>PANEL CHAIR</b>	Abigail Goldberg
<b>COUNCIL OFFICER</b>	Jai Shankar, Executive Manager, Development and Building Michael Lawani, Coordinator Major Development Assessment Stephen Peterson, Senior Development Planner Esra Calim, Coordinator Development and Building Systems Rashika Rani, Development and Building Systems Support Officer Sarah Hussein, Administration Officer
<b>CASE MANAGERS</b>	Alexandra Hafner, George Dojas and Amanda Moylan
<b>OTHER DPIE</b>	Holly McCann and Suzie Jattan

## ISSUES DISCUSSED

- Introductions
- Applicant overview of proposal:
  - Applicant and developer summary.
  - Proposed 3,000 tonne/annum e-waste recycling plant with alterations and additions to existing warehouse building and site.
  - Subject site zoned IN1 General Industrial, surrounding development zoned RE1, E2 and R2.
  - Endeavor Energy easement on northern boundary (rear), stormwater easement on eastern boundary.
  - Pre-lodgement meeting with Council informed reports for:
    - Survey, flood planning legal advice, DG storage report, BCA assessment, preliminary hazard assessment, fire safety study, visual impacts, traffic study, air quality, waste management, stormwater, noise and vibration, environmental management plan and CIV report.
- Council overview:
  - Public exhibition is due for completion on 8 October 2021. Nil submissions received.
  - Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Sydney Central Planning Panel and therefore is not limited to the detail contained below.

## KEY ISSUES FOR CONSIDERATION

- Carparking, minor shortfall under DCP.
- Mint Biomining to address typical chemical storage requirements in accordance with EPA Guidelines and relevant Australian Standards in addition to Environmental Management Plan.
- EPA referral outstanding – DPIE will assist in progressing this.

## REFERRALS

### Internal

- Development Engineering: minor issues re swept path and manoeuvrability.
- Environmental Health: minor issues.
- No further objections so far from other internal referrals.

### External

- LAC/Police and Ausgrid no objections.
- Outstanding referrals from EPA, TfNSW and Endeavour Energy.

**TENTATIVE PANEL BRIEFING DATE – 11 November 2021**

**TENTATIVE PANEL DETERMINATION DATE - 2 December 2021**