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15 IVORY CLOSE

HEATHERBRAE, NSW, 2324

**A WASTE MANAGEMENT
FACILITY**

2025

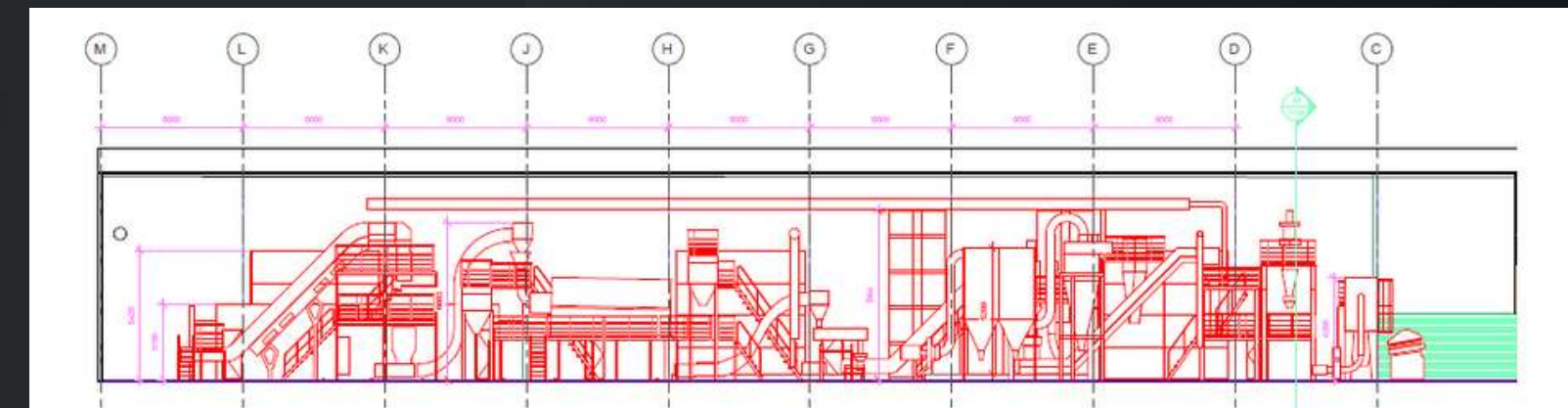
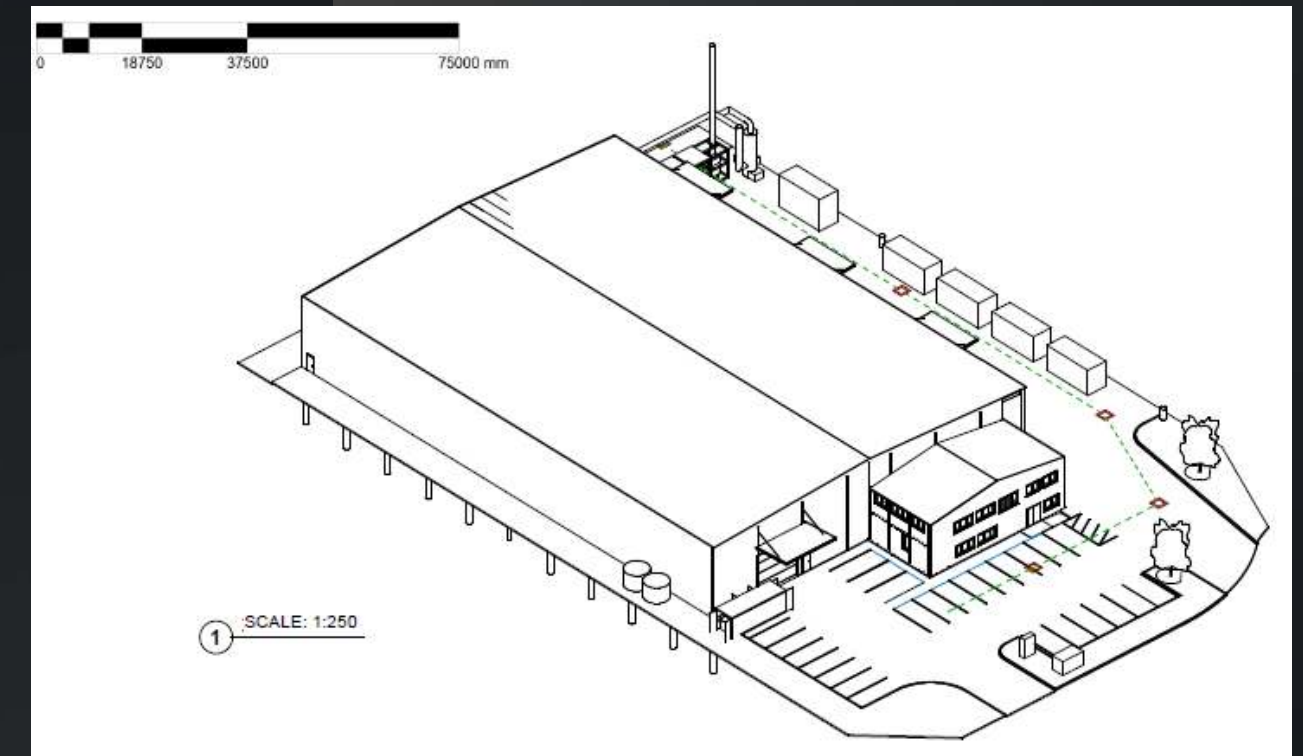


PROJECT SUMMARY

Waste Management Facility: Change of use & internal fit out to facilitate the development

The applicant's primary objective is to contribute toward local capability in circular lithium-ion battery re-use and recycling, leveraging international expertise, client relationships and local strategic partnerships of the applicant.

The development will be a direct progression towards the objectives and target established by the NSW Waste and Sustainable Materials Strategy 2041 in relation to improved recovery and recycling to reduce reliance on extractive processes whilst addressing a projected shortfall in the supply of lithium.



CONSULTATION GOALS:

- Seek early feedback to help shape the project in line with stakeholder interests and local planning objectives.
- Ensure transparency and proactive engagement prior to Development Application (DA) lodgement.
- Address any questions or concerns you may have in relation to the project and its potential impacts.





SK TES COMPANY OVERVIEW



Sustaining Tomorrow: Global leaders in recycling

- Founded in 2005 in Singapore
- Present in **Australia since 2006** – Facilities in NSW, VIC, QLD
- Became part of the Korean **SK Group** in 2022
- **40+ sites in 20+ countries – serving 100+ markets – employing 2600+ people**
- 100,000 tonnes of materials processed annually – **recovery rate: 97.3%**
- **Mission:** To make a decade of difference – To securely, safely, and sustainably transform and re-purpose **1 billion kg of assets by 2030**

RE-USE

- Lithium-ion Battery Repurposing
- IT Asset Disposition (ITAD)

RECYCLING

- Battery Recycling
- E-Waste Recycling

SERVICES

- Data Center Services
- Onsite Data Destruction



Why do we want to recycle batteries in Australia?

ESS installed in Australia as of 2024:

- Residential: 1920 MWh
 - Grid-attached: 5000 MWh
 - Estimated CAGR 28% in next decade
- More than 40,000 t of batteries!

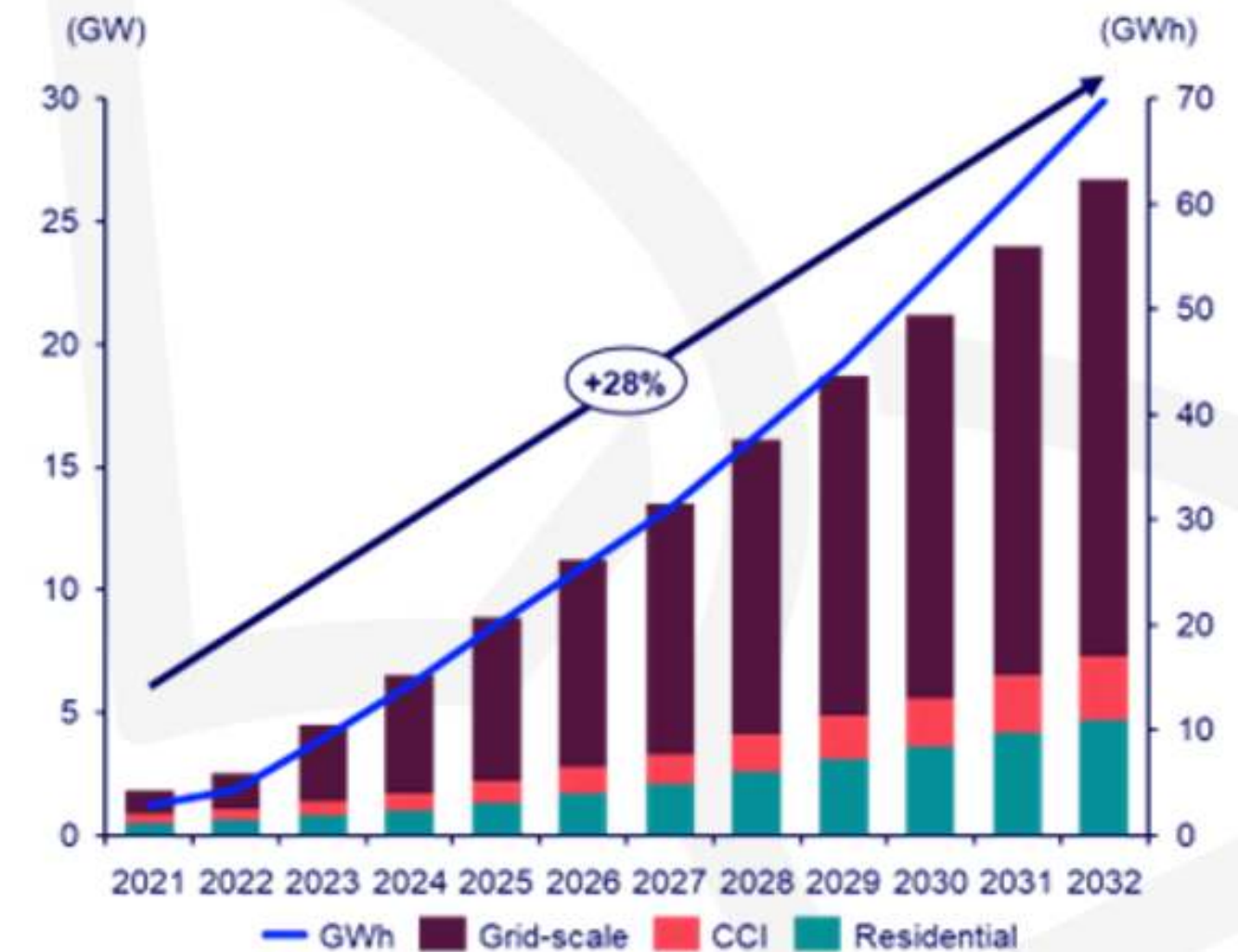
EV market:

- 87217 EV sold in 2023
- 160% increase from 2022
- 7.4% of total cars sold

Source: [Australia's top-selling electric cars in 2023 | CarExpert](#)

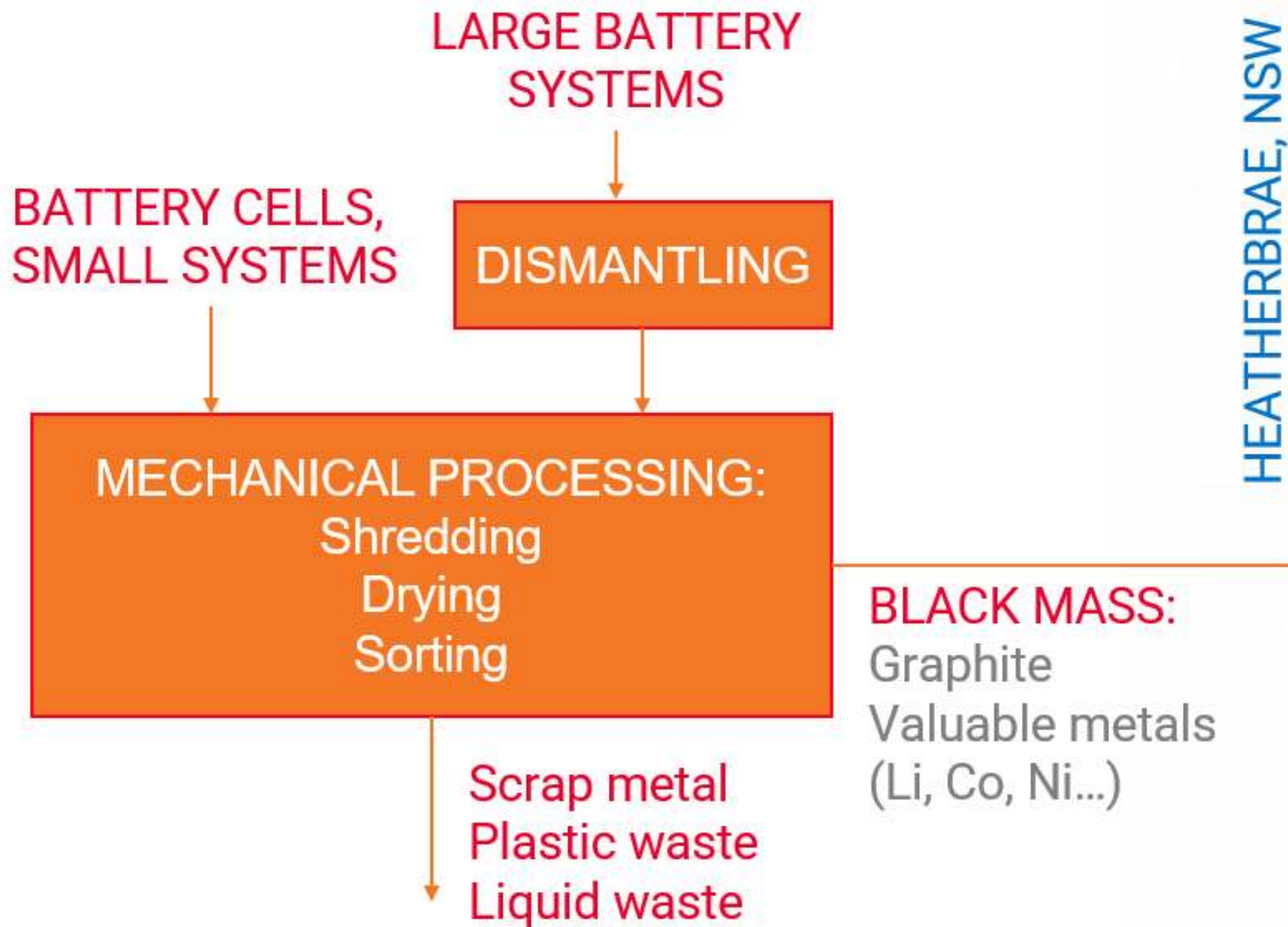


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Source: [Australia leads global market for battery energy storage systems | Wood Mackenzie](#)

Battery recycling: How is it done?

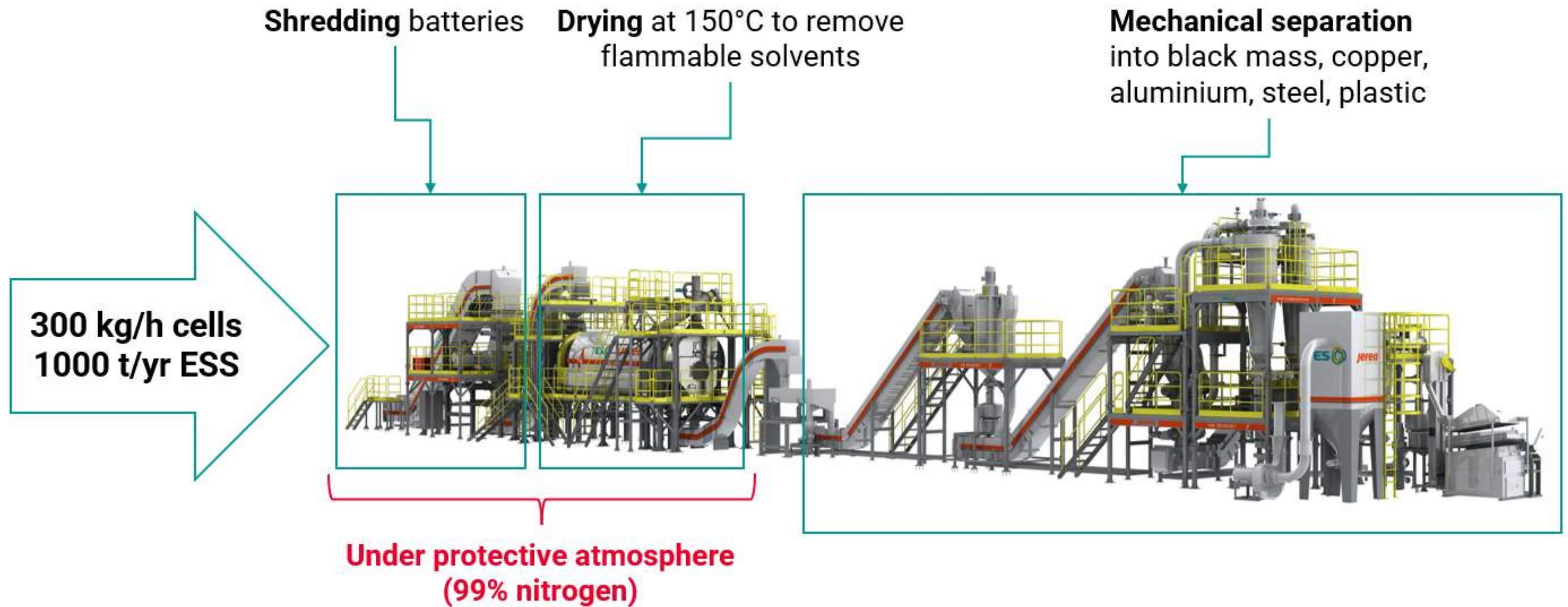


SINGAPORE

RECYCLED RESOURCES:
Graphite, Li_2CO_3 , $\text{Co}(\text{OH})_2$,
 $\text{Ni}(\text{OH})_2$, ...

CHEMICAL PROCESSING:
Leaching
Filtering
Precipitating

Heatherbrae facility will be first of its kind in NSW

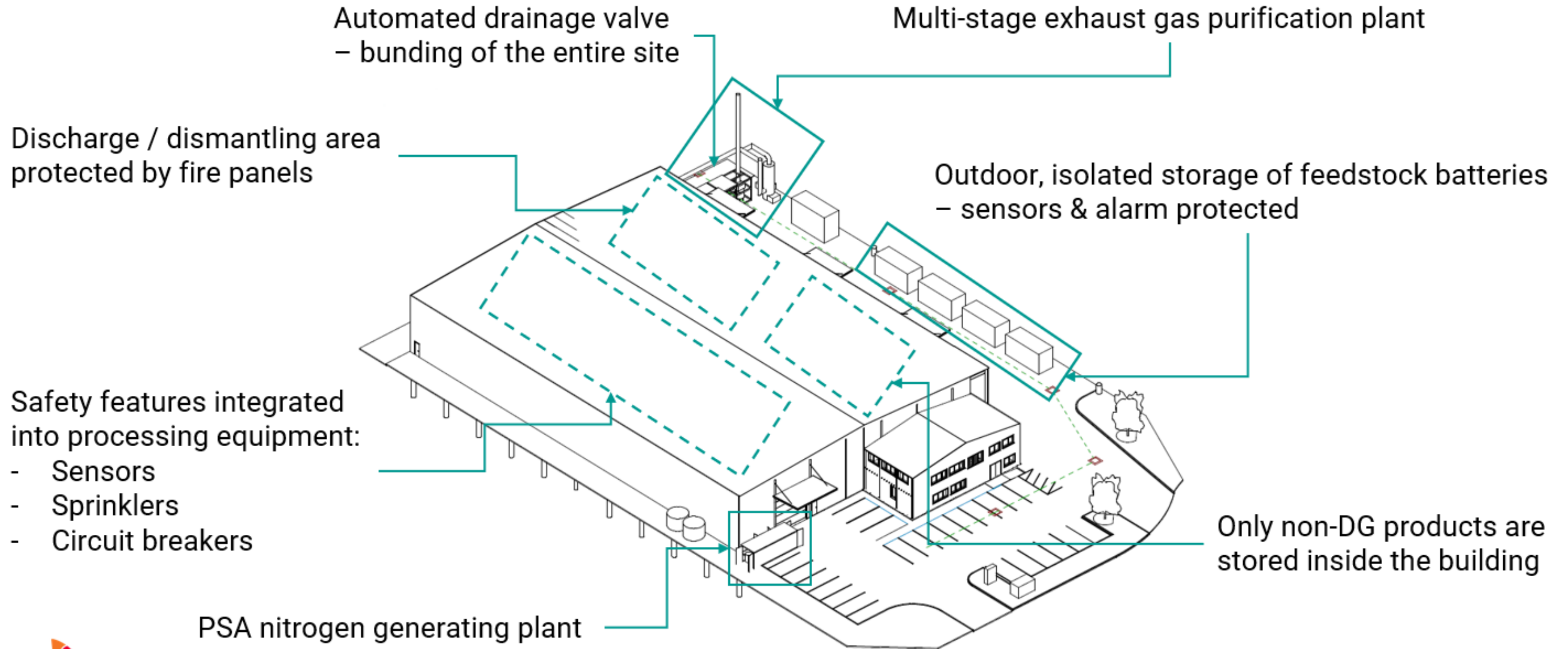


State-of-the-art Equipment, Tested by Our Team

- Processing equipment by JEREH (China)
- SK tes Australia team conducted **rigorous factory acceptance testing (FAT)** with actual batteries in Q4/2023
- Samples were taken from each product + exhaust gas stream
- Accredited third-party lab analyses have shown **compliance with SK tes' strict quality norms**




We recycle batteries in a safe and sustainable way



We aim to work with local stakeholders and create green jobs

- Investment of over \$4.5M (AUD)
- Supported with \$1.9M by NSW EPA
- **20 new green jobs** – we hire locally!
- Capability to **safely dispose risky, but ubiquitous waste** products – first in NSW!
- Integration into global circular resource economy



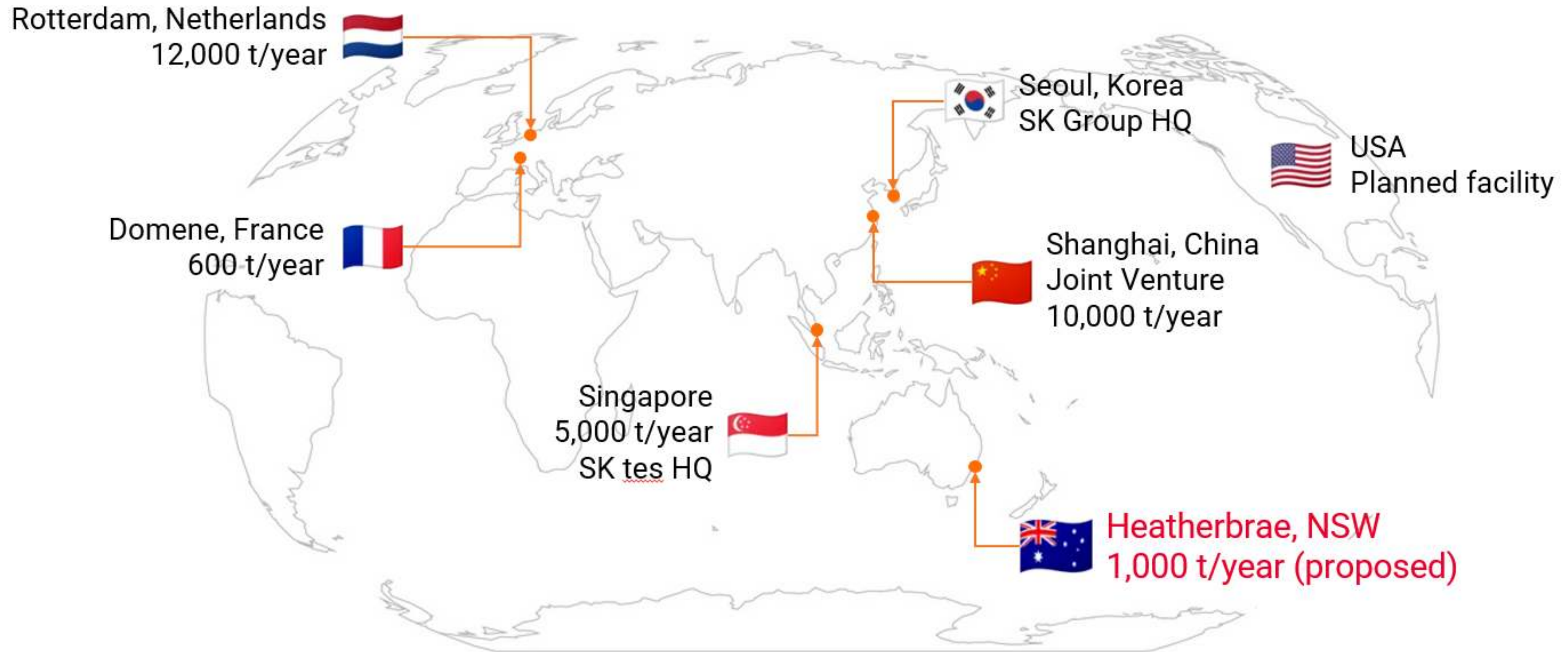
Environment Protection Authority

Circular Solar Phase 2 Grants Program

SK tes Sustainable Battery Solutions (Australia) Pty Ltd
\$1,913,517

SK tes proposes NSW local capability in circular lithium-ion battery re-use and recycling, leveraging its internationally expertise, client relationships and local strategic partnerships. This new plant will address grant priorities and looming waste dilemmas for lithium-ion waste from solar panel batteries. Through collaboration, the project will complement rather than duplicate already emerging infrastructure that is being established in solar panel recycling and the collection network being built around these products and the B-cycle scheme. This facility will be the first of its kind in NSW and Australia, processing up to 1,000 tonnes per annum of lithium-ion batteries, 400 tonnes per annum from solar panel systems. The facility is to be located in Newcastle NSW. The project will deliver additional 20 green jobs, knowledge sharing around systems, processes and standards, access to international markets for battery materials and encourage the circular economy through reuse.

We have done this many times before. We continue to grow.



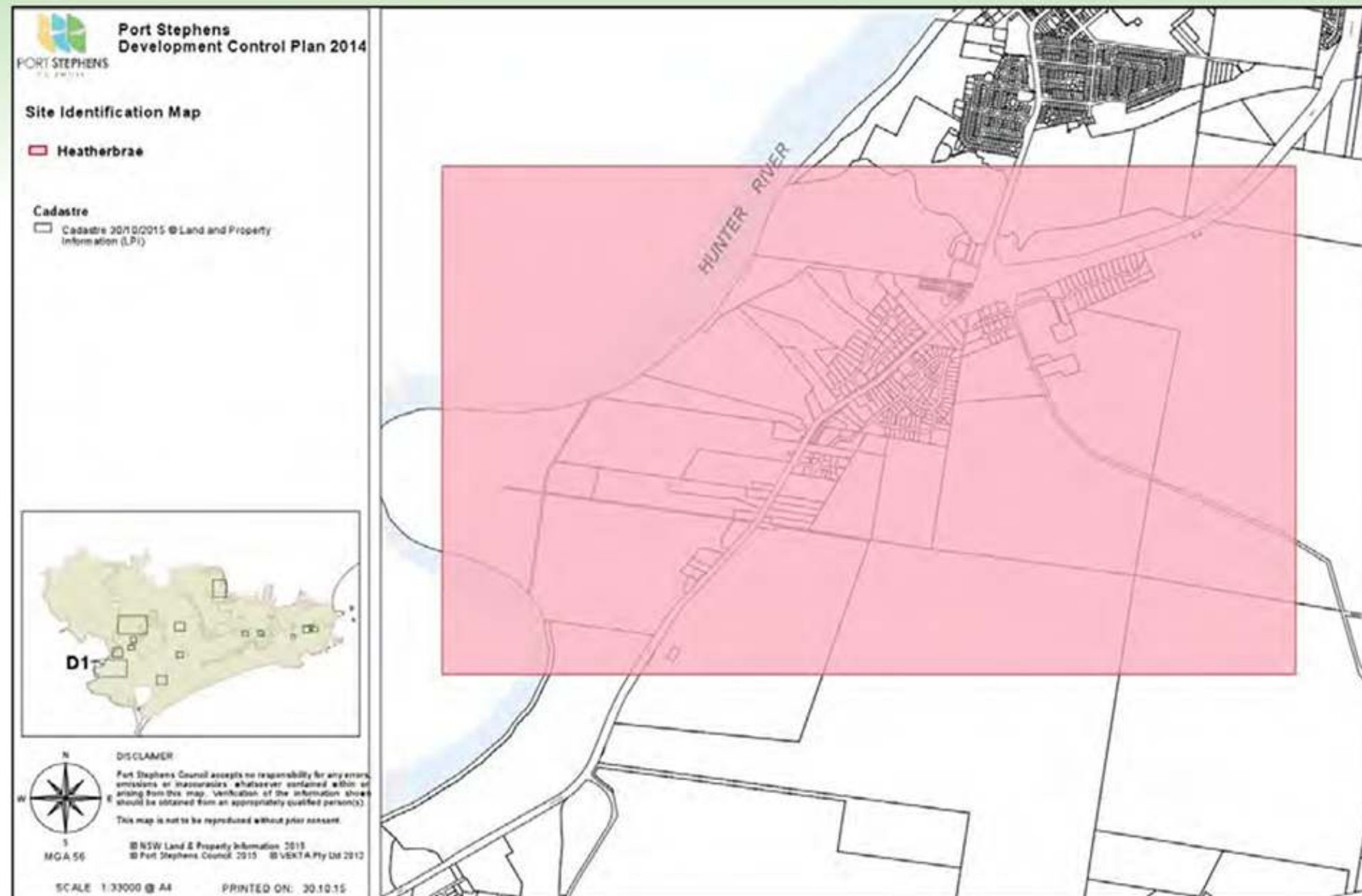


PLANNING OVERVIEW



The development site within a strategic development framework

Figure DB: Heatherbrae land application map

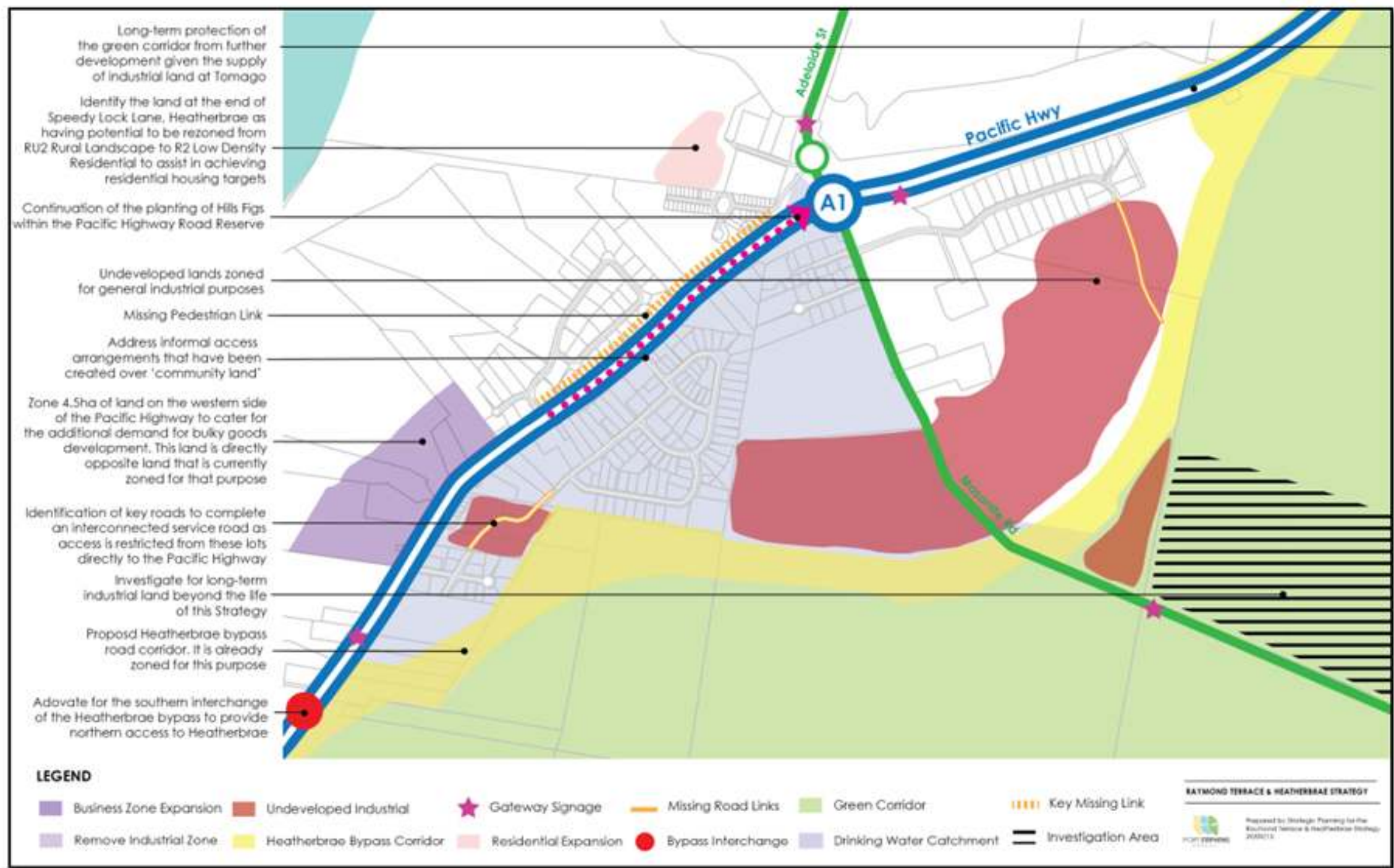


The D1 Heatherbrae Precinct is a strategically significant area within Port Stephens, NSW, due to its location, zoning, and infrastructure support for industrial and commercial growth.

From a planning perspective, the precinct is guided by goals outlined in Port Stephens' strategic development documents, which aim to attract businesses, facilitate regional economic activity, and manage residential and industrial land use effectively

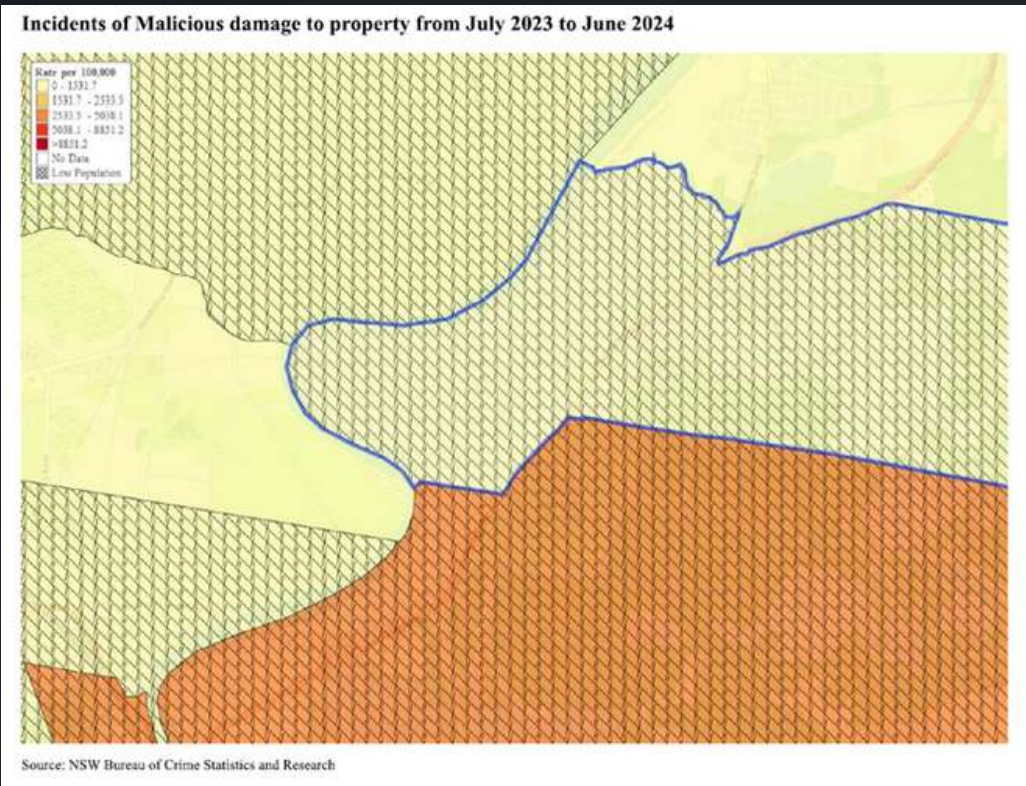
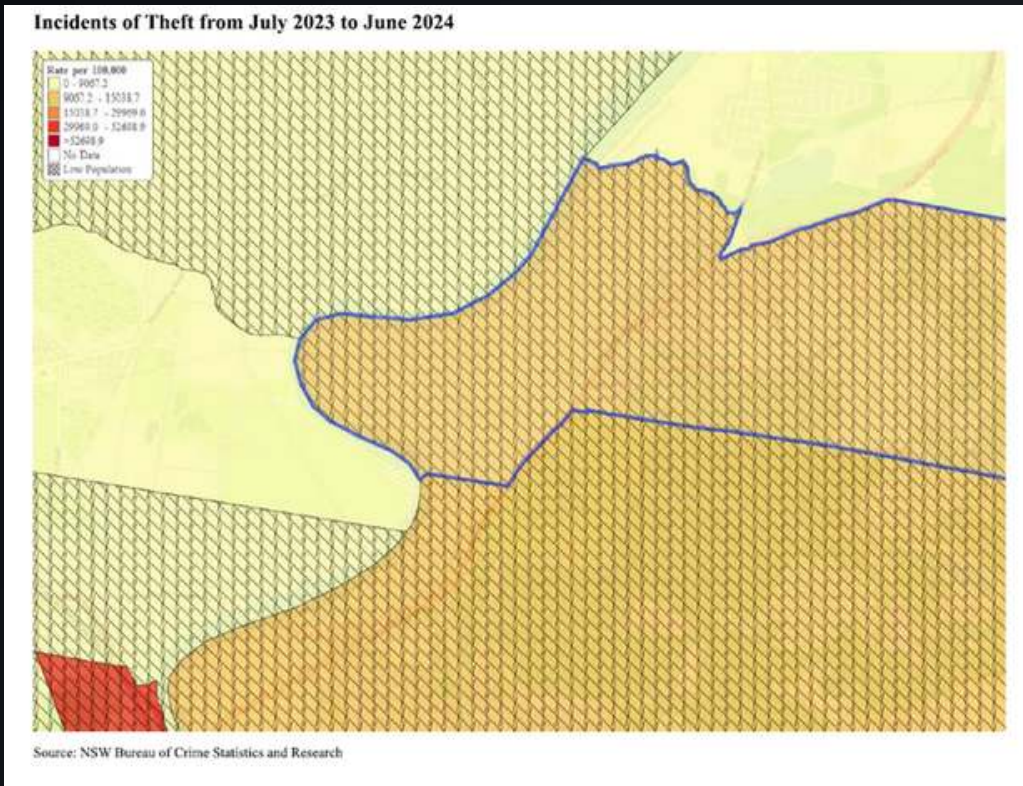
The development site within a strategic development framework

Figure M: KEY ACTION MAP – HEATHERBRAE

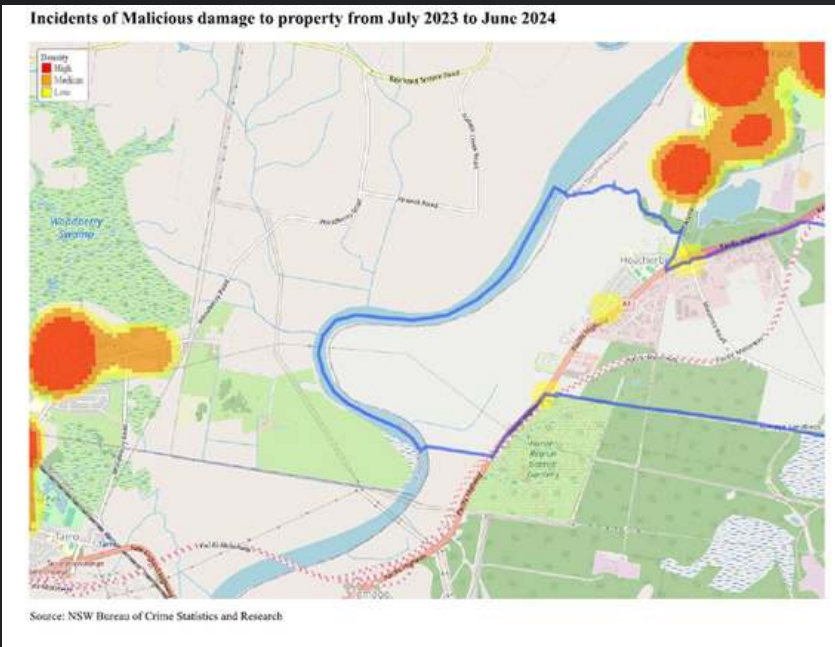


The strategic plan for the Heatherbrae Precinct aligns with Port Stephens Council’s goals to boost economic resilience and reduce unemployment by fostering business growth in industrial sectors. Heatherbrae’s development is intended to accommodate industries that contribute to job creation and economic diversification.

Crime and safety circumstance



As demonstrated through the locality analysis of the subject site it is observable that the crime and safety circumstance of the immediate area is low in all key areas that would on the surface be relevant to the proposed.



Site Suitability

Table 11: Regionally significant centres

Typology	Centre	
Metropolitan capital	• Newcastle City Centre	
Strategic centre	• Broadmeadow	• Singleton
	• Belmont	• Muswellbrook
	• East Maitland	• Forster-Tuncurry
	• Glendale	• Cessnock
	• Kotara	• Raymond Terrace
	• John Hunter Health and Innovation Precinct	• Kurri Kurri
	• Callaghan Campus	• Nelson Bay
	• Charlestown	• Scone
	• Maitland	• Dungog
	• Morisset	• Branxton (emerging)
	• Taree	
Global Gateways	• Newcastle Port	
	• Newcastle Airport	
Significant Employment land clusters	• Tomago	• Rutherford
	• Heatherbrae	• Mount Thorley Industrial Area
	• Cardiff Industrial Estate	• Mayfield West
	• Thornton	• Beresfield
	• Black Hill	• Tarro

Heatherbrae is named amongst the other Regional significant Employment land clusters in the Hunter Regional Plan 2041.

The plan encourages sustainable industrial practices, including the integration of renewable energy solutions and waste management practices, aligning with state-wide sustainability objectives.

COMMUNITY AND STAKEHOLDER ENGAGEMENT (CASE) STRATEGY

The CaSE as per SEARS requirements are in progress

- Must consult:
 - Fire & Rescue NSW
 - NSW Environment Protection Authority (EPA)
 - Port Stephens Council
 - Surrounding landowners and occupiers likely to be impacted.
- A summary of consultation outcomes and responses must be included in the EIS.

IDENTIFICATION OF THE ADDITIONAL STAKEHOLDERS AND THE RELEVANT COMMUNITY GROUPS

- Work Health and Safety Authority – SafeWork NSW
- Public Health Authority - Hunter New England Local Health District (HNELHD), Environmental Health Unit of HNELHD
- The Hunter Water Corporation
- Ausgrid
- RFS NSW
- Port Stephens Chamber of Commerce
- The current employees of the facility & Technical specialists
- Various Consultants involved in the development project
- Hunter Community Hub and Port Stephens Family and Neighbourhood Services
- Indigenous and Cultural Heritage Groups, including Karuah Local Aboriginal Land Council and Worimi Local Aboriginal Land Council.
- Port Stephens Historical Society
- Discover and Learn Academy - Childcare Centre

DA Materials Summary

Key Issues addressed as part of DA submission material

1. Fire & Rescue NSW feedback & Fire Safety Study (FSS)
 2. Bushfire Assessment report
 3. The fit out plans
 4. Waste Management
 5. Accessibility
 6. Air Quality
 7. Noise and Vibration
 8. Soil and Water Management
 9. Traffic Report
 10. Community and Stakeholder Engagement
 11. Heritage Assessment of Aboriginal and non-Aboriginal heritage impacts
 12. Greenhouse Gas assessment
 13. Flood Certificate
 14. Geotechnical assessments
- and more...



Compliance with

- SEARS requirements
- Council's LEP and DCP

Note:

The summary in this presentation is limited, as the materials are extensive.

Consultants Feedback

“Based on the analysis conducted, it is concluded that the risks at the site boundary are not considered to exceed the acceptable risk criteria; hence, the facility would only be classified as potentially hazardous and would be permitted within the current land zoning for the site.” - RISCOON Engineering

“We have considered the potential impacts of the proposed development on the existing environment, with respect to access for people with disabilities and confirm that to our knowledge, the proposal is consistent with all relevant planning strategies, environmental planning instruments and development control plans (DCPs) specific to accessibility as outlines throughout this report.” - PAA (Accessibility)

“Cumulative impacts with other nearby activities were also considered, but no potential risks of cumulative impacts arising were identified.

It is predicted that all the assessed air pollutants generated by the operation of the Project would comply with the applicable assessment criteria at the assessed residential receptors or off-site location and therefore would not lead to any unacceptable level of environmental harm or impact in the surrounding area. The Project would not result in air pollution that would significantly impact upon the amenity of residential and industrial land uses.

Overall, we consider that the project proposes a high quality facility that provides an environmentally beneficial opportunity to recycle lithium ion batteries into reusable products.” - Todorski Air Sciences (Air Quality)

“Based on the predicted noise levels, the proposed lithium-ion battery recycling facility is predicted to satisfy the relevant SEAR’s requirements, EPA advice, and the EPA Noise Policy for Industry 2017 provided the recommendations in Section 7 are implemented.” - Broadcrest (Noise Impact)

“It can be concluded from the traffic and parking impact assessment that the proposed change of use from an existing industrial warehouse located at 15 Ivory Close, Heatherbrae to a resource recovery facility, will not have adverse impacts on existing traffic or parking conditions and is worthy of support in its present form.” - Hemanote Consultants (Traffic Impact)



Compliance with

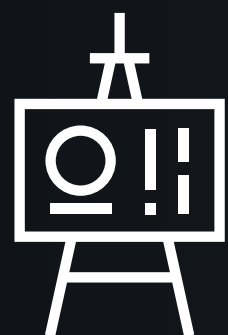
- SEARS requirements
- Council’s LEP and DCP

Note:

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TIMELINE



Finalisation of the DA submission materials

March-April 2025



Community & Stakeholder Consultation (active phase)

March-April 2025



DA lodgement

April 2025

YOUR FEEDBACK MATTERS:

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Anna Sharikova - anna@ryanplanning.com.au
1300 713 581

THANK YOU

IMPORTANT DATES:

Consultation period closes off on the 04th of April

