



Skylife Properties Pty Ltd
PO Box 114
Enfield NSW 2136

7 November 2017

Sheelagh Laguna
Senior Planning Officer
Industry Assessments
320 Pitt Street
Sydney NSW 2001

Dear Sheelagh

Re: Mortdale SSD 7421 Response to queries from the Department of Planning and Environment

Skylife Properties Pty Ltd has prepared a response to an email query from the Department of Planning and Environment dated 3 November 2017 seeking clarification on matters relating to the Mortdale State Significant Development application.

In this regard, responses were prepared by SLR Consulting Australia Pty Ltd (SLR) and Bingo Industries within this letter or appended at:

| | | |
|-------------------|-----------------------------|------------------|
| Appendix A | Bingo System and procedures | Bingo Industries |
| Appendix B | Noise response | SLR |

1. Maintenance of the SKALA machinery

When would maintenance of the SKALA machinery occur and how much time has been allocated to this? Also, what is the anticipated 'time lost' to machinery blockage and/or breakdown?

RESPONSE:

SKALA machinery would be visually checked and cleaned for 30 minutes before each shift commences (two shifts per day). SKALA machinery would be serviced once every three months after operational hours to avoid any conflict with the business operation.

The proposed machinery at the Mortdale RRF would be appropriately designed to withstand any demands from the operation. Several contingency measures would be put in place to minimise the risk of equipment breakdown, including:

- A proactive, planned maintenance regime, regular inspections and good housekeeping practices to minimise unplanned downtime.
- An in-house maintenance team with mobile workshop is available to quickly respond to issues.
- The storage capacity at the Mortdale facility allows for substantial volumes of waste to be stored. Also, the storage bays area could be emptied during this time. Therefore, transportation of waste to and from the RRF can continue for a period while plant and equipment is maintained.
- In a period of extended shutdown of plant and equipment, waste can be redirected to other facilities within the broader network, without compromising the broader Sydney recycling



network. Bingo has the ability to readily move waste between facilities using Bingo bulk haulage trucks or to redirect Bingo trucks accordingly.

Based on the above contingency measures, plant and equipment shutdown or maintenance periods are not anticipated to impact the ability of the RRF to process 220,000 tpa.

2. Procedures that deal with the handling of non-conforming waste

Thank you for sending the Storage of Hazardous Chemicals – Special Waste procedure. However, it appears to be missing a few pages as there is only one. Can you please resend? Also, please forward me any other procedures that deal with the handling of non-conforming waste such as batteries, gas bottles etc. A list of all the available procedures would also be very helpful. Is there a procedure relating to daily inspection of waste storage areas?

RESPONSE:

The Storage of Hazardous Chemicals – Special Waste procedure is correct as submitted.

All available Bingo systems and procedures which deal with the handling of non-conforming waste are attached at [Appendix A](#).

3. New minimum standards for managing construction and demolition waste in NSW

The New minimum standards for managing construction and demolition waste in NSW require training of staff to perform any task involving the inspection, identification, sorting or storage of construction waste, asbestos waste and unpermitted waste types at the C&D waste facility. Can you please provide confirmation that staff will be adequately trained in accordance with the standards?

RESPONSE:

All staff are adequately trained as per SEQ Management Systems requirements which reference a Training Needs Register for each role, work group and site. Site Supervisors are provided with Asbestos Removal training by a third-party provider which is adequate to supervise staff with asbestos awareness training (internal training) in the handling and removal of asbestos.

4. Removal of non-permitted waste

The C&D waste standards also require removal of non-permitted waste within one day of receipt. Can Bingo commit to removing these wastes every day rather than when the bin or cage is full?

RESPONSE:

Yes, Bingo will comply with EPA requirements for the removal of non-permitted waste.



5. Construction and road noise

Construction noise is not predicted to trigger the 51 dBA NML for residential premises, however no evidence of how this conclusion was reached has been supplied in the NVIA report. Similarly, road traffic noise would result in less than a 2dBA increase, but no evidence of this is available. Can you please send this information as soon as possible?

RESPONSE:

SLR noise response to construction and traffic noise is attached at [Appendix B](#).

We trust that the information and clarification sought by the Department of Planning and Environment have been satisfactorily addressed in this letter.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Shivesh Singh".

Shivesh Singh
Planning Manager
Skylife Properties Pty Ltd



Appendix A



Appendix B