

## Planning Assessment Commission Meeting

Mortdale Resource Recovery Facility (SSD7421), Hearne Street, Mortdale

Tuesday 12 December 2017 2:00pm

Mortdale Community Centre, 2B Boundary Road, Mortdale NSW 2223

- The following factor was probably not taken into account in the original DA in 2016 for Bingo's Hearne Street Facility.  
The recent announcement that China will no longer accept Australian waste products impacts on all waste facilities whether they send waste to China or not:

The Chinese ban, which will be fully implemented early next year, affects an annual average of 619,000 tonnes of materials — worth \$523 million — in Australia alone.

"It'll be a real challenge finding homes for these products in the short term," Ms Sloan said.

"It's going to change the nature of the recycling industry in Australia for us."

Recyclers who are unable to ship their waste to China will be forced into more expensive solutions, and may have to renegotiate their contracts with local councils so ratepayers could end up footing the bill.

### China decision hits prices

Recyclers said there was no-one in the industry who was not feeling the pain at the moment.

"Whether you're selling your material into the domestic market or export markets, this is a huge impact ... (ABC NEWS 10/12/2017).

- Also the following have occurred since the original application in 2016.

### Waste Management Review 3 September 2017

- Recently public listed firm **Bingo Industries** is expanding into the Victorian market, acquiring three Melbourne businesses.
- *News Corp* reported the \$38 million acquisition includes Konstruct Recycling, Resource Recovery Victoria and AAZ Recycling.
- The company has secured a fleet of 40 vehicles and two recycling facilities. In addition, **Bingo** says it will create an additional 100 jobs.
- CEO Daniel Tartak said the Victorian end market was attractive, with "strong" growth fundamentals.

- “Government legislation is supportive of our business model that diverts waste from landfill for recycling. With the scalability of our platform, operating systems and back office we are well positioned to grow into Victoria,” he said.
- In a statement, Bingo said that Victoria is the second largest waste generating state in commercial and industrial (C&I), and building and demolition (B&D) waste after NSW.
- “With the accomplishments and developments of **Bingo Industries** across the C&I and B&D industries across New South Wales, this comes as no hurdle for the company. Reaffirming FY18 forecasts, the Victorian expansion is a giant leap in **Bingo’s national plans** and another milestone for the group,” the company wrote.
- **Bingo has quickly expanded from its humble beginnings as a four-truck skip company. The Tartak family bought the company in 2005 for \$1 million, and it now has a market cap of \$688 million, with 10 recycling centres in NSW.**

## **BINGO’S RATIONALE FOR THE DA PROPOSAL FOR HEARNE STREET MORTDALE**

- Bingo’s request for an increase from 30,000tpa was to cater for Sydney’s recent growth in the construction industry and the resulting rise in need for C&D waste recycling. It fits in with the targets of the WARR (Waste Avoidance and Resource Recovery) Strategy 2014-2021. It is *expected* that the percentage of waste diverted to landfill would be reduced.
- Bingo indicates that the Mortdale site is well positioned to service the demolition and construction waste from the Sydenham to Bankstown Urban renewal project and Arncliffe and Banksia Planned (formerly Priority) Precincts. The facility would enable resource recovery and subsequent recycling and *reuse* elsewhere. Given the various locations of these projects and the lack of information about which facilities the sorted waste is transferred to – **one has to question whether Hearne Street Mortdale zoned IN2 Light Industrial is the best location in Sydney for this facility, considering Bingo has stated there is a shortage of C&D recycling facilities in the Sydney metropolitan area in general.**
- **It is unclear where elsewhere is – it is stated that the sorted, recyclable output materials would be transported offsite to other facilities (which ones?) for reuse (as what) and recycling (into what?) supposedly useable products (no examples given, or quantity).**
- Traffic – at full capacity the site would generate up to 336 traffic movements per day (168 in, 168 out).
- The demolition and construction timeframe of the site is 34 weeks.

- One of the NSW Premier's Key Priorities is 'Creating Jobs' – the Government aims to provide 150,000 new jobs over the next four years.

- Bingo's contribution to 'Creating Jobs' is 15 full-time equivalent new construction jobs (which will end when the projected 34 weeks demolition and construction of the site is completed) AND 25 new operational jobs in the Georges River LGA taking the number to 30 with the current 5 jobs. 13 employees per shift.

- The development is also consistent with the goals of 'A Plan for Growing Sydney'

- provide additional jobs closer to where people live (?? Does that mean only Mortdale/Peakhurst residents can apply??)

- due to the limited availability of off-street parking staff would be encouraged to carpool and use public transport to reach the site

**DOES THE APPLICANT FOR THE DEVELOPMENT KNOW WHERE THE CLOSEST TRAIN STATION TO HEARNE STREET IS, AND THE BUS TIMETABLES SERVICING THAT PARTICULAR AREA???**

- Parking – during construction staff are not to utilise public and residential streets or public parking facilities.

The Department has recommended a condition of consent which prohibits construction staff from parking within the local road network.

**WHO IS GOING TO MONITOR ALL THESE CONDITIONS AND REPORT BREACHES???**

**WHAT HAPPENS TO BINGO IF THE CONDITIONS ARE NOT MET AT ANY POINT IN THE CONSTRUCTION AND OPERATIONAL PHASES??**

When operational Bingo must provide 13 parking spaces on site for staff.

The development should not result in any vehicles queuing or parking on the public road network, including Hearne Street, nor

any heavy vehicles and bins parking on local roads or footpaths in the vicinity of the site.

Haul routes and key intersections: Due to the nature of the facility accepting C&D waste from sites in various locations throughout the Georges River LGA and adjoining LGAs, a single haul route for waste deliveries cannot be identified. So the focus was on key intersections in the immediate area which all truck movements would utilise.

- The Applicant must not receive or process on site more than 220,000 tonnes of waste per year.
- The only type of waste permitted to be received or processed on the premises is waste classified as general solid waste.

## **ILLAWARRA MERCURY NEWS 6 October 2017**

For the second time this week, an Illawarra business owned by waste company **Bingo Industries** has fallen foul of the Environment Protection Authority.

Helensburgh Recycling has been hit with a \$15,000 fine by the Environment Protection Authority for unlawfully accepting asphalt waste at the Walker Street facility.

On Tuesday, the EPA issued a clean-up notice to Wollongong Recycling at Kembla Grange after building material it delivered to four sites, including Wollongong's Blue Mile Tramway, was found to be contaminated with **asbestos**. The EPA notice stated the material at all sites had to be removed by October 15.

No fine was levied but a \$535 administrative charge will need to be paid.

**Bingo Industries** bought both the Helensburgh and Kembla Grange businesses from the Blackwell family earlier this year.

Officers from the EPA conducted a surprise inspection of the Helensburgh site on August 15.

While they were there, a truck entered the site carrying a load of asphalt waste – which was not permitted under its environment protection licence.

The Helensburgh facility's licence only allowed it to accept wood waste, garden waste, soils, and other organic waste.

This waste was checked at the weighbridge and then waved through to be deposited on site.

More asphalt waste was seen being received onto the site during another site inspection on September 14.

One truck was turned around by staff but EPA officers observed evidence of previous depositions.

EPA Acting Manager of Regional Waste Compliance Steven James said the agency took licence compliance seriously.

“These licences are much more than a piece of paper or an environmental suggestion – they outline the specific rules and conditions waste facilities must operate by to ensure minimal risk to the environment,” Mr James said.

An EPA spokeswoman said that if the Helensburgh facility committed further offences, more severe compliance action could follow.

In a statement, a spokesman for **Bingo** did not refute the claims from the EPA.

“**Bingo Industries** notes the penalty notice issued by the EPA to Helensburgh Recycling,” the spokesman said.

“The Helensburgh facility was recently acquired by **Bingo**, which maintains strict operating procedures and protocols compliant with ISO 14001 (environmental) standards.

“Bingo has subsequently implemented these operating procedures at the facility, including training staff on its licensing obligations.”

### **BEN Inside Waste 23 May 2017**

**Bingo** Waste Services Pty Ltd has been fined \$30,000 for unlawfully transporting general solid waste to the Minto Recycling facility in August 2016. This included domestic waste, waste from litter bins, street sweepings, pieces of plastic and other items. The facility is licenced to receive building and demolition waste and scrap metal only.

In relation to the same incident, Minto Recycling Pty Ltd has been fined \$30,000 for accepting that waste from **Bingo** Waste Services in contravention of their licence conditions. The company continued to accept loads of garbage even after being warned by the EPA that it was unlawful to do so. Processing unlawful waste with waste for recycling creates a risk of contamination being reintroduced into the community who believe they are purchasing a quality product.

### **BEN Inside Waste 24 November 2017**

The action comes shortly after the EPA commenced court action against **Bingo** Industries subsidiary, Wollongong Recycling for alleged licence breaches in Minto.

It is alleged that the company had supplied 7500 tonnes of aggregate **contaminated with asbestos** to sites in the Illawarra, including 3300 tonnes to Lend Lease's Calderwood Valley project.

Wollongong has complied with the EPA notice to remove contaminated waste from the site, completing the removal on October 26. It has also put in place measure including checking all incoming loads for non-conforming materials, spreading all

loads after they're tipped and inspecting them for non-conforming materials, conducting regular checks of materials; and conducting daily site supervisor inspections as well as weekly audits.

The Calderwood Valley project was one of four sites issued with EPA clean-up notices. In early October, Wollongong's Blue Mile Tramway Project was identified as a site that had received **asbestos-contaminated** building material from Wollongong Recycling's Kembla Range facility.

**Bingo acquired Wollongong Recycling** earlier this year and a spokesperson noted that the Blue Mile Tramway Project incident occurred shortly after purchasing the Kembla Grange facility.

"Since acquiring the Kembla Grange site in May 2017, Bingo has been working to bring the site up to our operating standards, which are ISO 14001 compliant," Bingo said in a statement last month.

Consultation is currently underway on the updated minimum standards for managing C&D waste, which includes further provision with respect to the transportation or disposal of asbestos waste.

## **WILL BINGO COMPLY WITH THE CONDITIONS OF CONSENT IF THIS RECOMMENDATION TO APPROVE THE PROPOSAL FOR HEARNE STREET MORTDALE IS IMPLEMENTED?**

### **Macarthur Advertiser 12 October 2017**

The NSW Environment Protection Authority will take a Minto company to court after it allegedly **breached conditions of operation** on multiple occasions.

The EPA said Minto Recycling – a subsidiary of **Bingo Industries** – held an environment protection licence and **was only permitted to process 30,000 tonnes of waste each year**.

It will be alleged the Pembury Road company “**considerably**” exceeded the limit during the last two reporting years. The EPA estimates **120,000 tonnes of waste has already been processed this reporting year**.

In May this year the EPA issued a release which said the company had been fined \$30,000 for unlawfully transporting general solid waste – including domestic waste, waste from litter bins and pieces of plastic.

The EPA said the company continued to accept waste that contravened the conditions of operation despite three previous warnings.

