



9 June 2017

Lachlan McDougall
Mirvac Projects Pty Ltd
Level 28, 200 George St
Sydney NSW 2000
(02) 9080 8952

Dear Lachlan,

RE: Waste Response to EPA Comments (Site 53, 2 Figtree Drive, Sydney Olympic Park)

The waste chute with diversion system offers simplicity by providing an efficient method for disposing of garbage and recycling waste streams whilst saving owners corporations the significant expense of collecting and transporting recyclables from floor by floor garbage rooms.

The waste chute with a diversion system is simple to use for both residents and building managers. The door control panel allows residents to select their disposal method and a light indicates when the diversion system is in the correct position for use.

Diversion systems are ideally suited for buildings up to 30 levels; however taller buildings can be accommodated with adequate education communicated to owners by building management regarding recycling responsibilities and the correct use of waste equipment.

Building 2 at Pavilions is slightly higher than 30 levels and wait times on the higher levels are anticipated to take approximately 20 - 30 seconds.

During early planning stages, alternative options were discussed including the use of a single waste chute with recycling bins placed in a waste compartment on each level of the building for residents to deposit separated recyclables. The discussion around transporting full bins and replacing each level with empty bins by building management was considered an unsustainable practice. The recycling diversion system has long been used in the UK, Europe and USA and it was felt that this system would provide cost savings across multiple levels including energy and labour.

This development has 78 garbage chute door sets meaning that 78 recycling bins may require more than one day for the building caretaker to empty and return the bins to each residential level.

Whilst there is an argument put forward by the EPA that some residents may choose not to recycle if the wait time for the diversion changeover is long; the inconvenience of either travelling to the basement to dispose of recycling or bins on each residential level is more likely to result in recyclables contaminating the waste stream.

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Building management must accept responsibility for educating residents to use waste chute systems correctly and where possible, provide directions in other languages. Regardless of the system, the final decision to choose to recycle correctly or not to contaminate recyclables with garbage material lies with individual residents.

Diversion chutes are an innovative solution to high rise design that improve resident amenity and with the right education, signage and management have the ability to significantly improve the cross contamination of garbage and recyclables in multi-storey and large scale developments.

The management of recycling other waste streams will be addressed in an amended operational Waste Management Plan, making reference to Council's e-Waste drop off days and alternative methods for disposing of hazardous and electronic waste. Clothing is recommended to be donated to charity. A containerised system will be provided in the bulky goods storage area for large cardboard items, polystyrene and hard waste.

Public spaces are likely to generate minimal waste from the people utilizing these areas. Waste and recycling bins should be placed throughout public spaces to minimise the likelihood of littering.

Areas allocated to outdoor public space will be managed by Council, unless another type of arrangement has been agreed with by Council. Public waste bins placed in outdoor public areas will be serviced and maintained by Council.

The large private open spaces within the development will be managed by building management and cleaners will circulate throughout the area and will remove waste as required.

If you feel that our course of action requires any further information or clarification, please do not hesitate to contact me.

Kind regards,

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