



NABERS Ratings Drive Recycling Performance

Increase in
NABERS
Waste rating by half
a star

Potential to
divert up to
25
tonnes
of material from
landfill annually

50%
of equipment purchase
cost subsidised by the
NSW EPA, reducing
payback time

Reduced contamination
of recycling and
enhanced operational
efficiency through better
waste systems

KEY OUTCOMES

5 Martin Place introduced a new recycling stream, established a better functioning bin room and achieved a higher NABERS Waste rating with support from Energy Conservation's Waste Scout team.

OVERVIEW

5 Martin Place is an A-grade office tower in Sydney's CBD using the government-backed NABERS rating system to drive performance across energy, water, and waste. NABERS Waste offers a consistent, national approach to waste measurement that aids comparison between buildings, and 5 Martin Place management was keen to improve their rating.

In addition to offices, the building houses several retail tenancies including fashion, electronic, travel goods and food service. Many of the retail tenants sell items that are delivered to their stores in individual clear plastic bags, which were going to the building's landfill stream and sometimes contaminating recycling streams. Space in the 5 Martin bin room was confined, making the task of manoeuvring bins for multiple recycling streams difficult.

THE CHALLENGE

- Plastic film adversely affecting recycling and contamination rates, impacting NABERS Waste ratings
- Limited space in which to implement an effective solution
- Multiple stakeholders including retailers, cleaners, waste collectors and building management



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THE SOLUTION

ENERGY CONSERVATION ASSESSED THE BUILDING'S ENTIRE WASTE SYSTEM AND FOUND WAYS TO SAVE SPACE, TIME, AND MONEY.

Energy Conservation conducted NABERS calculations, surveyed tenants and applied for funding through the NSW Environment Protection Authority (EPA) Bin Trim program. We calculated that sufficient plastic film was being generated from the building to justify baling it for recycling, and were able to access Bin Trim rebate funding of 50% of the cost of a baler. The baler can also be used for compacting cardboard.

Cages were installed to sort soft plastics and cardboard, which allowed busy tenants and cleaners to drop recyclables quickly and easily into the right place for recycling. Baling these materials enabled a reduction in the number of bins and clutter in the bin room, saving cleaners time and improving efficiency.

RESULTS

DURING A PERIOD WHEN COMMERCIAL BUILDINGS FACED CHALLENGES MAINTAINING RECYCLING DUE TO COVID IMPACTS, 5 MARTIN PLACE INCREASED RECYCLING RATES AND ADDED AN EXTRA HALF-STAR TO ITS NABERS WASTE RATING.

Staff are happier to enter the bin room and more engaged with the installed processes. Reduced collection costs, more space, fewer trucks - a happy outcome for a motivated facility manager looking to increase their NABERS ratings and keep costs as low as possible.

Bin Trim is a NSW EPA Waste Less, Recycle More initiative funded from the waste levy.

