

22 December 2011

## REFERRAL RESPONSE

FILE NO: DA 531/2011/1

ADDRESS: 1 Kiaora Road DOUBLE BAY 2028

PROPOSAL: Kiaora Lands Redevelopment comprising demolition of existing buildings and structures, a new 4 storey commercial/retail building fronting New South Head Road and including a new public library, a new 3 level commercial/retail building fronting Kiaora Lane, including a supermarket and public parking (465 spaces) and public domain improvements.

FROM: Mark Ramsay Manager Civil Operations

TO: Mr P Kauter

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Peter

In response to the waste management plan for the Kiaora Lands redevelopment I submit these referrals.

2.0 This section refers to the calculations for the amount of waste that will be generated by the occupants of the site. It must be noted that the calculations on the retail outlets are insufficient if these outlets are predominantly food based retailers. Therefore the number of bins allocated to them and the areas provided to house them will also be insufficient.

3.1.3 States that retail outlets on the ground floor located in Kiaora Lane will have bins located in Kiaora Lane. Clarification needs to be sought on whether or not these bins are to be housed in a section out of view from all users of the site as it is not permissible to have bins stored on public land on a permanent basis or in view of other users.

3.2 States that the retail, library and office area fronting New South Head Road will have individually labelled bins located in Kiaora Lane. Clarification needs to be sought on whether or not these bins are to be housed in a section out of view from all users of the site as it is not permissible to have bins stored on public land on a permanent basis or in view of other users.

NOTES:

If these bins are to be housed in the waste areas located at either end of the site, how are the tenants expected to get their waste to these locations?

3.4 States that a waste caretaker will need to be employed to manage the garbage system. This will need to become a condition of consent as the planned waste management system will not be effective without this permanent position.

**GENERAL:**

The entire waste management plan is based upon Woollahra Council providing a twice a week service for the collection of garbage, with the majority of the garbage collection to be carried out using 1500L and 1000L MGB's, plus co-mingled recycling and separate paper recycling.

It is important to note that Woollahra Council does not have the capability to provide a collection service for 1500L and 1000L MGB's. The Council is also unable to provide a co-mingled recycling service to trade customers.

It will therefore be necessary for the applicant to have a total waste disposal contract with an external provider in place prior to approval.