



Tailored Planning Solutions Pty Ltd

Waste Management Plan in relation to

Seniors Housing Development

494 Wingham Road, Taree

May 2025

1. Introduction

1.1 Overview of Proposal

This plan relates to a proposed concept development for a Seniors Housing development comprising 207 dwellings and associated facilities.

The development is proposed to be undertaken in 8 stages containing between 19 and 32 dwellings.

1.2 Scope of Report

This report has been prepared to provide information regarding waste management within the modified proposal.

2. Site and Surrounding Locality

2.1 Site Details

The following data is provided in relation to the site:

Real Property Description	Lot 343 DP 1118417
Address	494 Wingham Road, Taree
Site Area	Approx. 25.41 hectares
Zoning Taree LEP 2010	R1 - General Residential

The subject site is located in the western part of the Taree township. The area in its regional context is shown in Figure 1 below.

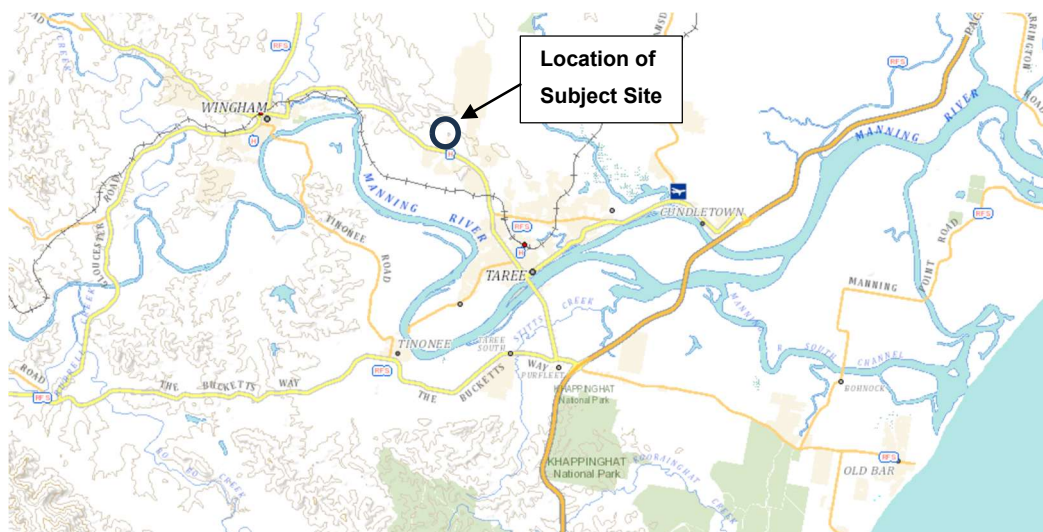


Figure 1 – Location of site in regional context [Source: Source: LPMA SIX Viewer]

The site is located on the northern side of Wingham Road near the intersection with Marie Avenue. The site's eastern boundary is formed by a long frontage to Marie Avenue. The site and surrounding area are depicted in Figures 2 and 3 below.

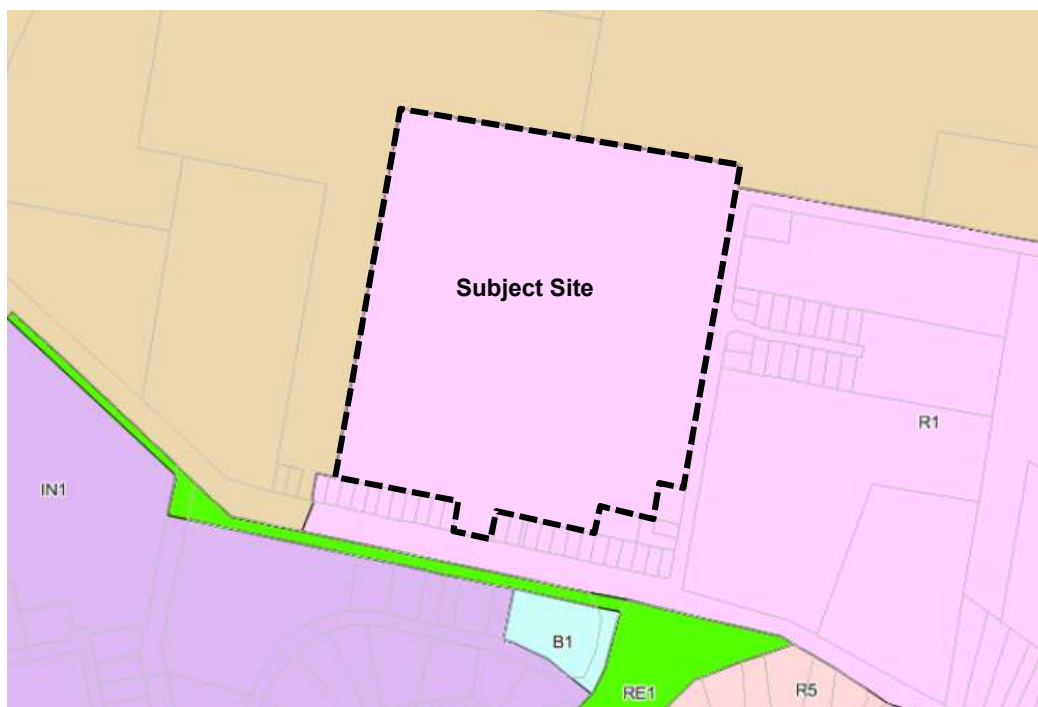


Figure 2 - Site Locality Plan (Zoning)

[Source: MCC Exponare]



Figure 3 - Site Locality Plan (Satellite)

[Source: LPMA SIX Viewer]

3. *Construction Waste Management*

During construction waste generation, the following measures will be employed:

- Sand and soils and vegetation are utilised in the civil works and bulk earthworks undertaken in stage 1.
- Demolition materials from the dwelling will be recycled by the demolition contractor where possible.
- All excess materials from construction will be returned to the supplier or recycled where possible.
- Any waste materials (packaging, etc.) will be collected in skip bins at the site and taken away by a waste contractor for disposal at a licensed waste management centre.
- Any opportunity for separation of recyclable materials in construction waste will be examined and facilities for separate collection of recyclable materials at the site will be provided.

4. *Domestic Waste Storage*

Each stage of the development includes a waste management areas that includes bulk waste bins for the collection of garbage generated within the dwellings in that stage. The only exception is the dwelling in stage 1 of the development which have frontage to Marie Avenue. Each of these dwellings will have a separate mobile garbage bins which will be collected as part of the weekly domestic waste collection provided by Council.

The following table examines the waste generation and storage requirements for each stage.

Stage	Homes	Waste Generation (80L/ week)	Recycling Generation (80L/ fortnight)	Waste Storage Provided	Green Bin Storage Available
1 Marie Avenue dwellings	8	80L/dwelling	80L/dwelling	120L Waste 240L Recycling Each dwelling	Yes Green bin available
1	11	880L	880L	2 Storage Areas 2x660L Waste 2x660L Recycling	Yes Green bin space available
2	31	2480L	2480L	2 Storage Areas 4x660L Waste 4x660L Recycling	Yes Green bin space available
3	22	1760L	1760L	2 Storage Areas 3x660L Waste 3x660L Recycling	Yes Green bin space available
4	25	2000L	2000L	2 Storage Areas 3x660L Waste 3x660L Recycling	Yes Green bin space available
5	26	2160L	2160L	2 Storage Areas 4x660L Waste 4x660L Recycling	Yes Green bin space available
6	24	1920L	1920L	2 Storage Areas 3x660L Waste 3x660L Recycling	Yes Green bin space available
7	28	2240L	2240L	2 Storage Areas 4x660L Waste 4x660L Recycling	Yes Green bin space available
8	32	2560L	2560L	2 Storage Areas 4x660L Waste 4x660L Recycling	Yes Green bin space available

5. *Commercial Waste Collection and Management*

Bulk waste storage areas are provided for the community centre and kiosk/café as provided on the plans.

The following table examines the waste generation and storage requirements for these uses.

Use	Floor Area	Waste Generation (2 collections per week)	Recycling Generation (2 collections per week)	Waste Storage Provided (combined)
Kiosk/Cafe	100m ²	10L/1.5m ² /day 4670L/week	2L/1.5m ² /day 934L/week	4x660L Waste 1x660 Recycling
Community Hall	400m ²	10L/100m ² /day 280L/week	10L/100m ² /day 280L/week	

6. *Waste Collection*

Other than the dwellings fronting Marie Avenue which have a weekly kerbside domestic collection, all bins are transported from the bin storage area to the waste collection area located in the north western corner with the RV storage area.

The 660L Bins will be towed from the storage areas by maintenance staff of the village to the collection area using the internal roads.

Domestic Waste bins are taken for collection each week and recycling bins are take for collection each fortnight.

Commercial Waste bins are taken for collection twice a week, with recycling bins taken for collection weekly.

Once the bins are in the collection area, they are collected by a waste contractor. The contractor can enter and leave in a forward through the collection area. The swept path of a 10m collection vehicle has been imposed on the collection area below (Extracted from sheet AA1122).

