

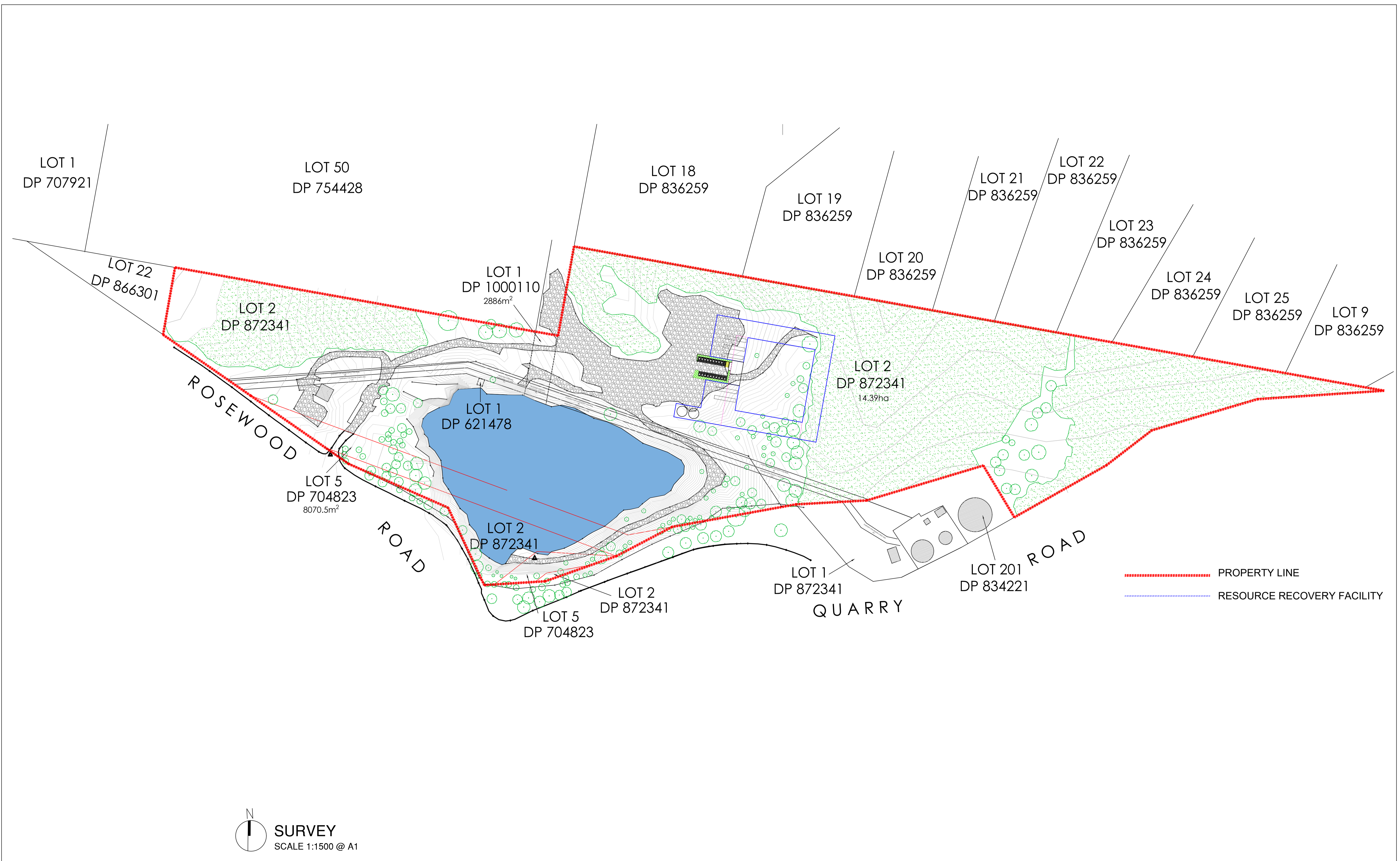
# ROSEWOOD ECO PARK - RESOURCE RECOVERY FACILITY

## STATE SIGNIFICANT DEVELOPMENT

**5 Rosewood Rd, Wauchope, NSW  
(Lot 1 DP 1000110, Lot 1 DP 621478,  
Lot 2 DP 872341, and Lot 5 DP 704823)**

<b>PROPERTY INFORMATION</b>		<b>SITE AREA ANALYSES :</b> SITE: Lot 1 (DP 1000110):2,886.6 SQMT Lot 1 (DP 621478):29,98 SQMT Lot 2 (DP 872341): 143,900 SQMT (14.39 Ha) Lot 5 (DP 704823):8,070.58 SQMT  TOTAL LOT AREA: 154,887.16 SQMT  WAREHOUSE: 3,900 SQMT GROUND FLOOR OFFICE: 211 SQMT MEZZANINE OFFICE: 211 SQMT  TOTAL FLOOR AREA: 4,322 SQMT TOTAL VOLUME:39,000 M <sup>3</sup>  TOTAL PROPOSED PARKING: 20 SPACES
NATIONAL CONSTRUCTION CODE BUILDING CLASS: CLASS 7 (STORAGE BUILDING) OCCUPANCY GROUP: GENERAL INDUSTRY ZONE NO: RU1 PRIMARY PRODUCTION (RU1)		
<b>GOVERNING CODES</b>		
<ul style="list-style-type: none"> <li>STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021</li> <li>PORT MACQUARIE HASTINGS LOCAL ENVIRONMENTAL PLAN 2011</li> <li>PORT MACQUARIE HASTINGS DEVELOPMENT CONTROL PLAN 2013</li> </ul>		
<b>SCOPE OF WORK</b>		
PROPOSED RESOURCE RECOVERY FACILITY DEVELOPMENT		
<b>SHEET INDEX</b>		
DA101	COVER PAGE	
DA102	SURVEY	
DA103	FLOOR PLAN	
DA104	PROPOSED ROOF PLAN	
DA105	PROPOSED OFFICE PLAN	
DA106	PROPOSED ELEVATIONS	
DA107	PROPOSED SECTIONS, DETAILS	

<b>Date</b>	<b>Plan Number</b>	<b>Cover Page</b>	<b>Jackson Environment and Planning Pty Ltd</b> Strategy   Infrastructure   Compliance   Procurement A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060 E: admin@jacksonenvironment.com.au T: 02 8056 1849 W: http://www.jacksonenvironment.com.au	 <b>JACKSON</b> <b>ENVIRONMENT AND PLANNING</b>	<b>Client</b>	Rosewood Corporation Holding Pty Ltd	101 DA
22-08-2023	101	5 Rosewood Rd, Wauchope, NSW (Lot 1 DP 1000110, Lot 1 DP 621478, Lot 2 DP 872341, and Lot 5 DP 704823)			<b>Project</b>	Resource Recovery Facility Development	
					<b>Title</b>	Cover Page	
					<b>Scale</b>	N/A	
					<b>Source</b>	Jackson Environment and Planning Pty Ltd	

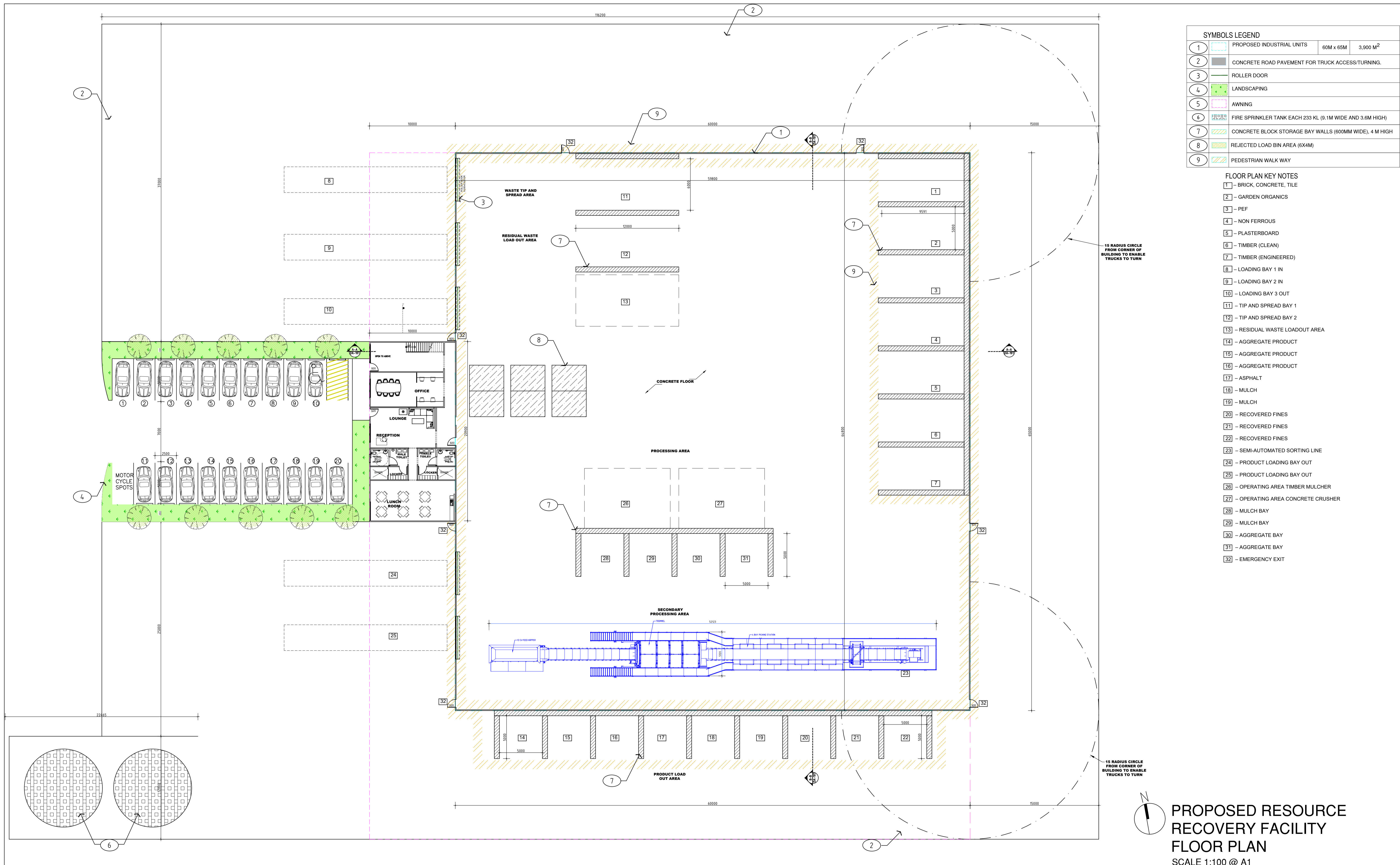


Date	Plan Number	Site Location
22-08-2023	102	5 Rosewood Rd, Wauchope, NSW (Lot 1 DP 1000110, Lot 1 DP 621478, Lot 2 DP 872341, and Lot 5 DP 704823)

**Jackson Environment and Planning Pty Ltd**  
 Strategy | Infrastructure | Compliance | Procurement  
 A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060  
 E: admin@jacksonenvironment.com.au  
 T: 02 8056 1849  
 W: http://www.jacksonenvironment.com.au



<b>Client</b>	Rosewood Corporation Holding Pty Ltd
<b>Project</b>	Resource Recovery Facility Development
<b>Title</b>	Survey and Location of Resource Recovery Facility
<b>Scale</b>	1:1500
<b>Source</b>	Jackson Environment and Planning Pty Ltd



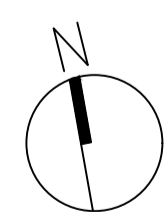
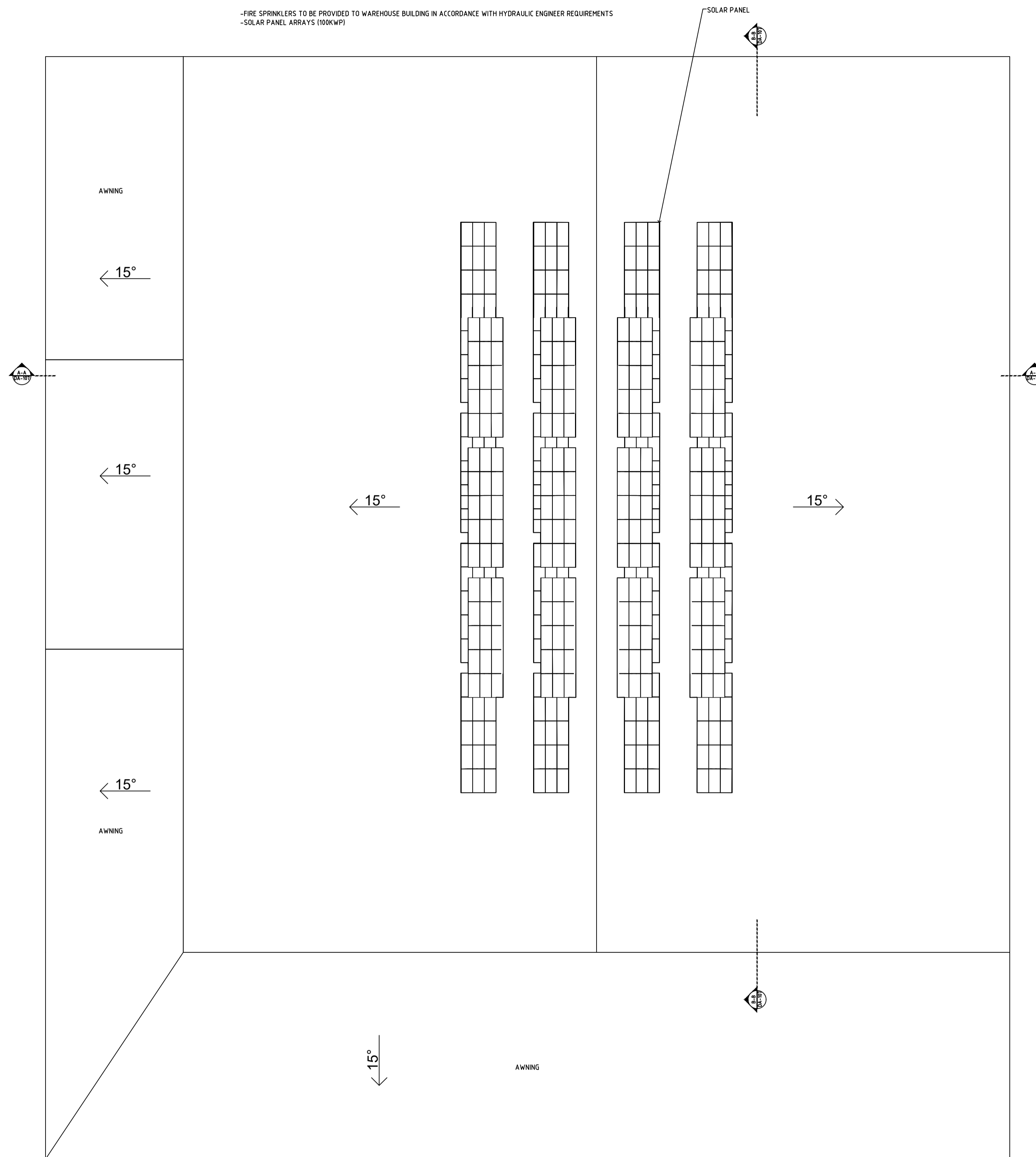
SYMBOLS LEGEND			
1	PROPOSED INDUSTRIAL UNITS	60M x 65M	3,900 M <sup>2</sup>
2	CONCRETE ROAD PAVEMENT FOR TRUCK ACCESS/TURNING.		
3	ROLLER DOOR		
4	LANDSCAPING		
5	AWNING		
6	FIRE SPRINKLER TANK EACH 233 KL (9.1M WIDE AND 3.6M HIGH)		
7	CONCRETE BLOCK STORAGE BAY WALLS (600MM WIDE), 4 M HIGH		
8	REJECTED LOAD BIN AREA (6X4M)		
9	PEDESTRIAN WALK WAY		

- FLOOR PLAN KEY NOTES**
- 1 - BRICK, CONCRETE, TILE
  - 2 - GARDEN ORGANICS
  - 3 - PEF
  - 4 - NON FERROUS
  - 5 - PLASTERBOARD
  - 6 - TIMBER (CLEAN)
  - 7 - TIMBER (ENGINEERED)
  - 8 - LOADING BAY 1 IN
  - 9 - LOADING BAY 2 IN
  - 10 - LOADING BAY 3 OUT
  - 11 - TIP AND SPREAD BAY 1
  - 12 - TIP AND SPREAD BAY 2
  - 13 - RESIDUAL WASTE LOADOUT AREA
  - 14 - AGGREGATE PRODUCT
  - 15 - AGGREGATE PRODUCT
  - 16 - AGGREGATE PRODUCT
  - 17 - ASPHALT
  - 18 - MULCH
  - 19 - MULCH
  - 20 - RECOVERED FINES
  - 21 - RECOVERED FINES
  - 22 - RECOVERED FINES
  - 23 - SEMI-AUTOMATED SORTING LINE
  - 24 - PRODUCT LOADING BAY OUT
  - 25 - PRODUCT LOADING BAY OUT
  - 26 - OPERATING AREA TIMBER MULCHER
  - 27 - OPERATING AREA CONCRETE CRUSHER
  - 28 - MULCH BAY
  - 29 - MULCH BAY
  - 30 - AGGREGATE BAY
  - 31 - AGGREGATE BAY
  - 32 - EMERGENCY EXIT

**PROPOSED RESOURCE RECOVERY FACILITY FLOOR PLAN**  
SCALE 1:100 @ A1

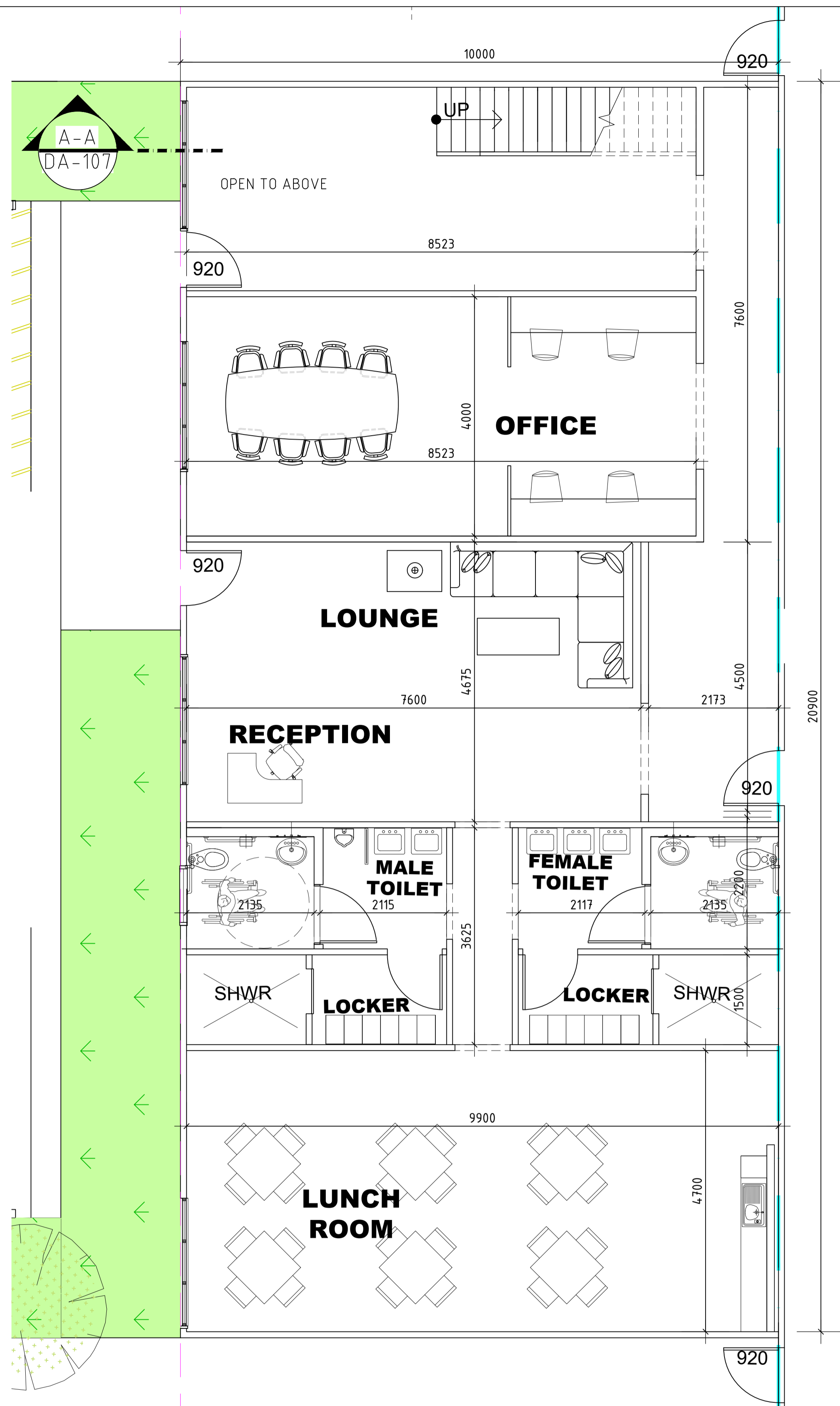
<b>Date</b> 22-08-2023	<b>Plan Number</b> 103	<b>Site Location</b> 5 Rosewood Rd, Wauchope, NSW (Lot 1 DP 1000110, Lot 1 DP 621478, Lot 2 DP 872341, and Lot 5 DP 704823)	<b>Jackson Environment and Planning Pty Ltd</b> Strategy   Infrastructure   Compliance   Procurement A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060 E: admin@jacksonenvironment.com.au T: 02 8056 1849 W: http://www.jacksonenvironment.com.au		<b>Client</b> Rosewood Corporation Holding Pty Ltd	<b>Project</b> Resource Recovery Facility Development	<b>DA</b> 103
					<b>Title</b> Resource Recovery Facility - Floor Plan	<b>Scale</b> 1:100	
					<b>Source</b> Jackson Environment and Planning Pty Ltd		

-FIRE SPRINKLERS TO BE PROVIDED TO WAREHOUSE BUILDING IN ACCORDANCE WITH HYDRAULIC ENGINEER REQUIREMENTS  
 -SOLAR PANEL ARRAYS (100KWp)

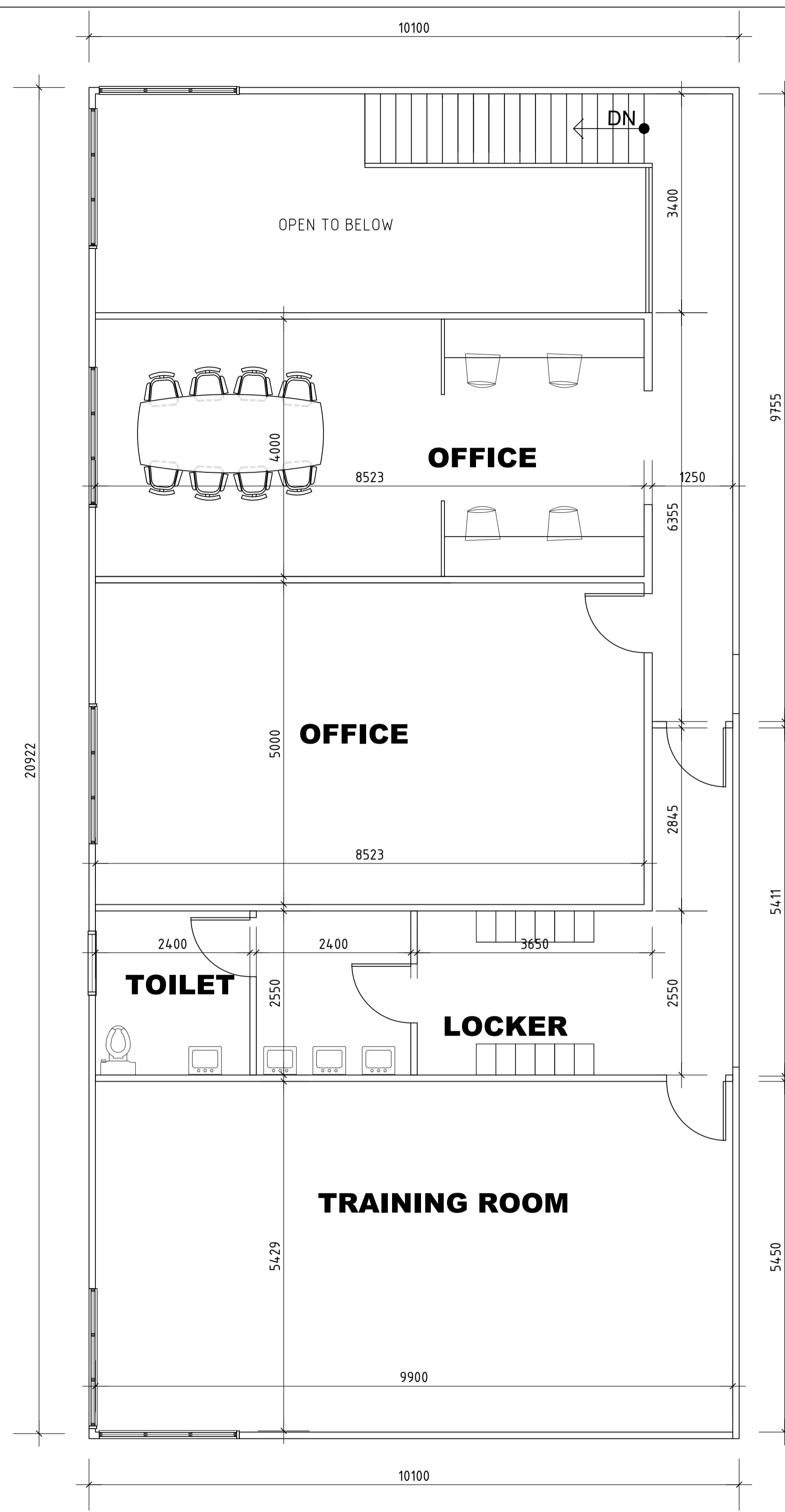


**PROPOSED ROOF PLAN**  
 SCALE 1:100 @ A1

<b>Date</b>	<b>Plan Number</b>	<b>Site Location</b>	<b>Jackson Environment and Planning Pty Ltd</b> Strategy   Infrastructure   Compliance   Procurement A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060 E: admin@jacksonenvironment.com.au T: 02 8056 1849 W: http://www.jacksonenvironment.com.au		<b>Client</b>	Rosewood Corporation Holding Pty Ltd	104 DA
22-08-2023	104	5 Rosewood Rd, Wauchope, NSW (Lot 1 DP 1000110, Lot 1 DP 621478, Lot 2 DP 872341, and Lot 5 DP 704823)		<b>Project</b>	Resource Recovery Facility Development		
				<b>Title</b>	Resource Recovery Facility - Roof Plan		
				<b>Scale</b>	1:100		
				<b>Source</b>	Jackson Environment and Planning Pty Ltd		



**PROPOSED FIRST FLOOR OFFICE PLAN**  
SCALE 1:50 @ A1



**PROPOSED MEZZANINE FLOOR PLANS**  
SCALE 1:50 @ A1

STAIRWAY TO COMPLY WITH THE REQUIREMENTS OF CLAUSE 11 AS 1428.1-2009".

BATHROOM MUST COMPLY WITH AS 1428.1-2009 DESIGN FOR ACCESS AND MOBILITY (SECTION 15 SANITARY FACILITIES)

<b>Date</b>	<b>Plan Number</b>	<b>Site Location</b>	<b>Jackson Environment and Planning Pty Ltd</b>		<b>Client</b>	Rosewood Corporation Holding Pty Ltd	105 DA
22-08-2023	105	5 Rosewood Rd, Wauchope, NSW (Lot 1 DP 1000110, Lot 1 DP 621478, Lot 2 DP 872341, and Lot 5 DP 704823)	Strategy   Infrastructure   Compliance   Procurement	<b>JACKSON</b> <b>ENVIRONMENT AND PLANNING</b>	<b>Project</b>	Resource Recovery Facility Development	
			<b>A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060</b>		<b>Title</b>	Resource Recovery Facility - Office Floor Plan	
			<b>E: admin@jacksonenvironment.com.au</b>		<b>Scale</b>	1:100	
			<b>T: 02 8056 1849</b>		<b>Source</b>	Jackson Environment and Planning Pty Ltd	
			<b>W: http://www.jacksonenvironment.com.au</b>				




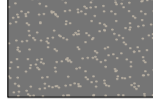
**ELEVATION KEYNOTES**

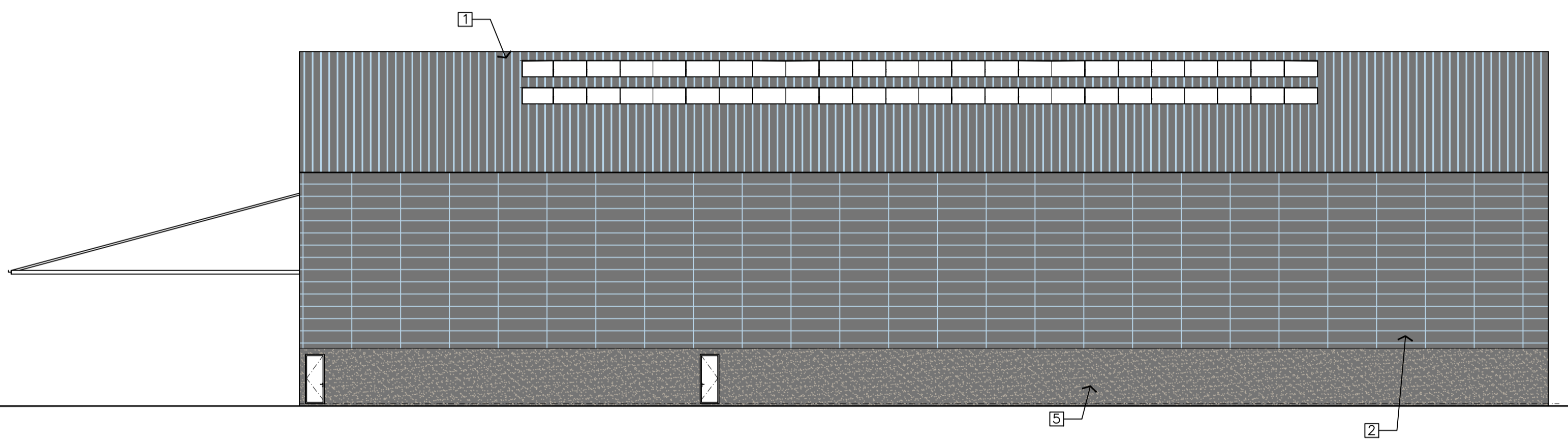
- 1 CORRUGATED ROOF SHEETING, 0.42 BMT
- 2 CORRUGATED WALL SHEETING, 0.42 BMT, PAINT TBD
- 3 STEEL ROLLING DOOR, W 5MTx H 6 MT
- 4 BLOCK STORAGE BAY WALLS (CONCRETE 600MM WIDE), 4 M HIGH
- 5 3 M HIGH CONCRETE PANEL

NOTE:  
LOW REFLECTIVE GLASS FOR ALL WINDOWS

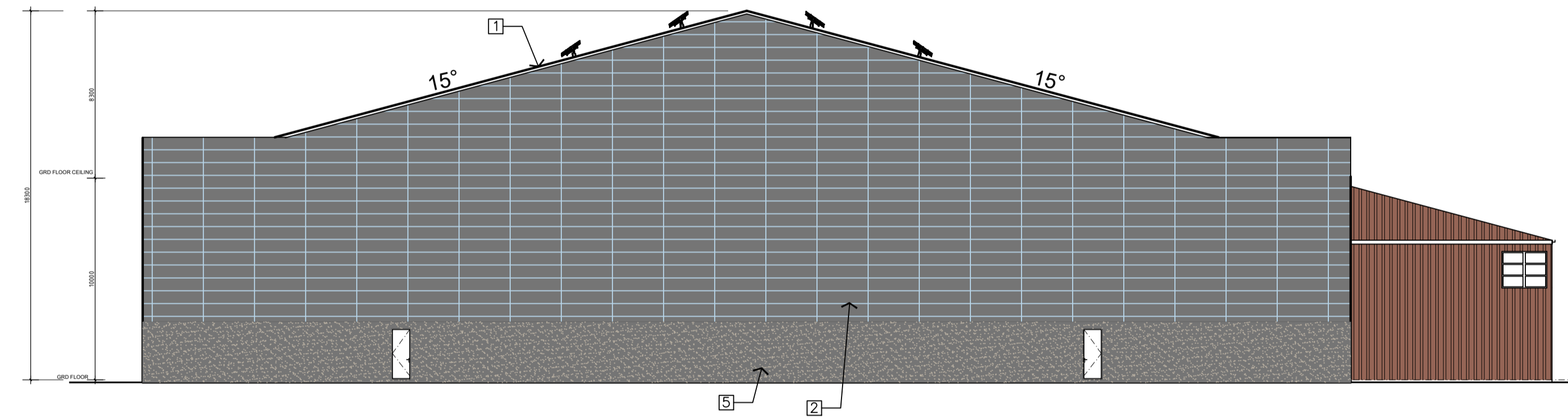
WAREHOUSE VOLUME: 39,000 CUBIC METER

**FINISH COLOR**

-  ROOF: COLORBOND EVENING HAZE
-  WALL: COLORBOND PALE EUCALYPT
-  OFFICE WALL: COEN COMPOSITE WOOD PANEL (OAK) OR EQUIVALENT
-  3 M HIGH CONCRETE PANEL



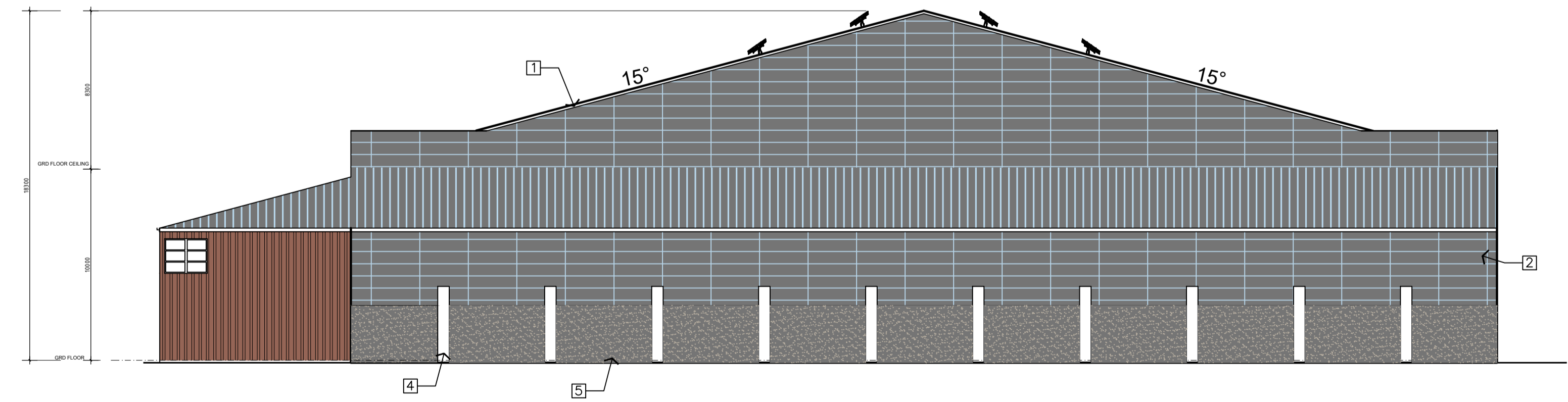
**REAR ELEVATION (EAST)**  
SCALE 1:100 @ A1



**LEFT SIDE ELEVATION (NORTH)**  
SCALE 1:100 @ A1



**FRONT ELEVATION (WEST)**  
SCALE 1:100 @ A1



**RIGHT SIDE ELEVATION (SOUTH)**  
SCALE 1:100 @ A1

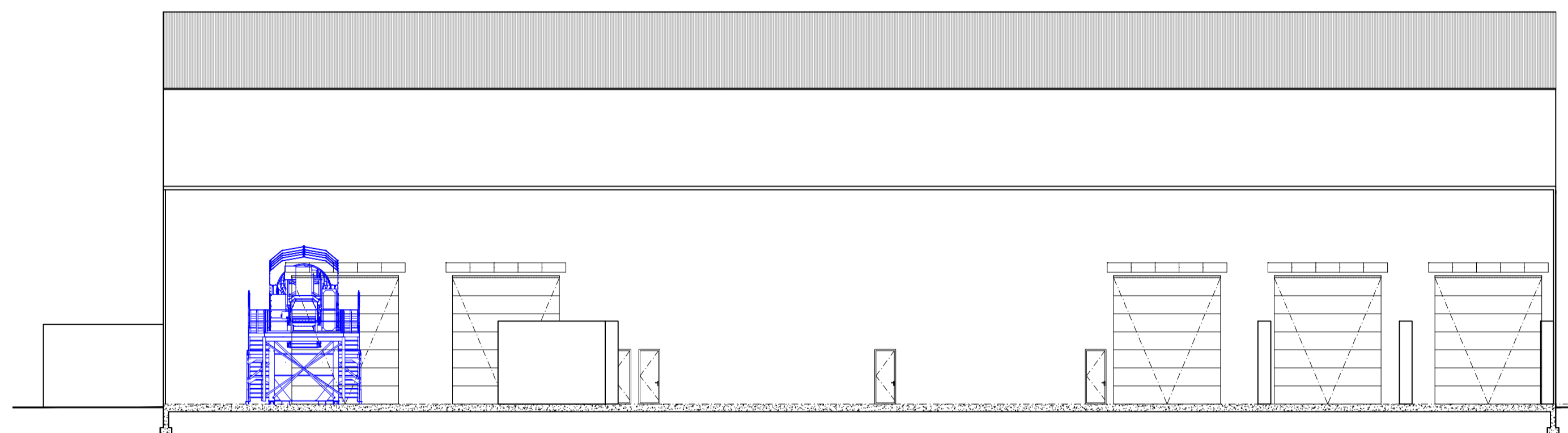
<b>Date</b>	<b>Plan Number</b>	<b>Site Location</b>	<b>Jackson Environment and Planning Pty Ltd</b>		<b>Client</b>	Rosewood Corporation Holding Pty Ltd	106 DA
22-08-2023	106	5 Rosewood Rd, Wauchope, NSW (Lot 1 DP 1000110, Lot 1 DP 621478, Lot 2 DP 872341, and Lot 5 DP 704823)	Strategy   Infrastructure   Compliance   Procurement	<b>JACKSON</b> <b>ENVIRONMENT AND PLANNING</b>	<b>Project</b>	Resource Recovery Facility Development	
			<b>A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060</b>		<b>Title</b>	Resource Recovery Facility - Elevations	
			<b>E: admin@jacksonenvironment.com.au</b>		<b>Scale</b>	1:100	
			<b>T: 02 8056 1849</b>		<b>Source</b>	Jackson Environment and Planning Pty Ltd	
			<b>W: http://www.jacksonenvironment.com.au</b>				

**WALL AND PARTITION GENERAL NOTES**

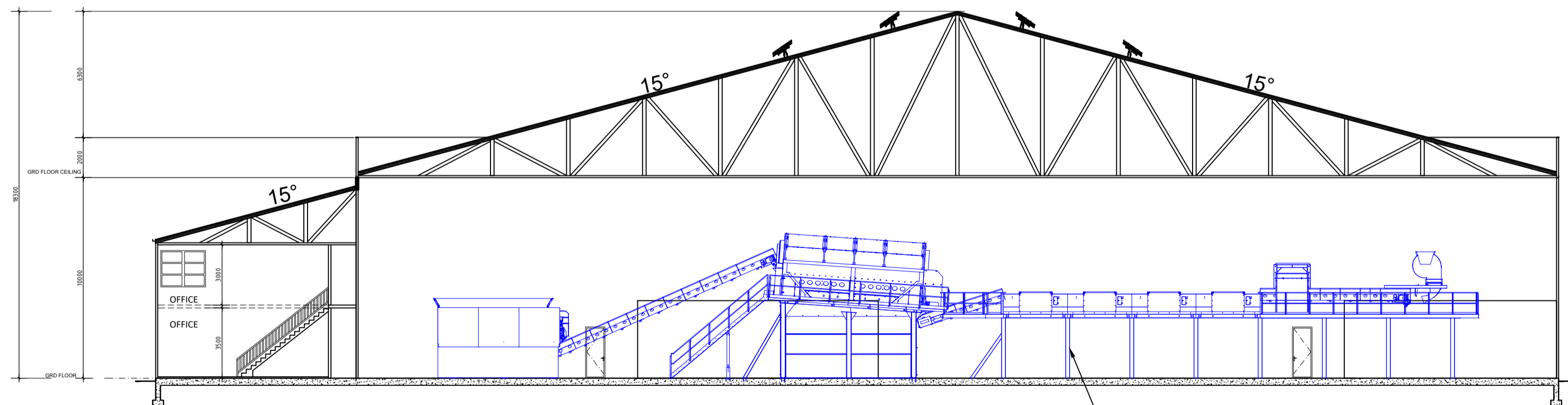
1. WALL AND PARTITION TYPES PROVIDED ON PLANS ARE FOR GENERAL CONSTRUCTION. CONTRACTORS SHALL REVIEW PLANS, DETAILS AND SPECIFICATIONS FOR MOST STRINGENT REQUIREMENTS.
2. PARTITIONS SHALL EXTEND TO THE UNDERSIDE OF ROOF OR FLOOR ABOVE UNLESS NOTED OTHERWISE. FULL WALL ASSEMBLY INCLUDING STUDS, GYPSUM BOARD, INSULATION, VAPOUR BARRIER TO BE EXTENDED.
3. REVIEW DRAWINGS FOR ANY AND ALL ITEMS INSTALLED IN OR MOUNTED IN FIRE SEPARATIONS. PROVIDE ADDITIONAL FRAMING AND RATED GYPSUM BOARD AS REQUIRED TO MAINTAIN INTEGRITY OF FIRE SEPARATION.
4. FILL STUD CAVITIES (FLOOR TO CEILING) OF ALL INTERIOR WALLS ENCLOSING WASHROOMS, MEETING ROOMS, OFFICES AND OTHER ROOMS WITH ACOUSTIC BATT INSULATION.
5. FURRING OUT OF RATED COLUMNS TO BE AS TIGHT AS POSSIBLE TO SPRAY APPLIED FIRE RESISTIVE MATERIAL.
6. ALL WALLS TO UNDERSIDE DECK ABOVE ARE TO HAVE SEALANT ALL AROUND PERIMETER OF WALLS AT BOTH SIDES, AROUND ELECTRICAL BOXES AND AROUND ALL SERVICE LINES WHICH PENETRATE WALLS.

**FIRESTOPPING & SEALANT NOTES**

1. THE SAME FIRE RESISTANCE RATING IS REQUIRED FOR ALL STRUCTURAL SUPPORTS OF A FLOOR ASSEMBLY AS IS REQUIRED FOR THE FLOOR ASSEMBLY ITSELF.
2. FIRE RATED WALL ASSEMBLIES SHALL EXTEND TO UNDERSIDE OF ROOF DECK OR FLOOR DECK ABOVE. EXTEND STEEL STUDS AND TYPE 'X' GYPSUM BOARD TO U/S SLAB OR DECK ABOVE. SEAL ALL PENETRATIONS WITH FIRE RATED SEALANT. BACK-UP SEALANT WITH FIRE STOP BATTS. SEAL PERIMETER OF ALL GYPSUM BOARD BOTH SIDES WITH FIRE RATED SEALANT. GYPSUM BOARD TO BE APPLIED VERTICALLY AS PER ULC DESIGN NUMBER.



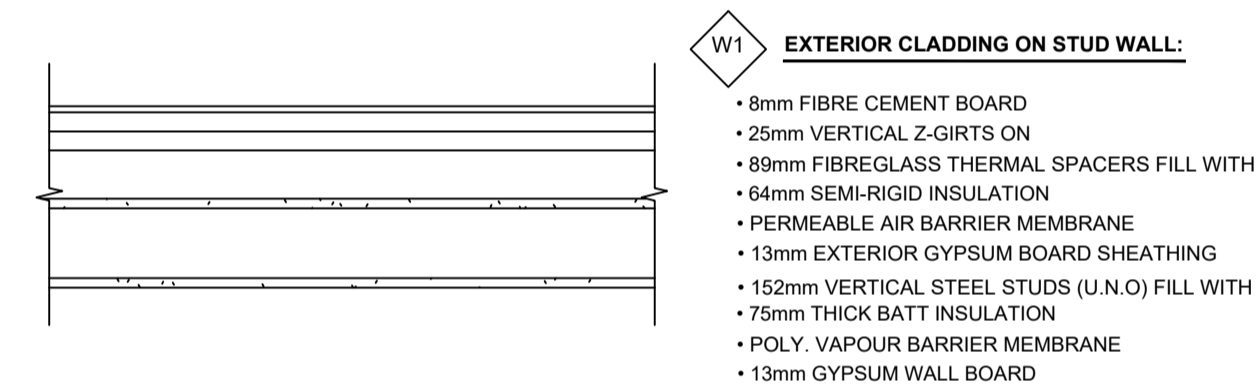
**SECTION B-B**  
SCALE 1:100 @ A1



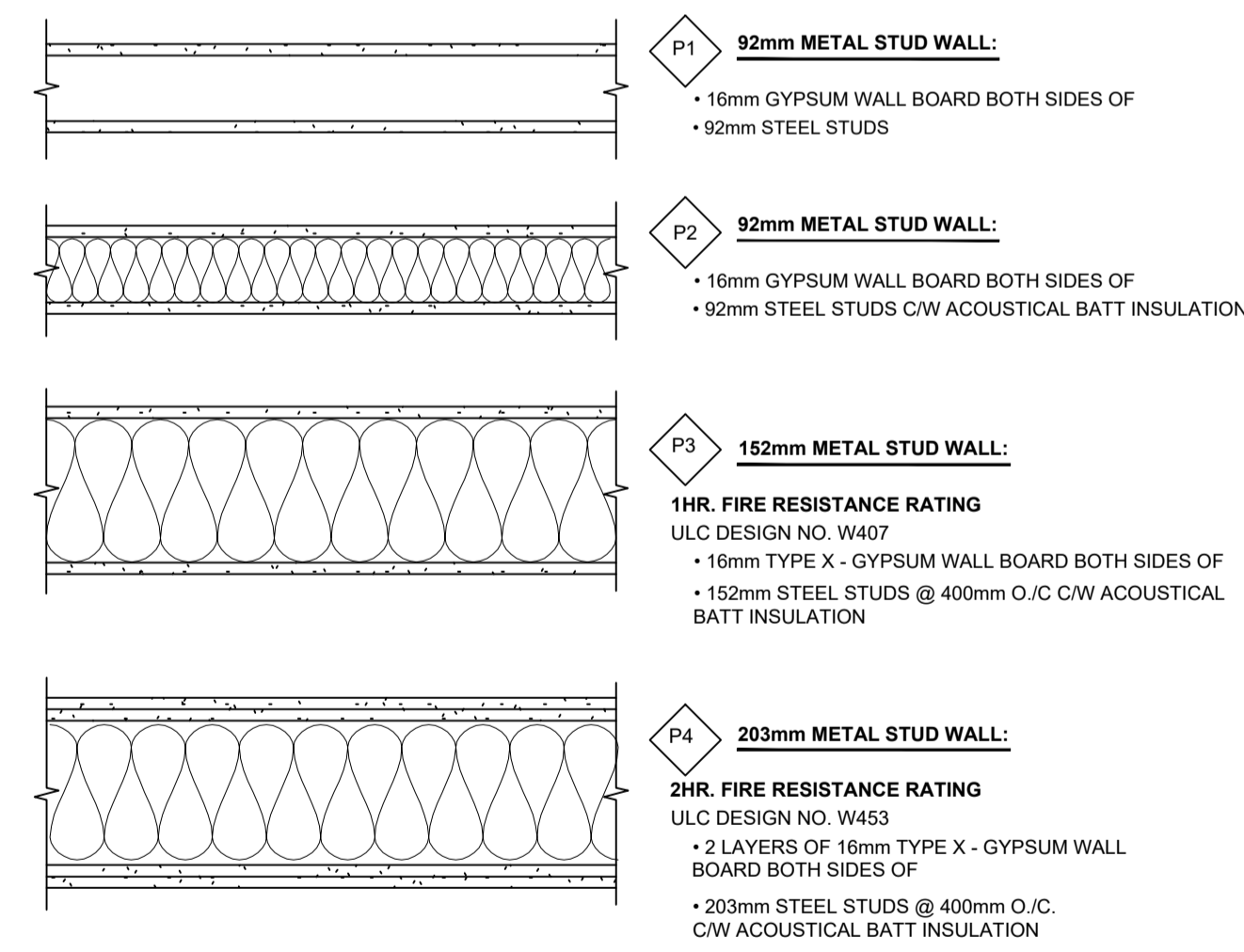
**Section-A SECTION A-A**  
SCALE 1:100 @ A1

**ASSEMBLIES LEGEND:**

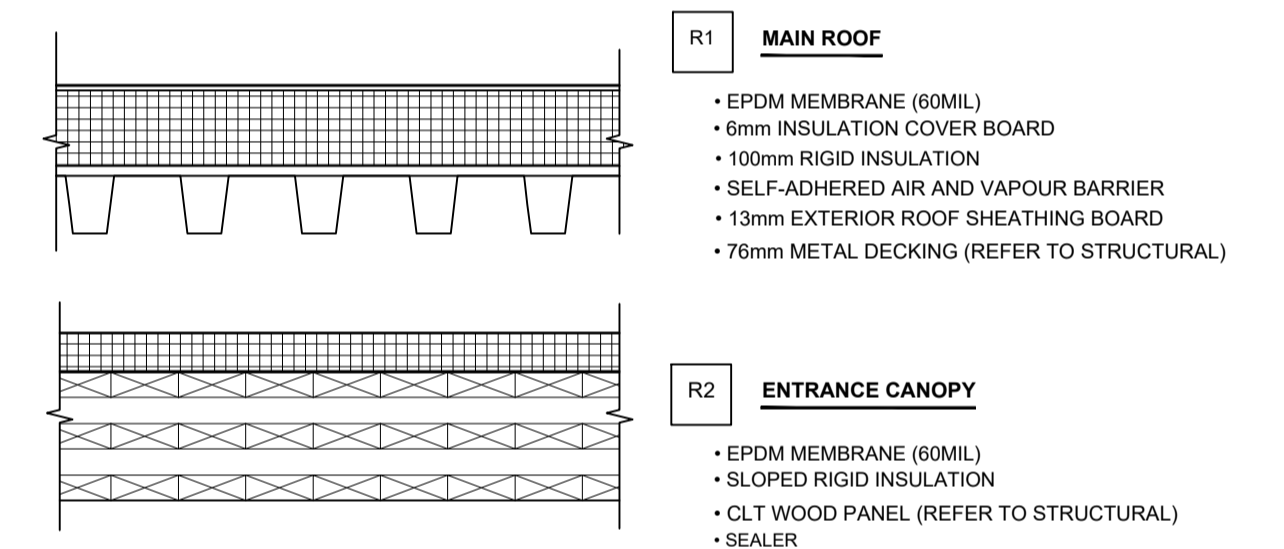
**EXTERIOR WALLS: (ASSEMBLY LISTED FROM EXTERIOR)**



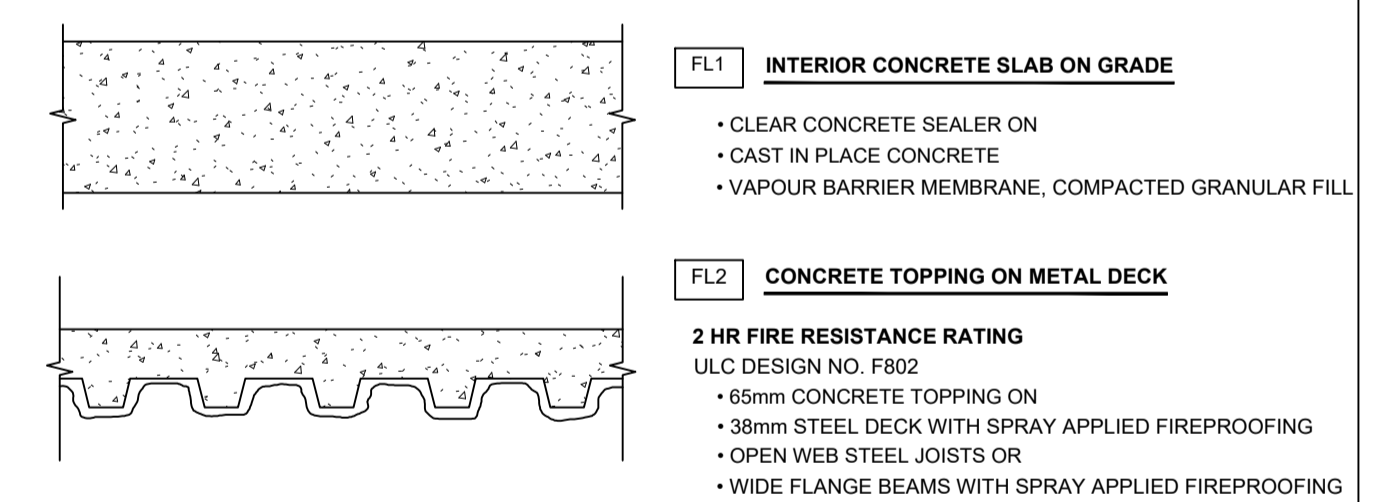
**INTERIOR PARTITIONS:**



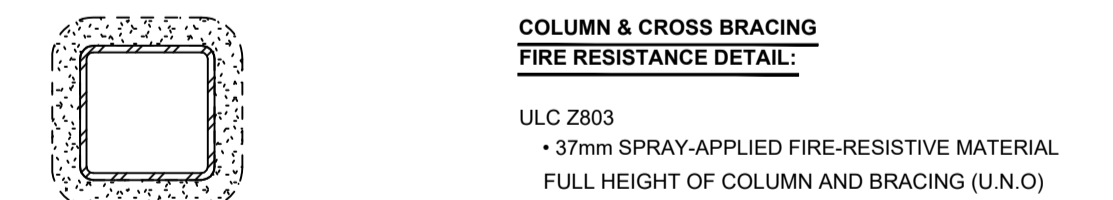
**ROOF TYPES:**



**FLOOR TYPES:**



**RATED SUPPORTING STRUCTURE:**



<b>Date</b>	<b>Plan Number</b>	<b>Site Location</b>	<b>Jackson Environment and Planning Pty Ltd</b>	<b>Client</b>	Rosewood Corporation Holding Pty Ltd	107
22-08-2023	107	5 Rosewood Rd, Wauchope, NSW (Lot 1 DP 1000110, Lot 1 DP 621478, Lot 2 DP 872341, and Lot 5 DP 704823)	Strategy   Infrastructure   Compliance   Procurement A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060 E: admin@jacksonenvironment.com.au T: 02 8056 1849 W: http://www.jacksonenvironment.com.au	<b>Project</b>	Resource Recovery Facility Development	
				<b>Title</b>	Resource Recovery Facility - Sections, Details	
				<b>Scale</b>	1:100	
				<b>Source</b>	Jackson Environment and Planning Pty Ltd	
						DA

