

ACCESSIBILITY NOTE

BUILDING CONTRACTOR TO ENSURE ALL ACCESSIBLE FACILITIES, CIRCULATION SPACES AND PATHS OF TRAVEL ARE TO COMPLY WITH *BCA VOL. 1* AND *AS 1428.1* AND ALL TACTILE GROUND SURFACE INDICATORS ARE TO COMPLY WITH *BCA VOL. 1 D4D9*, *AS 1428.1* AND *AS 1428.4.1*.

SEWER & STORMWATER NOTE

PLUMBING AND DRAINAGE DESIGN & INSTALLATION TO BE IN ACCORDANCE WITH NCC PLUMBING CODE OF AUSTRALIA AND AS/NZS 3500 PLUMBING AND DRAINAGE PARTS 0,1,2,3 & 4. PLUMBING CONTRACTOR SHALL ENSURE THE DESIGN AND INSTALLATION IS IN COMPLIANCE WITH THE ABOVE AND SHALL LOCATE ALL BOUNDARY RISERS & MAINS SPURS PRIOR TO COMMENCEMENT OF WORK. CONNECT NEW SEWER & STORMWATER PIPE SYSTEM TO EXISTING COUNCIL MAINS SYSTEM. OR CONNECT TO NEW OR EXISTING ON-SITE SEWER TREATMENT SYSTEM.

AMBIGUITY, ERROR OR OMISSION NOTE

'IF IN DOUBT, ASK; IF IT DOESN'T LOOK RIGHT, QUESTION IT'

ANY PERSON INVOLVED WITH THIS PROJECT (CONSULTANT, CONTRACTOR, SUB-CONTRACTOR, AUTHORITY, SUPPLIER, OWNER AND THE LIKE) THAT DISCOVERS ANY AMBIGUITY, ERROR OR OMISSION IN ICONO'S DOCUMENTS, OR BETWEEN ICONO'S DOCUMENTS AND ANY OTHER RELEVANT DOCUMENTS (CONSULTANT'S PLANS, REPORTS, DCP, LEP, BCA, AUSTRALIAN STANDARDS OR THE LIKE), SHALL ADVISE ICONO IMMEDIATELY AND SEEK CLARIFICATION. NO DECISIONS WITH REGARD TO APPROVAL, PRICING, SUPPLY OR CONSTRUCTION ARE TO BE MADE WITH RESPECT TO THE ISSUE WITHOUT WRITTEN APPROVAL OR UPDATED DOCUMENTATION TO CORRECT THIS AMBIGUITY, ERROR OR OMISSION.

WORKPLACE HEALTH & SAFETY

DURING CONSTRUCTION AND THE ON GOING MAINTENANCE OF THIS BUILDING ENSURE WORKPLACE HEALTH AND SAFETY IS FULLY UNDERSTOOD AND IMPLEMENTED BY ALL PERSONS INVOLVED WITH THIS JOB.

REFER TO THE PRELIMINARIES WORKSECTION IN THE SPECIFICATION FOR THE EXPLANATIONS OF THE 10 KEY AREAS OF INFLUENCE. THESE AREAS ARE AS FOLLOWS:

- FALLS, SLIPS AND TRIPS,
- FALLING OBJECTS,
- TRAFFIC MANAGEMENT,
- SERVICES,
- MANUAL TASKS,
- HAZARDOUS SUBSTANCES,
- CONFINED SPACES,
- PUBLIC ACCESS,
- OPERATION USE OF BUILDING RESIDENTIAL BUILDINGS,
- OTHER HIGH RISK ACTIVITY.

COMPLIANCE NOTES

BUILDING CLASS: CLASS 6 - BOTTLE SHOP
CONSTRUCTION TYPE: TYPE C
(<2000m² / 12000m²)

BCA VOLUME 1

STATE VARIATIONS

REFER TO STATE VARIATIONS WHERE RELEVANT.

SECTION A GOVERNING REQUIREMENTS

BUILDING DESIGN & COMPLIANCE, CONSTRUCTION AND MATERIAL SELECTIONS TO COMPLY WITH THIS PART INCLUDING STATE VARIATIONS AND REFERENCED AUSTRALIAN STANDARDS. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REFERENCE THESE DOCUMENTS FOR FURTHER DETAILS TO ENSURE DESIGN AND INSTALLATION COMPLIANCE. CONTRACTORS TO ENSURE MATERIALS USED ARE SUITABLE FOR PURPOSE, ARE MANUFACTURED TO AUSTRALIAN STANDARDS, HAVE THE REQUIRED CERTIFICATION AND FIRE HAZARD PROPERTIES.

SECTION B STRUCTURAL PROVISIONS

STRUCTURE TO COMPLY WITH PART B1 STRUCTURAL PROVISIONS. REFER STRUCTURAL ENGINEER'S PLANS AND SPECIFICATIONS.

SECTION C FIRE RESISTANCE

THE BUILDING DESIGN COMPLIES WITH APPLICABLE PARTS OF SECTION C FOR THE BUILDING CLASS, CONSTRUCTION TYPE, AREA & VOLUME. SPECIFICATION 7 FIRE HAZARD PROPERTIES: BUILDING ELEMENTS, MATERIALS AND FINISHES TO BE SELECTED IN ACCORDANCE WITH SPECIFICATION 7 FIRE HAZARD PROPERTIES. PROVIDE WRITTEN EVIDENCE TO PRINCIPAL CERTIFYING AUTHORITY.

SECTION D ACCESS AND EGRESS

THE DESIGN OF ACCESS TO AND WITHIN THE BUILDING HAS BEEN DESIGNED TO COMPLY WITH THE RELEVANT PARTS OF SECTION D. PART D2 PROVISION FOR ESCAPE - NUMBER OF EXITS REQUIRED, EXIT TRAVEL DISTANCES, DISTANCES BETWEEN ALTERNATIVE EXITS AND DIMENSIONS OF EXITS AND PATHS OF TRAVEL AND NUMBER OF PERSONS ACCOMMODATED COMPLY WITH THESE PARTS.

PART D3 CONSTRUCTION OF EXITS - EXITS CONSTRUCTION, HARDWARE AND SIGNAGE COMPLY WITH THIS PART.

PART D4 ACCESS FOR PEOPLE WITH A DISABILITY - ACCESS TO AND THROUGHOUT THE BUILDING AND

FACILITIES COMPLY WITH THIS PART AND *AS 1428 DESIGN FOR ACCESS & MOBILITY, PART 1: GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK* AND *PART 4.1: MEANS TO ASSIST THE ORIENTATION OF PEOPLE WITH VISION IMPAIRMENT - TACTILE GROUND SURFACE INDICATORS*.

CONTRACTOR TO ENSURE ALL ACCESSIBLE FACILITIES, CIRCULATION SPACES, PATHS OF TRAVEL, DOOR HARDWARE AND TACTILE GROUND SURFACE INDICATORS ARE INSTALLED TO COMPLY.

SECTION E SERVICES AND EQUIPMENT

PART E1 FIRE FIGHTING EQUIPMENT: WHERE REQUIRED, FIRE HOSE REELS & PORTABLE FIRE EXTINGUISHERS TO BE SELECTED & LOCATED BY AN APPROPRIATELY ACCREDITED PERSON & IN ACCORDANCE WITH THIS PART (INCLUDING RELEVANT STATE VARIATIONS) AND *AS 2441 INSTALLATION OF FIRE HOSE REELS* AND *AS 2444 PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS - SELECTION AND LOCATION*.

PART E4 VISIBILITY IN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS: EMERGENCY LIGHTING, EXIT SIGNS & FIRE DETECTION & WARNING SYSTEMS, WHERE REQUIRED, TO BE DESIGNED & INSTALLED BY AN APPROPRIATELY ACCREDITED PERSON & IN ACCORDANCE WITH THIS PART, *AS 2293.1 EMERGENCY LIGHTING AND EXIT SIGNS FOR BUILDINGS* AND *AS 1670.1 FIRE DETECTION, WARNING, CONTROL AND INTERCOM SYSTEMS - SYSTEM DESIGN, INSTALLATION AND COMMISSIONING - FIRE*.

SECTION F HEALTH AND AMENITY

THE BUILDING HAS BEEN DESIGNED TO COMPLY WITH THE RELEVANT PARTS OF THIS SECTION INCLUDING: PART F2 WET AREAS AND OVERFLOW PROTECTION, AND *AS 3740 WATERPROOFING OF DOMESTIC WET AREAS*.

PARTS F4D5, F4D6 AND F4D7: ACCESSIBLE SANITARY FACILITIES, ACCESSIBLE UNISEX SANITARY COMPARTMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH THESE PARTS AND *AS 1428.1 DESIGN FOR ACCESS & MOBILITY*.

PART F6 LIGHT AND VENTILATION: REFER STATE VARIATION NSW F6D6 - MECHANICAL AIRCONDITIONING SYSTEM TO COMPLY WITH *AS 1668.2 THE USE OF VENTILATION AND AIR CONDITIONING IN BUILDINGS PART 2 MECHANICAL VENTILATION IN BUILDINGS*.

SECTION G ANCILLARY PROVISIONS

COMPLY WITH RELEVANT PARTS OF THIS SECTION.

BUILDING NOTES:

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING. IF IN DOUBT, ASK. **BUILDER** TO ENSURE ALL UNDERGROUND SERVICES, PIPES AND CABLES TO BE LOCATED PRIOR TO EXCAVATION. GO TO www.bvda.com.au FOR SERVICES INFORMATION.

SITE: THE BUILDER SHALL SUPPLY/INSTALL AND MAINTAIN THE FOLLOWING IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS:

- SEDIMENT CONTROL MEASURES
- STABILISED ENTRY POINT
- CONTROLLED RUBBISH AREA
- TOILET FACILITIES

COMPLIANCE: ALL BUILDING WORK TO COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA', AND ANY REFERENCED 'AUSTRALIAN STANDARDS AND LOCAL COUNCIL AUTHORITY REQUIREMENTS. ALL AREAS TO BE MADE GOOD BY THE BUILDER WHERE DISTURBED BY THE NEW WORK.

NCC SECTION J: ALL SELECTIONS TO COMPLY WITH ENERGY EFFICIENCY PERFORMANCE REQUIREMENTS OF THE ASSOCIATED SECTION J REPORT.

CONCRETE: MATERIALS AND CONSTRUCTION: TO *AS 3600 CONCRETE STRUCTURES*. SPECIFICATION AND SUPPLY OF CONCRETE: TO *AS 1379 SPECIFICATION AND SUPPLY OF CONCRETE*. CONCRETE FOOTINGS, SLABS AND REINFORCEMENT TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAILS.

TIMBER FRAMING: FABRICATION AND INSTALLATION OF TIMBER CONSTRUCTION TO COMPLY WITH *AS 1684 TIMBER FRAMING CODE*.

STEEL: MATERIALS, CONSTRUCTION, FABRICATION AND ERECTION: TO *AS 4100 STEEL STRUCTURES*.

MASONRY: MATERIALS AND CONSTRUCTION TO *AS 3700 MASONRY STRUCTURES*.

COLD-FORMED STEEL: *AS/NZS 4600 COLD-FORMED STEEL STRUCTURES*.

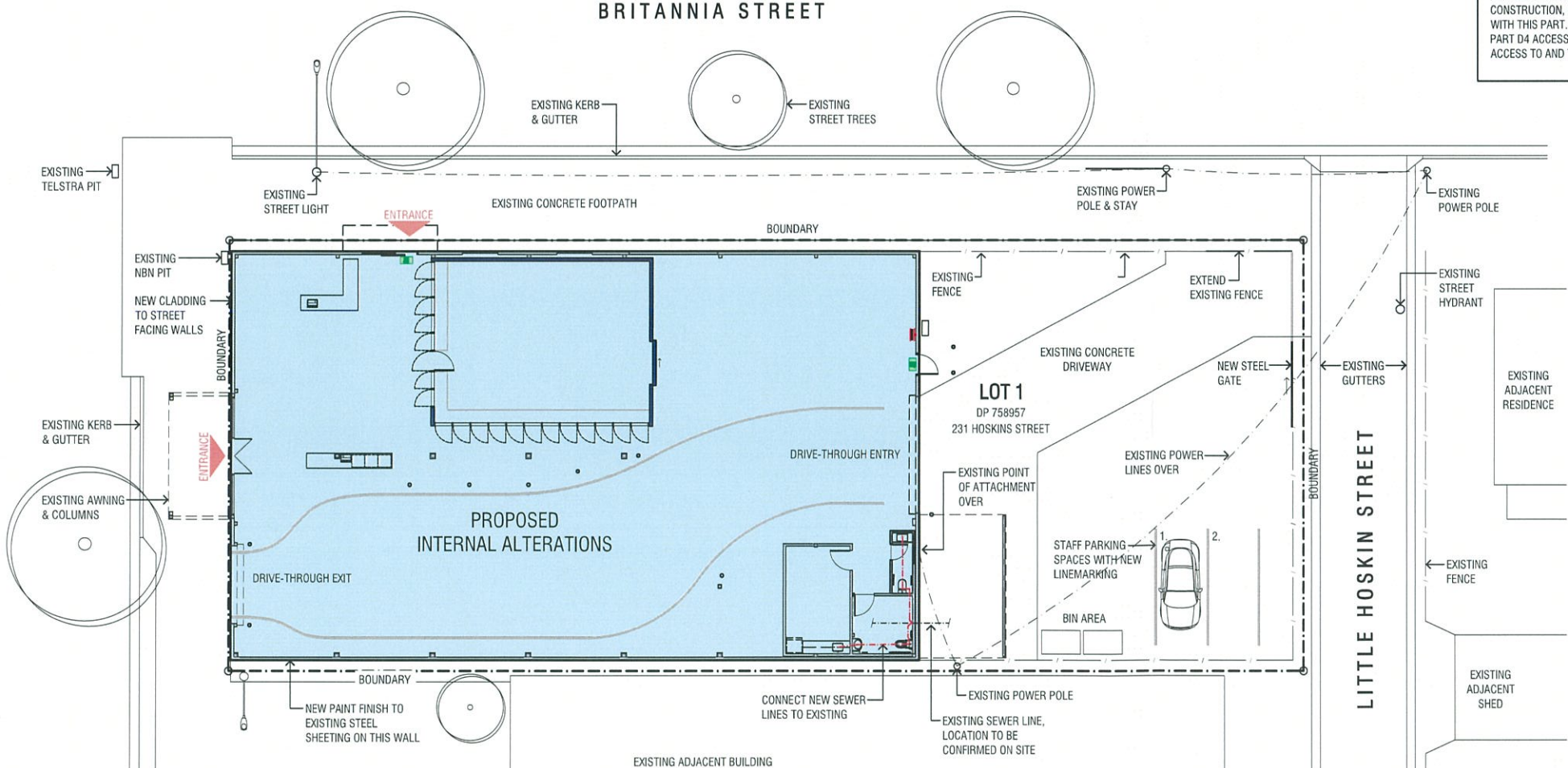
PLUMBING AND DRAINAGE: DESIGN & INSTALLATION TO *AS/NZS 3500.0*, *AS/NZS 3500.1*, *AS/NZS 3500.2*, *AS/NZS 3500.3* AND *AS/NZS 3500.4* AND THE PLUMBING CODE OF AUSTRALIA.

GAS: TO *AS/NZS 5601.1 GENERAL INSTALLATIONS*.

ELECTRICAL: TO *AS/NZS 3000 ELECTRICAL INSTALLATIONS* UNLESS OTHERWISE DOCUMENTED. ELECTRICAL SYSTEMS TO *AS/NZS 3008.1.1 ELECTRICAL INSTALLATIONS* AND *SAA HB 301*.

TELECOMMUNICATIONS SYSTEMS: TO *AS/ACIF S008*, *AS/ACIF S009*, *AS/NZS 3080*, *SAA HB 243* AND *SAA HB 29*.

GLAZING: SELECTION AND INSTALLATION TO *AS 2047 WINDOWS AND EXTERNAL GLAZED DOORS IN BUILDINGS* AND GLASS TYPE AND THICKNESS TO *AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION*. ALL OTHER COMPONENTS TO COMPLY WITH RELEVANT STANDARDS.



SITE / SITE ANALYSIS PLAN

SCALE 1:100

PLUMBING PLAN

SCALE 1:100

PLUMBING LEGEND

- EXISTING SEWER PIPE
- NEW SEWER PIPE

SEWER & STORMWATER NOTE

THIS PLAN IS INDICATIVE ONLY. ALL PLUMBING TO BE DESIGNED BY THE PLUMBING CONTRACTOR IN ACCORDANCE WITH THE PLUMBING CODE OF AUSTRALIA & AS 3500.



PRELIMINARY

NOT FOR CONSTRUCTION



SCALE 1:200 A2 SIZE

4	ISSUE FOR DA	01/08/2025
3	ISSUE FOR CLIENT APPROVAL	30/07/2025
2	ISSUE FOR PRELIMINARY HERITAGE COMMENT	20/06/2025
1	PROGRESS ISSUE	13/06/2025

Amendments

icono
BUILDING DESIGN

bdaa
ACCREDITED
BUILDING DESIGNER

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Project

PROPOSED ALTERATIONS
231 HOSKINS STREET, TEMORA
LOT 1 SECTION 11 DP 758957

Client

TEMORA CELLARS

Sheet Title

SITE / SITE ANALYSIS PLAN & PLUMBING PLAN

Project No.

PROJ No

Designed

ICONO

Sheet No.

A01

Scale

AS SHOWN AT A2

Drawn

ICONO

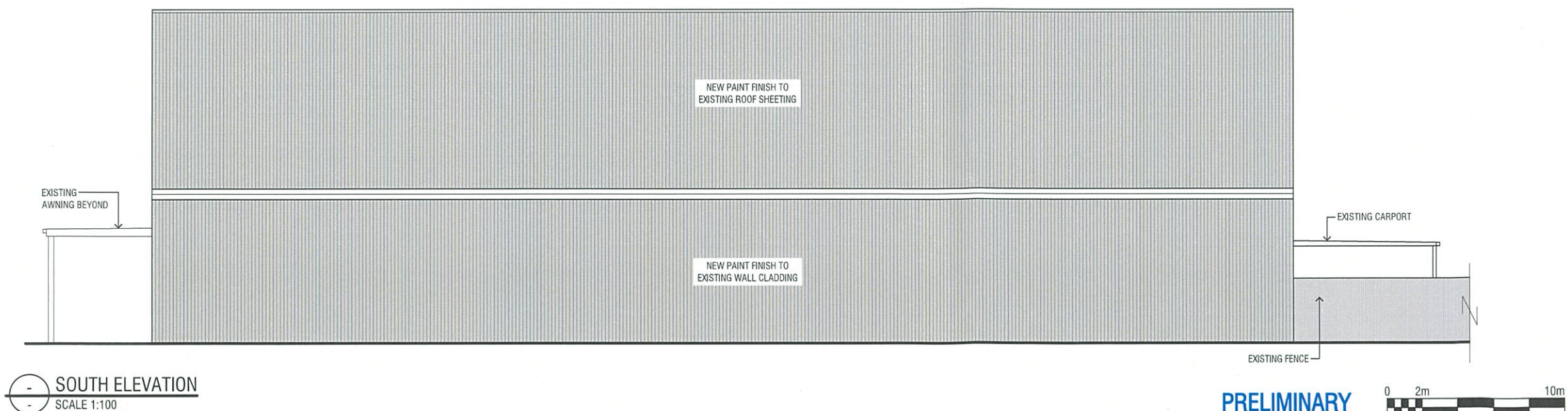
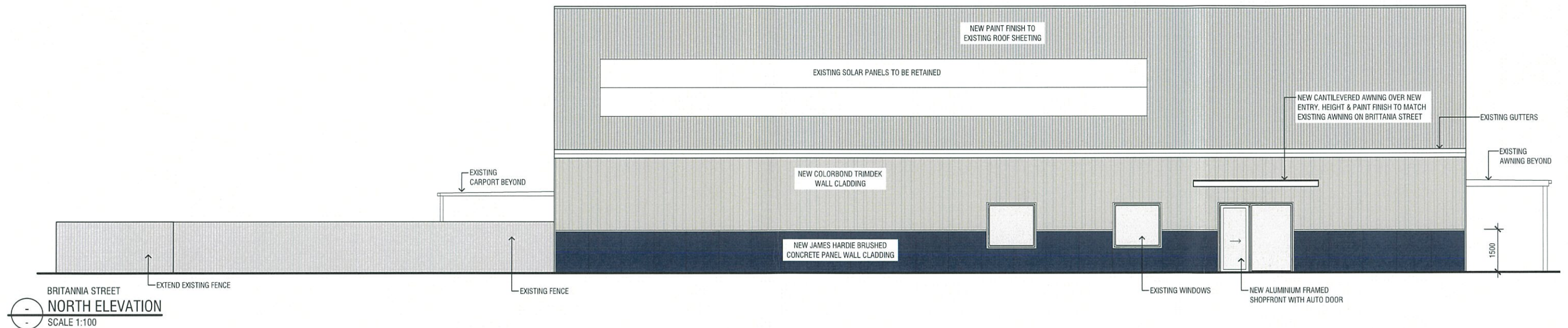
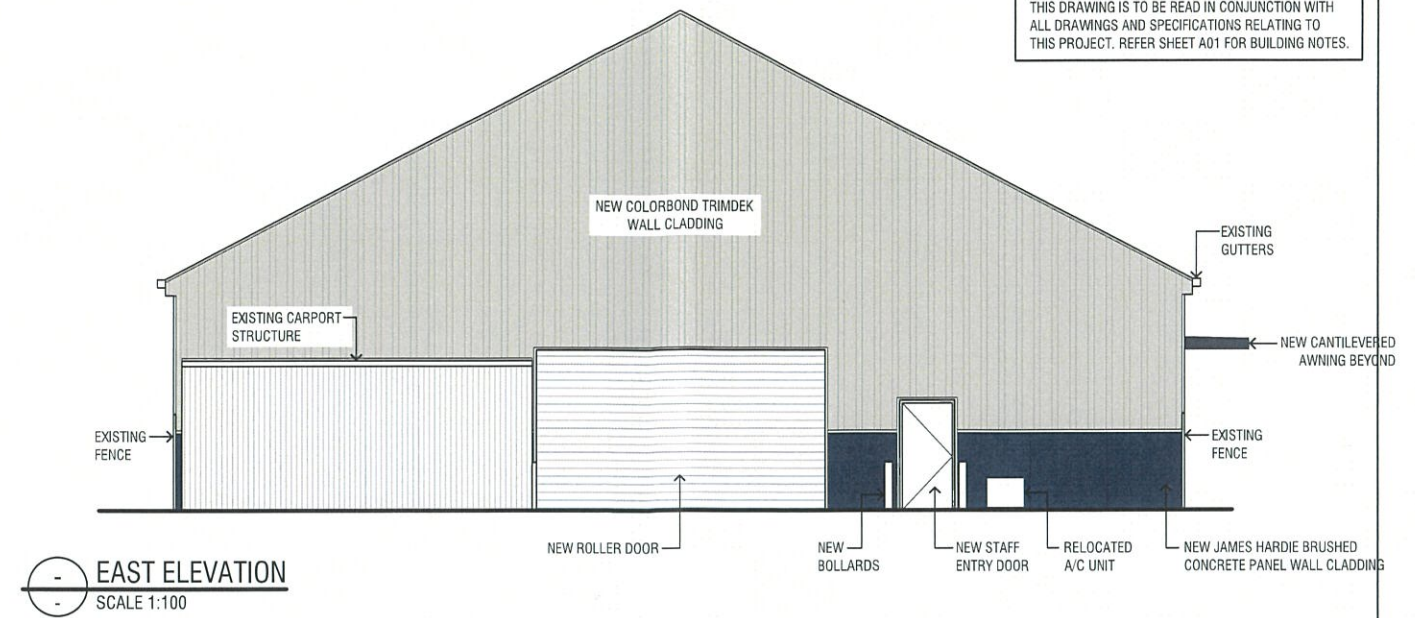
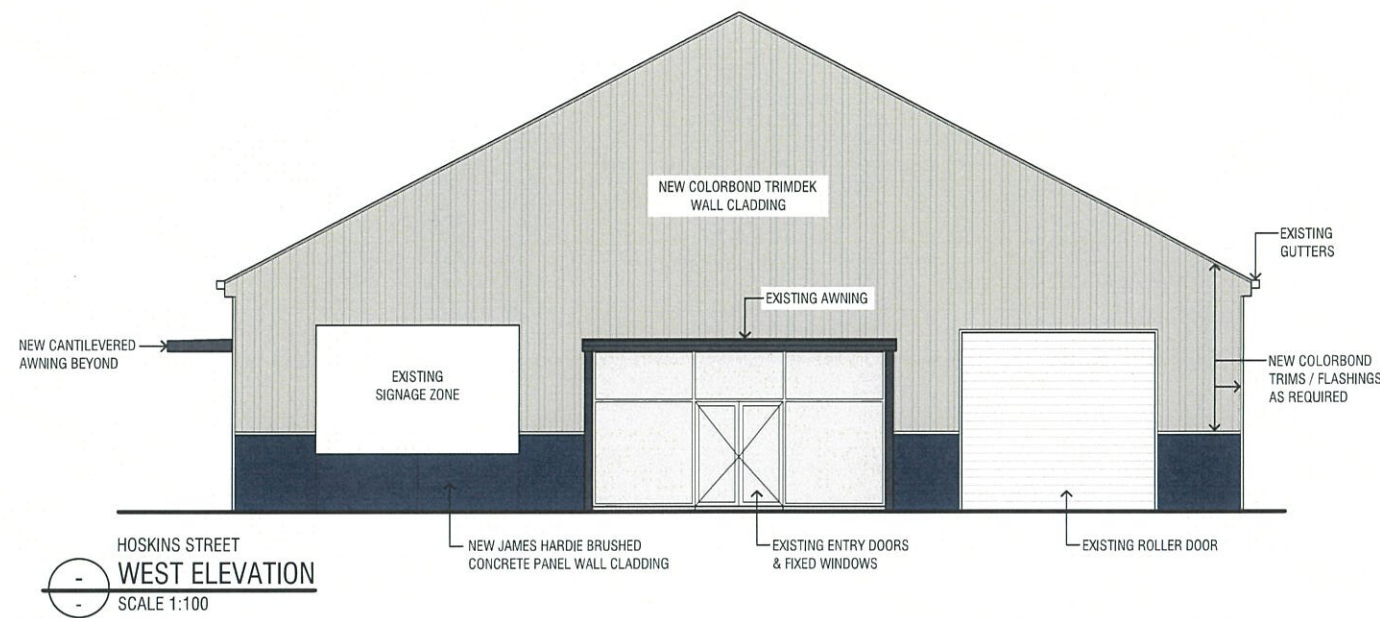
Issue / Amendment No.

4

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Project No. PROJ No	Designed ICONO	Sheet No. A03
Scale AS SHOWN AT A2	Drawn ICONO	Issue / Amendment No. 4

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS AND SPECIFICATIONS RELATING TO THIS PROJECT. REFER SHEET A01 FOR BUILDING NOTES.



PRELIMINARY
NOT FOR CONSTRUCTION

0 2m 10m
SCALE 1:200 A2 SIZE

4	ISSUE FOR DA	01/08/2025
3	ISSUE FOR CLIENT APPROVAL	30/07/2025
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Amendments

icono
BUILDING DESIGN

bdac
ACCREDITED
BUILDING DESIGNER

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Project
PROPOSED ALTERATIONS
231 HOSKINS STREET, TEMORA
LOT 1 SECTION 11 DP 758957

Client
TEMORA CELLARS

Sheet Title
ELEVATIONS

Project No. PROJ No	Designed ICONO	Sheet No. A04
Scale AS SHOWN AT A2	Drawn ICONO	Issue / Amendment No. 4