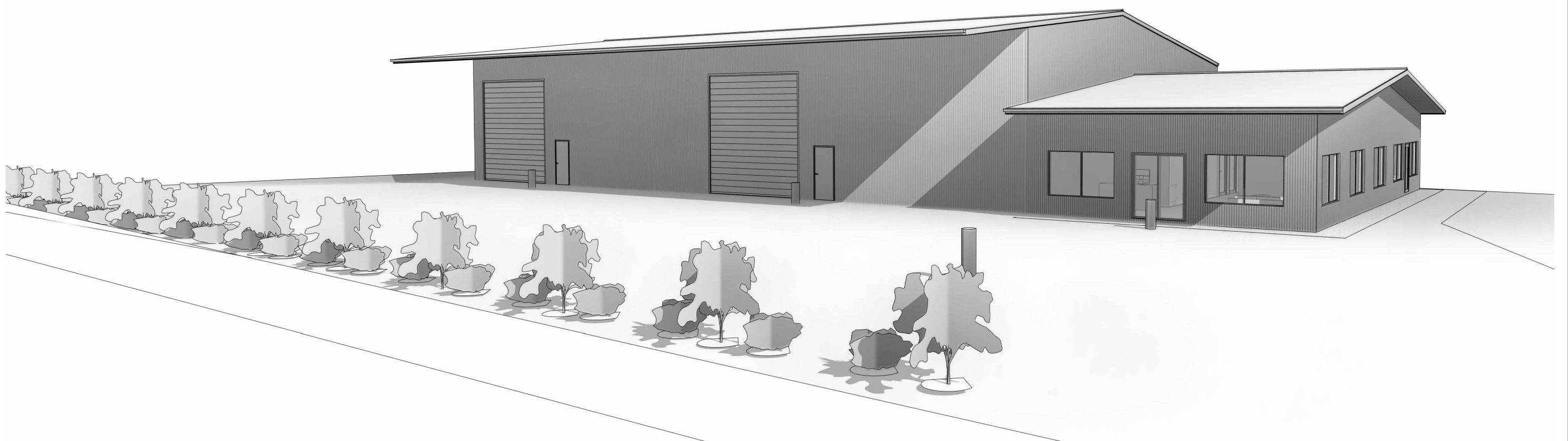




REWARD CHARACTER DESIGNS

BUILDING DESIGN & CREATOR



PROPOSED NEW RURAL SUPPLIES BUSINESS PREMISES

56 WADE ST, COOLAMON, NSW, 2701

LOT 5 DP 1292682

LOT SIZE - 2292m²

LGA: COOLAMON SHIRE COUNCIL

DESIGNED FOR:

VITAL AG SUPPLIES

DRAWING SCHEDULE:

NO.	TITLE
A01	EXISTING SITE PLAN
A02	PROPOSED SITE PLAN
A03	SITE MANAGEMENT PLAN
A04	SEWER / STORMWATER PLAN
A05	FLOOR PLAN
A06	FIRE SERVICES PLAN
A07	DOORWAY CIRCULATION PLAN
A08	ELEVATIONS
A09	ELEVATIONS
A10	SCHEDULES AND SECTION
A11	DETAILED SECTIONS

REVISION:

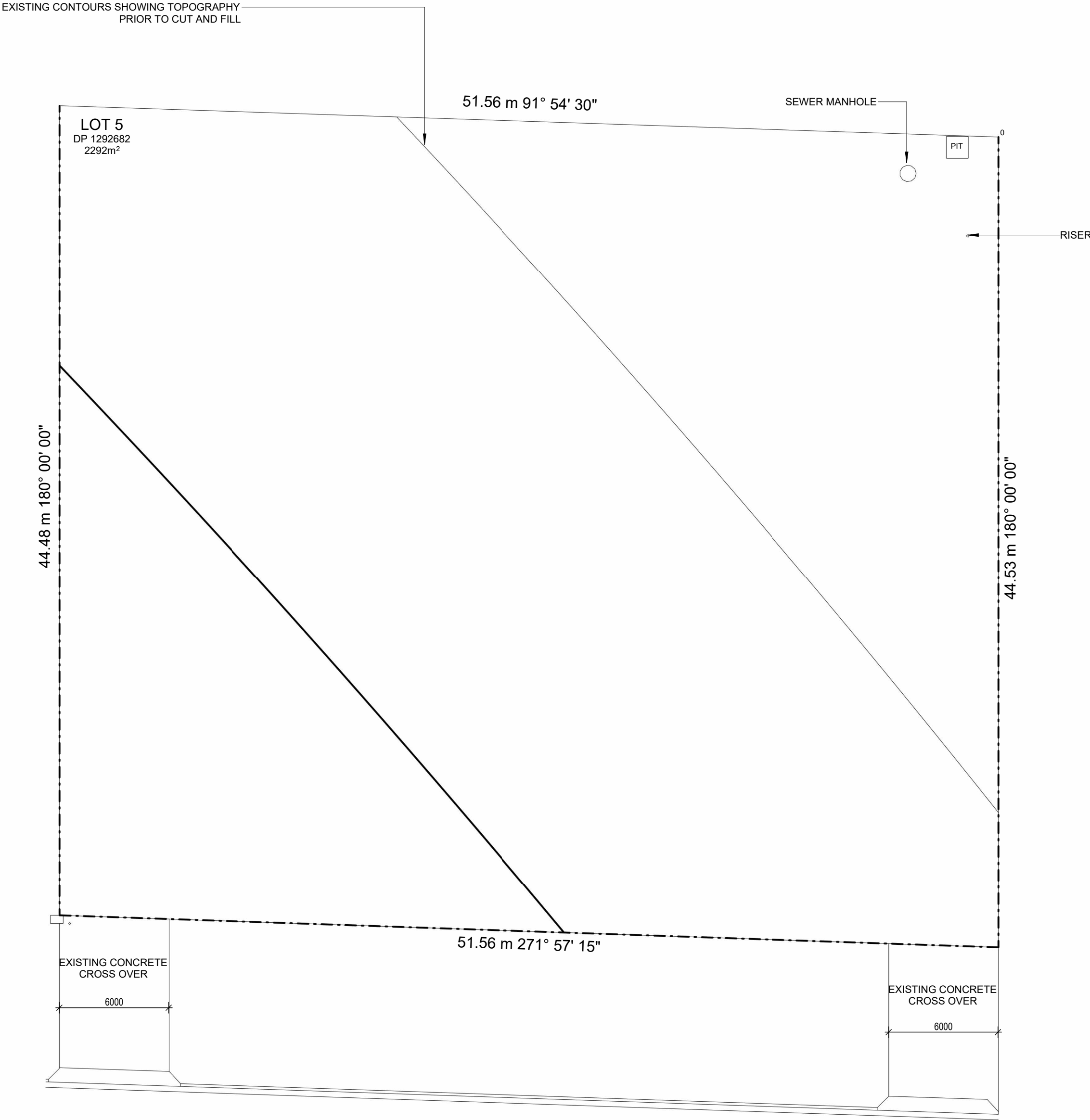
FINALS DRAFT.

28/08/2025

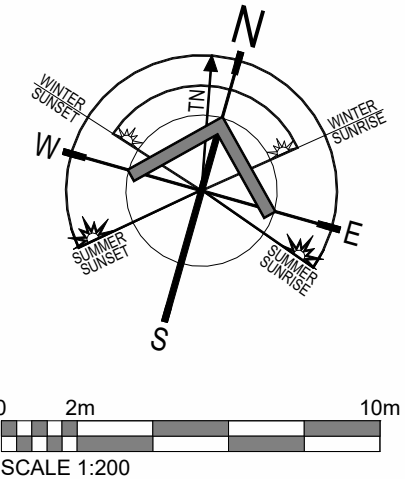
DESIGNED: **REWARD CHARACTER DESIGNS**

P 0406 140 093

E info@rcd.net.au



EXISTING SITE PLAN
SCALE AT A2 1:200



PROJECT
PROPOSED NEW AGRICULTURAL BUSINESS PREMISES
56 WADE STREET,
COOLAMON, NSW, 2701

DRAWING TITLE
EXISTING SITE PLAN
CLIENT
VITAL AG SUPPLIES
DATE // TIME
24/09/2025 12:58:11 PM

SCALE
AS SHOWN
STATUS
FINALS
PROJECT ID
10RCD25

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GUY WARD
BUILT BY
TBC

DRAWING NO.

A01

ALL: CONSTRUCTION WORKS ARE TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA AND ANY RELEVANT AUSTRALIAN STANDARDS OR LOCAL COUNCIL AUTHORITY REQUIREMENTS REFERENCED IN THE PLANS.

BUILDING DESIGN PLANS: ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND PROFESSIONAL ENGINEERING PLANS / MANUFACTURERS PLANS

BUILDER / CONTRACTORS: TO CONFIRM LEVELS AND DIMENSIONS AND ANY OTHER DETAILS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.

BUILDER: TO ENSURE UNDERGROUND SERVICES,PIPES AND CABLES TO BE LOCATED PRIOR TO EXCAVATION WORKS. CALL DIAL BEFORE YOU DIG ON 1100 OR GO TO WWW.1100.COM.AU.

SITE MANAGEMNET: TO COMPLY WITH THE LOCAL COUNCIL AUTHORITY FOR THE SUPPLY/ INSTALL AND MAINTENANCE OF THE FOLLOWING:

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

CONCRETE: SLABS AND FOOTINGS ARE TO BE TO ENGINEERS SPECIFICATIONS AND AS 3600

STORMWATER/ SEWER: MUST BE DESIGNED AND INSTALLED TO COMPLY WITH AS/NZS 3500.3 - 2003 (PLUMBING AND DRAINAGE - STORMWATER DRAINAGE) OR AS/NZS 3500.5 - 2000(NATIONAL PLUMBING AND DRAINAGE DOMESTIC INSTALLATIONS) & NCC 22 VOL. 1 F1D3 STORMWATER DRAINS

TERMITE PROTECTION **TERMITE PROTECTION:** PROVIDE PHYSICAL AND CHEMICAL TERMITE BARRIERS IN ACCORDANCE WITH NCC 22 VOL 1 B1D4 TERMITE RISK MANAGEMENT AND AS 3660.1.

MASONRY: TO BE IN ACCORDANCE WITH AS 3700 (MASONRY STRUCTURES).

ELECTRICAL: DESIGN AND INSTALLATION TO COMPLY WITH AS/NZS 3018 -2001 (ELECTRICAL INSTALLATIONS - DOMESTIC INSTALLATIONS)

INTERNAL WET AREA WATERPROOFING: TO COMPLY WITH AS 3740 - 2010 WATER PROOFING OF DOMESTIC WET AREAS & NCC 22 VOL. 1 F2D2 WET AREA CONSTRUCTION & SPECIFICATION 26.

EXTERNAL WET AREA WATERPROOFING: TO BE IN ACCORDANCE WITH NCC 22 VOL 1 F1D5 EXTERNAL WATERPROOFING MEMBRANES, SYSTEM DESIGN AS PER AS 4654.2

GLAZING: SELECTION AND INSTALLATION TO AS 2047 AND GLASS TYPE AND THICKNESS TO AS 1288. ALL OTHER COMPONENTS TO COMPLY WITH RELATIVE STANDARDS.

TIMBER: STRUCTURAL TIMBER TO COMPLY WITH AS 1684 & TO ENGINEERS DETAILS. DECORATIVE TIMBER FEATURES TO BE AS SELECTED.

STEEL: REFER TO BUILDING SPECIFICATIONS & ENGINEERS DETAILS.

HAZARDS: ALL CARE IS TO BE TAKEN BY ONSITE CONSTRUCTION WORKERS. RELEVANT QUALIFICATIONS/ INSURANCES / INDUCTIONS ARE TO BE UP TO DATE PRIOR TO COMMENEMENT OF WORKS. HAZARDS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- CHEMICALS- E.G PAINTS, SOLVENTS & SEALANTS.
- CONSTRUCTION MATERIALS- E.G TREATED TIMBER, ASBESTOS REMOVAL, INSULATION.
- WORKING AT HEIGHTS.
- WORKING IN CONFINED SPACES.
- DEMOLITION WORKS.

PROJECT AREAS

PROPOSED OFFICE / CUSTOMER SERVICE - 184.19m²

PROPOSED SHED / PRODUCT STORAGE - 624.49m²

TOTAL - 808.68m²

SITE COVER

SITE AREA - 2292m²

TOTAL ENCLOSED AREA - 830m²

(EXTERNAL SIDE OF WALL)

TOTAL - 830m²

SITE COVERAGE = 36.25%

SITE COVERAGE MAX = N/A%

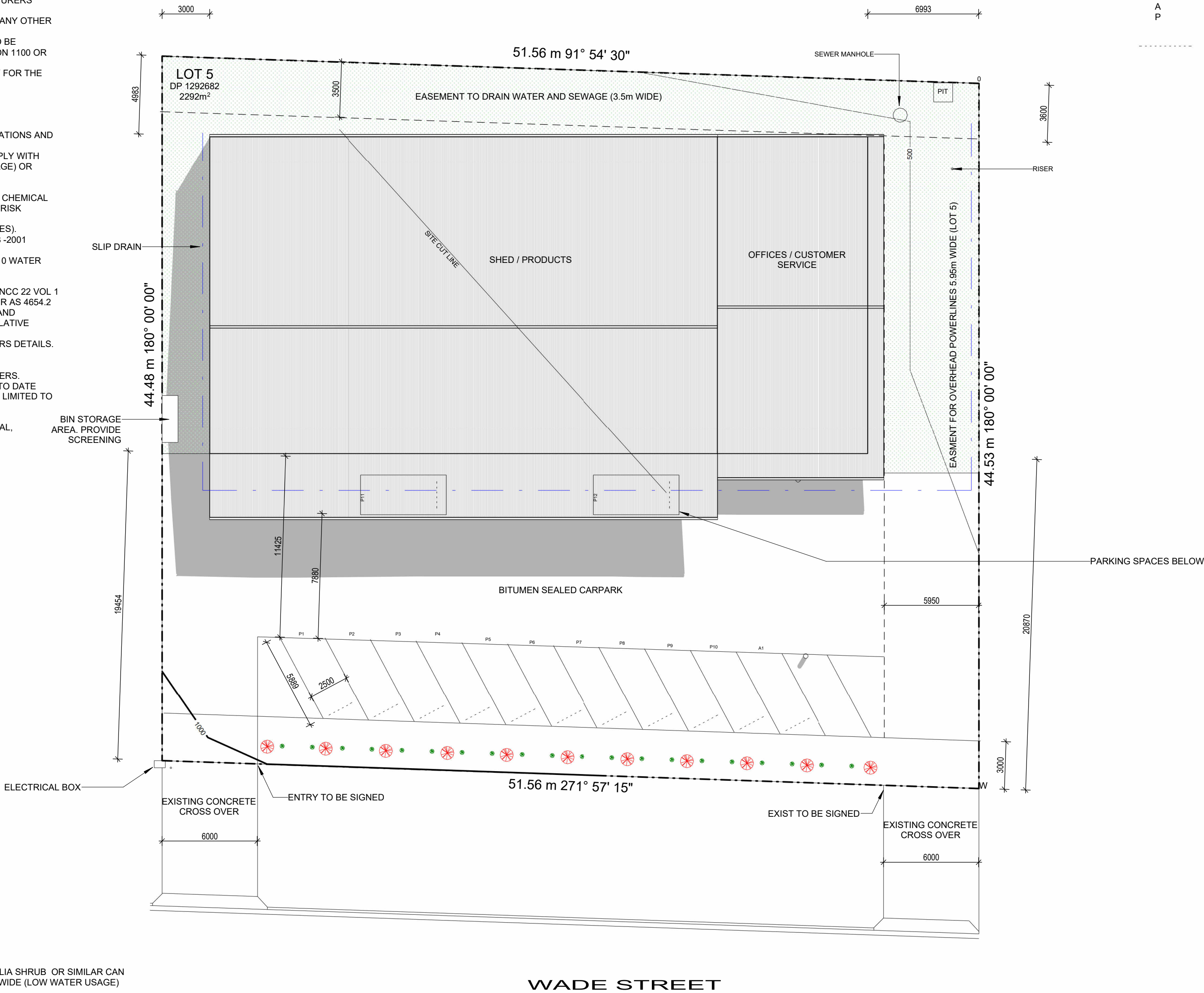
LANDSCAPING REQUIREMENT

3m LANDSCAPING STRIP AT FRONT BOUNDARY - COMPLIES

GRASSED AREA - 397.79m²

NATIVE LANDSCAPE PLANT SPECIES LEGEND

SYMBOL	SPECIES IMAGE	
		DENOTES BANKSIA ERICIFOLIA SHRUB OR SIMILAR CAN GET TO 1-1.5m HIGH & 1-2m WIDE (LOW WATER USAGE)
		TOTAL TO BE PLANTED 11
		DENOTES BRACTEANTHA BRACTEATA OR SIMILAR CAN GET TO 0.3-1m HIGH & 0.5-1m WIDE (LOW WATER USAGE)
		TOTAL TO BE PLANTED 20



CARPARKING

60° PARKING IN ACCORDANCE WITH AS 28.90.1 2004 OFF STREET PARKING. FIGURE 2.2 CLASS 2

DENOTES ACCESIBLE PARKING SPACE

DENOTES STANDARD PARKING SPACE

DENOTES 100mm WHEEL STOP IN ACCORDANCE WITH AS 28.90.1 2004 OFF STREET PARKING. TABLE 2.1

SHARED SPACE WITH 1300mm HIGH BOLLARD TO COMPLY WITH AS2890.6

ACCESSIBLE PARKING TO COMPLY WITH AS2890.6

CAR PARKING CALCULATIONS

COOLAMON DCP STATES PARKING SPACES SHALL BE AS PER NSW MARITIME SERVICES GUIDE TO TRAFFIC GENERATING DEVELOPMENT & AUSTRALIAN STANDARD 2890-PARKING FACILITIES.

WAREHOUSE PROVISIONS = 1 SPACE PER 300m² OF GFA

GFA = 624.49m² = 3 SPACES REQUIRED

OFFICE PROVISIONS 3.1 SPACES PER 100m² OF GFA

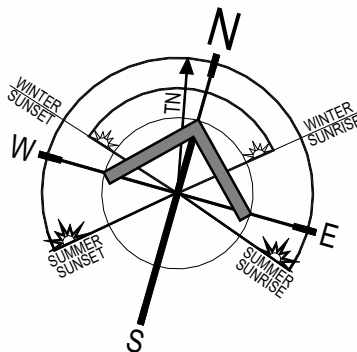
GFA = 184.19m² = 6.2 SPACES REQUIRED

TOTAL REQUIRED SPACES = 9.2 SPACES

CARPARKING SPACES PROPOSED = 13

12 STANDARD SPACES

1 ACCESSIBLE SPACE



0 2m 10m

SCALE 1:200



PROJECT

PROPOSED NEW AGRICULTURAL BUSINESS PREMISES

56 WADE STREET,
COOLAMON, NSW, 2701

DRAWING TITLE

PROPOSED SITE PLAN

CLIENT

VITAL AG SUPPLIES

DATE // TIME

24/09/2025 12:58:16 PM

SCALE

AS SHOWN

STATUS

FINALS

PROJECT ID

10RCD25

DRAWN BY

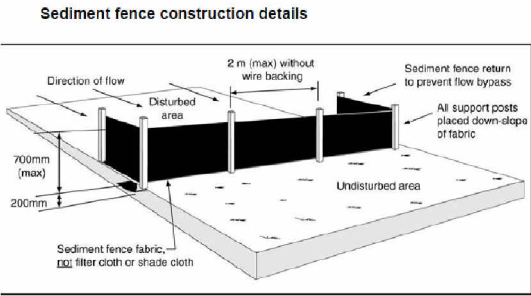
GUY WARD

BUILD BY

TBC

DRAWING NO.

A02



PROPOSED 4m³ SKIP BINS. FOR CONSTRUCTION WASTE.



SITE FENCING

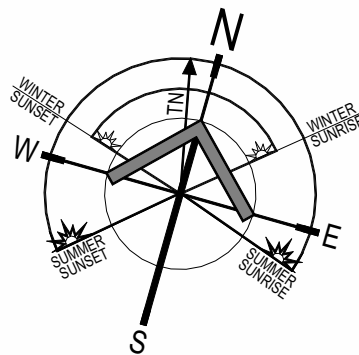
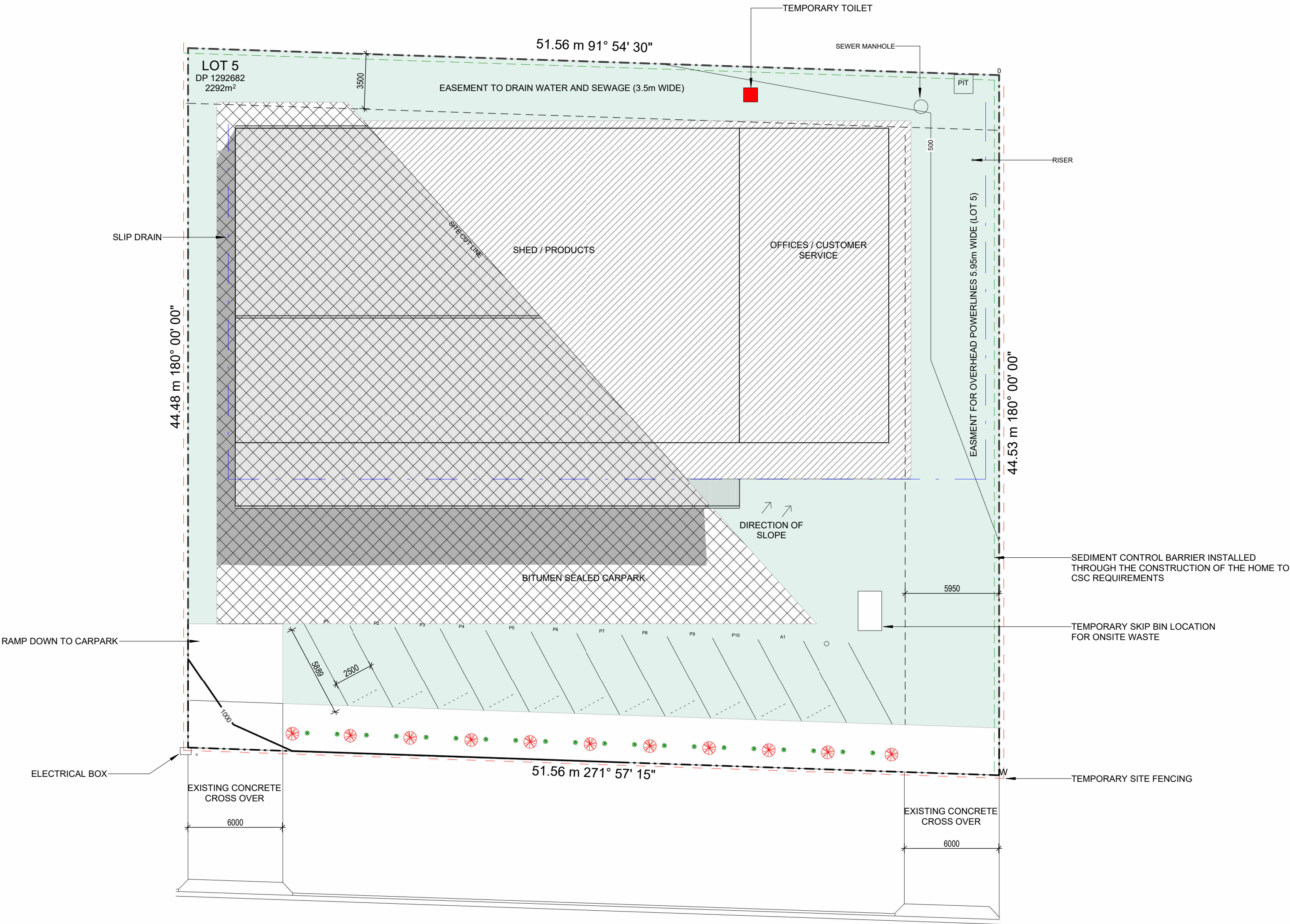


PORTABLE TOILET

DENOTES APPROX CUT AREA.
APPROX. 768.88m²

DENOTES APPROX FILL AREA.
APPROX. 559.40m²

DENOTES APPROX BATTER
LOCATIONS



0 2m 10m
SCALE 1:200

SITE MANAGEMENT PLAN
SCALE AT A3 1:200



PROJECT
PROPOSED NEW AGRICULTURAL BUSINESS PREMISES
56 WADE STREET,
COOLAMON, NSW, 2701

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SITE MANAGEMENT PLAN
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VITAL AG SUPPLIES
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SCALE
AS SHOWN
STATUS
FINALS
PROJECT ID
10RCD25

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GUY WARD
BUILD BY
TBC

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A03

GENERAL NOTES

INTERNAL WALLS ARE
TO BE READ AS 90mm
TIMBER STUD FRAMING
TO AS 1684.

ALL WET AREA CONSTRUCTION TO COMPLY WITH
NCC 22 VOL. 1 F2D2 WET AREA CONSTRUCTION

ALL FLOOR WASTE TO COMPLY WITH
NCC 22 VOL. 1 F2D4 FLOOR WASTE

ALL EXIT DOORS TO COMPLY WITH NCC 22
VOL. 1 PART D4D7 SIGNAGE &
SPECIFICATION 15

WALL AND FLOOR LEGEND

- 150mm EXTERNAL SHED FRAME
WITH FINISHES
- POLISHED CONCRETE
- 90mm INTERNAL TIMBER FRAME
WITH FINISHES
- 60mm 'GLAZED CURTAIN WALL'

FACILITY CALCULATIONS

CALCULATIONS HAVE BEEN COMPLETED BASED
OFF F4D4: FACILITIES IN CLASS 3 TO 9 BUILDINGS.

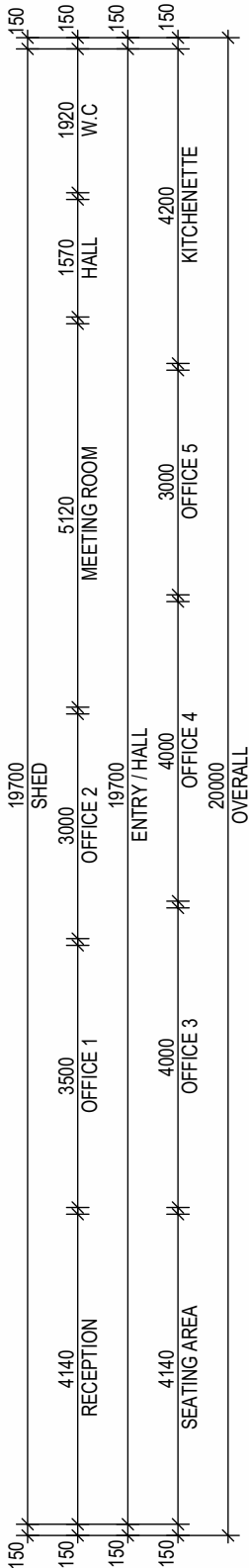
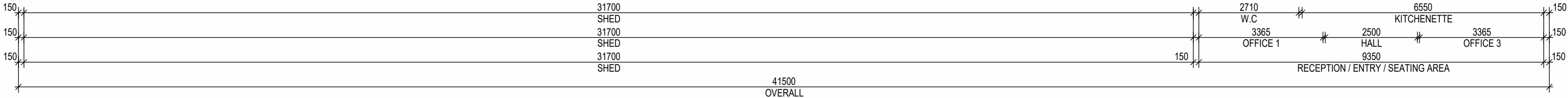
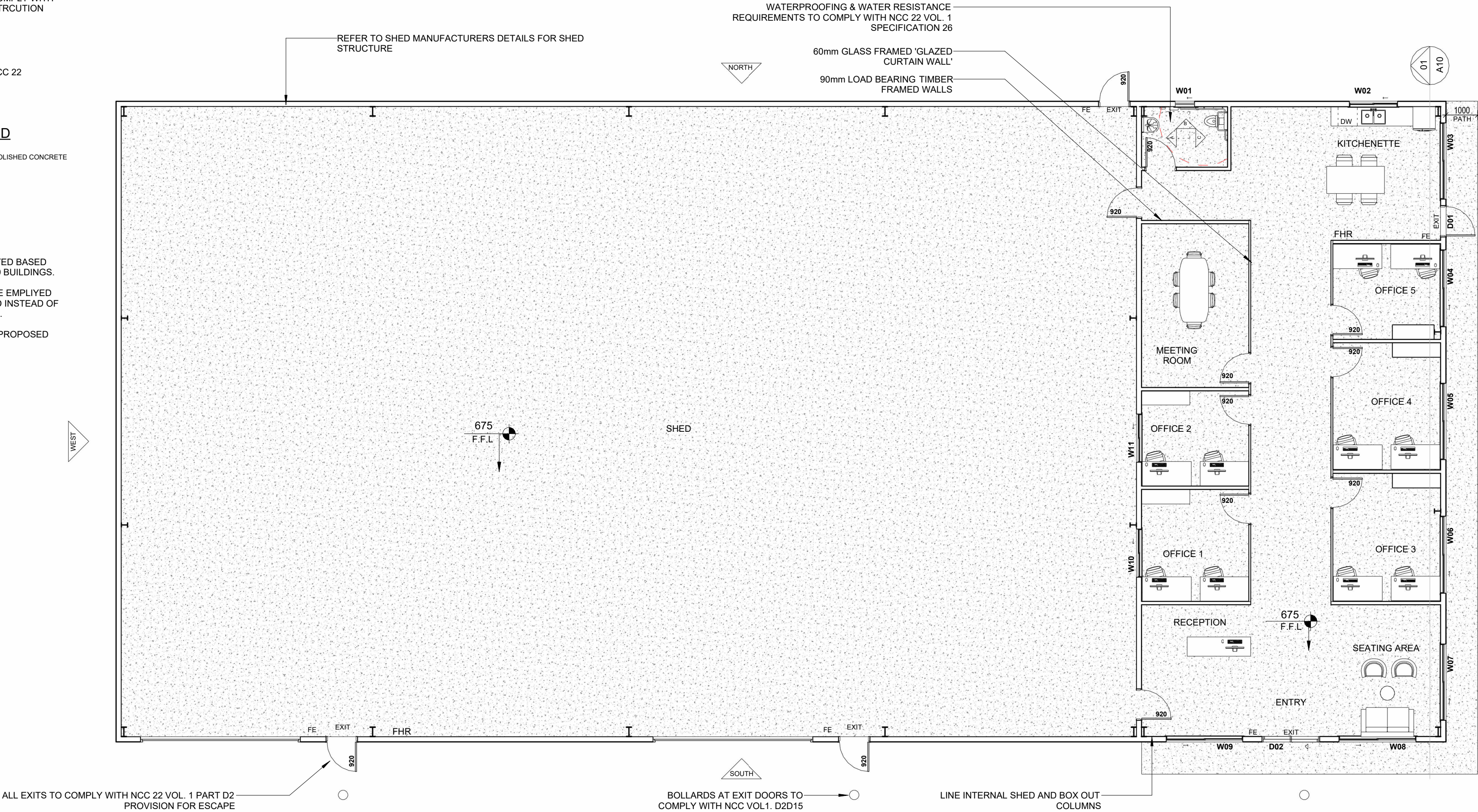
(3) IF NOT MORE THAN 10 PEOPLE ARE EMPLOYED
A UNISEX FACILITY MAY BE PROVIDED INSTEAD OF
SEPERATE FACILITIES FOR EACH SEX.

THERE IS NOT MORE THAN 10 STAFF PROPOSED
TO BE WORKING WITHIN THE STORE.

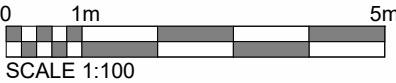
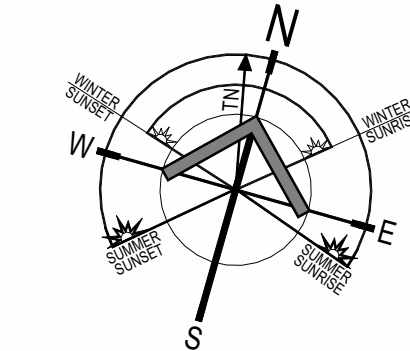
PROJECT INFORMATION

FLOOR TO CEILING HEIGHT -
EAVES OVERHANG -
ROOF PITCH -
ROOF COVERING -
FLOOR CONSTRUCTION -
EXTERNAL WALLS -

2700mm OFFICE / RECEPTION
AS PER ELEVATIONS
7.5 DEGREES
COLORBOND METAL SHEETING (CUSTOM ORB PROFILE)
REINFORCED CONCRETE SLAB TO ENGINEERS DETAILS
METAL SHED FRAMING AS PER SHED MANUFACTURERS DETAILS



FLOOR PLAN
SCALE AT A2 1:100



PROJECT
PROPOSED NEW AGRICULTURAL BUSINESS PREMISES
56 WADE STREET,
COOLAMON, NSW, 2701

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FLOOR PLAN
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BUILD BY
TBC

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A05

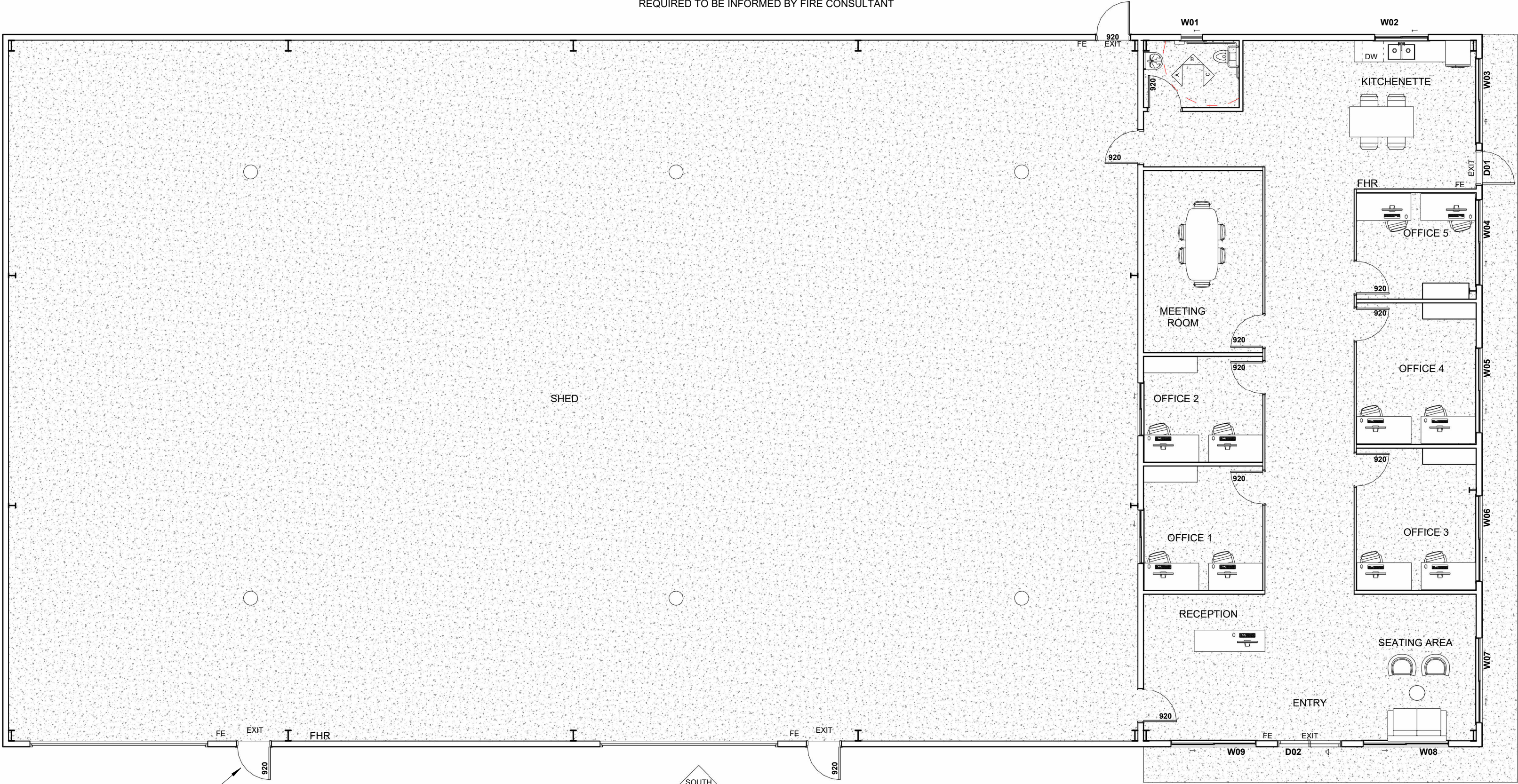
○ DENOTES EMERGENCY LIGHTING TO COMPLY WITH NCC 22 VOL.1 E4D2, E4D3, E4D4. LIGHTING LOCATION IS INDICATIVE ONLY AND TO BE ADVISED BY FIRE CONSULTANT

EXIT DENOTES ILLUMINATED EXIT LIGHTS TO COMPLY WITH NCC 22 VOL.1 E4D5, E4D6 & E4D8 & SPECIFICATION 25 & AS/NZS 2293.1

FE DENOTES FIRE EXTINGUISHER. TO COMPLY WITH NCC 22 VOL. 1 E1D14 PORTABLE FIRE EXTINGUISHERS

FHR FIRE HOSE REELS TO COMPLY WITH NCC VOL.1 E1D3 & AS 2441

THE LOCATION OF REQUIRED PORTABLE FIRE EXTINGUISHERS & FHR ARE INDICATIVE ONLY AND ARE REQUIRED TO BE INFORMED BY FIRE CONSULTANT



ALL EXITS TO COMPLY WITH NCC 22 VOL. 1 PART D2 PROVISION FOR ESCAPE

BOLLARDS AT EXIT DOORS TO COMPLY WITH NCC VOL1. D2D15

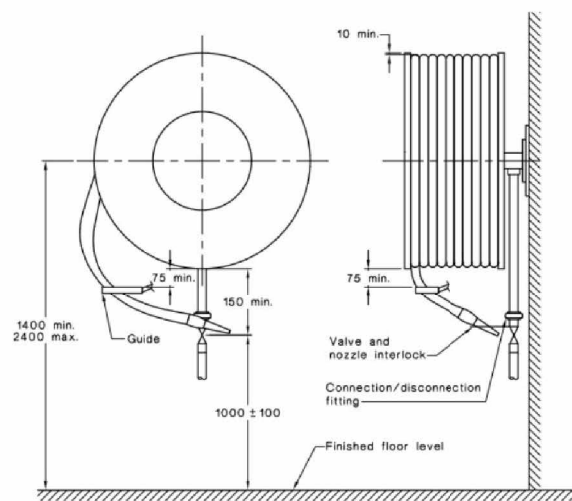
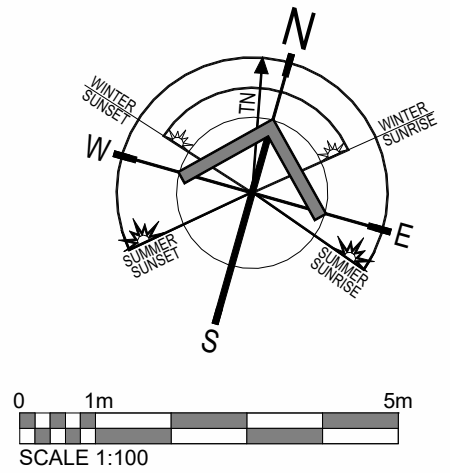


FIGURE 11.1 TYPICAL ARRANGEMENT OF FIXED TYPE HOSE REEL

Source: AS2441:2005 Australian Standard Installation of Fire Hose Reels.

FIRE SERVICES PLAN SCALE AT A2 1:100



PROJECT
PROPOSED NEW AGRICULTURAL BUSINESS PREMISES
56 WADE STREET,
COOLAMON, NSW, 2701

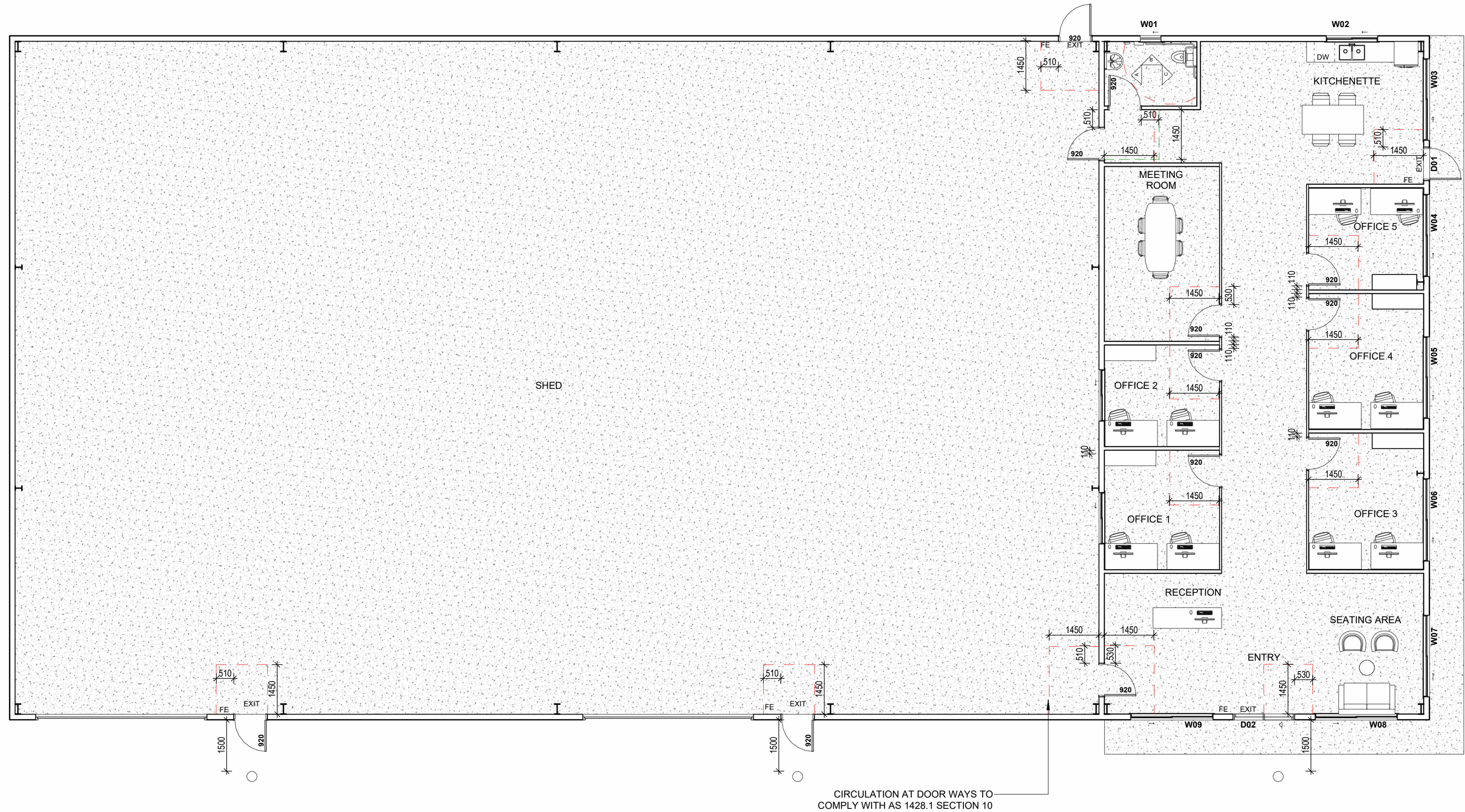
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CLIENT
VITAL AG SUPPLIES
DATE // TIME
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SCALE
AS SHOWN
STATUS
FINALS
PROJECT ID
10RCD25

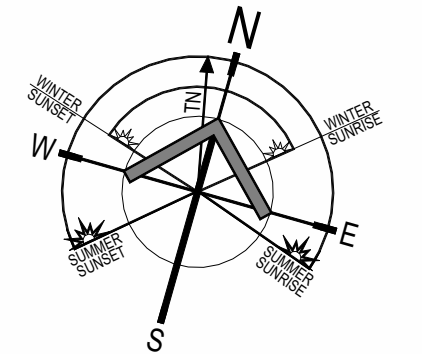
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GUY WARD
BUILD BY
TBC

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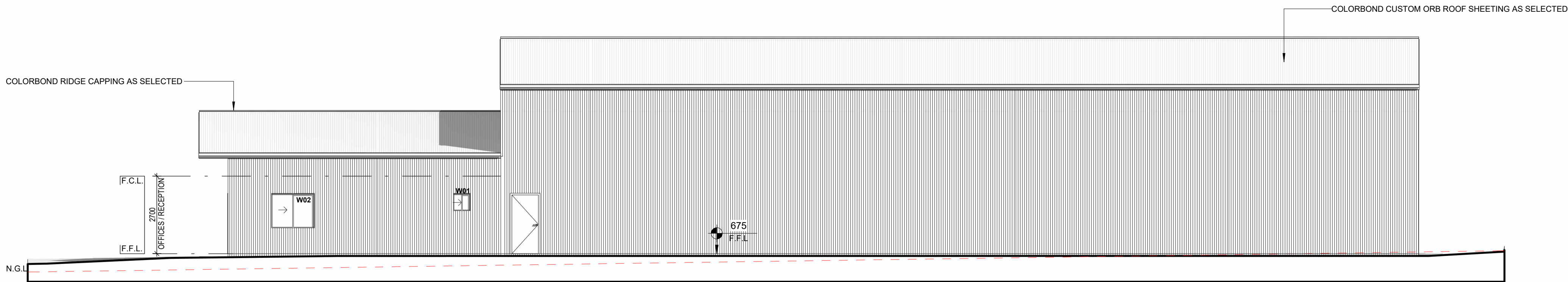
A06



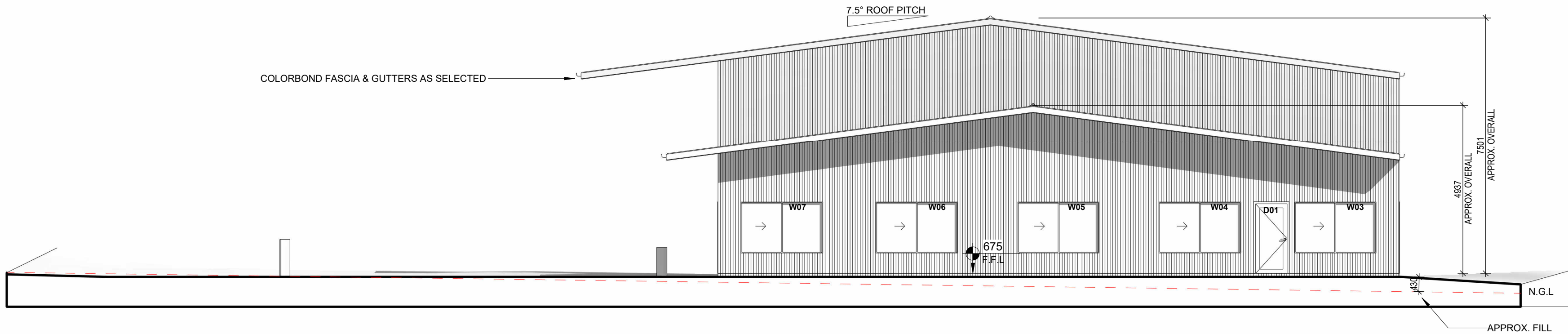
DOORWAY CIRCULATION PLAN
SCALE AT A2 1:100



0 1m 5m
SCALE 1:100



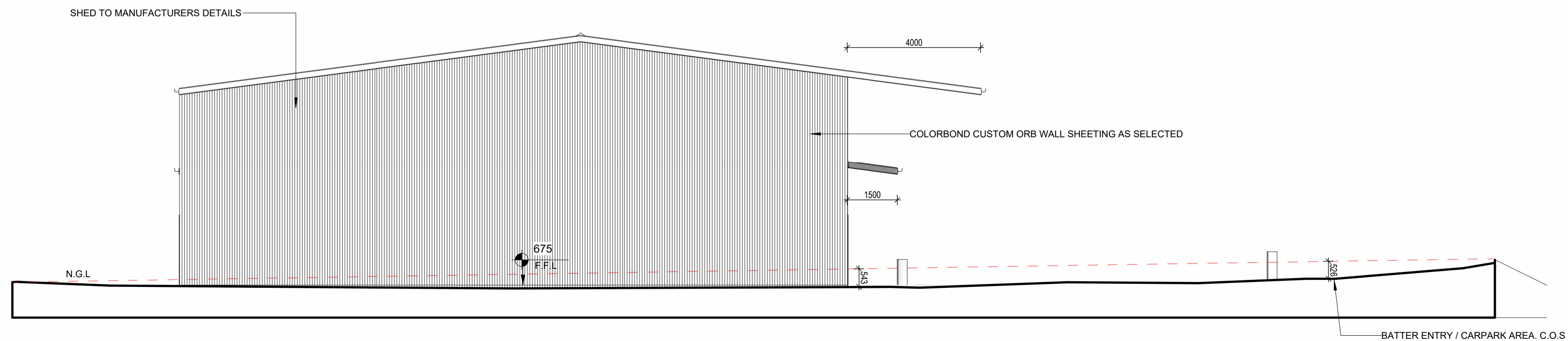
NORTHERN ELEVATION
SCALE AT A2 1:100



EASTERN ELEVATION
SCALE AT A2 1:100

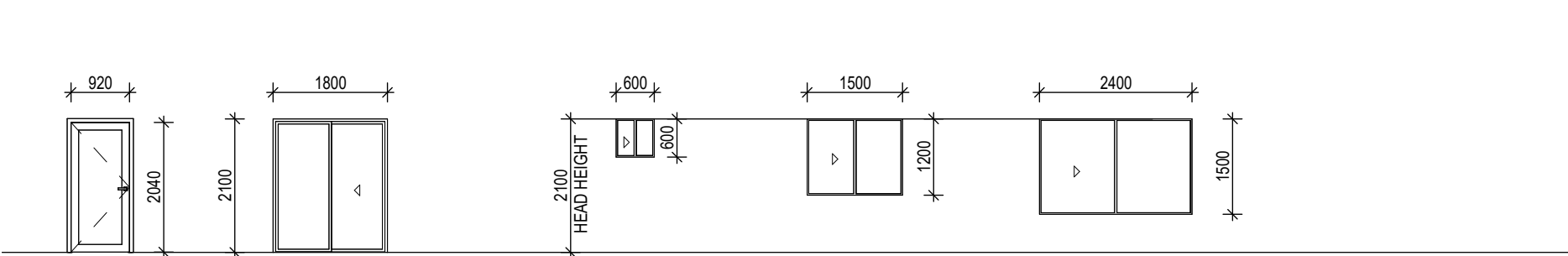


SOUTHERN ELEVATION
SCALE AT A2 1:100



WESTERN ELEVATION
SCALE AT A2 1:100

GLAZING SCHEDULE

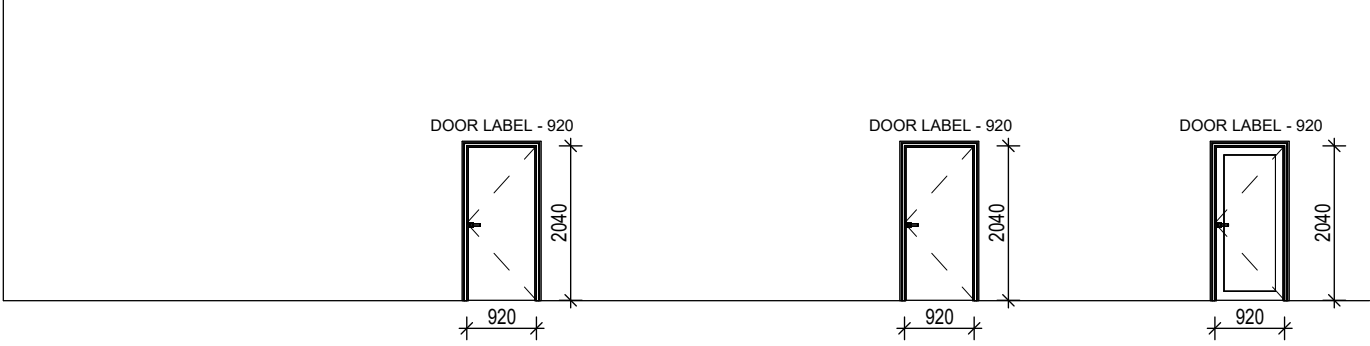


DOOR NUMBERS- D01 QUANTITY- 1 GLAZING - SINGLE OPENING - HINGED FRAME - ALUMINIUM	DOOR NUMBERS- D02 QUANTITY- 1 GLAZING - SINGLE OPENING - SLIDING DOOR UNIT FRAME - ALUMINIUM	WINDOW NUMBERS- W01 QUANTITY- 1 GLAZING - SINGLE, OBSCURE OPENING - SLIDING FRAME - ALUMINIUM	WINDOW NUMBERS- W02, W10, W11 QUANTITY- 3 GLAZING - SINGLE OPENING - SLIDING FRAME - ALUMINIUM	WINDOW NUMBERS- W03, W04, W05, W06, W07, W09 QUANTITY- 6 GLAZING - SINGLE OPENING - SLIDING FRAME - ALUMINIUM
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NOTE
ALL GLAZING TO BE TONED AS PER SECTION J

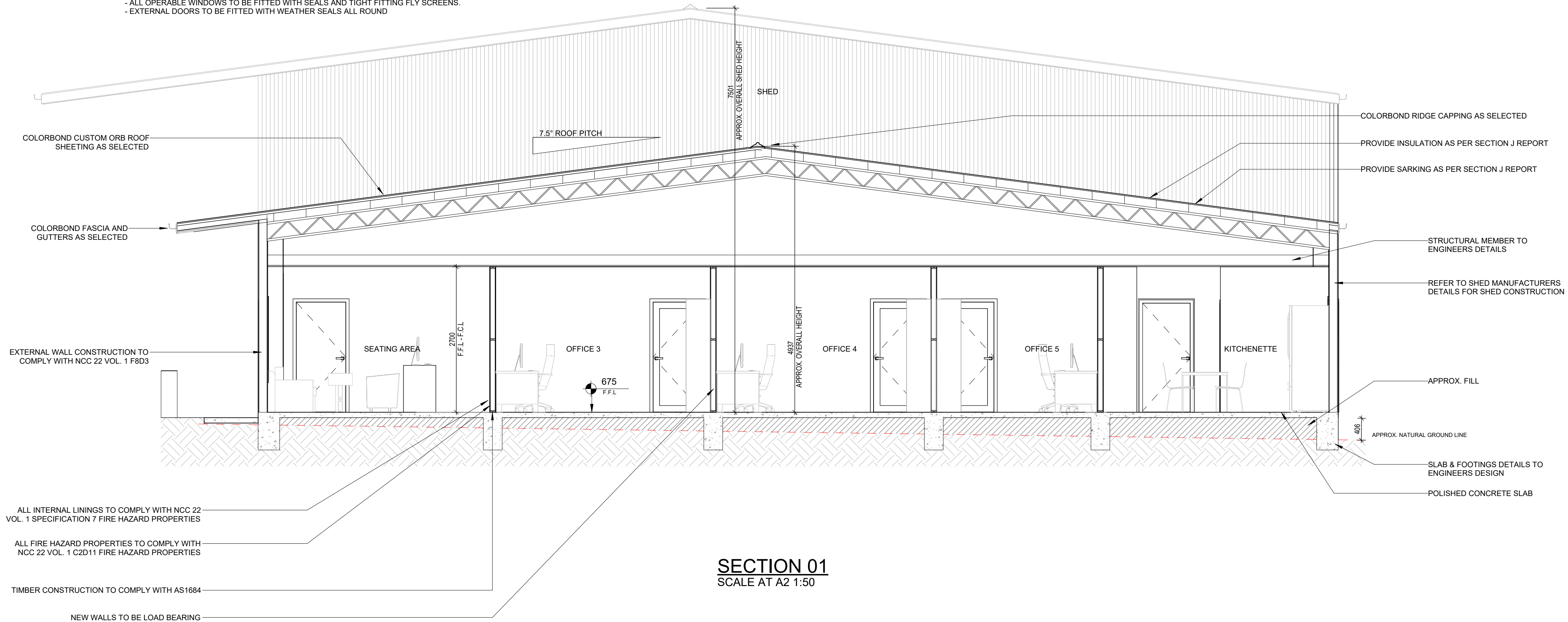
- DOOR & WINDOW NOTES**
- ALL WINDOWS & GLAZED DOOR INSTALLATION TO COMPLY WITH AS 2047 AND AS 1288. BUSHFIRE PRONE AREAS TO COMPLY WITH AS 3959 - REFER TO BUSHFIRE NOTES FOR BUSHFIRE ATTACK LEVEL (BAL) (IF APPLICABLE TO PROJECT).
 - WINDOW FRAME AND GLAZING PERFORMANCE LEVELS TO MEET OR EXCEED BASIX CERTIFICATE REQUIREMENTS.
 - BUILDER TO ADVISE FRAMING MANUFACTURER OF SELECTED WINDOW MANUFACTURERS AS STANDARD WINDOW SIZES VARY SLIGHTLY BETWEEN MANUFACTURERS.
 - ALL WINDOW AND DOOR DIMENSIONS TO BE CHECKED ON SITE PRIOR TO FABRICATION.
 - ALL OPERABLE WINDOWS TO BE FITTED WITH SEALS AND TIGHT FITTING FLY SCREENS.
 - EXTERNAL DOORS TO BE FITTED WITH WEATHER SEALS ALL ROUND

DOOR SCHEDULE



DOOR QUANTITY - 3 TYPE - EXTERNAL SOLID CORE OPENING - HINGED FRAME - TIMBER	DOOR QUANTITY - 3 TYPE - HOLLOW CORE OPENING - HINGED FRAME - TIMBER	DOOR QUANTITY - 6 TYPE - GLAZED INTERNAL DOOR OPENING - HINGED FRAME - ALUMINIUM
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NOTE
BUILDER TO REFER TO FLOOR PLAN FOR SWING DIRECTIONS



SECTION 01
SCALE AT A2 1:50



PROJECT
PROPOSED NEW AGRICULTURAL BUSINESS PREMISES
56 WADE STREET,
COOLAMON, NSW, 2701

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A10

FIXTURES & FITTINGS TO BE NO LESS THAN 900mm AS PER AS 1428.1 - 12.4 SANITARY FACILITY FIXTURES & FITTINGS

