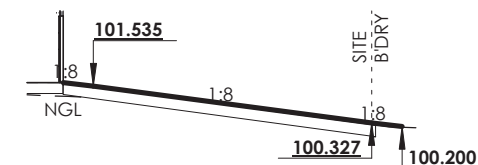
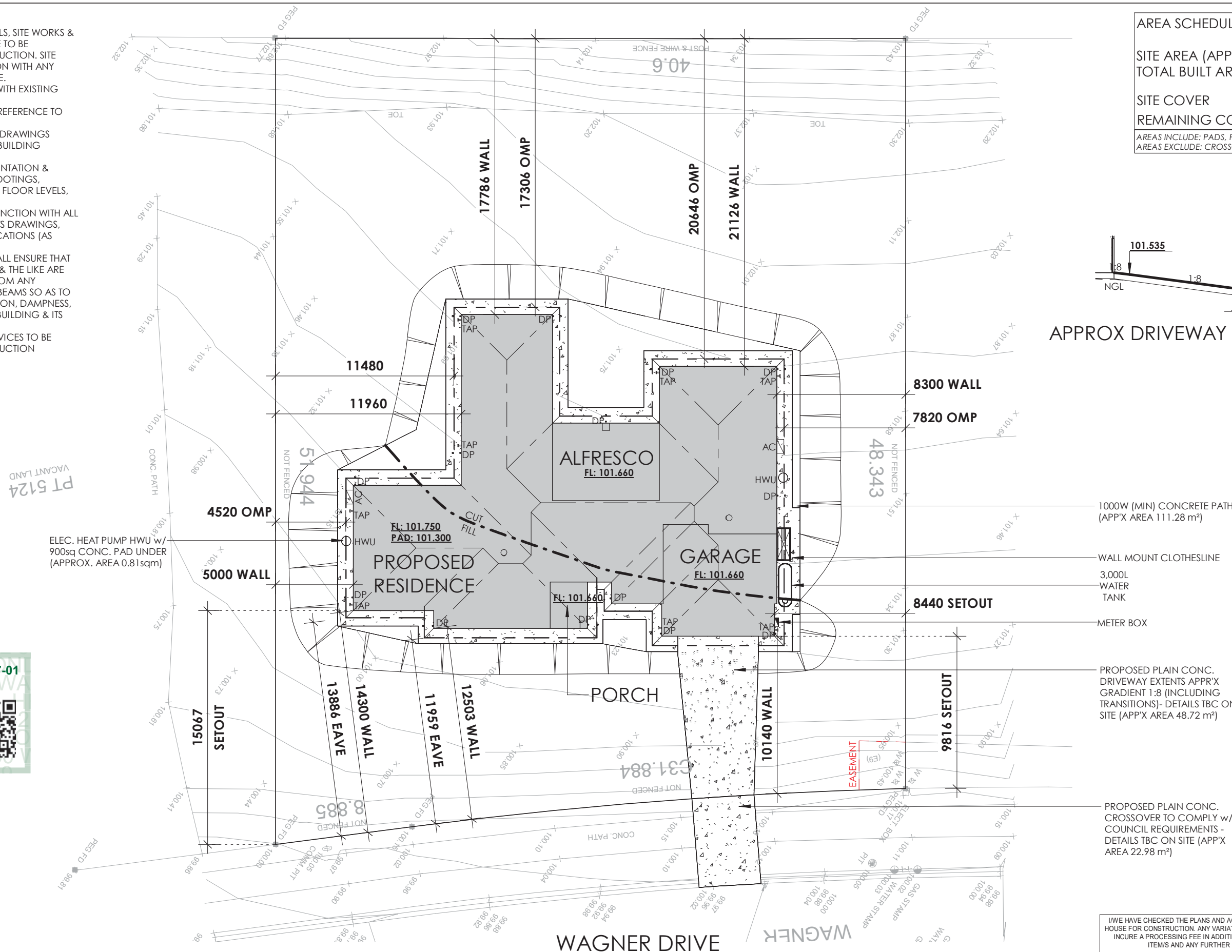


- GROUND LEVELS, FINISHED FLOOR LEVELS, SITE WORKS & RETAINING ARE INDICATIVE ONLY & ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. SITE PLANS ARE TO BE READ IN CONJUNCTION WITH ANY SURVEY/ENGINEERING PLANS AVAILABLE.
- ALL DIMENSIONS ARE TO BE CHECKED WITH EXISTING AND PROPOSED SITE CONDITIONS.
- WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED
- NO VARIATION MAY BE MADE TO THESE DRAWINGS WITHOUT THE PRIOR APPROVAL OF THE BUILDING DESIGNER
- REFER TO ENGINEERS DESIGN, DOCUMENTATION & CALCULATION FOR DETAILS ON SLAB, FOOTINGS, STRUCTURE, RETAINING WALLS, FINISHED FLOOR LEVELS, SITEWORKS & STORMWATER DETAILS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS SHEETS, CONSULTANTS DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS (AS APPLICABLE).
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES & THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING &/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING & UNDERMINING OF ANY BUILDING & ITS FOOTING SYSTEM.
- LOCATION OF ALL EXISTING ONSITE SERVICES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

AREAS INCLUDE: PADS, PATHS, D'WAY  
AREAS EXCLUDE: CROSSOVER, EXISTING STRUCTURES



APPROX DRIVEWAY GRADIENT



— PROPOSED PLAIN CONC.  
DRIVEWAY EXTENTS APP'R'X  
GRADIENT 1:8 (INCLUDING  
TRANSITIONS)- DETAILS TBC ON  
SITE (APP'R'X AREA 48.72 m<sup>2</sup>)

PROPOSED PLAIN CONC.  
CROSSOVER TO COMPLY w/  
COUNCIL REQUIREMENTS -  
DETAILS TBC ON SITE (APP'X  
AREA 22.98 m<sup>2</sup>)

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OWNER SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

BUILLER SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

SURVEY BY:

**JHayLandSurvey**  
JhayLandsurvey@tpg.com.au

FINAL METER BOX LOCATION &  
DOWNPIPE LOCATIONS TO BE  
CONFIRMED BY BUILDER

WIND CLASSIFICATION: N2

**SOIL CLASSIFICATION: H1-D**

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**G.J. Gardner. HOMES**

GJ GARDNER  
ALBURY  
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PHONE: (02) 6041 3344

ALPINE VISTA 295  
CLASSIC FACADE

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PLANS BY  
**WINK + CO**

07 3060 5089  
projects@winkandco.com.au

**WINKANDCO.COM.AU**  
OBCC 1194316 | TAS - CC7004

CLIENT:  
MICHAEL & SARAH MILLER

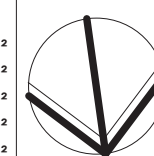
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SCALE: 1:250

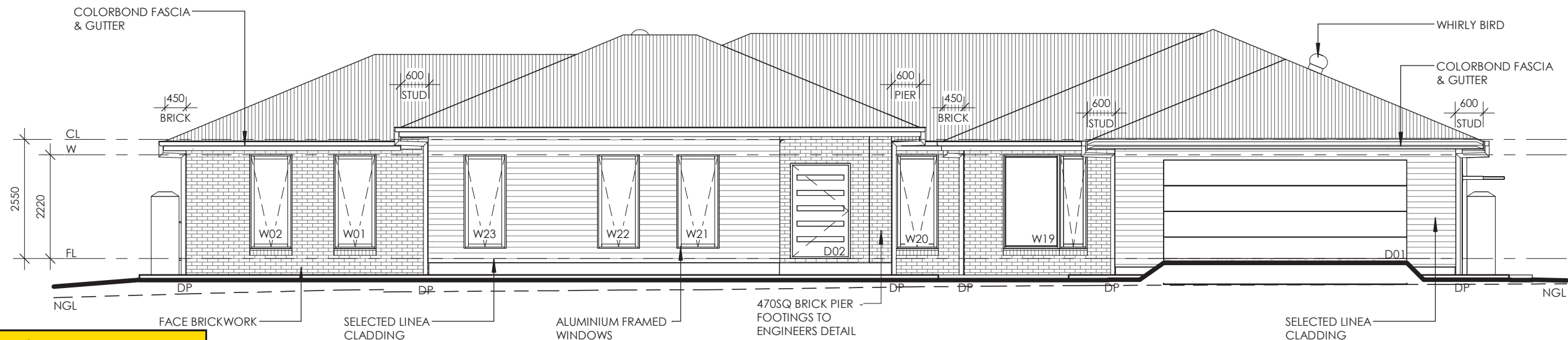
PROJECT : NEW RESIDENCE & GARAGE  
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WAGNER DRIVE,  
JINDERA, NSW 2642

PAGES:		SHEET SIZE:	
2 of 18		A3	
JOB No: TBC			
<b>WINK + CO</b>			
<b>Job No: 008-25</b>			
Date: 07/02/25			

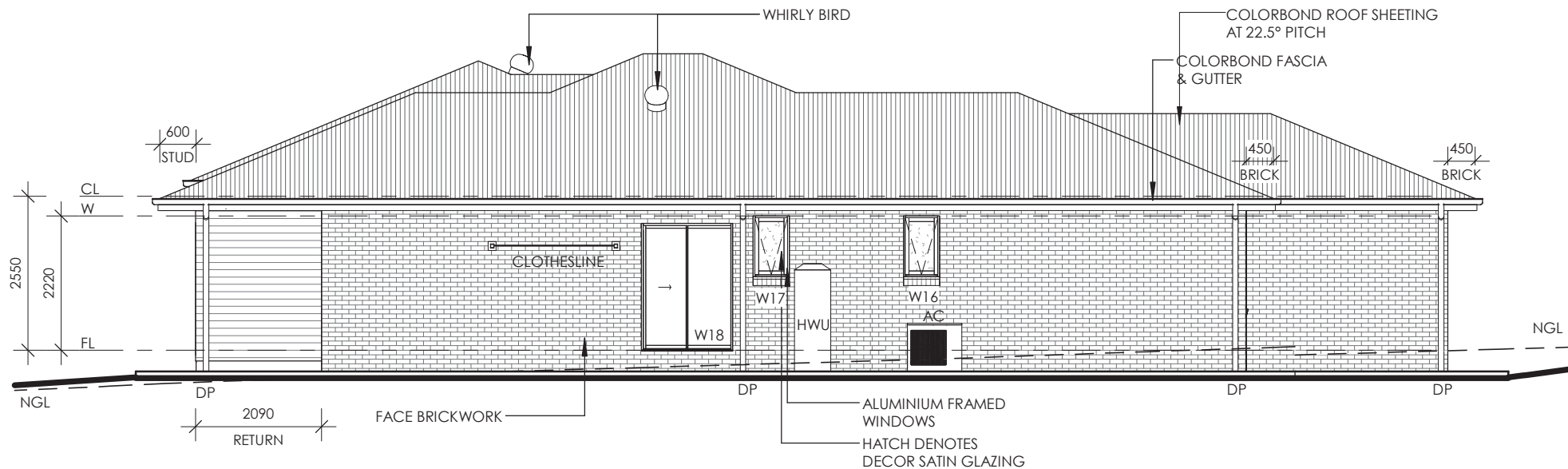
AREA	
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ALFRESCO:	34.45 m <sup>2</sup>
PORCH:	7.15 m <sup>2</sup>
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TOTAL:	389.92 m <sup>2</sup>



REV	COMMENTS	DATE	DRWN	CHKD
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G	AMENDMENTS	19/05/25	MT	MT



## 1 | NORTH ELEVATION



## 2 | WEST ELEVATION

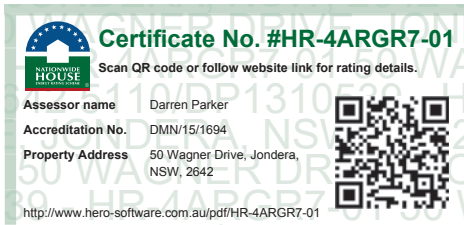
### Summary of BASIX Commitments

Landscape (By owner)	Commitment
Total area - garden/lawn (m2)	600
Indigenous within total (m2)	10

Water	
Flow L/min - showerheads	7.5 - 9 L/min
Rating - toilet cisterns	4 *
Rating - kitchen tap fittings	4 *
Rating - bathroom tap fittings	4 *
Rainwater tank (litres)	3,000
Roof area to tank (m2)	160
Connect tank to outdoor tap?	Yes
Connect tank to all toilets?	Yes
Connect tank to laundry?	Yes

Thermal Performance - Refer to natHERS Certificate

Energy	
Hot water system	Elec heat pump - 21-25 STCs
Active cooling - living areas	1 phase ac - ducted - 1.5* cold zone
Active cooling - bedroom areas	1 phase ac - ducted - 1.5* cold zone
Active heating - living areas	1 phase ac - ducted - 1.5* cold zone
Active heating - bedroom areas	1 phase ac - ducted - 1.5* cold zone
Bathroom ventilation	Manual switch ducted
Kitchen ventilation	Manual switch ducted
Laundry ventilation	Natural ventilation
Low energy lighting	Refer to basix cert
Installed PV - output (peak kW)	min 2kW
Cooktop and oven	Induc c/t elec oven
Clothesline (outdoor)	Yes
Clothesline (indoor or sheltered)	No



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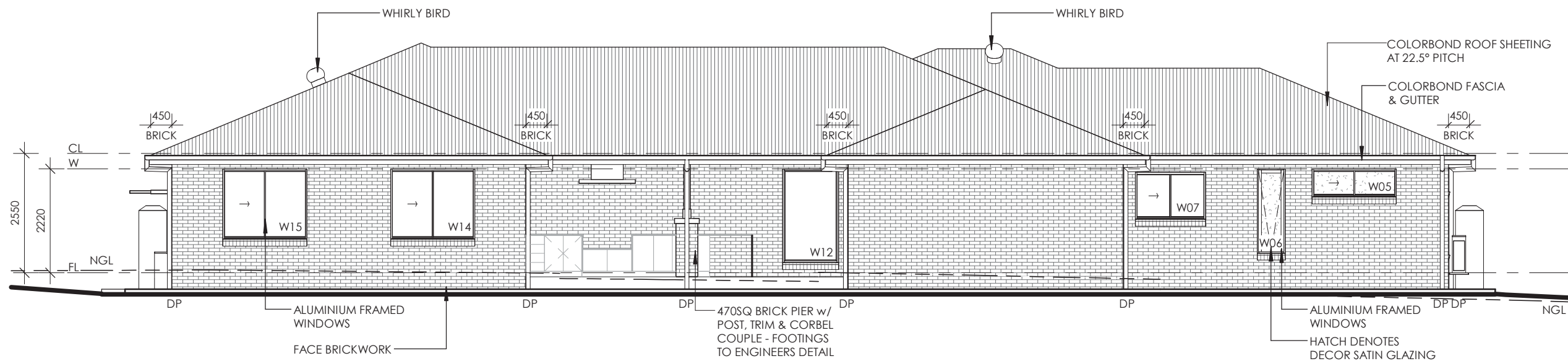
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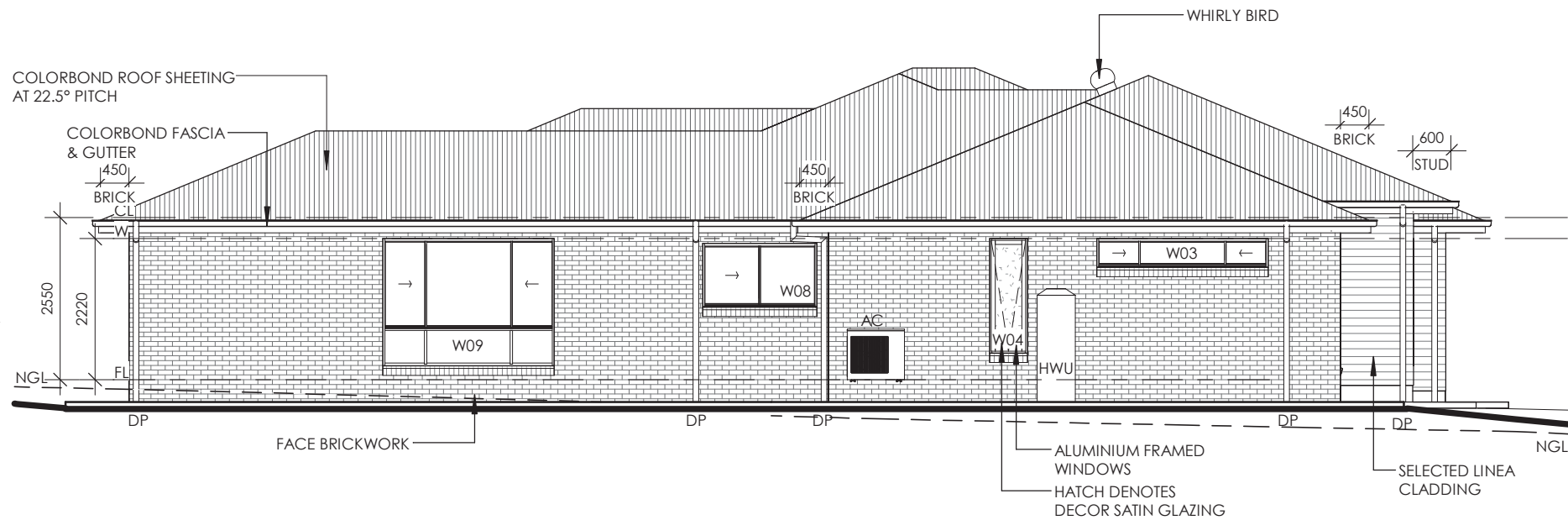
PAGES: 6 of 18  
SHEET SIZE: A3  
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### 3 SOUTH ELEVATION



### 4 EAST ELEVATION

Design Matters National Building Element Summary Table			
<b>Insulation &amp; Colour Details</b>			
Ceiling under roof - R6.0			
Roof - R1.3 Blanket			
Roof colour - any - (natHERS defaults certified)			
External walls - R2.5 - Wall Wrap (E = 0.9/0.9)			
Internal walls residence/garage - R2.0			
Waffle Pod Slab - 300 mm Pods			
Timber frame - no thermal break required			
<b>Window Details</b>			
	<b>WERS code</b>	<b>Max U-value</b>	<b>SHGC +/-5%</b>
Tim Hinged Door SG	STG-037-001	4.3	0.55
Al Fixed DG	AWS-067-004	3.3	0.65
Al Sliding Door DG	AWS-013-021	3.0	0.47
Al Sliding Door DG	AWS-013-005	4.1	0.59
Al Awning DG	AWS-008-005	4.4	0.54
Al Sliding DG	AWS-003-302	3.2	0.47
Al Sliding DG	AWS-003-005	4.3	0.57
<b>Building sealing</b>			
Downlights are IC rated & sealed (insulated over)			
Exhaust fans - sealed (max 160mm rangehood exhaust)			
Air infiltration seals to external residence and garage internal doors			
Additional details refer to NatHERS Certificate			

**Certificate No. #HR-4ARGR7-01**  
Scan QR code or follow website link for rating details.

Assessor name  
Darren Parker

Accreditation No.  
DMN/15/1694

Property Address  
50 Wagner Drive, Jondera, NSW, 2642



<http://www.hero-software.com.au/pdf/HR-4ARGR7-01>

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