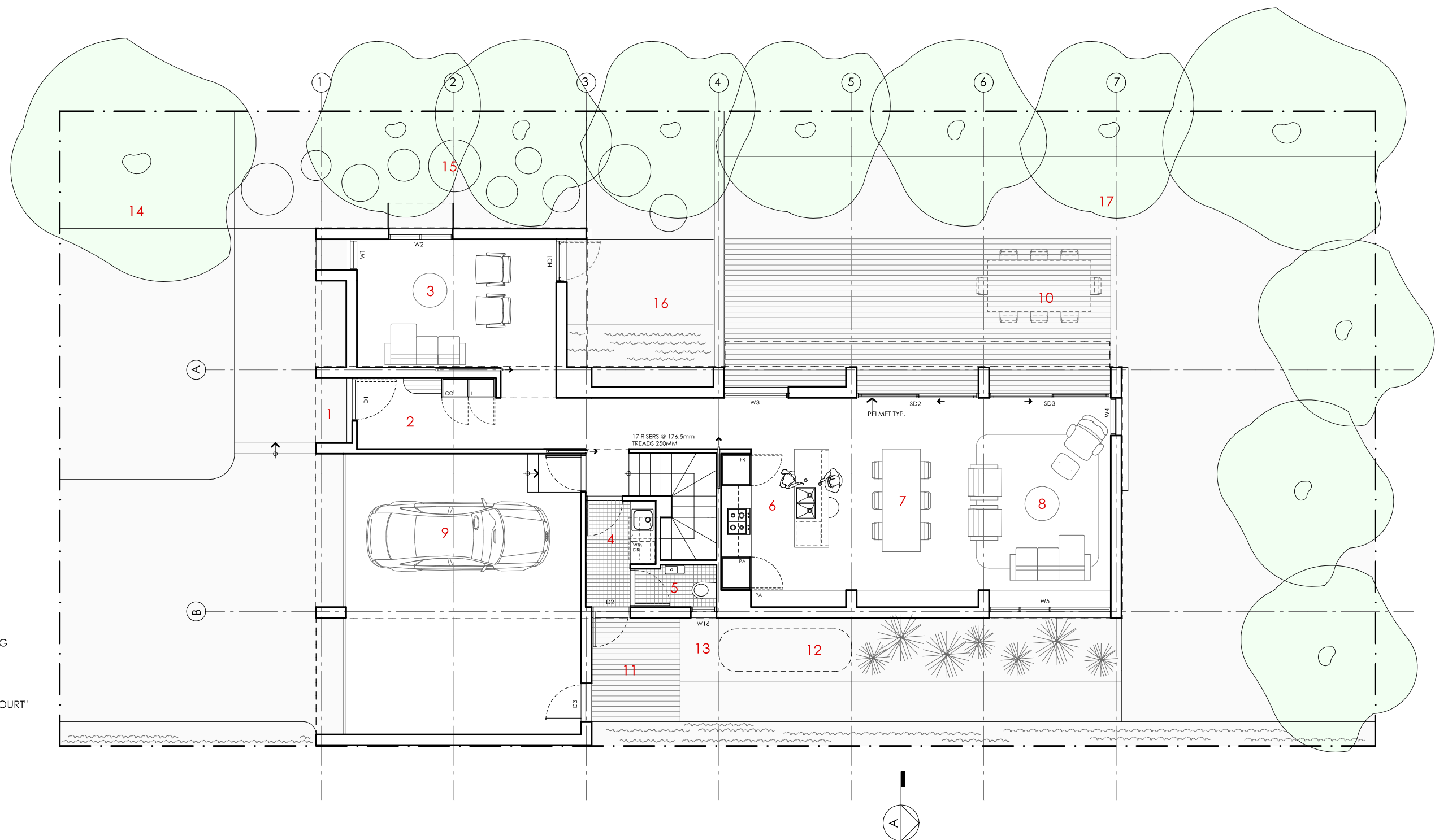






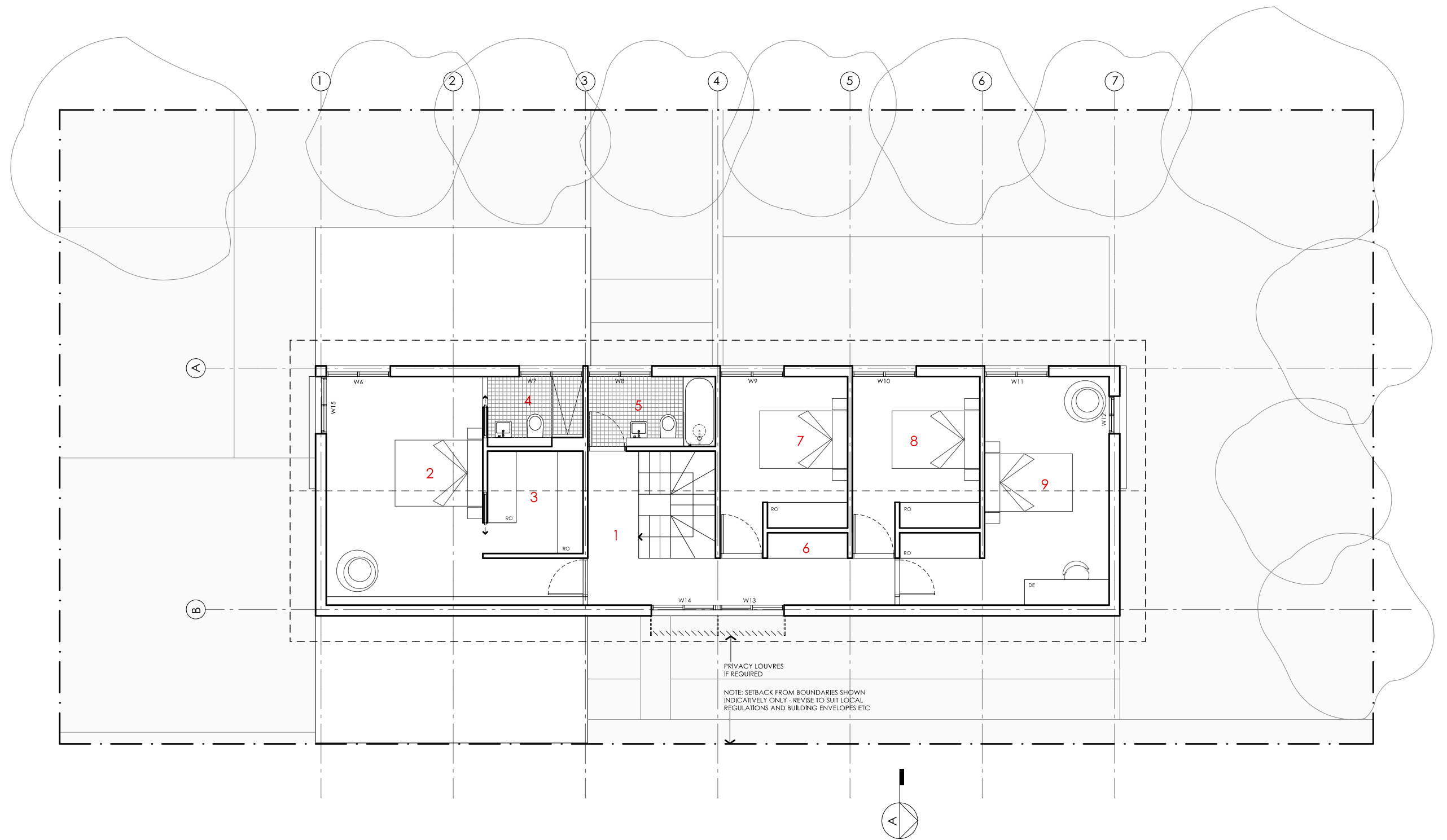
# TELOPEA HOUSE

<p><b>LEGEND</b></p> <p>N/A</p>	<p><b>PROJECT</b></p> <div>  <p>Australian Government</p> </div> <div>  <p>Australia's guide to environmentally sustainable homes</p> </div> <div>  <p>Design For Place</p> </div>	<p><b>DESIGN</b></p> <p><b>Telopea House</b></p> <p><b>DESIGNED FOR</b></p> <p><b>Darwin – Option 1</b></p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> Site Plan</p> <p><b>Scale:</b> 1:200</p> <p><b>Paper size:</b> A3</p>
	<p><b>DISCLAIMER</b></p> <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>	<p>Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.</p>	<p><b>Drawing number:</b> 1/12</p> <p><b>Date issued:</b> March 2020</p> <p><b>Project stage:</b> Preliminary</p> <div>  <p>N</p> </div>







# TELOPEA HOUSE

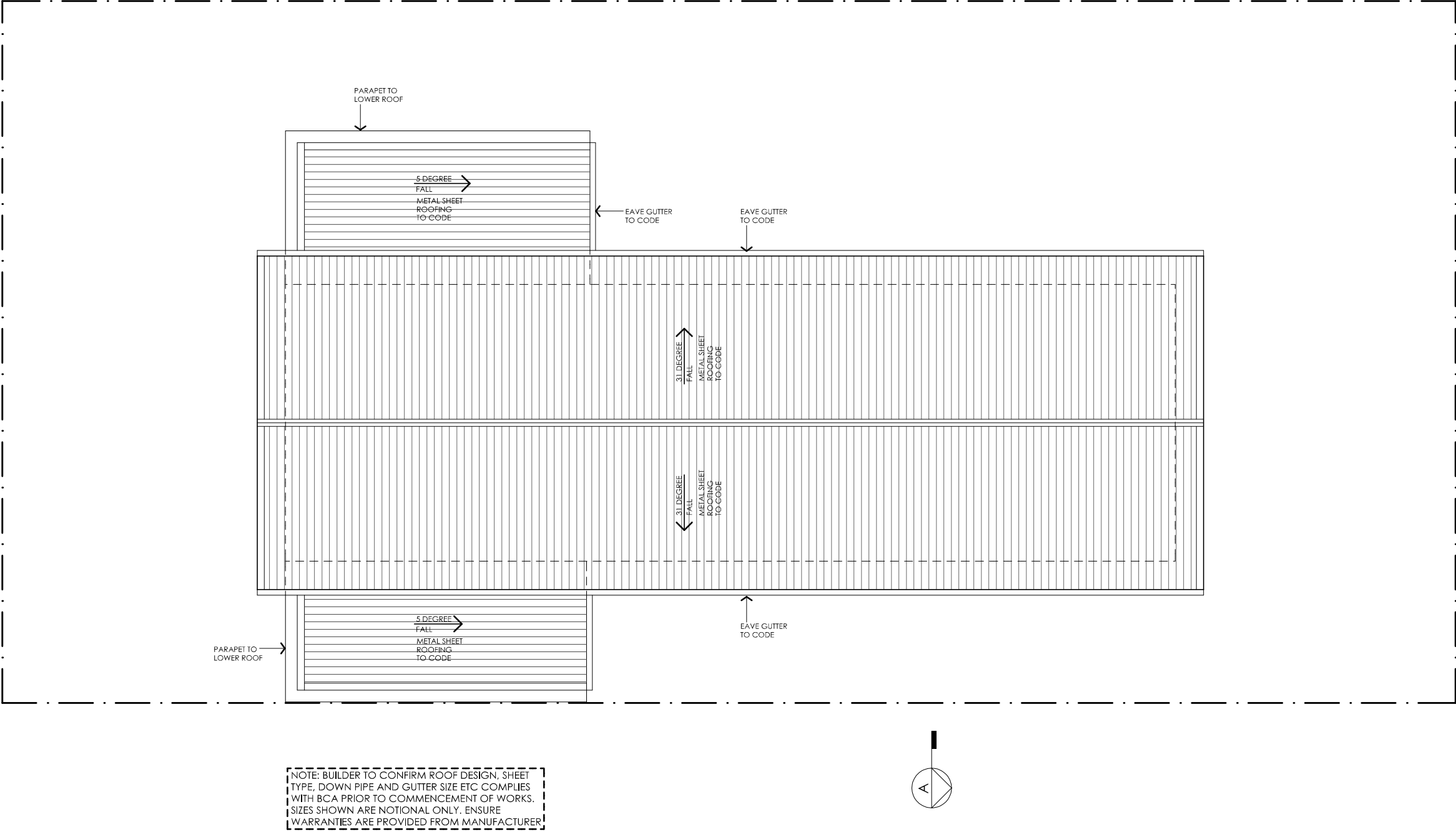
<p><b>NOTES</b></p> <p>GFL LIVING 89 m2</p> <p>GARAGE 41 m2</p> <p>UFL LIVING 101 m2</p> <p>TOTAL GFA 231 m2</p> <p><small>NOTE: GFA CALCULATIONS DO NOT INCLUDE DECKS, TERRACES, COURTYARDS, VERANDAHS, VOIDS, STAIRS &amp; BALCONIES @ UFL. NOTE THAT INTERNAL ROOM DIMENSIONS ARE NOMINAL ONLY AND GENERALLY INCLUDE JOINERY WITHIN THOSE DIMENSIONS.</small></p>	<p><b>PROJECT</b></p> <p> Australian Government</p> <p> YourHome Australia's guide to environmentally sustainable homes</p> <p> Design For Place</p> <p><b>DISCLAIMER</b></p> <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>	<p><b>DESIGN</b></p> <p><b>Telopea House</b></p> <p><b>DESIGNED FOR</b></p> <p><b>Darwin – Option 1</b></p> <p>Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.</p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> Ground Floor Plan</p> <p><b>Scale:</b> 1:100</p> <p><b>Paper size:</b> A3</p> <p><b>Drawing number:</b> 2/12</p> <p><b>Date issued:</b> March 2020</p> <p><b>Project stage:</b> Preliminary</p> <p></p>
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- KEY
- 1 LANDING
  - 2 BEDROOM 1
  - 3 LIVING 2 / RUMPUS
  - 4 ENSUITE
  - 5 BATHROOM
  - 6 STORAGE
  - 7 BEDROOM 2
  - 8 BEDROOM 3
  - 9 BEDROOM 4

# TELOPEA HOUSE

<p><b>NOTES</b></p> <p>GFL LIVING 89 m2 GARAGE 41 m2 UFL LIVING 101 m2 TOTAL GFA 231 m2</p> <p><small>NOTE: GFA CALCULATIONS DO NOT INCLUDE DECKS, TERRACES, COURTYARDS, VERANDAHs, VOIDS, STAIRS &amp; BALCONIES @ UFL. NOTE THAT INTERNAL ROOM DIMENSIONS ARE NOMINAL ONLY AND GENERALLY INCLUDE JOINERY WITHIN THOSE DIMENSIONS.</small></p>	<p><b>PROJECT</b></p> <div><span>Australian Government</span><span>YourHome</span><p>Australia's guide to environmentally sustainable homes</p><span>Design For Place</span></div> <p><b>DISCLAIMER</b></p> <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>	<p><b>DESIGN</b></p> <p><b>Telopea House</b></p> <p><b>DESIGNED FOR</b></p> <p><b>Darwin – Option 1</b></p> <p>Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.</p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> First Floor Plan</p> <p><b>Scale:</b> 1:100</p> <p><b>Paper size:</b> A3</p> <p><b>Drawing number:</b> 3/12</p> <p><b>Date issued:</b> March 2020</p> <p><b>Project stage:</b> Preliminary</p> <div><p>N</p></div>
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# TELOPEA HOUSE

LEGEND  N/A	PROJECT <div> Australian Government</div> <div> YourHome Australia's guide to environmentally sustainable homes</div> <div> Design For Place</div>	DESIGN Telopea House  DESIGNED FOR Darwin – Option 1	DETAILS Drawing title: Roof Plan Scale: 1:100 Paper size: A3 Drawing number: 4/12 Date issued: March 2020 Project stage: Preliminary
	DISCLAIMER <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>		<p>Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.</p> 



01 | STREET ELEVATION SINGLE GARAGE VERSION SHOWN  
1:100




# TELOPEA HOUSE

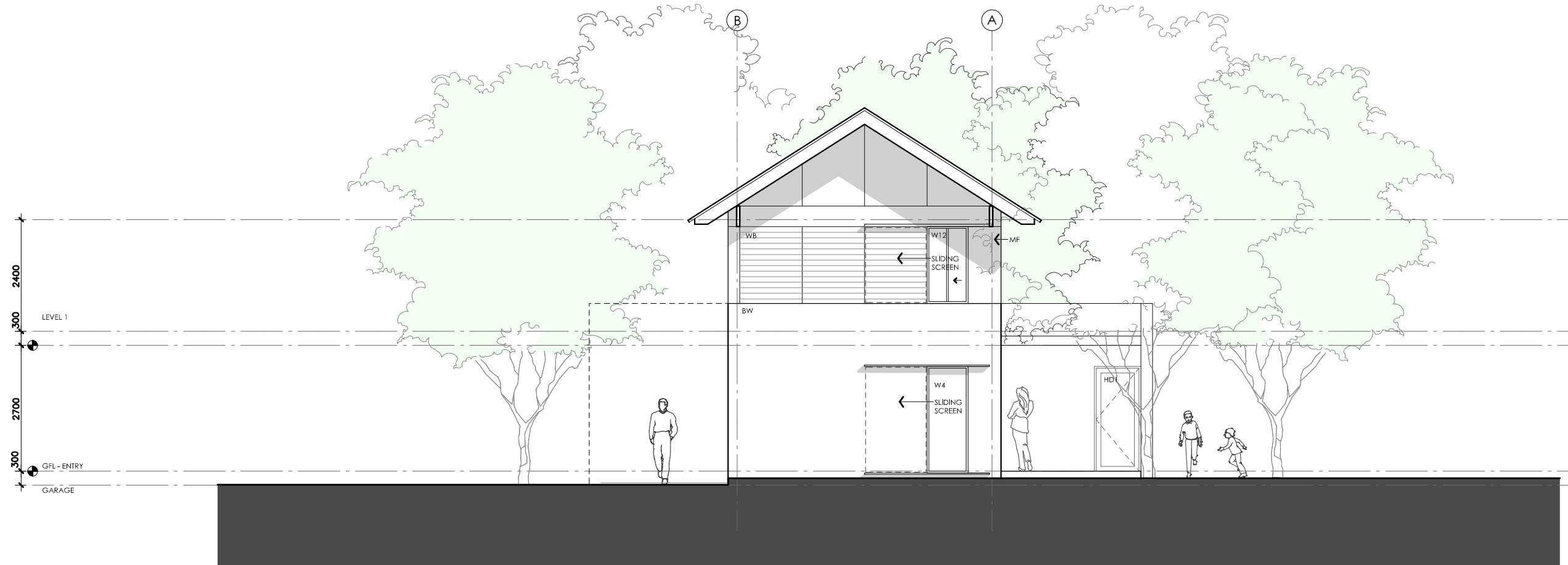
<b>LEGEND</b> BW FACE BRICK WALL TYPE & COLOUR TBC WB WEATHERBOARD CLADDING TYPE & COLOUR TBC CFC COMPRESSED FC SHEET ON TIMBER FRAME EXPRESSED JOINT AT EDGES INDICATED MF FOLDED METAL FASCIA COLOUR TBC ST STEEL WORK COLOUR TBC GD GARAGE DOOR COLOUR TBC AL ALUMINIUM COVER PLATE COLOUR TO MATCH WINDOW FRAMES	<b>PROJECT</b>  Australian Government  YourHome Australia's guide to environmentally sustainable homes  Design For Place	<b>DESIGN</b> Telopea House <b>DESIGNED FOR</b> Darwin – Option 1  Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.	<b>DETAILS</b> <b>Drawing title:</b> Elevation <b>Scale:</b> 1:100 <b>Paper size:</b> A3 <b>Drawing number:</b> 5/12 <b>Date issued:</b> March 2020 <b>Project stage:</b> Preliminary
<b>DISCLAIMER</b> This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.			



01 | NORTH ELEVATION  
1:100




# TELOPEA HOUSE

<b>LEGEND</b> BW FACE BRICK WALL TYPE & COLOUR TBC WB WEATHERBOARD CLADDING TYPE & COLOUR TBC CFC COMPRESSED FC SHEET ON TIMBER FRAME EXPRESSED JOINT AT EDGES INDICATED MF FOLDED METAL FASCIA COLOUR TBC ST STEEL WORK COLOUR TBC GD GARAGE DOOR COLOUR TBC AL ALUMINIUM COVER PLATE COLOUR TO MATCH WINDOW FRAMES	<b>PROJECT</b>  Australian Government  YourHome Australia's guide to environmentally sustainable homes  Design For Place <b>DISCLAIMER</b> This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.	<b>DESIGN</b> Telopea House <b>DESIGNED FOR</b> Darwin – Option 1  Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.	<b>DETAILS</b> <b>Drawing title:</b> Elevation <b>Scale:</b> 1:100 <b>Paper size:</b> A3 <b>Drawing number:</b> 6/12 <b>Date issued:</b> March 2020 <b>Project stage:</b> Preliminary
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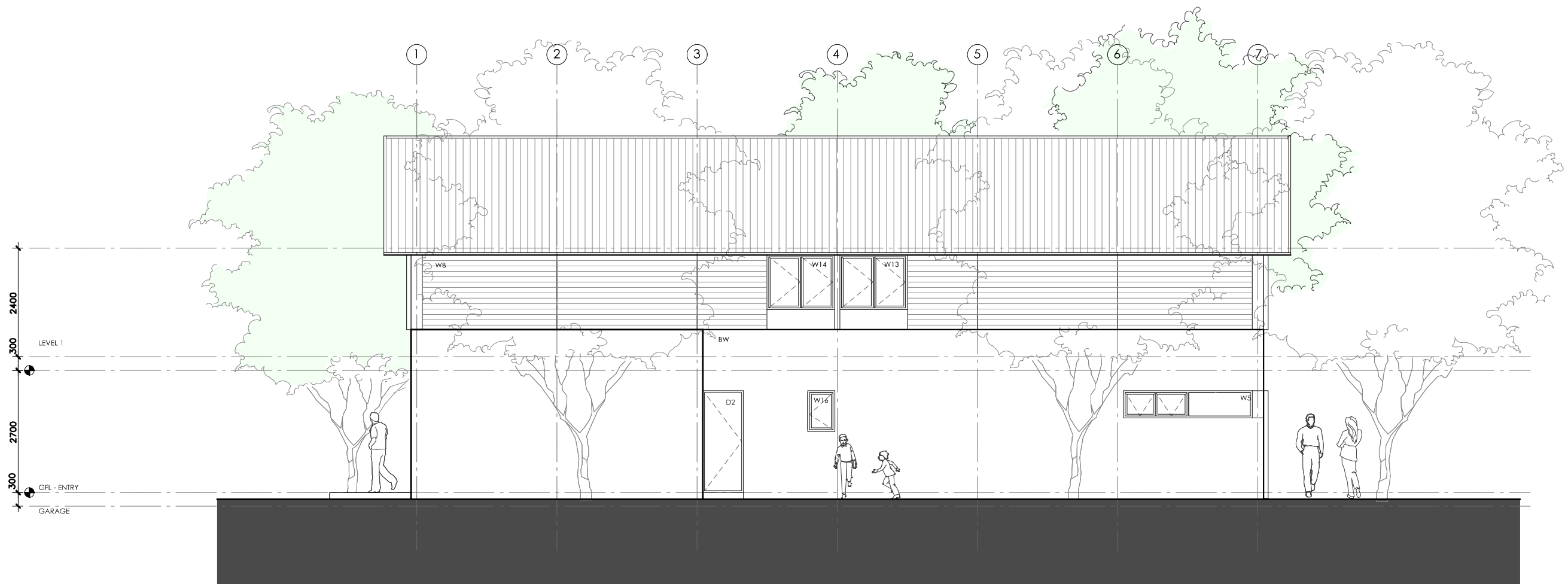


01 | EAST ELEVATION  
1:100

# TELOPEA HOUSE

<b>LEGEND</b> <ul style="list-style-type: none"><li>BW FACE BRICK WALL TYPE &amp; COLOUR TBC</li><li>WB WEATHERBOARD CLADDING TYPE &amp; COLOUR TBC</li><li>CFC COMPRESSED FC SHEET ON TIMBER FRAME EXPRESSED JOINT AT EDGES INDICATED</li><li>MF FOLDED METAL FASCIA COLOUR TBC</li><li>ST STEEL WORK COLOUR TBC</li><li>GD GARAGE DOOR COLOUR TBC</li><li>AL ALUMINIUM COVER PLATE COLOUR TO MATCH WINDOW FRAMES</li></ul>	<b>PROJECT</b> <div><b>Australian Government</b></div> <div><b>YourHome</b> Australia's guide to environmentally sustainable homes</div> <div><b>Design For Place</b></div> <b>DISCLAIMER</b> <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>	<b>DESIGN</b> <b>Telopea House</b> <b>DESIGNED FOR</b> <b>Darwin – Option 1</b> <p>Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.</p>	<b>DETAILS</b> <b>Drawing title:</b> Elevation <b>Scale:</b> 1:100 <b>Paper size:</b> A3 <b>Drawing number:</b> 7/12 <b>Date issued:</b> March 2020 <b>Project stage:</b> Preliminary
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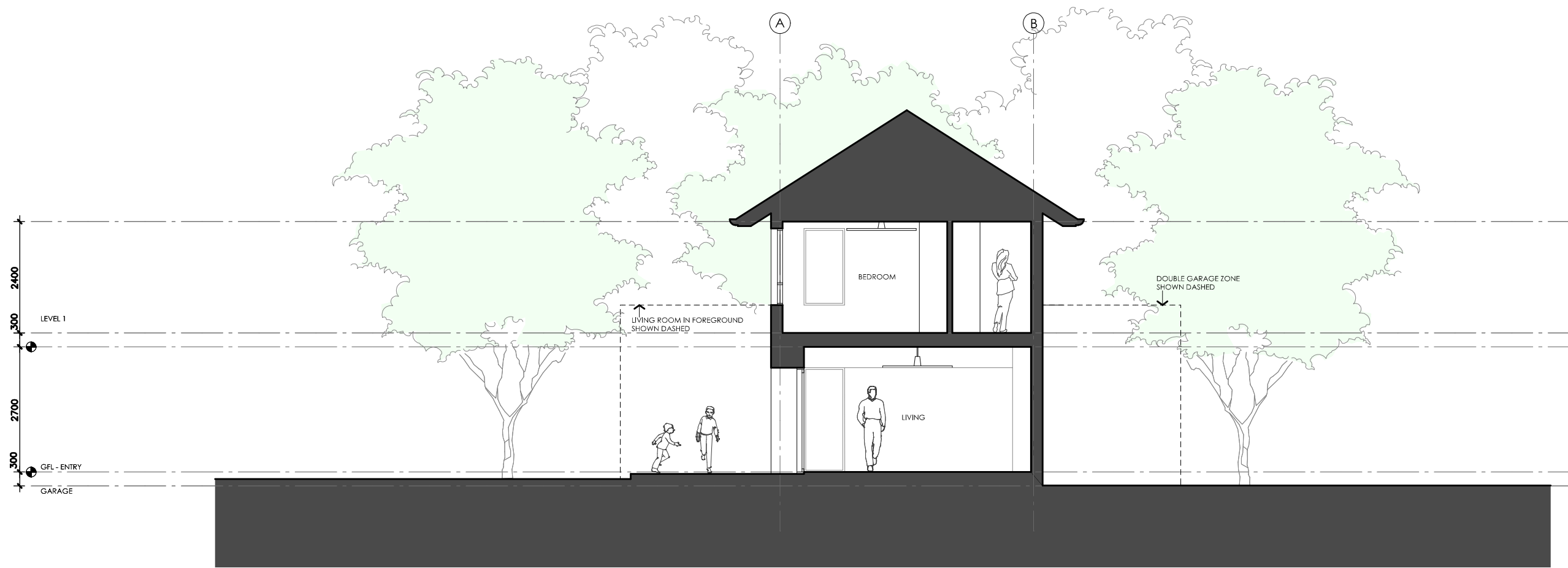


01 | SOUTH ELEVATION  
1:100

# TELOPEA HOUSE



<p><b>LEGEND</b></p> <p>BW FACE BRICK WALL TYPE &amp; COLOUR TBC</p> <p>WB WEATHERBOARD CLADDING TYPE &amp; COLOUR TBC</p> <p>CFC COMPRESSED FC SHEET ON TIMBER FRAME EXPRESSED JOINT AT EDGES INDICATED</p> <p>MF FOLDED METAL FASCIA COLOUR TBC</p> <p>ST STEEL WORK COLOUR TBC</p> <p>GD GARAGE DOOR COLOUR TBC</p> <p>AL ALUMINIUM COVER PLATE COLOUR TO MATCH WINDOW FRAMES</p>	<p><b>PROJECT</b></p> <div data-bbox="647 1738 979 1822"> </div> <div data-bbox="1127 1738 1558 1822"> </div> <div data-bbox="1751 1738 1869 1822"> </div> <p><b>DISCLAIMER</b></p> <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>	<p><b>DESIGN</b></p> <p><b>Telopea House</b></p> <p><b>DESIGNED FOR</b></p> <p><b>Darwin – Option 1</b></p> <p>Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.</p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> Elevation</p> <p><b>Scale:</b> 1:100</p> <p><b>Paper size:</b> A3</p> <p><b>Drawing number:</b> 8/12</p> <p><b>Date issued:</b> March 2020</p> <p><b>Project stage:</b> Preliminary</p>
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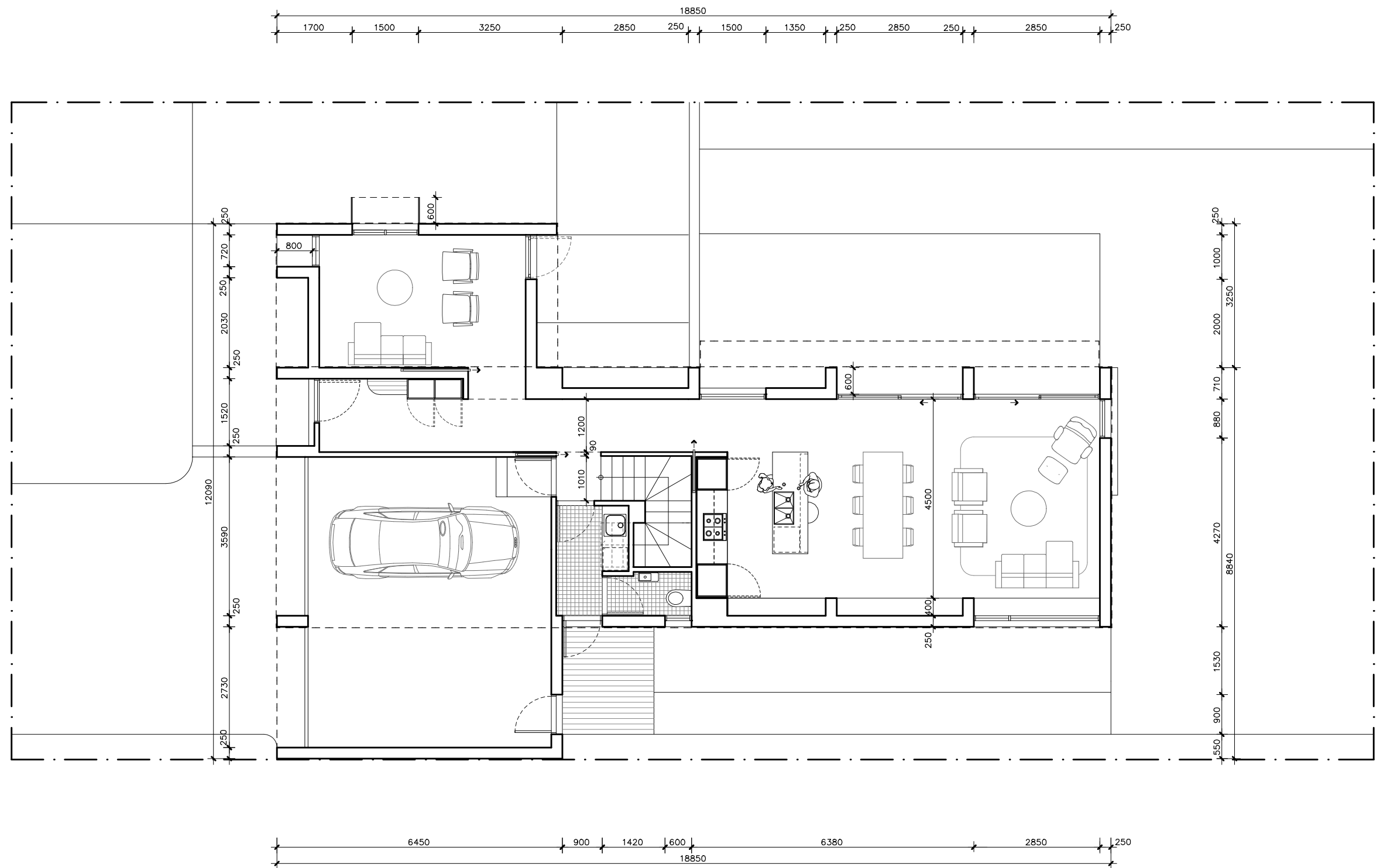




01 | SECTION AA  
1:100

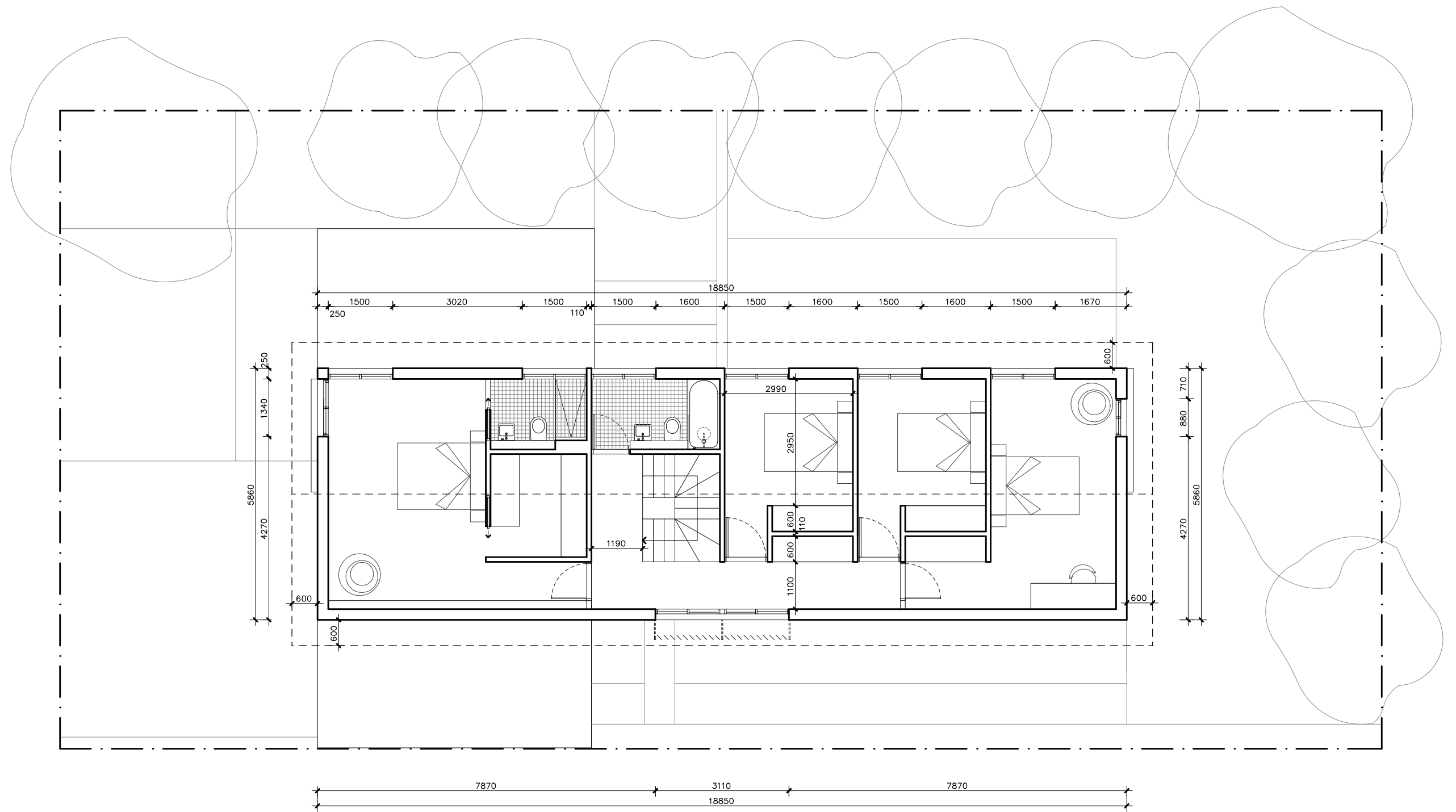
# TELOPEA HOUSE

LEGEND N/A	PROJECT <div> Australian Government</div> <div> YourHome Australia's guide to environmentally sustainable homes</div> <div> Design For Place</div>	DESIGN Telopea House	DETAILS
	DISCLAIMER <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>	DESIGNED FOR Darwin – Option 1  Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.	<b>Drawing title:</b> Section  <b>Scale:</b> 1:100  <b>Paper size:</b> A3  <b>Drawing number:</b> 9/12  <b>Date issued:</b> March 2020  <b>Project stage:</b> Preliminary







# TELOPEA HOUSE

LEGEND N/A	PROJECT  Australian Government  YourHome Australia's guide to environmentally sustainable homes  Design For Place	DESIGN Telopea House DESIGNED FOR Darwin – Option 1	DETAILS Drawing title: Ground Floor Wall Setout Plan Scale: 1:100 Paper size: A3 Drawing number: 10/12 Date issued: March 2020 Project stage: Preliminary
	DISCLAIMER This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.	Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.	



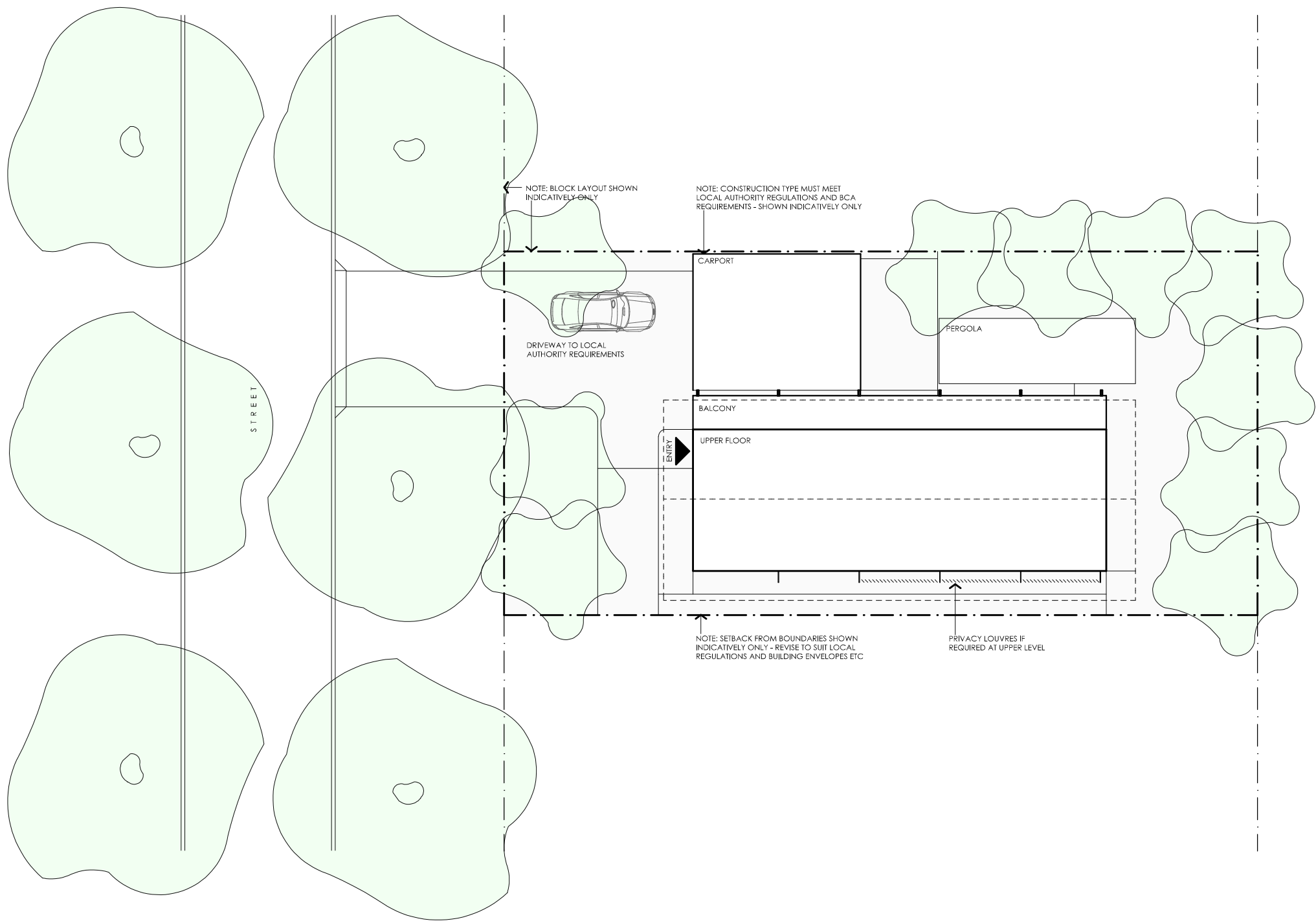
# TELOPEA HOUSE

<b>LEGEND</b> N/A	<b>PROJECT</b> <div><b>Australian Government</b></div> <div><b>YourHome</b> Australia's guide to environmentally sustainable homes</div> <div><b>Design For Place</b></div>	<b>DESIGN</b> <b>Telopea House</b>  <b>DESIGNED FOR</b> <b>Darwin – Option 1</b>	<b>DETAILS</b> <b>Drawing title:</b> First Floor Wall Setout Plan <b>Scale:</b> 1:100 <b>Paper size:</b> A3
	<b>DISCLAIMER</b> <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>	Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.	<b>Drawing number:</b> 11/12 <b>Date issued:</b> March 2020 <b>Project stage:</b> Preliminary <div></div>

REFERENCE	HEIGHT	WIDTH	TYPE	NOTES
D1	2250mm	1000mm	Solid door	800mm Eave
D2	2250mm	820mm	Solid door	
D3	2250mm	820mm	Solid door	
W1	1050mm	720mm	Fixed window	800mm Eave
W2	1050mm	1500mm	Fixed / casement window	600mm Sun hood See elevations for breakdown of opening types
W3	1050mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
HD1	2250mm	920mm	Glazed hinged door	600mm Eave
SD2	2250mm	2850mm	Glazed sliding door	600mm Eave
SD3	2250mm	2850mm	Glazed sliding door	600mm Eave
W4	2250mm	880mm	Fixed window	External sliding sun screen
W5	600mm	2850mm	Fixed / casement window	See elevations for breakdown of opening types
W6	1650mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
W7	1650mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
W8	1650mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
W9	1650mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
W10	1650mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
W11	1650mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
W12	1650mm	880mm	Sliding window	External sliding sun screen and 600mm Eave
W13	1650mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
W14	1650mm	1500mm	Fixed / casement window	600mm Eave See elevations for breakdown of opening types
W15	1650mm	1340mm	Sliding window	External sliding sun screen and 600mm Eave
W16	900mm	600mm	Casement window	Frosted

# TELOPEA HOUSE

LEGEND N/A	PROJECT  <b>Australian Government</b>  <b>YourHome</b> Australia's guide to environmentally sustainable homes  <b>Design For Place</b>	DESIGN <b>Telopea House</b>  DESIGNED FOR <b>Darwin – Option 1</b>	DETAILS <b>Drawing title:</b> Window and Door Schedule  <b>Scale:</b> N/A  <b>Paper size:</b> A3  <b>Drawing number:</b> 12/12  <b>Date issued:</b> March 2020  <b>Project stage:</b> Preliminary
	DISCLAIMER This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.	Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.	



# TELOPEA HOUSE

LEGEND  
N/A

PROJECT



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DESIGN

Telopea House

DESIGNED FOR

Darwin – Option 2

Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.

DETAILS

Drawing title: Site Plan

Scale: 1:200

Paper size: A3

Drawing number: 1/12

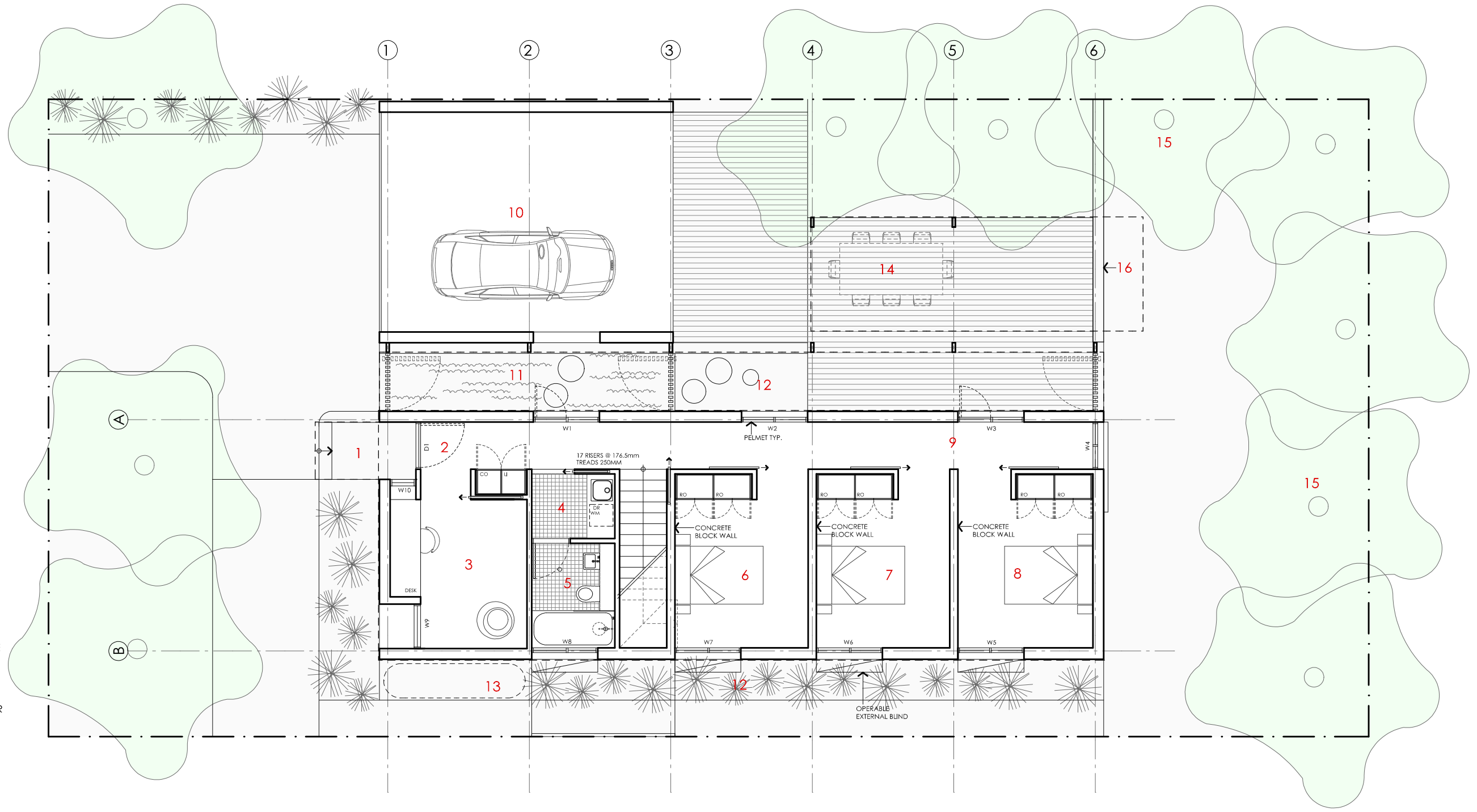
Date issued: March 2020

Project stage: Preliminary



KEY

- 1 ENTRY PORTICO
- 2 ENTRY
- 3 "COOL ROOM" / STUDY
- 4 LAUNDRY
- 5 BATHROOM
- 6 BEDROOM 2
- 7 BEDROOM 3
- 8 BEDROOM 4
- 9 BEDROOM VENTING ZONE
- 10 CARPORT
- 11 BREEZEWAY
- 12 EVAPORATIVE POND
- 13 WATER TANKS
- 14 COVERED PERGOLA OVER
- 15 EVERGREEN TREE GROVE
- 16 COURTYARD WALL



# TELOPEA HOUSE

NOTES	
GFL LIVING	92 m2
CARPORT	38 m2
UFL LIVING	90 m2
TOTAL GFA	220 m2 (including carport)
<small>NOTE: GFA CALCULATIONS DO NOT INCLUDE DECKS, TERRACES, COURTYARDS, VERANDAHs, VOIDS, STAIRS &amp; BALCONIES &amp; UFL. NOTE THAT INTERNAL ROOM DIMENSIONS ARE NOMINAL ONLY AND GENERALLY INCLUDE JOINERY WITHIN THOSE DIMENSIONS.</small>	

PROJECT



Australian Government



**DISCLAIMER**

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**DESIGN**  
**Telopea House**

**DESIGNED FOR**  
**Darwin – Option 2**

Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.

**DETAILS**

**Drawing title:** Ground Floor Plan


**Scale:** 1:100

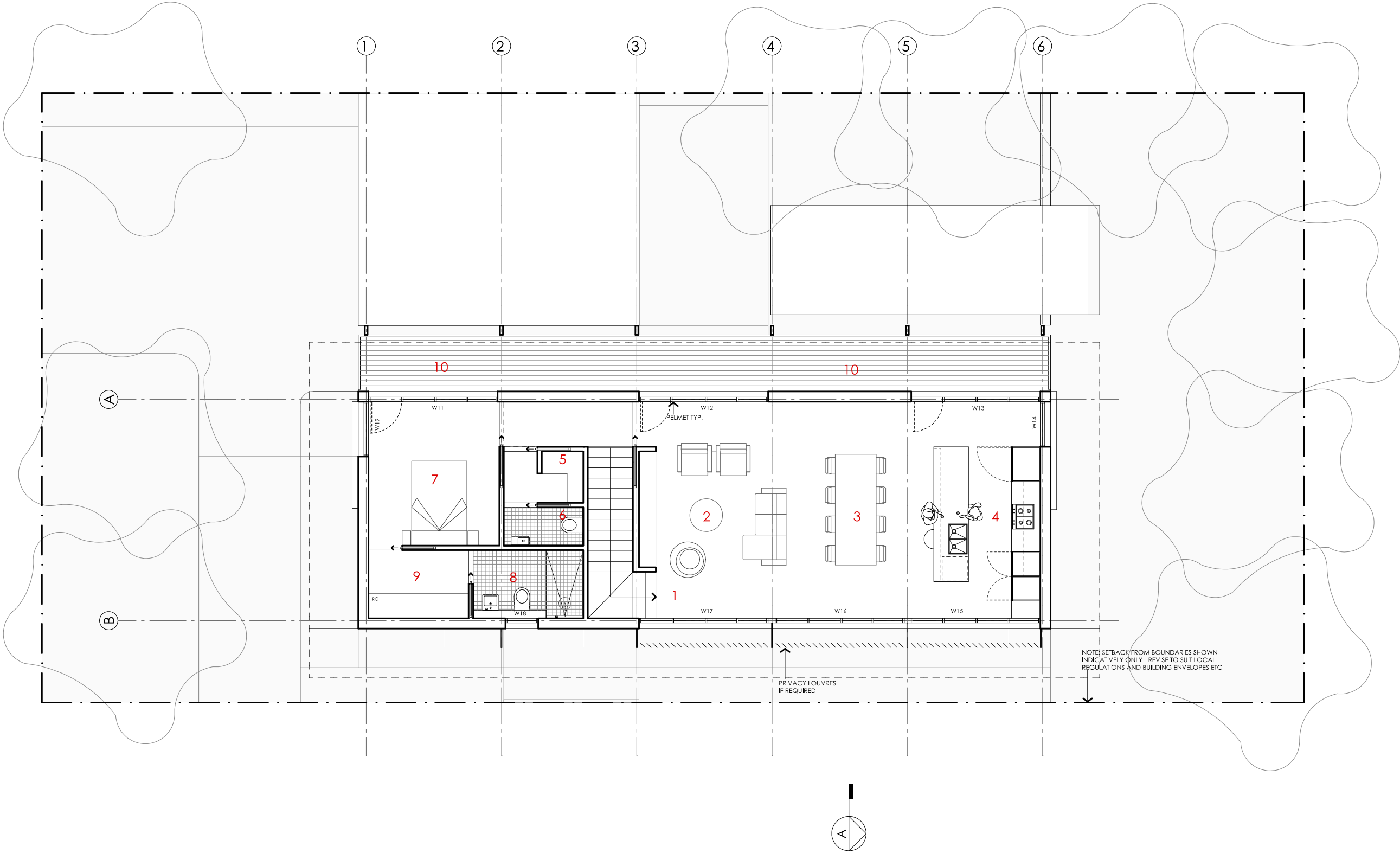
**Paper size:** A3

**Drawing number:** 2/12

**Date issued:** March 2020

**Project stage:** Preliminary





KEY

- 1 LANDING
- 2 LIVING
- 3 DINING
- 4 KITCHEN
- 5 STORAGE
- 6 POWDER ROOM
- 7 BEDROOM 1
- 8 ENSUITE
- 9 ROBE
- 10 BALCONY

# TELOPEA HOUSE

NOTES

GFL LIVING	92 m2
CARPORT	38 m2
UFL LIVING	90 m2
TOTAL GFA	220 m2 (including carport)

NOTE: GFA CALCULATIONS DO NOT INCLUDE DECKS, TERRACES, COURTYARDS, VERANDAHs, VOIDS, STAIRS & BALCONIES & UFL. NOTE THAT INTERNAL ROOM DIMENSIONS ARE NOMINAL ONLY AND GENERALLY INCLUDE JOINERY WITHIN THOSE DIMENSIONS.

PROJECT



Australian Government



Australia's guide to environmentally sustainable homes



Design For Place

DESIGN

Telopea House

DESIGNED FOR

Darwin - Option 2

Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.

DETAILS

Drawing title: First Floor Plan

Scale: 1:100

Paper size: A3

Drawing number: 3/12

Date issued: March 2020

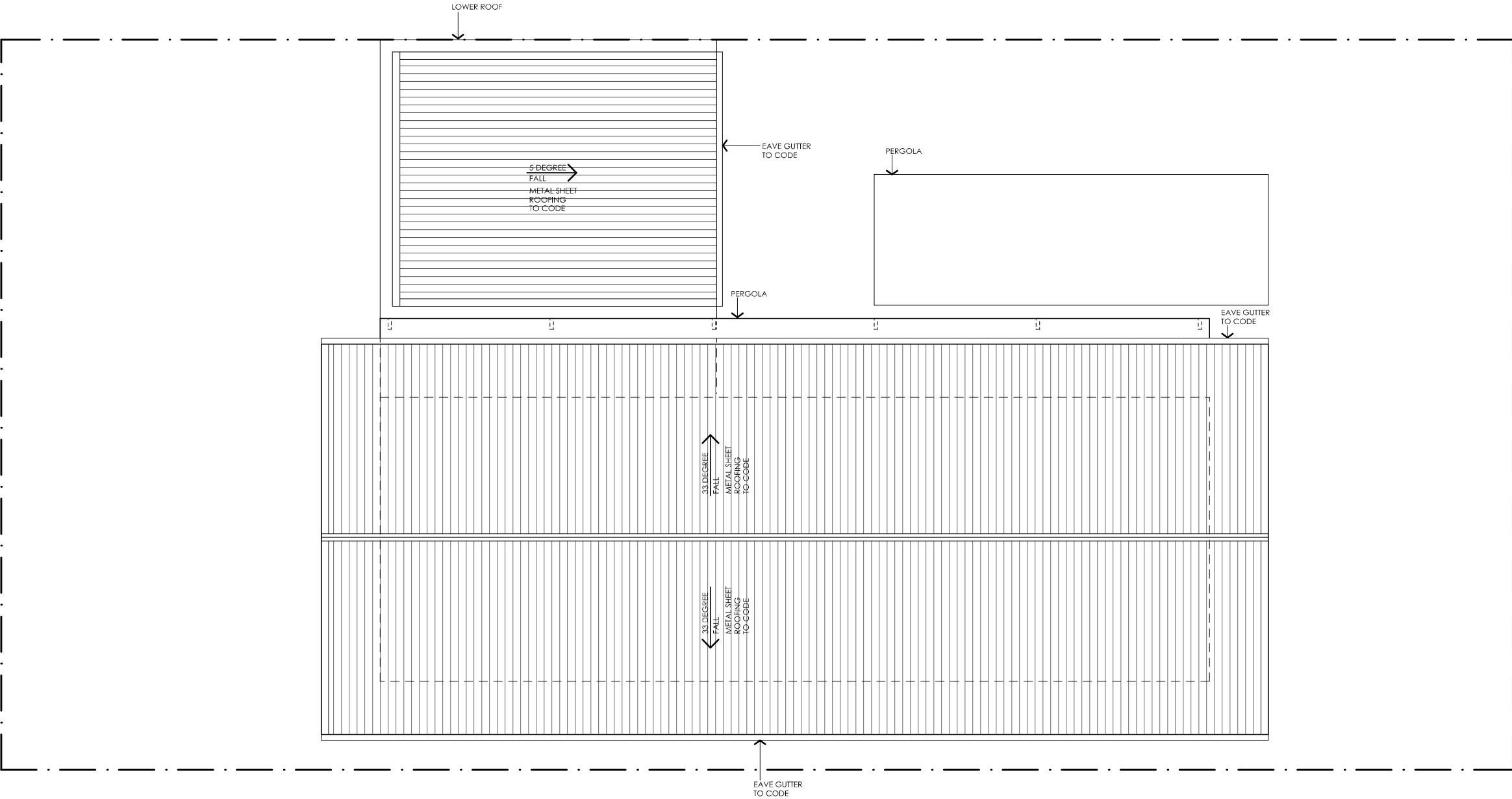
Project stage: Preliminary



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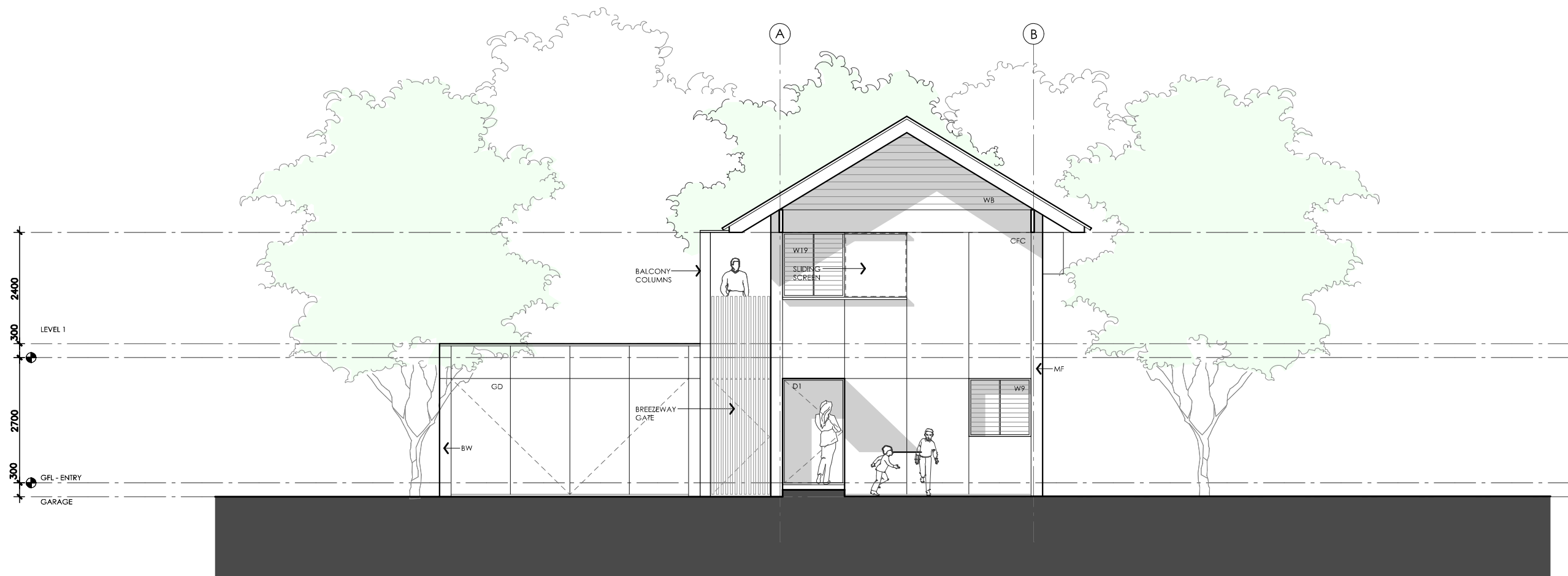




NOTE: BUILDER TO CONFIRM ROOF DESIGN, SHEET TYPE, DOWN PIPE AND GUTTER SIZE ETC COMPLIES WITH BCA PRIOR TO COMMENCEMENT OF WORKS. SIZES SHOWN ARE NOTIONAL ONLY. ENSURE WARRANTIES ARE PROVIDED FROM MANUFACTURER.

TELOPEA HOUSE




<div>LEGEND</div> <div>N/A</div>	<div>PROJECT</div> <div><div> Australian Government</div><div> YourHome Australia's guide to environmentally sustainable homes</div><div> Design For Place</div></div>			<div>DESIGN</div> <div>Telopea House</div> <div>DESIGNED FOR</div> <div>Darwin – Option 2</div> <div>Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.</div>	<div>DETAILS</div> <div>Drawing title: Roof Plan</div> <div>Scale: 1:100</div> <div>Paper size: A3</div> <div>Drawing number: 4/12</div> <div>Date issued: March 2020</div> <div>Project stage: Preliminary</div> <div></div>
	<div>DISCLAIMER</div> <div>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</div>				

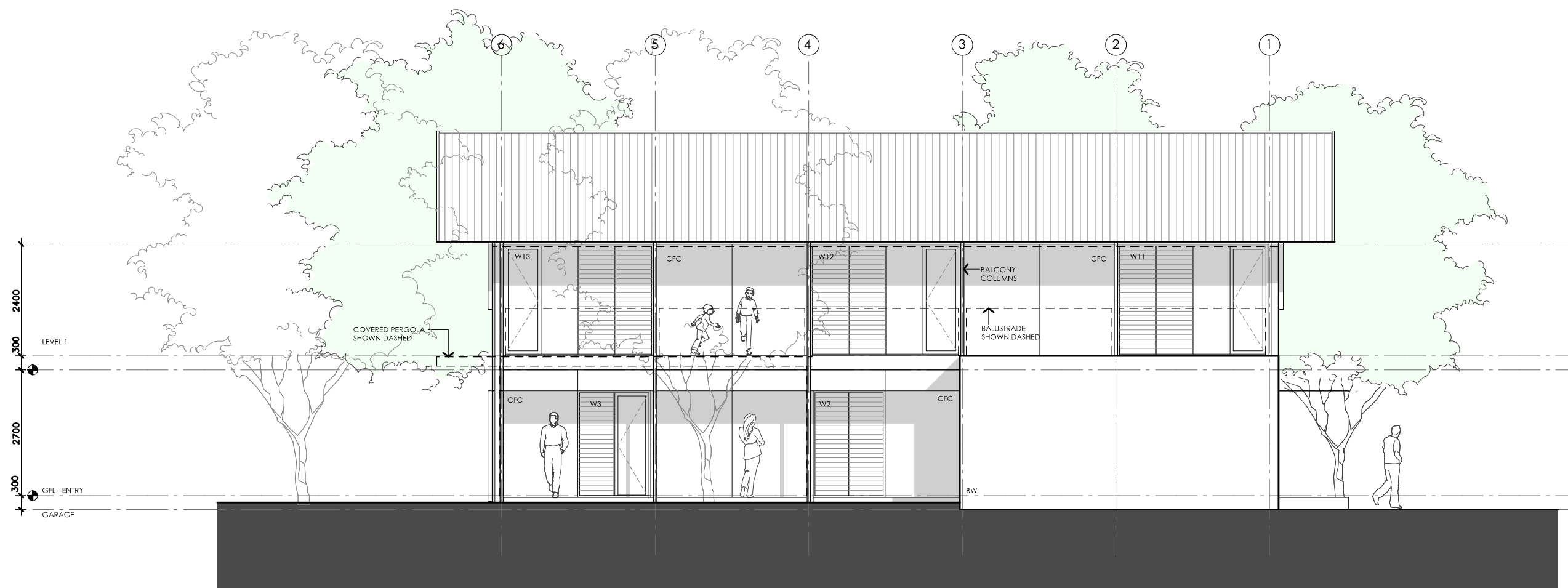


## 01 STREET ELEVATION

01\_201 1:100




# TELOPEA HOUSE

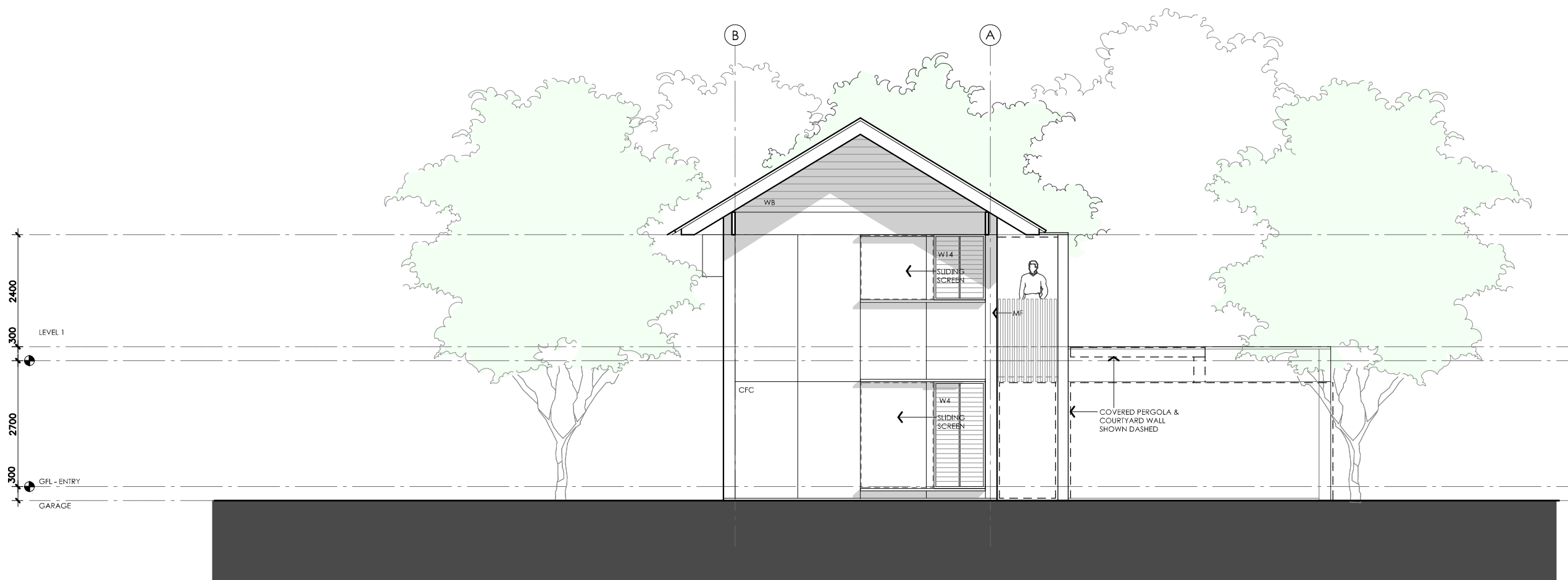
<b>LEGEND</b> BW FACE BRICK WALL TYPE & COLOUR TBC WB WEATHERBOARD CLADDING TYPE & COLOUR TBC CFC COMPRESSED FC SHEET ON TIMBER FRAME EXPRESSED JOINT AT EDGES INDICATED MF FOLDED METAL FASCIA COLOUR TBC ST STEEL WORK COLOUR TBC GD GARAGE DOOR COLOUR TBC AL ALUMINIUM COVER PLATE COLOUR TO MATCH WINDOW FRAMES	<b>PROJECT</b>  Australian Government  YourHome Australia's guide to environmentally sustainable homes  Design For Place <b>DISCLAIMER</b> This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.	<b>DESIGN</b> Telopea House <b>DESIGNED FOR</b> Darwin – Option 2  Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.	<b>DETAILS</b> <b>Drawing title:</b> Elevation <b>Scale:</b> 1:100 <b>Paper size:</b> A3 <b>Drawing number:</b> 5/12 <b>Date issued:</b> March 2020 <b>Project stage:</b> Preliminary
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01 | NORTH ELEVATION  
01\_202 | 1:100




# TELOPEA HOUSE

<p><b>LEGEND</b></p> <p>BW FACE BRICK WALL TYPE &amp; COLOUR TBC</p> <p>WB WEATHERBOARD CLADDING TYPE &amp; COLOUR TBC</p> <p>CFC COMPRESSED FC SHEET ON TIMBER FRAME EXPRESSED JOINT AT EDGES INDICATED</p> <p>MF FOLDED METAL FASCIA COLOUR TBC</p> <p>ST STEEL WORK COLOUR TBC</p> <p>GD GARAGE DOOR COLOUR TBC</p> <p>AL ALUMINIUM COVER PLATE COLOUR TO MATCH WINDOW FRAMES</p>	<p><b>PROJECT</b></p> <div>  <p>Australian Government</p> </div> <div>  <p>YourHome Australia's guide to environmentally sustainable homes</p> </div> <div>  <p>Design For Place</p> </div> <p><b>DISCLAIMER</b></p> <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>	<p><b>DESIGN</b></p> <p><b>Telopea House</b></p> <p><b>DESIGNED FOR</b></p> <p><b>Darwin – Option 2</b></p> <p>Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.</p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> Elevation</p> <p><b>Scale:</b> 1:100</p> <p><b>Paper size:</b> A3</p> <p><b>Drawing number:</b> 6/12</p> <p><b>Date issued:</b> March 2020</p> <p><b>Project stage:</b> Preliminary</p>
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01 | EAST ELEVATION  
01\_203 | 1:100

# TELOPEA HOUSE




<b>LEGEND</b> BW FACE BRICK WALL TYPE & COLOUR TBC WB WEATHERBOARD CLADDING TYPE & COLOUR TBC CFC COMPRESSED FC SHEET ON TIMBER FRAME EXPRESSED JOINT AT EDGES INDICATED MF FOLDED METAL FASCIA COLOUR TBC ST STEEL WORK COLOUR TBC GD GARAGE DOOR COLOUR TBC AL ALUMINIUM COVER PLATE COLOUR TO MATCH WINDOW FRAMES	<b>PROJECT</b>  Australian Government  YourHome Australia's guide to environmentally sustainable homes  Design For Place <b>DISCLAIMER</b> This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.	<b>DESIGN</b> Telopea House <b>DESIGNED FOR</b> Darwin – Option 2  Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.	<b>DETAILS</b> <b>Drawing title:</b> Elevation <b>Scale:</b> 1:100 <b>Paper size:</b> A3 <b>Drawing number:</b> 7/12 <b>Date issued:</b> March 2020 <b>Project stage:</b> Preliminary
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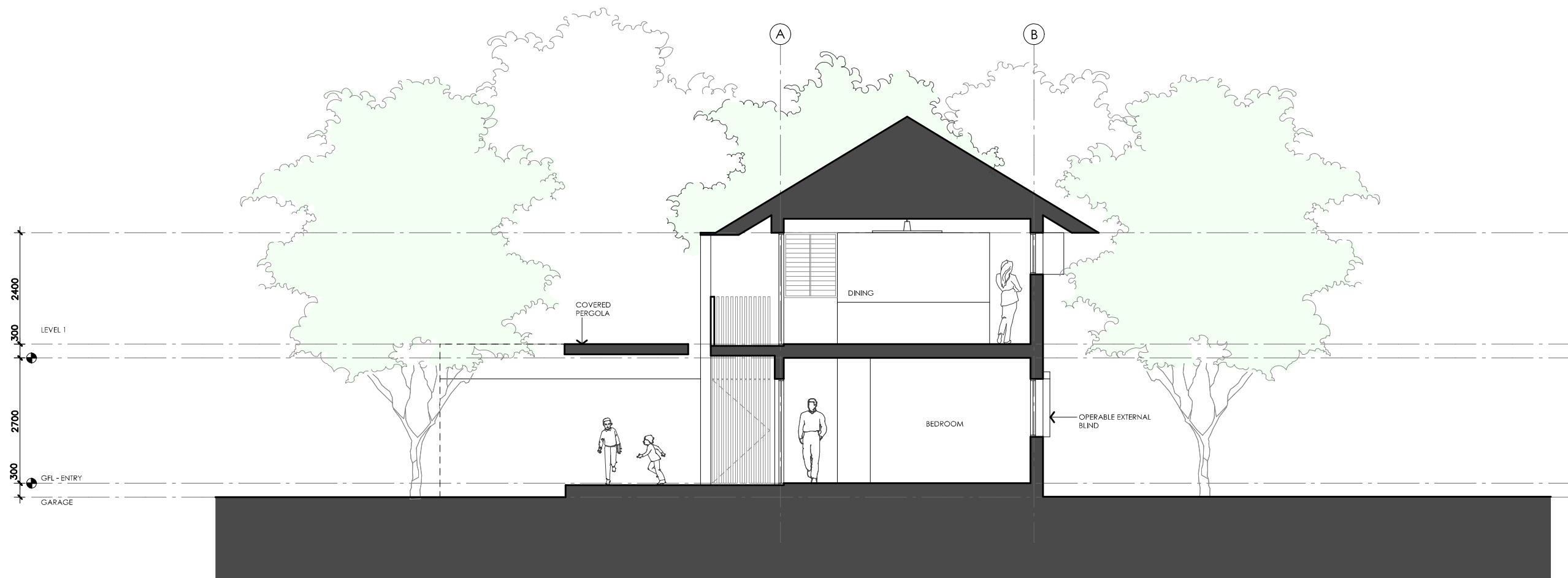


## 01 | SOUTH ELEVATION

01\_204 | 1:100




# TELOPEA HOUSE

<b>LEGEND</b> BW FACE BRICK WALL TYPE & COLOUR TBC WB WEATHERBOARD CLADDING TYPE & COLOUR TBC CFC COMPRESSED FC SHEET ON TIMBER FRAME EXPRESSED JOINT AT EDGES INDICATED MF FOLDED METAL FASCIA COLOUR TBC ST STEEL WORK COLOUR TBC GD GARAGE DOOR COLOUR TBC AL ALUMINIUM COVER PLATE COLOUR TO MATCH WINDOW FRAMES	<b>PROJECT</b>  <b>Australian Government</b>  <b>YourHome</b> Australia's guide to environmentally sustainable homes  <b>Design For Place</b> <b>DISCLAIMER</b> This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.	<b>DESIGN</b> <b>Telopea House</b> <b>DESIGNED FOR</b> <b>Darwin - Option 2</b> Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.	<b>DETAILS</b> <b>Drawing title:</b> Elevation <b>Scale:</b> 1:100 <b>Paper size:</b> A3 <b>Drawing number:</b> 8/12 <b>Date issued:</b> March 2020 <b>Project stage:</b> Preliminary
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01 | SECTION AA  
01\_205 | 1:100

# TELOPEA HOUSE

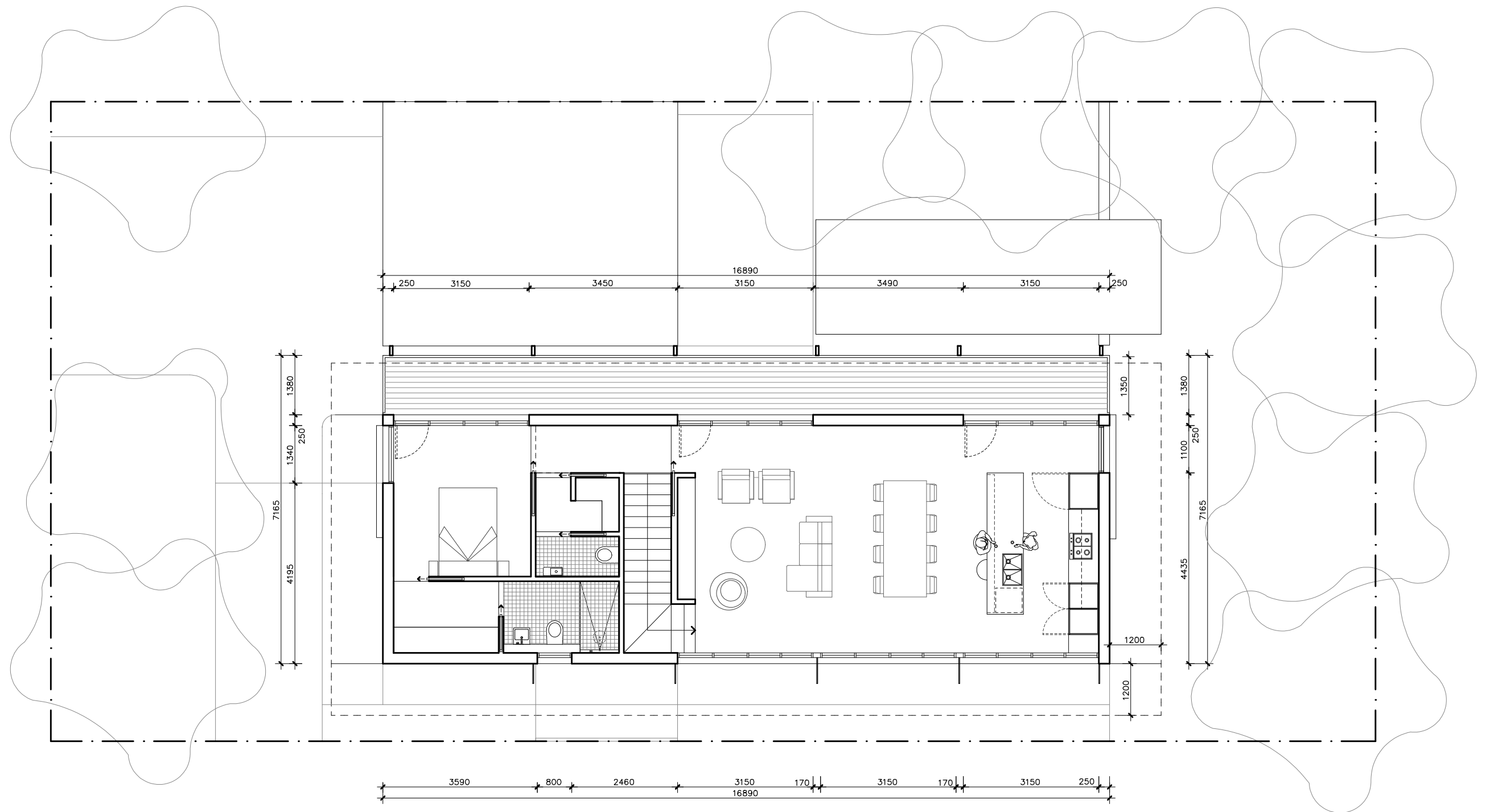
<b>LEGEND</b> N/A	<b>PROJECT</b>  Australian Government  YourHome Australia's guide to environmentally sustainable homes  Design For Place	<b>DESIGN</b> Telopea House  <b>DESIGNED FOR</b> Darwin – Option 2	<b>DETAILS</b> <b>Drawing title:</b> Section <b>Scale:</b> 1:100 <b>Paper size:</b> A3
	<b>DISCLAIMER</b> <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>	<p>Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.</p>	<b>Drawing number:</b> 9/12 <b>Date issued:</b> March 2020 <b>Project stage:</b> Preliminary







# TELOPEA HOUSE

<b>LEGEND</b> N/A	<b>PROJECT</b> <div><b>Australian Government</b></div> <div><b>YourHome</b> Australia's guide to environmentally sustainable homes</div> <div><b>Design For Place</b></div>	<b>DESIGN</b> <b>Telopea House</b>  <b>DESIGNED FOR</b> <b>Darwin – Option 2</b>	<b>DETAILS</b> <b>Drawing title:</b> Ground Floor Wall Setout Plan  <b>Scale:</b> 1:100 <b>Paper size:</b> A3 <b>Drawing number:</b> 10/12 <b>Date issued:</b> March 2020 <b>Project stage:</b> Preliminary
	<b>DISCLAIMER</b> <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>	Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.	





# TELOPEA HOUSE

<b>LEGEND</b> N/A	<b>PROJECT</b>  <b>Australian Government</b>  <b>YourHome</b> Australia's guide to environmentally sustainable homes  <b>Design For Place</b>	<b>DESIGN</b> <b>Telopea House</b> <b>DESIGNED FOR</b> <b>Darwin – Option 2</b>	<b>DETAILS</b> <b>Drawing title:</b> First Floor Wall Setout Plan <b>Scale:</b> 1:100 <b>Paper size:</b> A3
	<b>DISCLAIMER</b> This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.	Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.	<b>Drawing number:</b> 11/12 <b>Date issued:</b> March 2020 <b>Project stage:</b> Preliminary 

REFERENCE	HEIGHT	WIDTH	TYPE	NOTES
D1	2250mm	1000mm	Solid door	800mm Eave
D2	2250mm	820mm	Solid door	
D3	2250mm	820mm	Solid door	
W1	2250mm	1540mm	Louvres / glazed hinged door	1350mm deep balcony above See elevations for breakdown of opening types
W2	2250mm	1540mm	Louvres	1350mm deep balcony above
W3	2250mm	1540mm	Louvres / glazed hinged door	1350mm deep balcony above See elevations for breakdown of opening types
W4	2250mm	1100mm	Louvres	External sliding sun screen
W5	1250mm	1540mm	Louvres / fixed window	Operable external blind See elevations for breakdown of opening types
W6	1250mm	1540mm	Louvres / fixed window	Operable external blind See elevations for breakdown of opening types
W7	1250mm	1540mm	Louvres / fixed window	Operable external blind See elevations for breakdown of opening types
W8	1250mm	1540mm	Louvres / fixed window	Operable external blind See elevations for breakdown of opening types
W9	1250mm	1040mm	Louvres	800mm Eave
W10	1250mm	600mm	Louvres	800mm Eave (beside entry)
W11	2400mm	3150mm	Louvres / fixed window / glazed hinged door	1350mm deep pergola / eave above See elevations for breakdown of opening types
W12	2400mm	3150mm	Louvres / fixed window / glazed hinged door	1350mm deep pergola / eave above See elevations for breakdown of opening types
W13	2400mm	3150mm	Louvres / fixed window / glazed hinged door	1350mm deep pergola / eave above See elevations for breakdown of opening types
W14	1400mm	1100mm	Louvres	External sliding screen and 1200mm Eave
W15	900mm	3150mm	Louvres / fixed window	1200mm Eave and 600mm vertical sun hood to both sides See elevations for breakdown of opening types
W16	900mm	3150mm	Louvres / fixed window	1200mm Eave and 600mm vertical sun hood to both sides See elevations for breakdown of opening types
W17	900mm	3150mm	Louvres / fixed window	1200mm Eave and 600mm vertical sun hood to both sides See elevations for breakdown of opening types
W18	900mm	800mm	Louvres	1200mm Eave and 600mm vertical sun hood to both sides
W19	1400mm	1340mm	Louvres	External sliding screen and 1200mm Eave

# TELOPEA HOUSE

LEGEND N/A	PROJECT  <b>Australian Government</b>  <b>YourHome</b> Australia's guide to environmentally sustainable homes  <b>Design For Place</b>	DESIGN <b>Telopea House</b>  DESIGNED FOR <b>Darwin – Option 2</b>	DETAILS <b>Drawing title:</b> Window and Door Schedule  <b>Scale:</b> N/A  <b>Paper size:</b> A3  <b>Drawing number:</b> 12/12  <b>Date issued:</b> March 2020  <b>Project stage:</b> Preliminary
	DISCLAIMER <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>	Technical drawings should be read with the Telopea House Darwin 'Design Options' document which includes building specifications and rating information.	