



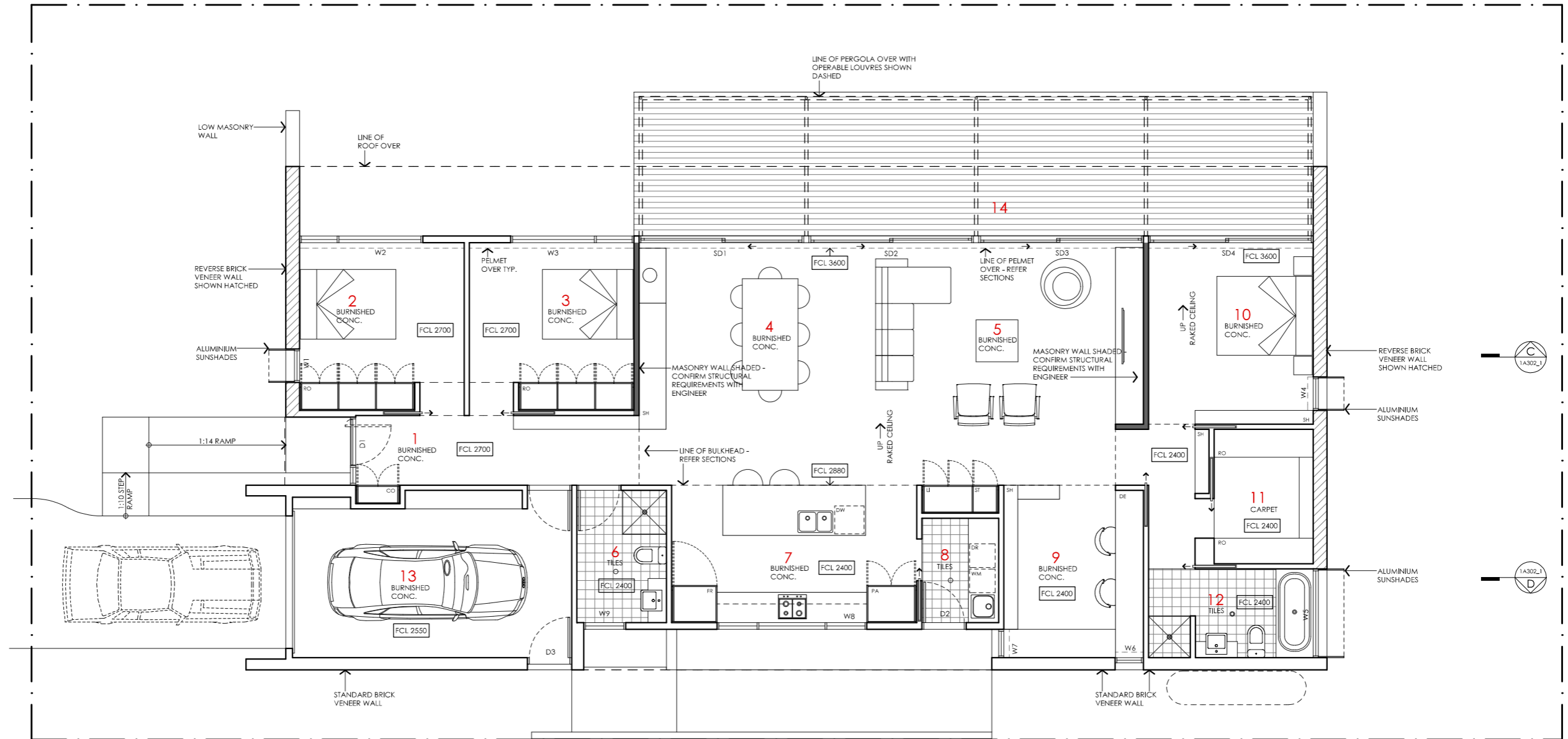


# BANKSIA HOUSE

<p><b>LEGEND</b> N/A</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>DESIGN</b> Banksia House</p> <p><b>DESIGNED FOR</b> Darwin</p> <p>Technical drawings should be read with the Banksia House Darwin 'Design Options' document which includes building specifications and rating information.</p>	<p><b>DETAILS</b>  <b>Drawing title:</b> Site Plan  <b>Scale:</b> 1:200  <b>Paper size:</b> A3  <b>Drawing number:</b> 1/11  <b>Date issued:</b> June 2023  <b>Project stage:</b> Preliminary</p>
<p><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.</p>			



**KEY**

- 1 ENTRY
- 2 BEDROOM 3
- 3 BEDROOM 2
- 4 DINING
- 5 LIVING
- 6 BATHROOM
- 7 KITCHEN
- 8 LAUNDRY
- 9 STUDY
- 10 BEDROOM 1
- 11 WALK IN ROBE
- 12 ENSUITE
- 13 GARAGE
- 14 DECK

**LEGEND**

- FR FRIDGE
- PA PANTRY
- DW DISH WASHER
- RO ROBE
- DE DESK
- ST STORAGE CUPBOARD
- SH SHELVING
- WM WASHING MACHINE
- DR CLOTHES DRYER
- CO COAT CUPBOARD
- LI LINEN CUPBOARD
- FCL FINISHED CEILING LEVEL

# BANKSIA HOUSE

**NOTES**

**AREA**  
 GROUND FLOOR LIVING 172 m<sup>2</sup>  
 GARAGE 22 m<sup>2</sup>  
**TOTAL GFA** 194 m<sup>2</sup>  
 GROUND FLOOR DECKS 30 m<sup>2</sup>  
 INDICATIVE BLOCK SIZE 544 m<sup>2</sup>

REFER TO NCC FOR SANITARY COMPARTMENT CIRCULATION, WALL REINFORCEMENT AND THRESHOLD/HOB REQUIREMENTS  
 DOOR OPENINGS, CORRIDOR WIDTHS AND THRESHOLDS, ENTRY RAMP GRADES AND COVER ETC TO NCC REQUIREMENTS  
 CONSTRUCTION NEAR BOUNDARY MUST COMPLY WITH NCC REQUIREMENTS - REVISE TO SUIT LOCAL REGULATIONS AND BUILDING ENVELOPES ETC  
 SETBACK FROM BOUNDARIES SHOWN INDICATIVELY ONLY - REVISE TO SUIT LOCAL REGULATIONS AND BUILDING ENVELOPES ETC  
 NOTE: GFA CALCULATIONS DO NOT INCLUDE DECKS, TERRACES, COURTYARDS, VERANDAHES, PORCHES, STAIRS & BALCONIES @ GFL. NOTE THAT INTERNAL ROOM DIMENSIONS ARE NOMINAL ONLY.  
 CEILING INSULATION VALUES SPECIFIED EXTEND TO EAVES

**PROJECT**



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**DESIGN**

**Banksia House**

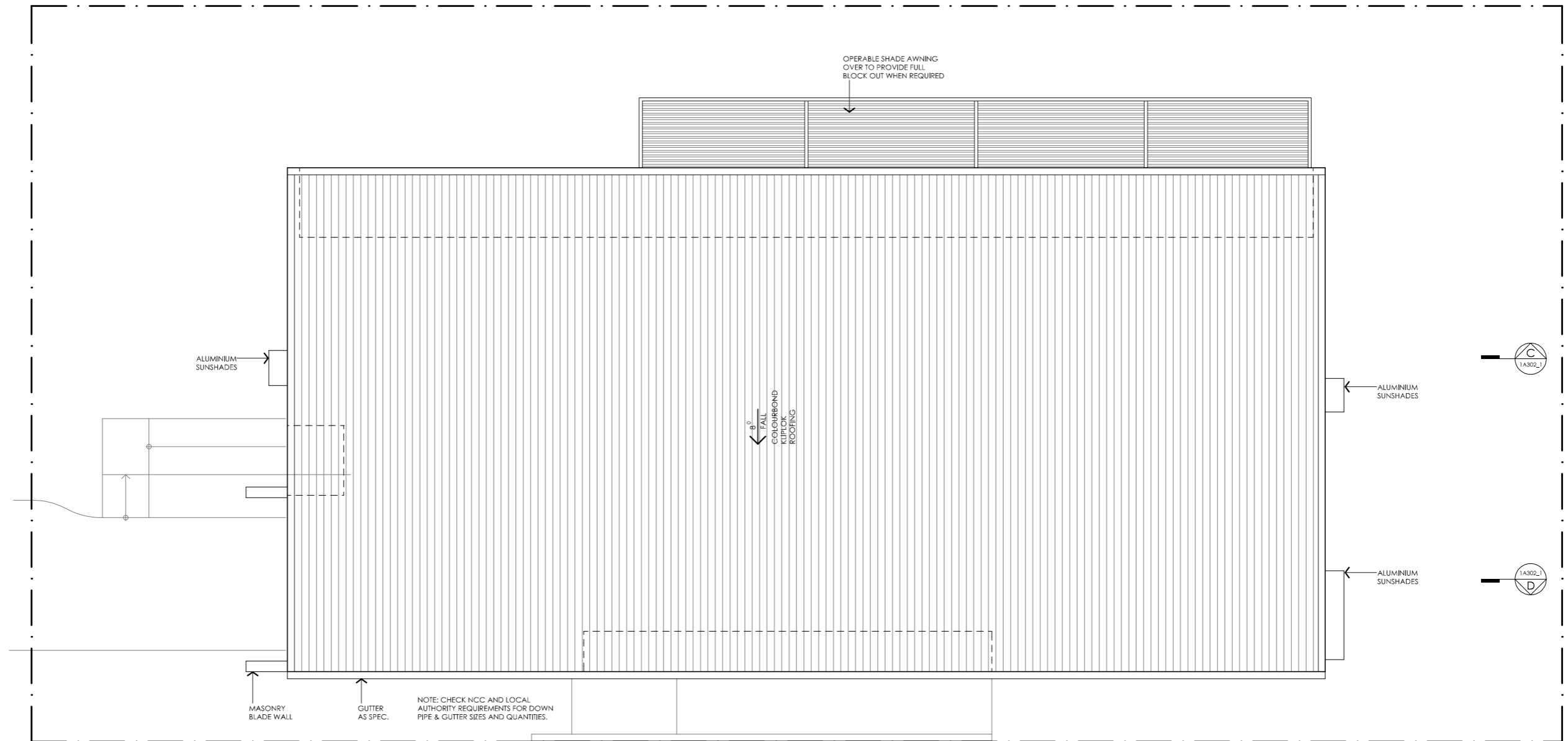
**DESIGNED FOR Darwin**

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





**DETAILS**

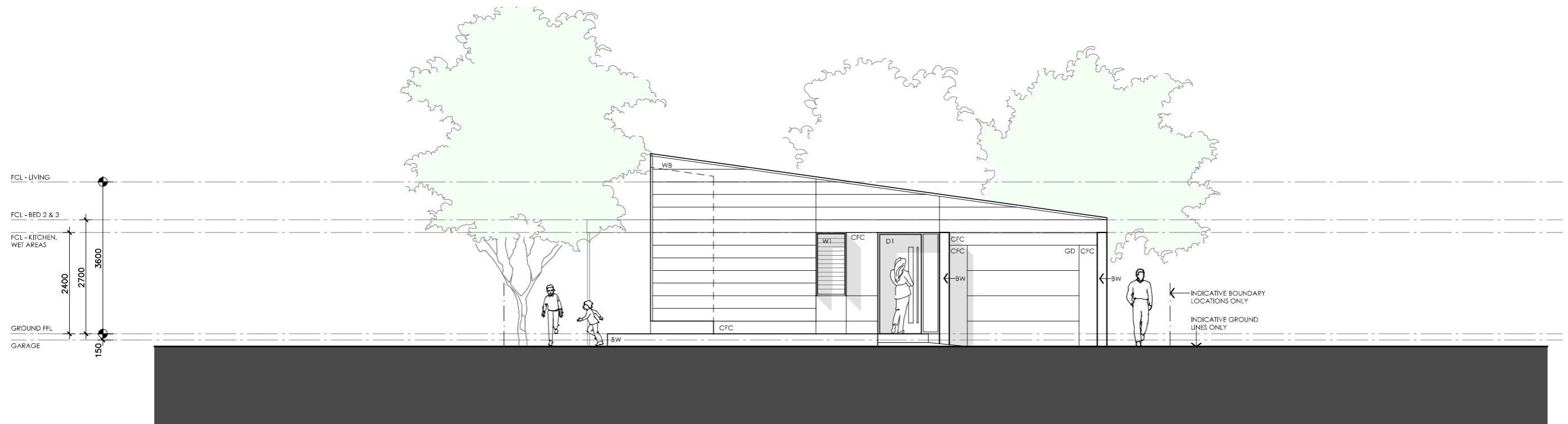
**Drawing title:** Floor Plan  
**Scale:** 1:100  
**Paper size:** A3  
**Drawing number:** 2/11  
**Date issued:** June 2023  
**Project stage:** Preliminary





# BANKSIA HOUSE

<p><b>LEGEND</b> N/A</p>	<p><b>PROJECT</b></p>  <p>Australian Government</p>  <p>Australia's guide to environmentally sustainable homes</p>  <p>Design For Place</p>	<p><b>DESIGN</b> <b>Banksia House</b></p> <p><b>DESIGNED FOR</b> <b>Darwin</b></p> <p>Technical drawings should be read with the Banksia House Darwin 'Design Options' document which includes building specifications and rating information.</p>	<p><b>DETAILS</b> <b>Drawing title:</b> Roof Plan <b>Scale:</b> 1:100 <b>Paper size:</b> A3 <b>Drawing number:</b> 3/11 <b>Date issued:</b> June 2023 <b>Project stage:</b> Preliminary</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>			



02 EAST ELEVATION

1:100

# BANKSIA HOUSE

LEGEND	
TF	TIMBER FASCIA PROFILE/COLOUR AS SPEC
WB	WEATHERBOARD LINING ON TIMBER FRAMING & BATTENS PROFILE/COLOUR AS SPEC
BW	FACE BRICK WORK BRICK AS SPEC
CFC	COMPRESSED FC CLADDING ON TIMBER FRAMING & BATTENS PROFILE/COLOUR AS SPEC
SB	STEEL BEAM PAINT FINISH AS SPEC.
GD	GARAGE DOOR MAKE & COLOUR AS SPEC
AL	ALUMINIUM COVER PANEL - FOLDED FINISH/COLOUR TO MATCH WINDOW FRAMES

PROJECT



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DESIGN

**Banksia House**

**DESIGNED FOR  
Darwin**

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

DETAILS

**Drawing title:** Elevation - East

**Scale:** 1:100

**Paper size:** A3

**Drawing number:** 4/11

**Date issued:** June 2023

**Project stage:** Preliminary



## 01 | NORTH ELEVATION

1A202\_1 | 1:100

# BANKSIA HOUSE

### LEGEND

TF	TIMBER FASCIA PROFILE/COLOUR AS SPEC
WB	WEATHERBOARD LINING ON TIMBER FRAMING & BATTENS PROFILE/COLOUR AS SPEC
BW	FACE BRICK WORK BRICK AS SPEC
CFC	COMPRESSED FC CLADDING ON TIMBER FRAMING & BATTENS PROFILE/COLOUR AS SPEC
SB	STEEL BEAM PAINT FINISH AS SPEC.
GD	GARAGE DOOR MAKE & COLOUR AS SPEC
AL	ALUMINIUM COVER PANEL - FOLDED FINISH/COLOUR TO MATCH WINDOW FRAMES

### PROJECT



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### DESIGN

**Banksia House**

**DESIGNED FOR  
Darwin**

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

### DETAILS

**Drawing title:** Elevation - North

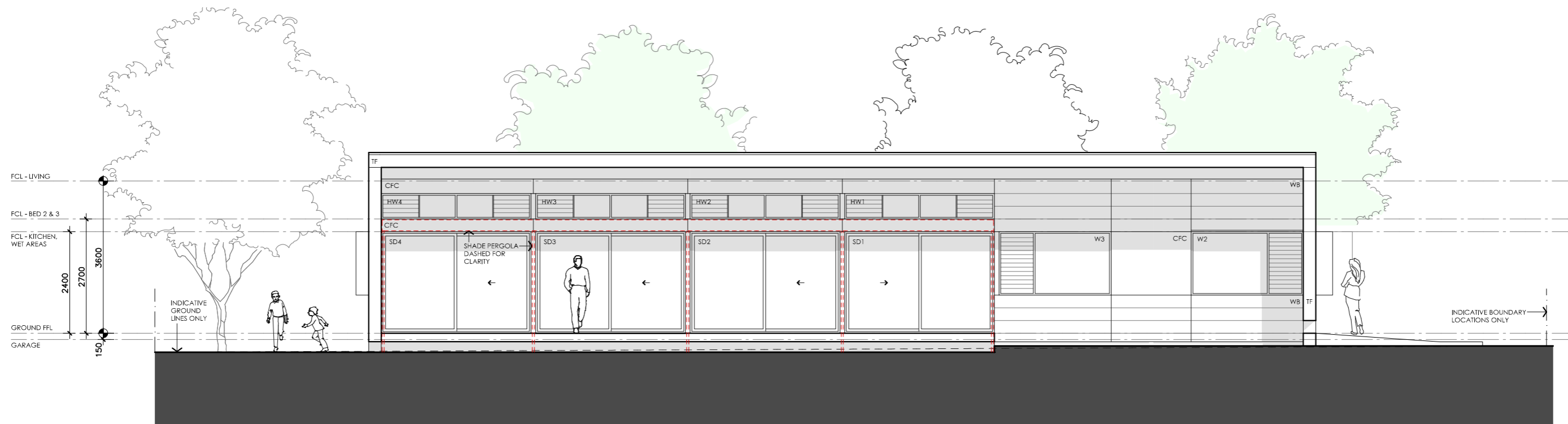
**Scale:** 1:100

**Paper size:** A3

**Drawing number:** 5/11

**Date issued:** June 2023

**Project stage:** Preliminary



## 01 SOUTH ELEVATION

1A201\_1 1:100

# BANKSIA HOUSE

### LEGEND

TF	TIMBER FASCIA PROFILE/COLOUR AS SPEC
WB	WEATHERBOARD LINING ON TIMBER FRAMING & BATTENS PROFILE/COLOUR AS SPEC
BW	FACE BRICK WORK BRICK AS SPEC
CFC	COMPRESSED FC CLADDING ON TIMBER FRAMING & BATTENS PROFILE/COLOUR AS SPEC
SB	STEEL BEAM PAINT FINISH AS SPEC.
GD	GARAGE DOOR MAKE & COLOUR AS SPEC
AL	ALUMINIUM COVER PANEL - FOLDED FINISH/COLOUR TO MATCH WINDOW FRAMES

### PROJECT



Australian Government



Design For Place

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### DESIGN

**Banksia House**

**DESIGNED FOR  
Darwin**

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

### DETAILS

**Drawing title:** Elevation - South

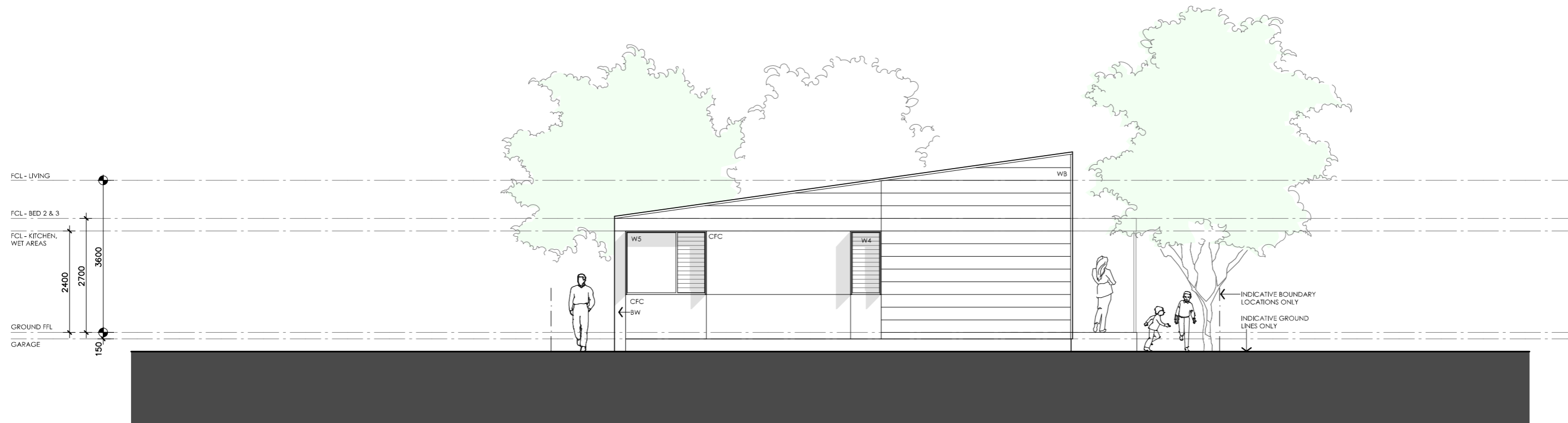
**Scale:** 1:100

**Paper size:** A3

**Drawing number:** 6/11




**Date issued:** June 2023

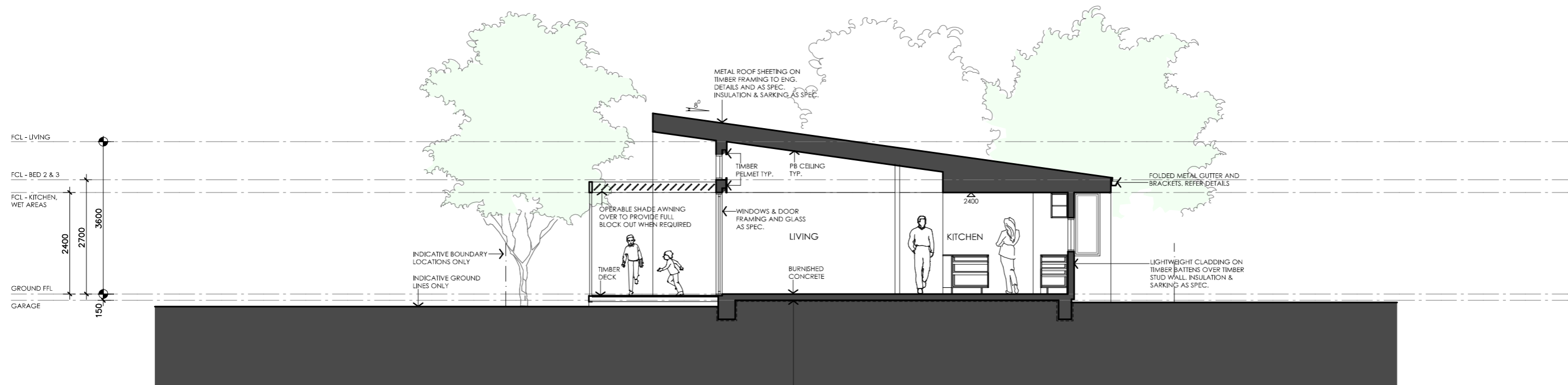
**Project stage:** Preliminary



02 WEST ELEVATION  
1:100

# BANKSIA HOUSE

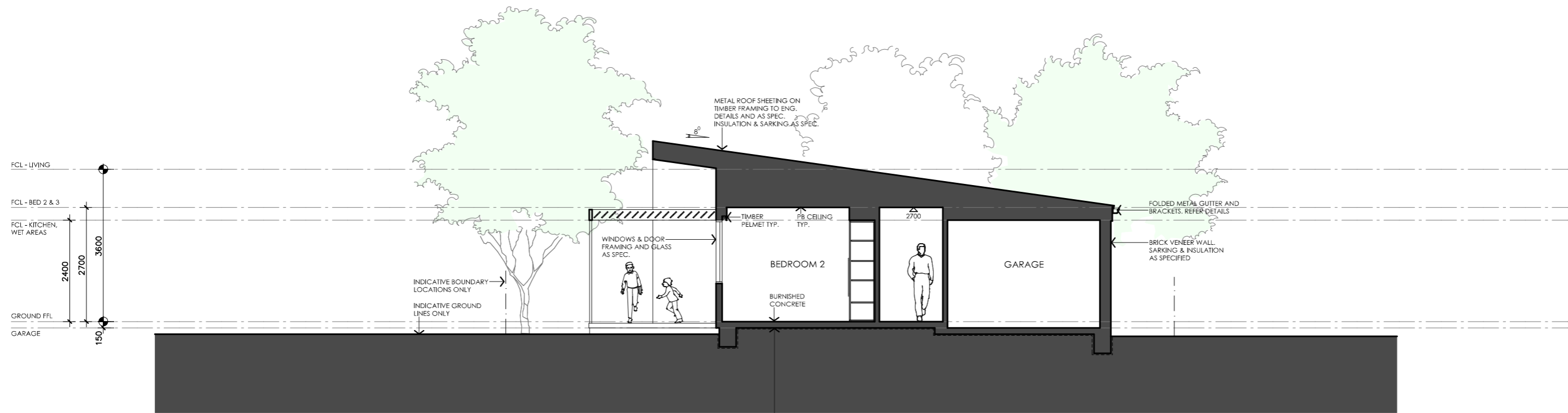
<p><b>LEGEND</b></p> <p>TF TIMBER FASCIA PROFILE/COLOUR AS SPEC</p> <p>WB WEATHERBOARD LINING ON TIMBER FRAMING &amp; BATTENS PROFILE/COLOUR AS SPEC</p> <p>BW FACE BRICK WORK BRICK AS SPEC</p> <p>CFC COMPRESSED FC CLADDING ON TIMBER FRAMING &amp; BATTENS PROFILE/COLOUR AS SPEC</p> <p>SB STEEL BEAM PAINT FINISH AS SPEC.</p> <p>GD GARAGE DOOR MAKE &amp; COLOUR AS SPEC</p> <p>AL ALUMINIUM COVER PANEL - FOLDED FINISH/COLOUR TO MATCH WINDOW FRAMES</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>Banksia House</b></p> <p><b>DESIGNED FOR</b></p> <p><b>Darwin</b></p> <p>Technical drawings should be read with the Banksia House Darwin 'Design Options' document which includes building specifications and rating information.</p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> Elevation - West</p> <p><b>Scale:</b> 1:100</p> <p><b>Paper size:</b> A3</p> <p><b>Drawing number:</b> 7/11</p> <p><b>Date issued:</b> June 2023</p> <p><b>Project stage:</b> Preliminary</p>
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01 SECTION AA

1A301\_1 1:100

CONCRETE SLAB ON SUB STRUCTURE AND FOOTINGS TO STRUCTURAL ENGINEERS DETAILS. WP MEMBRANE AND COMPACTED SAND UNDER TO BCA. PROVIDE INSULATION UNDER SLAB AS SCHEDULED TO NCC REQUIREMENTS.



02 SECTION BB

1:100

CONCRETE SLAB ON SUB STRUCTURE AND FOOTINGS TO STRUCTURAL ENGINEERS DETAILS. WP MEMBRANE AND COMPACTED SAND UNDER TO BCA. PROVIDE INSULATION UNDER SLAB AS SCHEDULED TO NCC REQUIREMENTS.

# BANKSIA HOUSE

LEGEND	
TF	TIMBER FASCIA PROFILE/COLOUR AS SPEC
WB	WEATHERBOARD LINING ON TIMBER FRAMING & BATTENS PROFILE/COLOUR AS SPEC
BW	FACE BRICK WORK BRICK AS SPEC
CFC	COMPRESSED FC CLADDING ON TIMBER FRAMING & BATTENS PROFILE/COLOUR AS SPEC
SB	STEEL BEAM PAINT FINISH AS SPEC.
GD	GARAGE DOOR MAKE & COLOUR AS SPEC
AL	ALUMINIUM COVER PANEL - FOLDED FINISH/COLOUR TO MATCH WINDOW FRAMES

PROJECT



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DESIGN

**Banksia House**

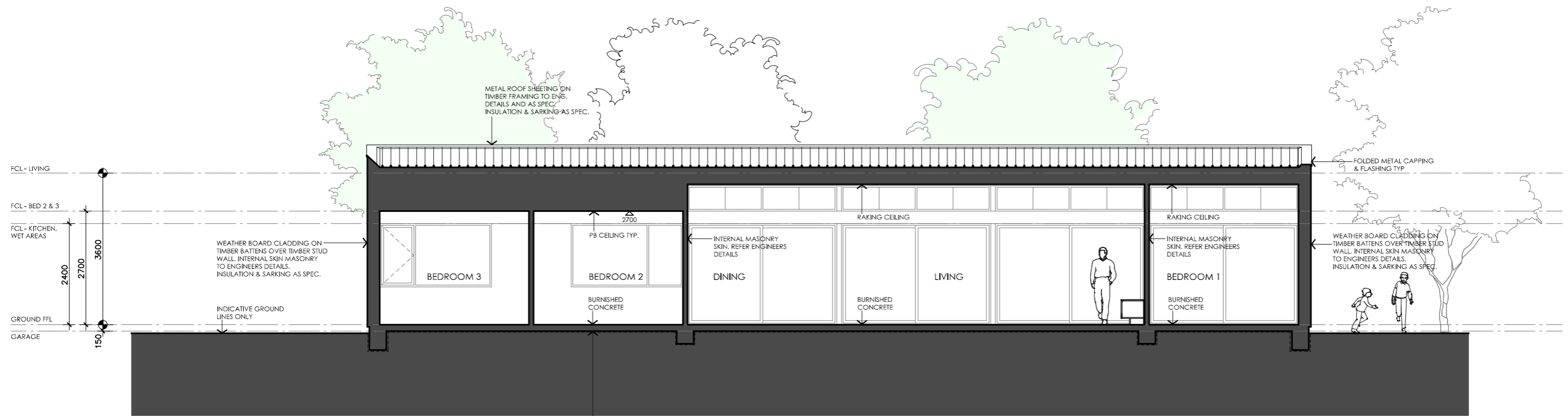
DESIGNED FOR  
**Darwin**

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

DETAILS

**Drawing title:** Section  
**Scale:** 1:100  
**Paper size:** A3  
**Drawing number:** 8/11  
**Date issued:** June 2023  
**Project stage:** Preliminary

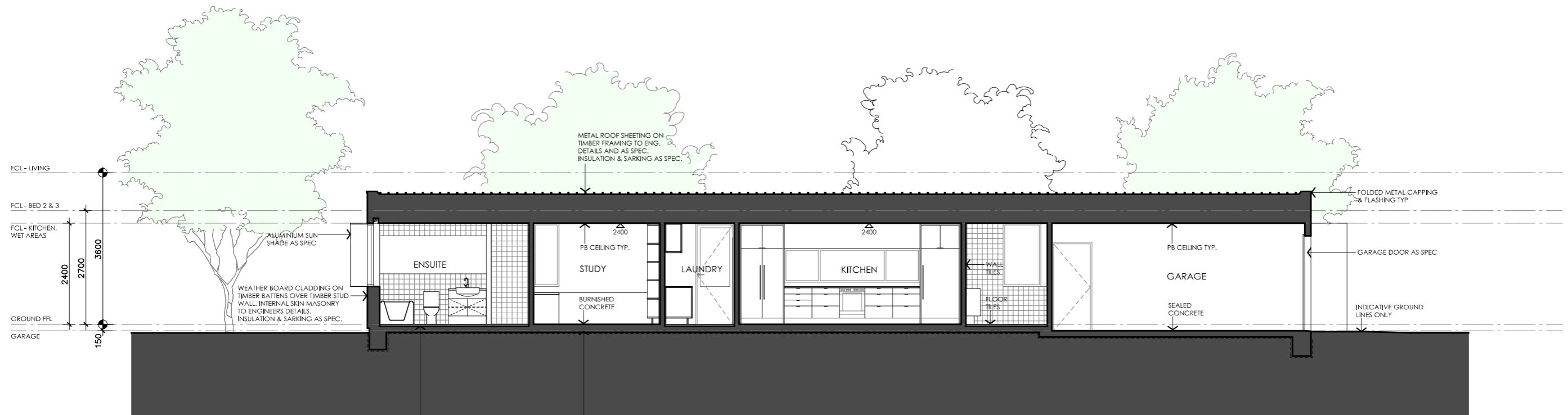




01 SECTION CC

1A302\_1 1:100

CONCRETE SLAB ON SUB STRUCTURE AND FOOTINGS TO STRUCTURAL ENGINEERS DETAILS. WP MEMBRANE AND COMPACTED SAND UNDER TO BCA. PROVIDE INSULATION UNDER SLAB AS SCHEDULED TO NCC REQUIREMENTS.



02 SECTION DD

1:100

CONCRETE SLAB ON SUB STRUCTURE AND FOOTINGS TO STRUCTURAL ENGINEERS DETAILS. WP MEMBRANE AND COMPACTED SAND UNDER TO BCA. PROVIDE INSULATION UNDER SLAB AS SCHEDULED TO NCC REQUIREMENTS.

# BANKSIA HOUSE

LEGEND	
TF	TIMBER FASCIA PROFILE/COLOUR AS SPEC
WB	WEATHERBOARD LINING ON TIMBER FRAMING & BATTENS PROFILE/COLOUR AS SPEC
BW	FACE BRICK WORK BRICK AS SPEC
CFC	COMPRESSED FC CLADDING ON TIMBER FRAMING & BATTENS PROFILE/COLOUR AS SPEC
SB	STEEL BEAM PAINT FINISH AS SPEC.
GD	GARAGE DOOR MAKE & COLOUR AS SPEC
AL	ALUMINIUM COVER PANEL - FOLDED FINISH/COLOUR TO MATCH WINDOW FRAMES

PROJECT



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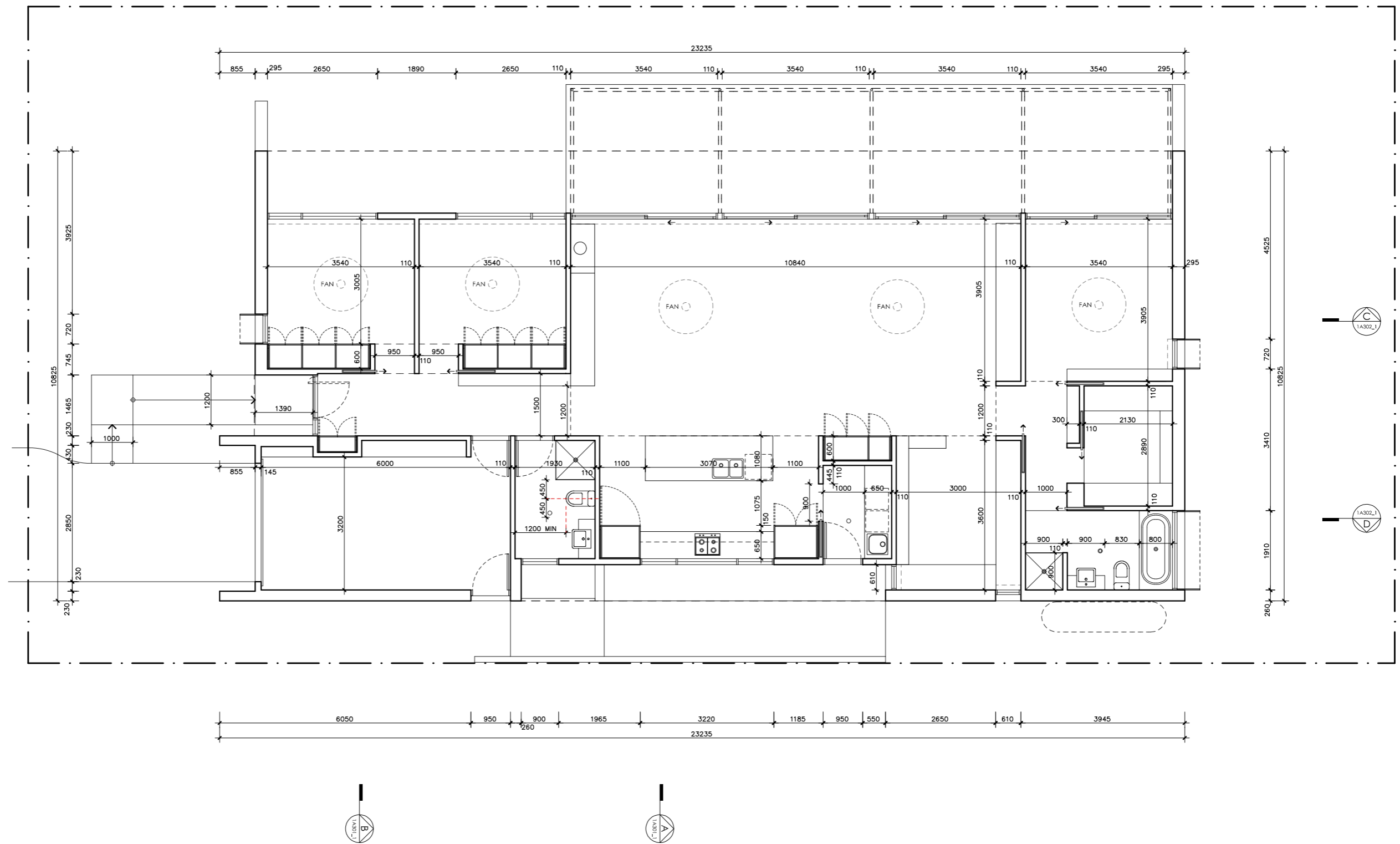
DESIGN  
**Banksia House**

DESIGNED FOR  
**Darwin**





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

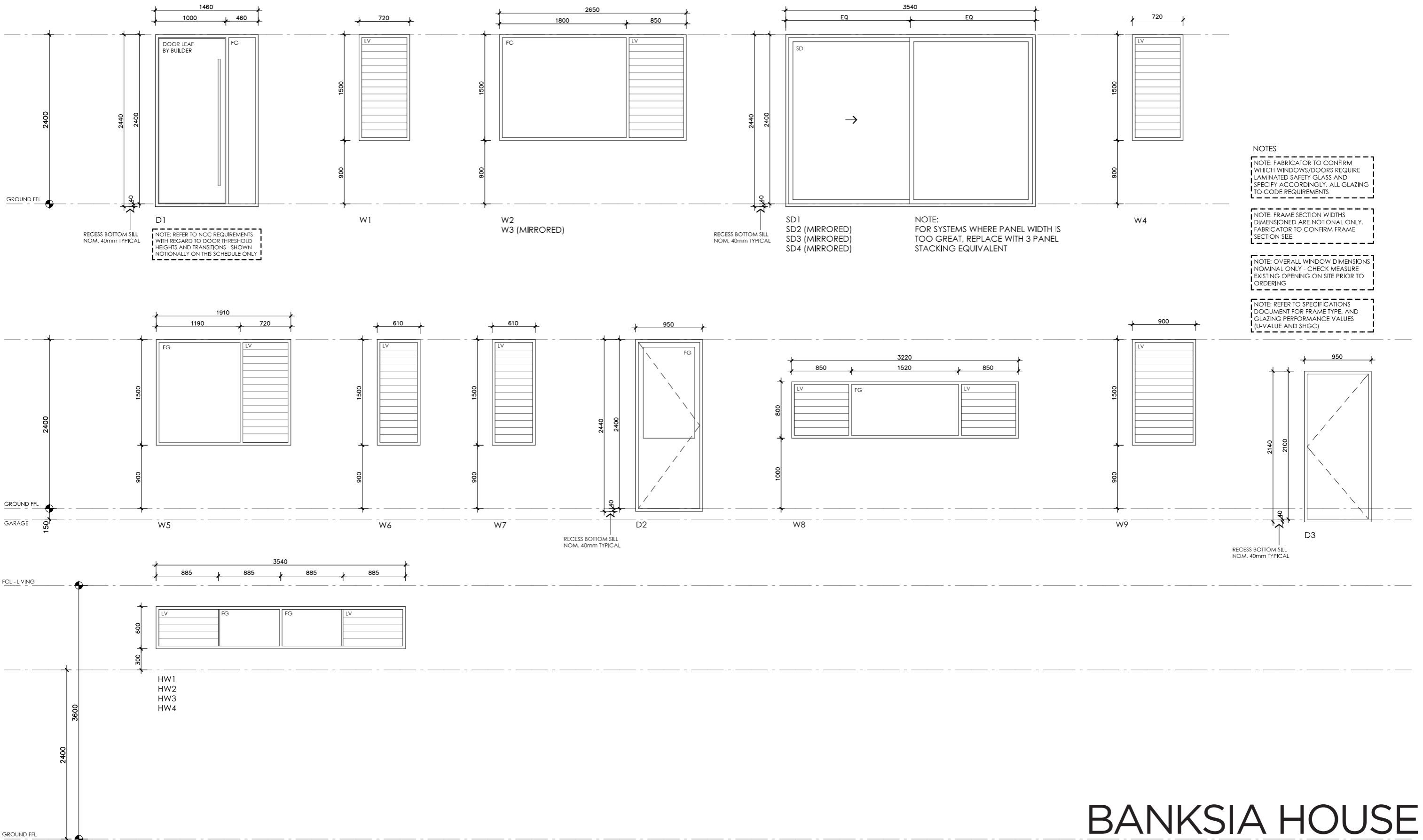
DETAILS

**Drawing title:** Section  
**Scale:** 1:100  
**Paper size:** A3  
**Drawing number:** 9/11  
**Date issued:** June 2023  
**Project stage:** Preliminary



# BANKSIA HOUSE

<p><b>LEGEND</b> N/A</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> Banksia House</p> <p><b>DESIGNED FOR</b> Darwin</p> <p>Technical drawings should be read with the Banksia House Darwin 'Design Options' document which includes building specifications and rating information.</p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> Setout Plan <b>Scale:</b> 1:100 <b>Paper size:</b> A3 <b>Drawing number:</b> 10/11 <b>Date issued:</b> June 2023 <b>Project stage:</b> Preliminary</p> 
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# BANKSIA HOUSE

LEGEND	
FG	FIXED GLASS GLAZING TO CODE REQUIREMENTS
LV	GLASS LOUVRES GLAZING TO CODE REQUIREMENTS
AW	AWNING SASH GLAZING TO CODE REQUIREMENTS
SD	SLIDING DOOR GLAZING TO CODE REQUIREMENTS
SSD	SLIDING STACKER DOOR GLAZING TO CODE REQUIREMENTS
SW	SLIDING WINDOW GLAZING TO CODE REQUIREMENTS

**PROJECT**

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**DESIGN**  
Banksia House

**DESIGNED FOR**  
Darwin

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

**DETAILS**

**Drawing title:** Window and Door Schedule

**Scale:** 1:50

**Paper size:** A3

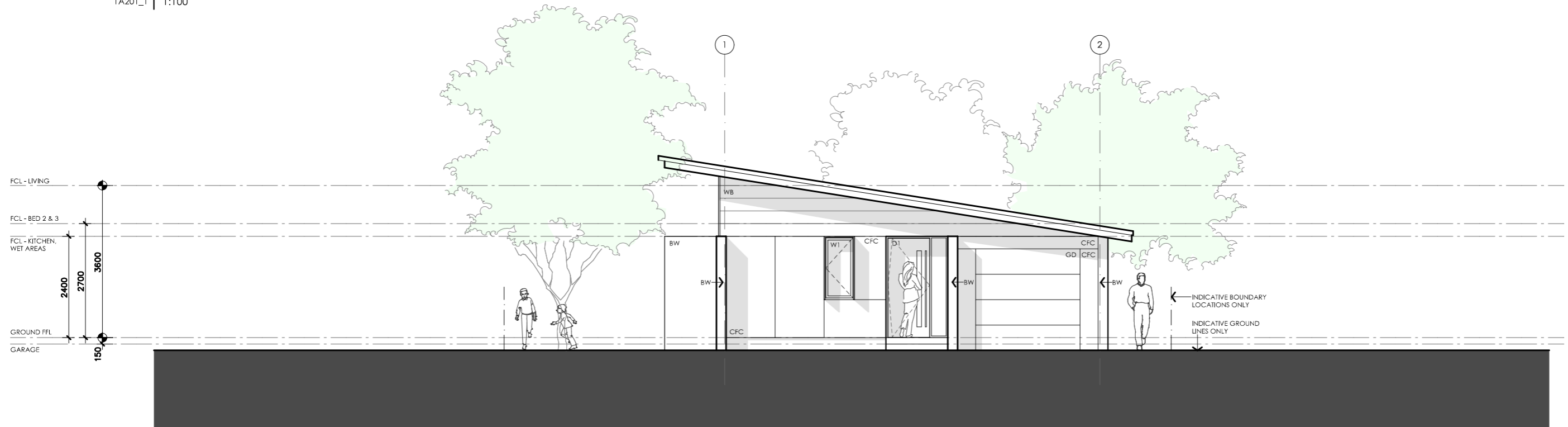
**Drawing number:** 11/11

**Date issued:** June 2023

**Project stage:** Preliminary






01 SOUTH ELEVATION  
1A201\_1 1:100

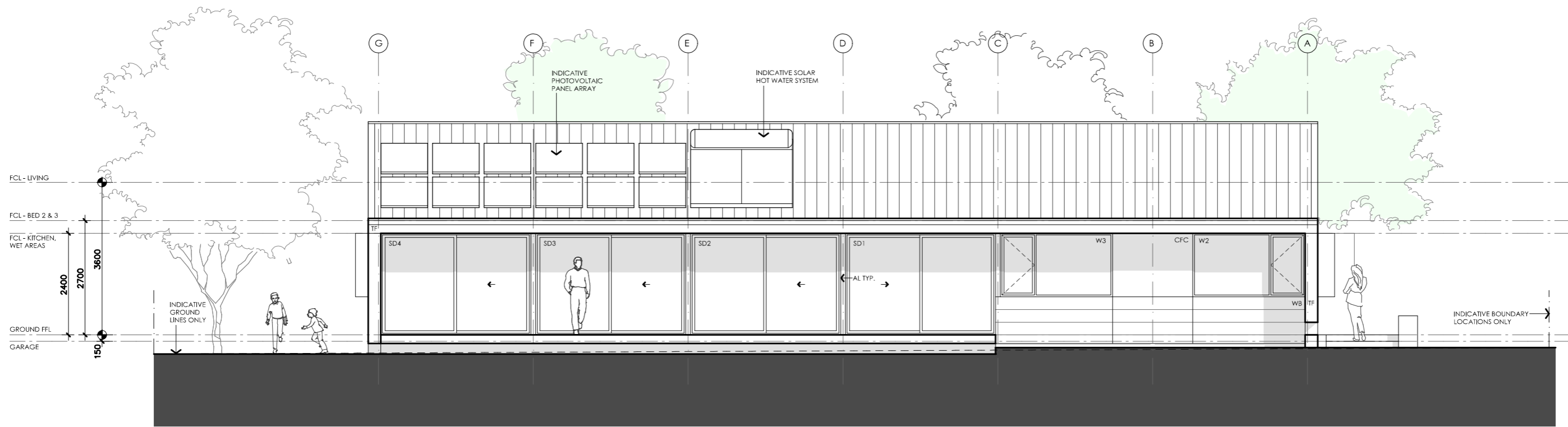


02 EAST ELEVATION  
1A201\_1 1:100

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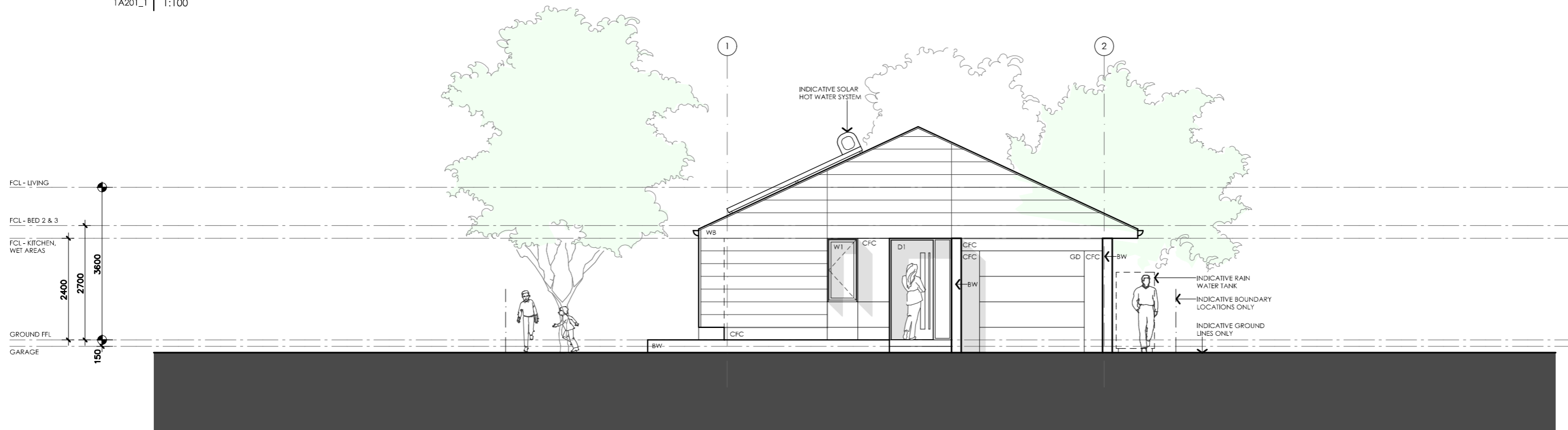
# BANKSIA HOUSE

<p><b>LEGEND</b></p> <p>TF TIMBER FASCIA PROFILE/COLOUR AS SPEC</p> <p>WB WEATHERBOARD LINING ON TIMBER FRAMING &amp; BATTENS PROFILE/COLOUR AS SPEC</p> <p>BW FACE BRICK WORK BRICK AS SPEC</p> <p>CFC COMPRESSED FC CLADDING ON TIMBER FRAMING &amp; BATTENS PROFILE/COLOUR AS SPEC</p> <p>SB STEEL BEAM PAINT FINISH AS SPEC.</p> <p>GD GARAGE DOOR MAKE &amp; COLOUR AS SPEC</p> <p>AL ALUMINIUM COVER PANEL - FOLDED FINISH/COLOUR TO MATCH WINDOW FRAMES</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> Banksia House</p> <p><b>DESIGNED FOR</b> Darwin</p> <p>Technical drawings should be read with the Banksia House Darwin 'Design Options' document which includes building specifications and rating information.</p>	<p><b>DETAILS</b></p> <p><b>Drawing title:</b> Elevations – alt. roof line</p> <p><b>Scale:</b> 1:100</p> <p><b>Paper size:</b> A3</p> <p><b>Drawing number:</b> 1a/4</p> <p><b>Date issued:</b> March 2020</p> <p><b>Project stage:</b> Preliminary</p>
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01 SOUTH ELEVATION

1A201\_1 1:100



02 EAST ELEVATION

1A201\_1 1:100

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# BANKSIA HOUSE

LEGEND	
TF	TIMBER FASCIA PROFILE/COLOUR AS SPEC
WB	WEATHERBOARD LINING ON TIMBER FRAMING & BATTENS PROFILE/COLOUR AS SPEC
BW	FACE BRICK WORK BRICK AS SPEC
CFC	COMPRESSED FC CLADDING ON TIMBER FRAMING & BATTENS PROFILE/COLOUR AS SPEC
SB	STEEL BEAM PAINT FINISH AS SPEC.
GD	GARAGE DOOR MAKE & COLOUR AS SPEC
AL	ALUMINIUM COVER PANEL - FOLDED FINISH/COLOUR TO MATCH WINDOW FRAMES

**PROJECT**



Australian Government



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**DESIGN**  
Banksia House

**DESIGNED FOR**  
Darwin

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

**DETAILS**

**Drawing title:** Elevations – alt. roof line

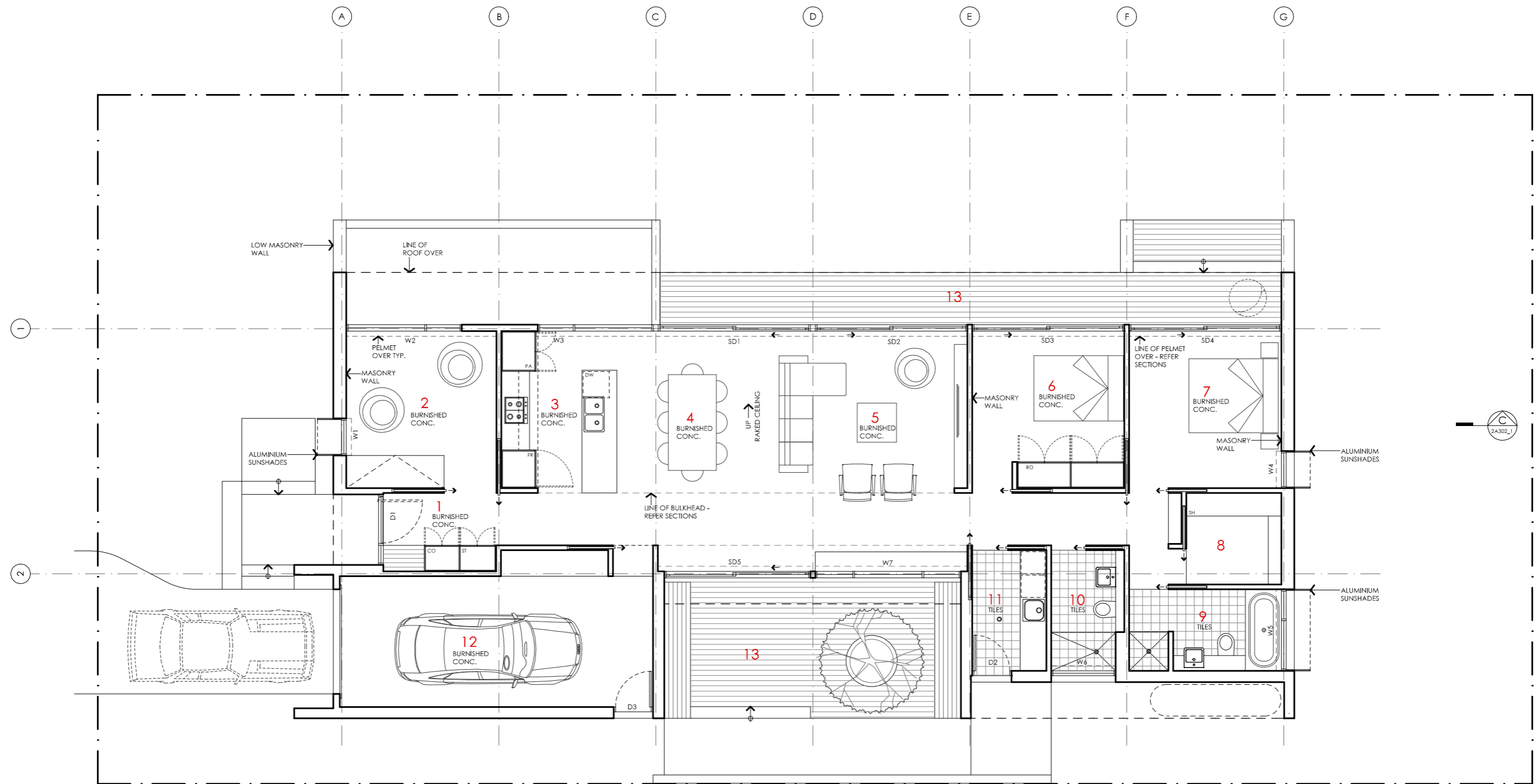
**Scale:** 1:100

**Paper size:** A3

**Drawing number:** 2a/4

**Date issued:** March 2020

**Project stage:** Preliminary



- KEY**
- 1 ENTRY
  - 2 STUDY / BEDROOM 3
  - 3 KITCHEN
  - 4 DINING
  - 5 LIVING
  - 6 BEDROOM 2
  - 7 BEDROOM 1
  - 8 ROBE
  - 9 ENSUITE
  - 10 BATHROOM
  - 11 LAUNDRY
  - 12 GARAGE
  - 13 DECK

**AREA**

GROUND FLOOR LIVING	141 m <sup>2</sup>
GARAGE	28 m <sup>2</sup>
<b>TOTAL GFA</b>	<b>169 m<sup>2</sup></b>
GROUND FLOOR DECKS	35 m <sup>2</sup>
INDICATIVE BLOCK SIZE	544 m <sup>2</sup>

NOTE: GFA CALCULATIONS DO NOT INCLUDE DECKS, CARPORTS, COURTYARDS, VERANDAHS OR NB WALLS



**IMPORTANT:** This is an alternative concept design for reference only. This design has not been updated to comply with the NCC 2022 accessibility or energy efficiency requirements and does not have associated estimated NatHERS ratings.



# BANKSIA HOUSE

**LEGEND**

N/A

**PROJECT**



**DESIGN**

**Banksia House**

**DESIGNED FOR Darwin**

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

**DETAILS**

**Drawing title:** Alt Floor Plan - 2 Bedroom

**Scale:** 1:100

**Paper size:** A3

**Drawing number:** 3a/4

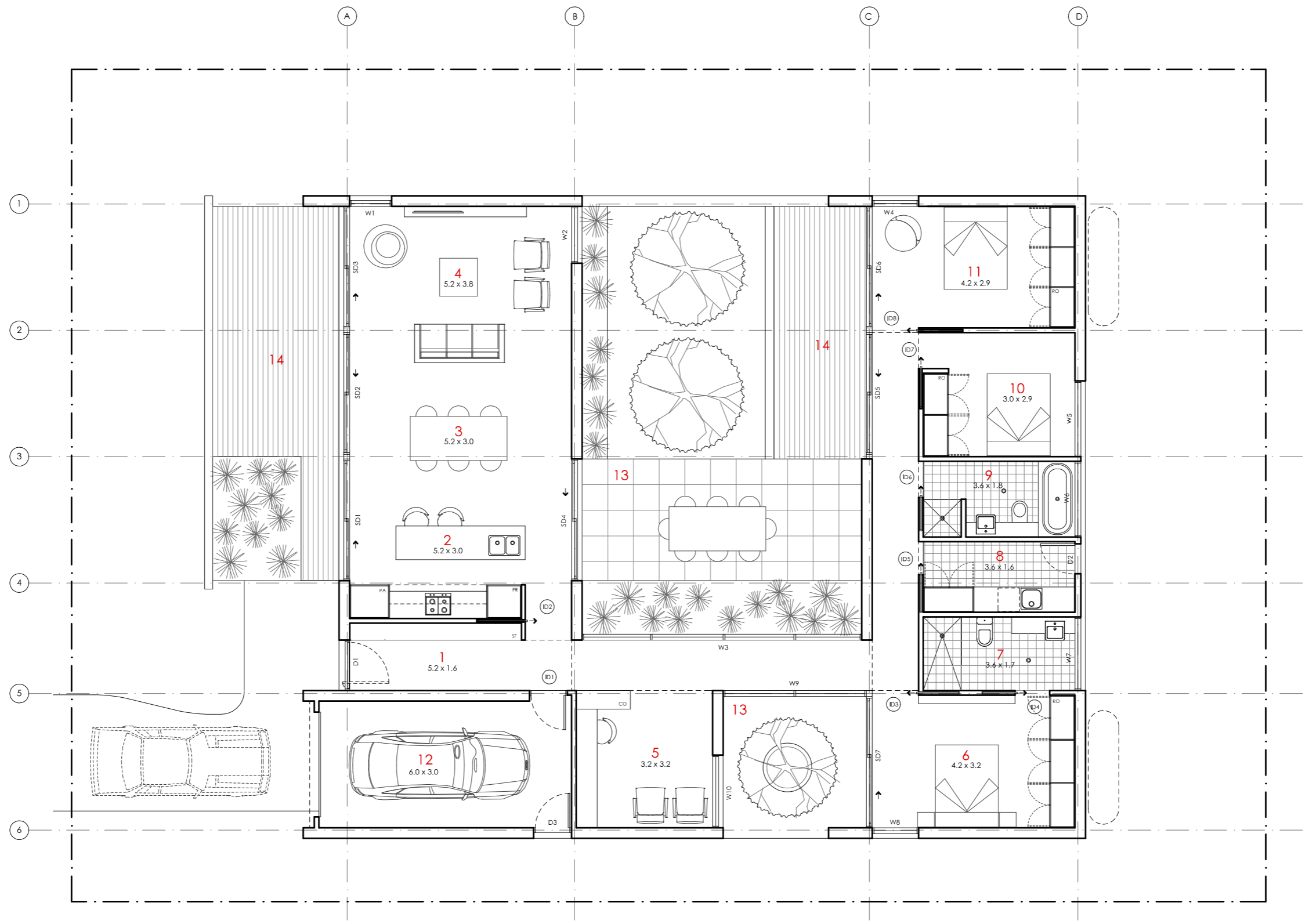
**Date issued:** March 2020

**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.





**KEY**

- 1 ENTRY
- 2 KITCHEN
- 3 DINING
- 4 LIVING
- 5 STUDY
- 6 BEDROOM 1
- 7 ENSUITE
- 8 LAUNDRY
- 9 BATHROOM
- 10 BEDROOM 2
- 11 BEDROOM 3
- 12 GARAGE
- 13 COURTYARD
- 14 DECK

**AREA**

GROUND FLOOR LIVING 167 m<sup>2</sup>  
 GARAGE 22 m<sup>2</sup>  
**TOTAL GFA 189 m<sup>2</sup>**  
 GROUND FLOOR DECKS 25 m<sup>2</sup>

INDICATIVE BLOCK SIZE 560 m<sup>2</sup>

NOTE: GFA CALCULATIONS DO NOT INCLUDE DECKS, CARPORTS, COURTYARDS, VERANDAHs

**IMPORTANT:** This is an alternative concept design for reference only. This design has not been updated to comply with the NCC 2022 accessibility or energy efficiency requirements and does not have associated estimated NatHERS ratings.

# BANKSIA HOUSE

**LEGEND**

N/A

**PROJECT**



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**DESIGN**

**Banksia House**

**DESIGNED FOR Darwin**

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

**DETAILS**

**Drawing title:** Alt Floor Plan - Courtyard

**Scale:** 1:100

**Paper size:** A3

**Drawing number:** 4a/4

**Date issued:** March 2020

**Project stage:** Preliminary

