

MARSHALL'S CREEK HOUSE

2 STRAND AVENUE NEW BRIGHTON

DA ISSUE

BASIX CERTIFICATE: A1372015
REFER TO BASIX CERTIFICATE FOR FURTHER DETAILS.

INSULATION REQUIREMENTS

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED
SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR: FRAMED (R0.7)	NIL
SUSPENDED FLOOR ABOVE GARAGE: FRAMED (R0.7)	NIL
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD CONSTRUCTION)	R1.00 (OR R1.4 INCLUDING
INTERNAL WALL SHARED WITH GARAGE: PLASTERBOARD (R0.36)	NIL
FLAT CEILING, PITCHED ROOF	CEILING: R0.60 (DOWN) ROOF: FOIL BACKED BLANKET 55mm LIGHT SOLAR ABSORPTANCE < 0.475
RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED	CEILING: R0.90 (DOWN) ROOF: FOIL BACKED BLANKET 55mm LIGHT SOLAR ABSORPTANCE < 0.475



FOUCHÉ ARCHITECTS

PHONE 0432 294 637
EMAIL mail@fouchearchitects.com.au
MAIL PO Box 603 Burleigh Town, Q 4220

REGISTRATION
REG. ARCHITECT RAYNE FOUCHÉ
QLD REGISTRATION NO 4763
NSW REGISTRATION NO 10115

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1	02.02.2023	CONCEPT DRAWING PACKAGE
2	01.03.2023	REVISED CONCEPT PACKAGE
3	22.08.2023	FOR CONSULTANT USE
4	03.10.2023	DA ISSUE

CLIENT
PETER LAING & TRACEY LEE

PROJECT
MARSHALL'S CREEK HOUSE

PROJECT NUMBER
22165

ADDRESS
2 STRAND AVENUE, NEW BRIGHTON

STATUS
DA

DATE
2022

SCALE (A3)

DRAWING
COVER PAGE

DRAWING NUMBER
DA000

ISSUE
4

SITE DETAILS

RPD
 LOT 1 on DP1004049
 2 STRAND AVENUE
 NEW BRIGHTON, NSW

SITE AREA

1,556m²

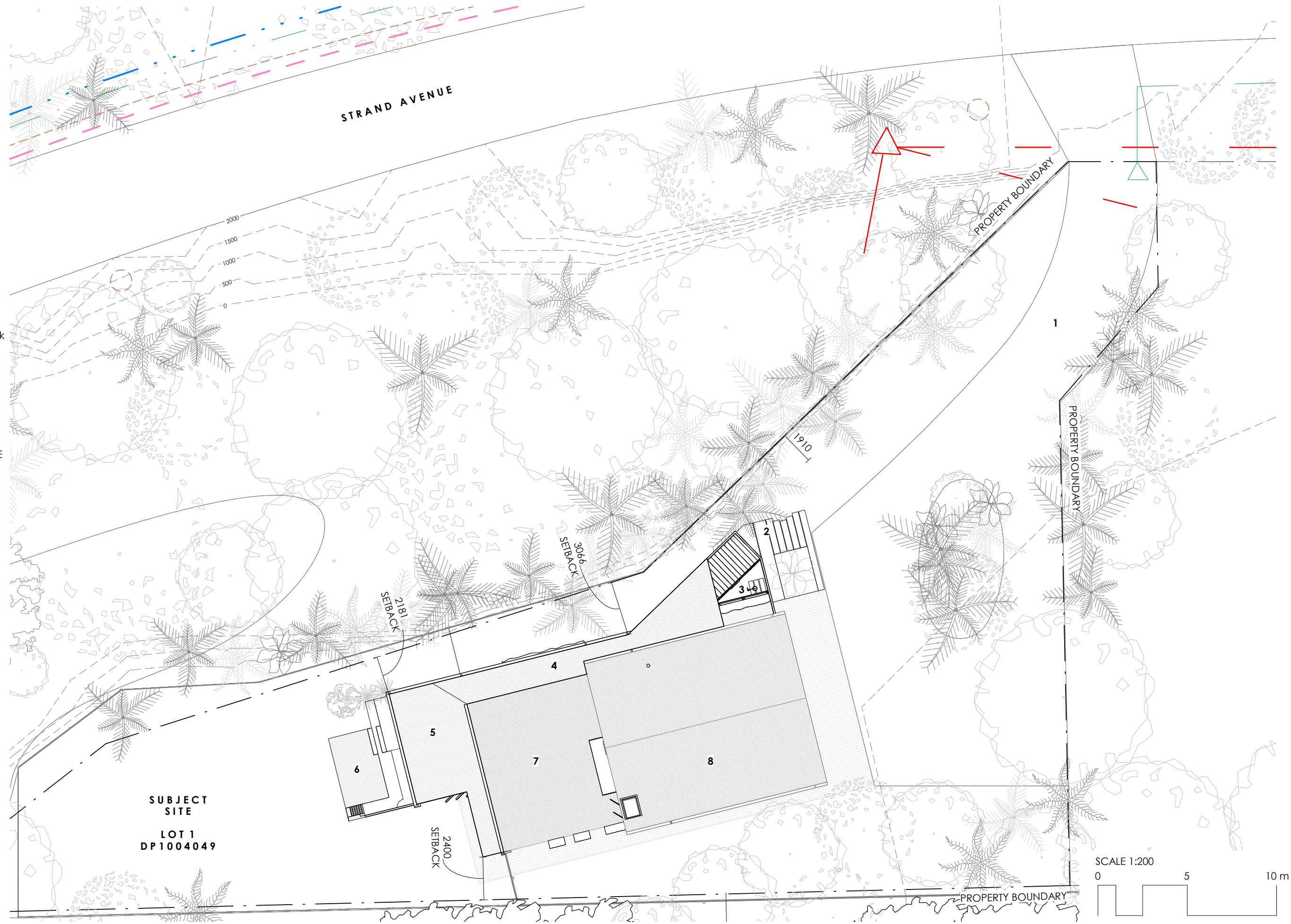
SITE LEGEND

- 1. Existing driveway
- 2. Proposed entry structure
- 3. Outdoor shower
- 4. Proposed wrap around verandah
- 5. Proposed rear deck
- 6. Proposed ground level landing
- 7. Existing lower roof
- 8. Existing upper roof

SERVICES LEGEND

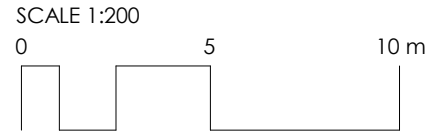
- ELECTRICAL POWER POLE & CONNECTION
- TELSTRA CONNECTION
- WATER LINE / WATER TO HOUSE
- NBN CONNECTION
- SEWER LINE
- △ SEWER PRESSURE VALVE

NOTE: SERVICES LOCATIONS HAVE BEEN TAKEN FROM DBYD MAPPING & COGC INFRASTRUCTURE MAPPING AND ARE INDICATIVE ONLY AND SHOULD NOT BE RELIED UPON AS AN ACCURATE LOCATION OF SERVICES.



SUBJECT SITE
 LOT 1
 DP1004049

PROPOSED SITE PLAN
 1 : 200



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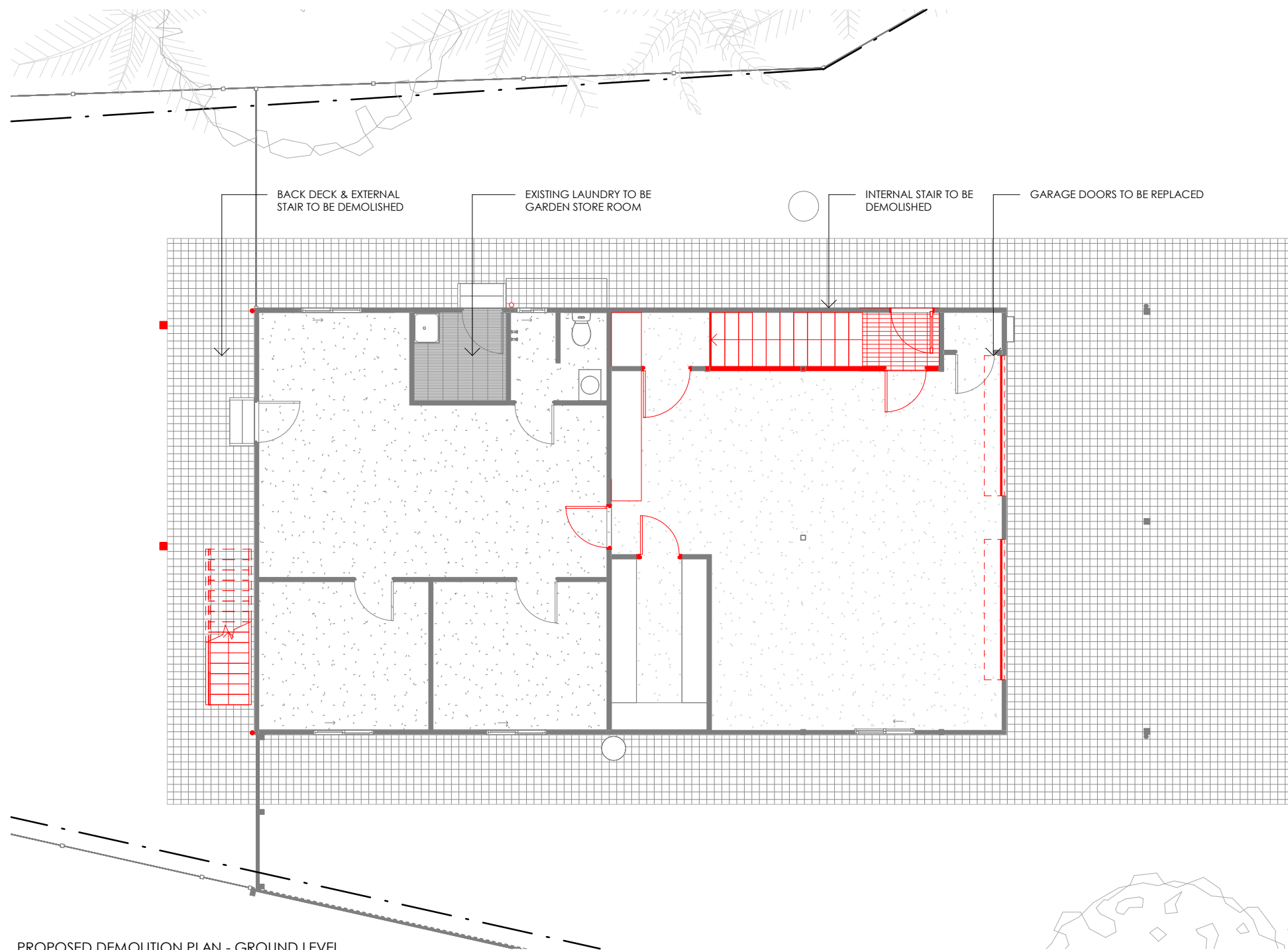
CLIENT	PROJECT
PETER LAING & TRACEY LEE	MARSHALL'S CREEK HOUSE
PROJECT NUMBER	ADDRESS
22165	2 STRAND AVENUE, NEW BRIGHTON

TRUE NORTH	STATUS	DATE	SCALE (A3)
	DA	2022	As indicated
DRAWING	DRAWING NUMBER	ISSUE	
PROPOSED SITE PLAN	DA101	5	

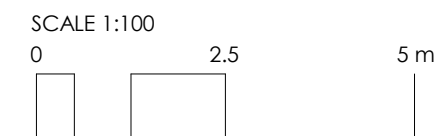
DEMOLITION LEGEND

■ TO BE DEMOLISHED

■ EXISTING - TO REMAIN



PROPOSED DEMOLITION PLAN - GROUND LEVEL



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ADDRESS
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STATUS
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DRAWING
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DATE
 2022

SCALE (A3)
 1 : 100

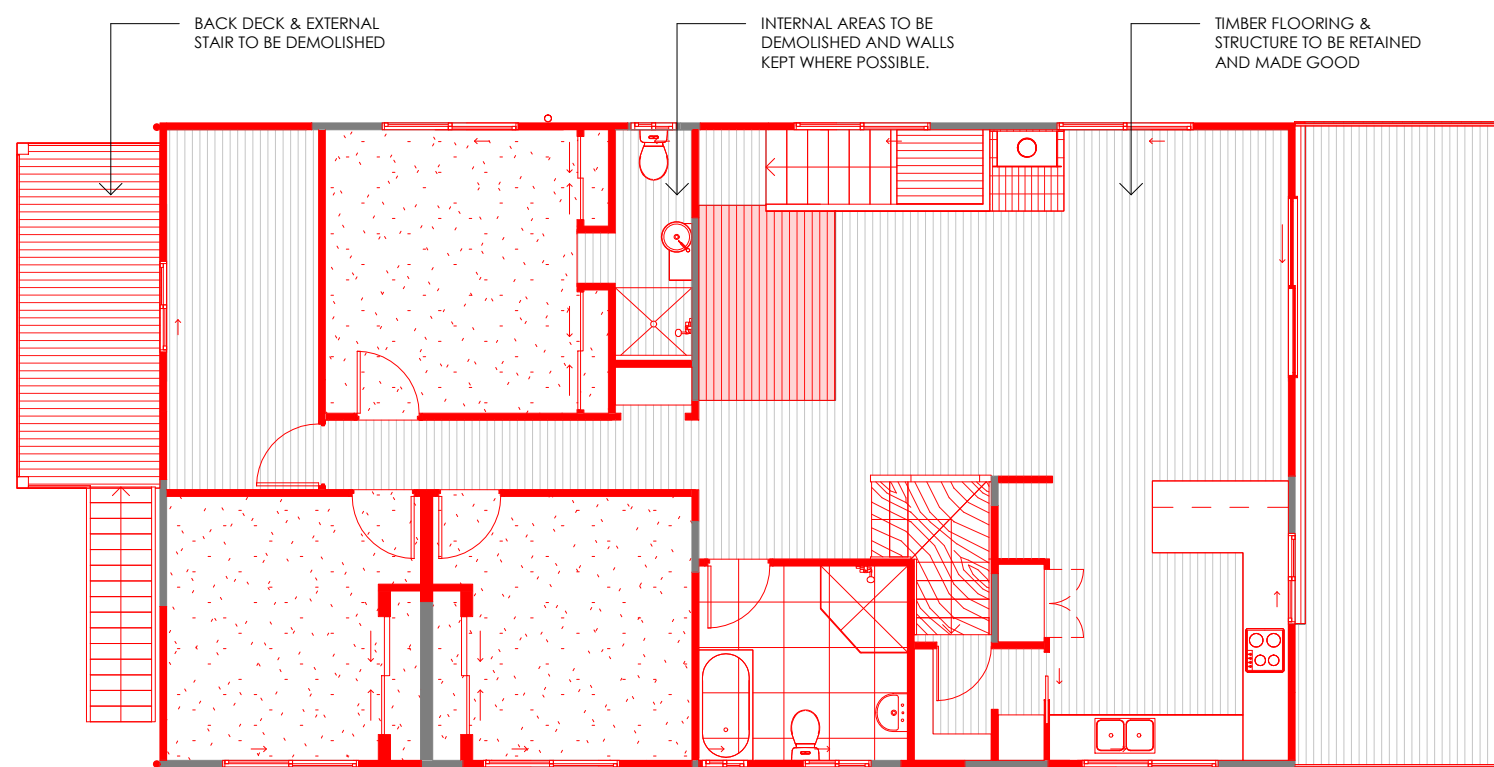
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ISSUE
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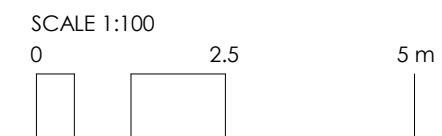
DEMOLITION LEGEND

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PROPOSED DEMOLITION PLAN - MIDDLE LEVEL



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DATE
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SCALE (A3)
 1 : 100

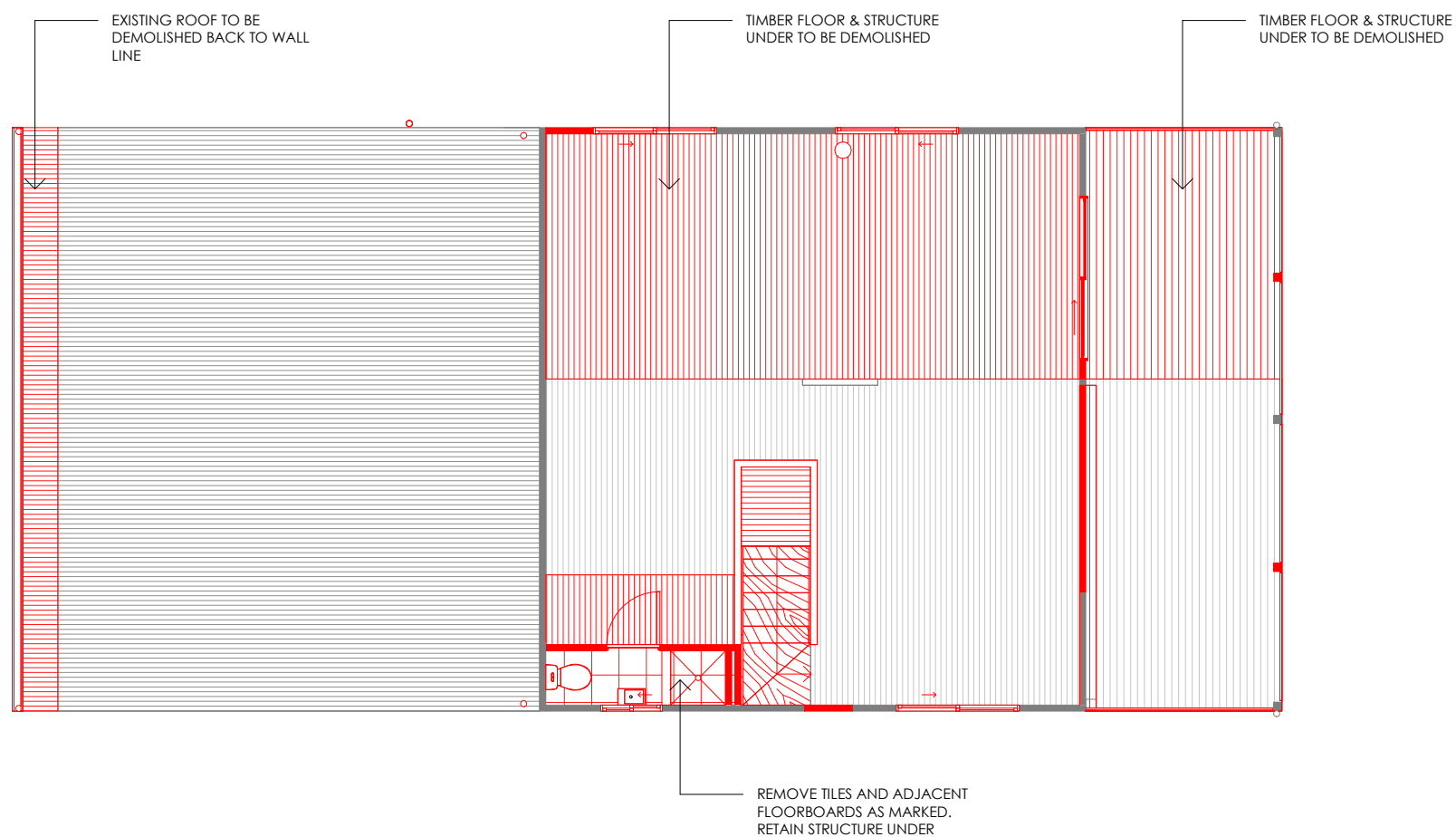
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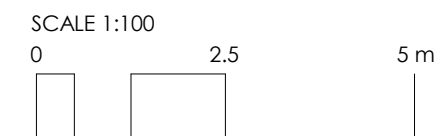
DEMOLITION LEGEND

■ TO BE DEMOLISHED

■ EXISTING - TO REMAIN



PROPOSED DEMOLITION PLAN - UPPER LEVEL



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 1 : 100

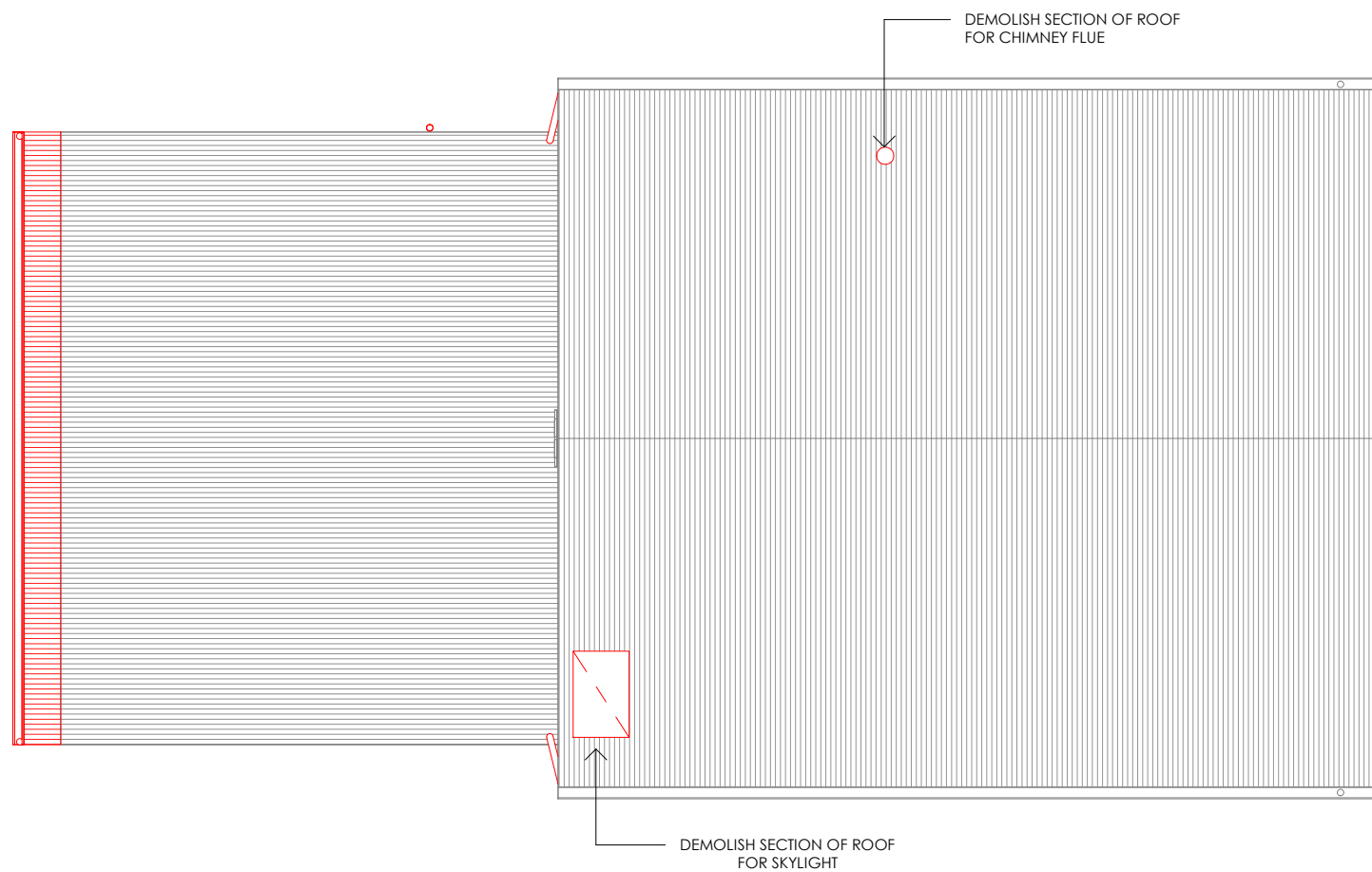
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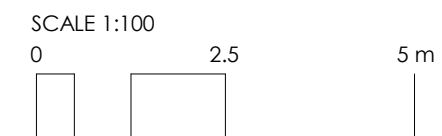
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PROPOSED DEMOLITION PLAN - ROOF



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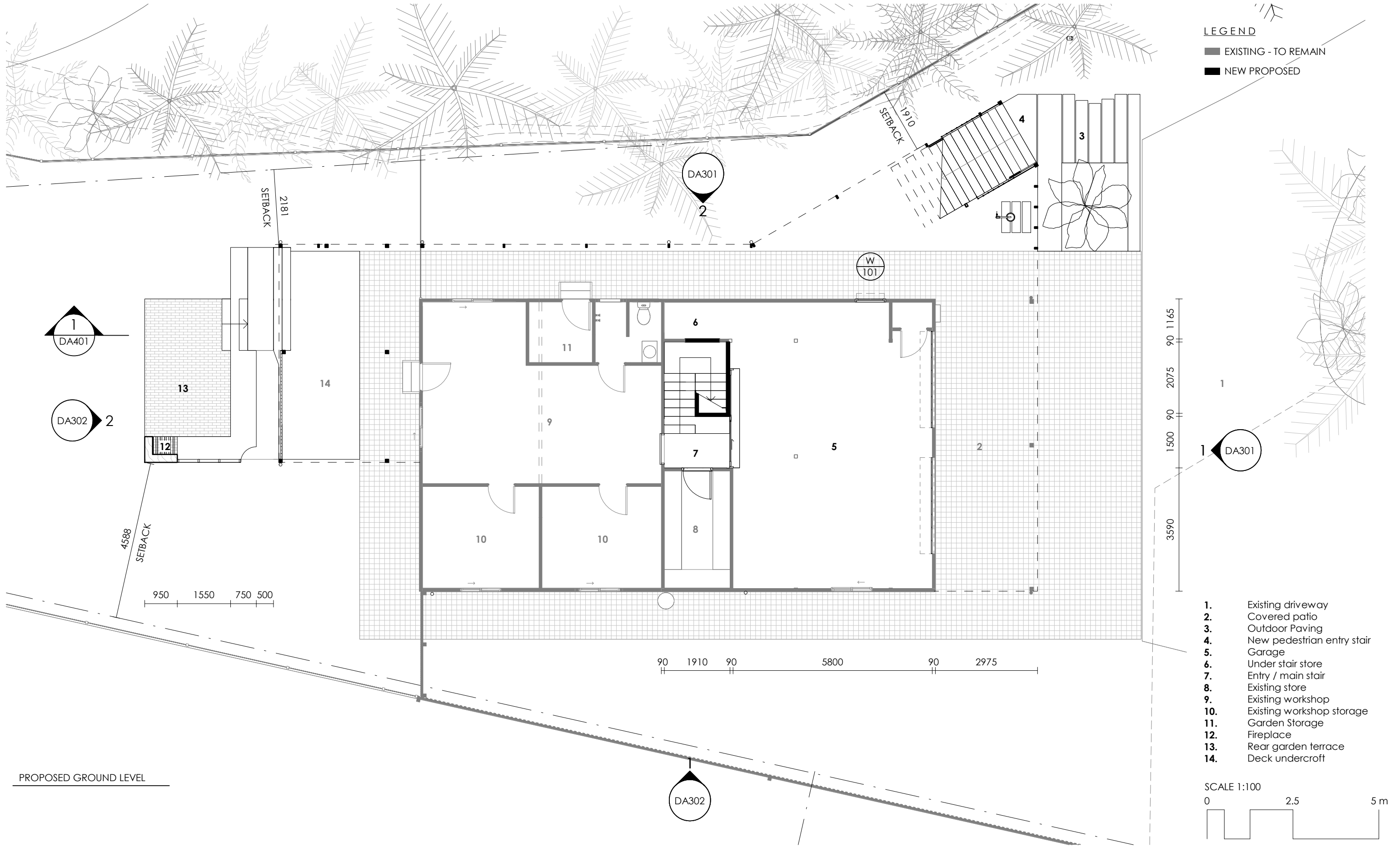
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SCALE (A3)
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DRAWING
 PROPOSED DEMOLITION PLAN - ROOF

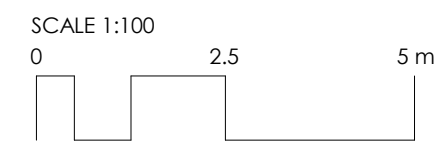
DRAWING NUMBER
 DA204

ISSUE
 4



LEGEND
 - - - - - EXISTING - TO REMAIN
 ——— NEW PROPOSED

1. Existing driveway
2. Covered patio
3. Outdoor Paving
4. New pedestrian entry stair
5. Garage
6. Under stair store
7. Entry / main stair
8. Existing store
9. Existing workshop
10. Existing workshop storage
11. Garden Storage
12. Fireplace
13. Rear garden terrace
14. Deck undercroft



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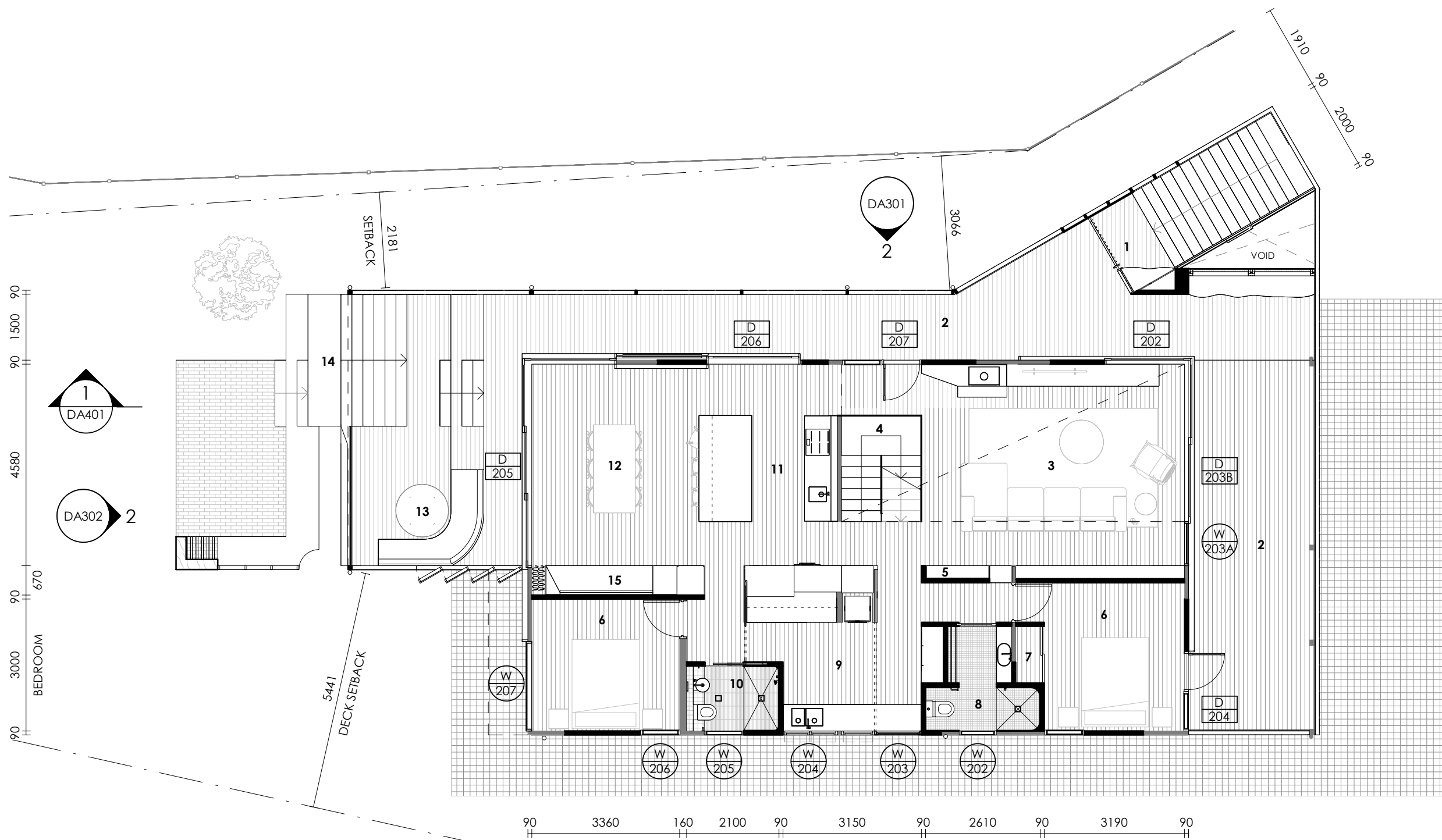
SCALE (A3)
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DRAWING
 PROPOSED GROUND LEVEL PLAN

DRAWING NUMBER
 DA211

ISSUE
 5

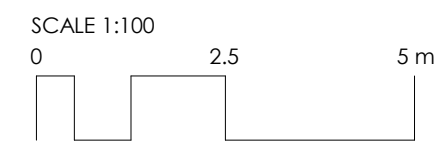
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LEGEND
 ■ EXISTING - TO REMAIN
 ■ NEW PROPOSED

4180
 90
 1500
 90
 4580
 300
 90
 3460
 BEDROOM

1. Entry Gate
2. Covered verandah
3. Lounge room
4. Main stair
5. Open shelving
6. Bedroom
7. Robe
8. Bathroom
9. Laundry/Pantry
10. Powder room
11. Kitchen
12. Dining
13. Mid way deck
14. Rear stair to creek
15. Dining Couch



PROPOSED MIDDLE LEVEL

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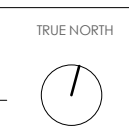
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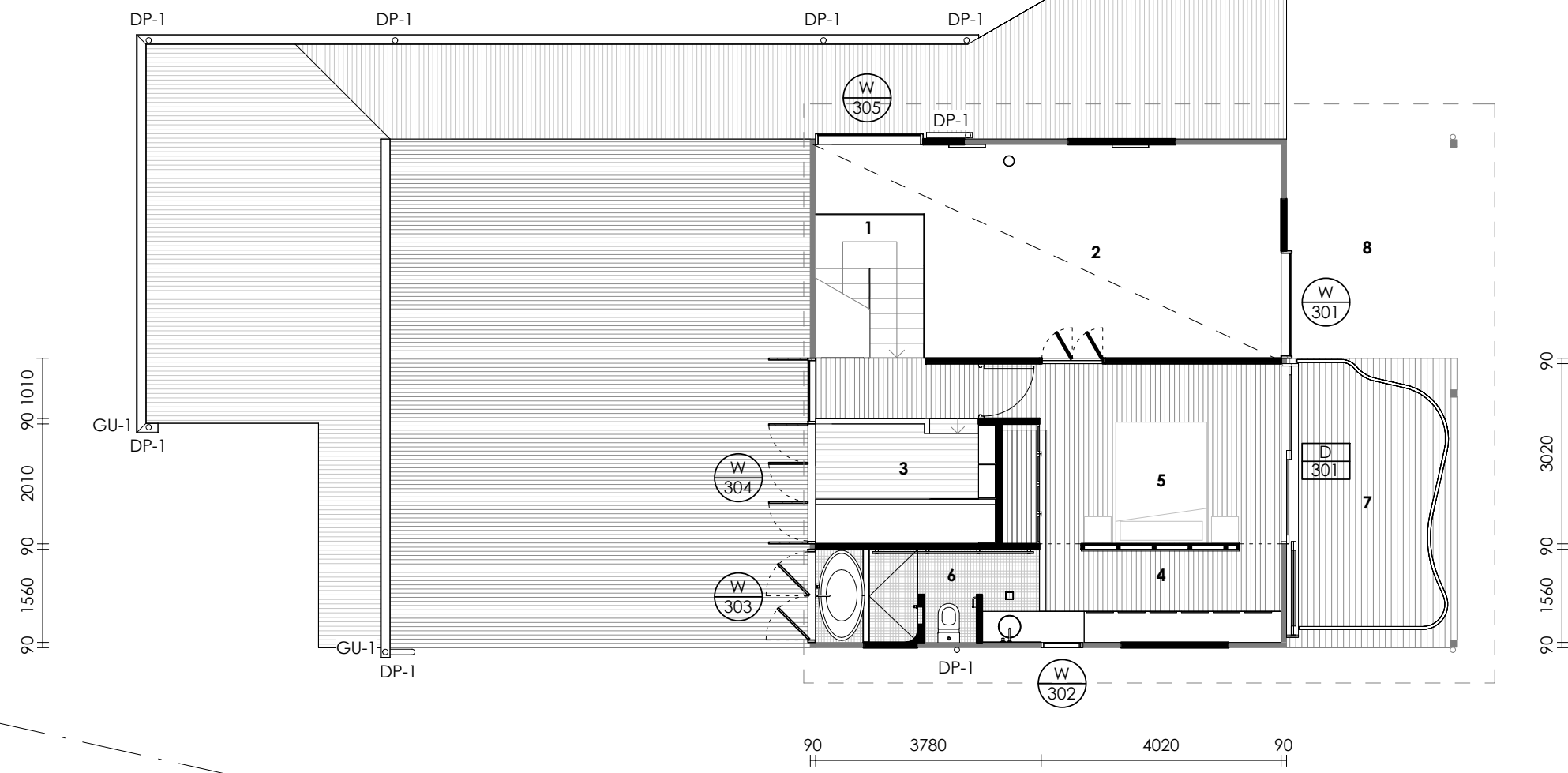
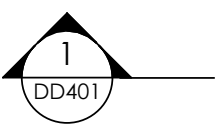
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DA	2022	1 : 100

DRAWING	DRAWING NUMBER	ISSUE
PROPOSED MIDDLE LEVEL PLAN	DA212	5

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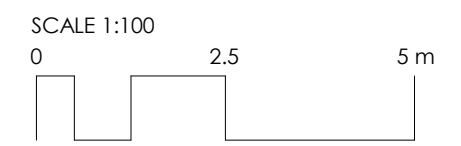
90 2730 1020 4050 90
 STUDY BEDROOM

LEGEND
 ■ EXISTING - TO REMAIN
 ■ NEW PROPOSED



PROPOSED UPPER LEVEL

- 1. Main stair
- 2. Void over lounge room
- 3. Study
- 4. Walk-in robe
- 5. Main bedroom
- 6. Ensuite
- 7. Existing deck
- 8. Void over balcony below



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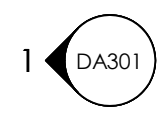
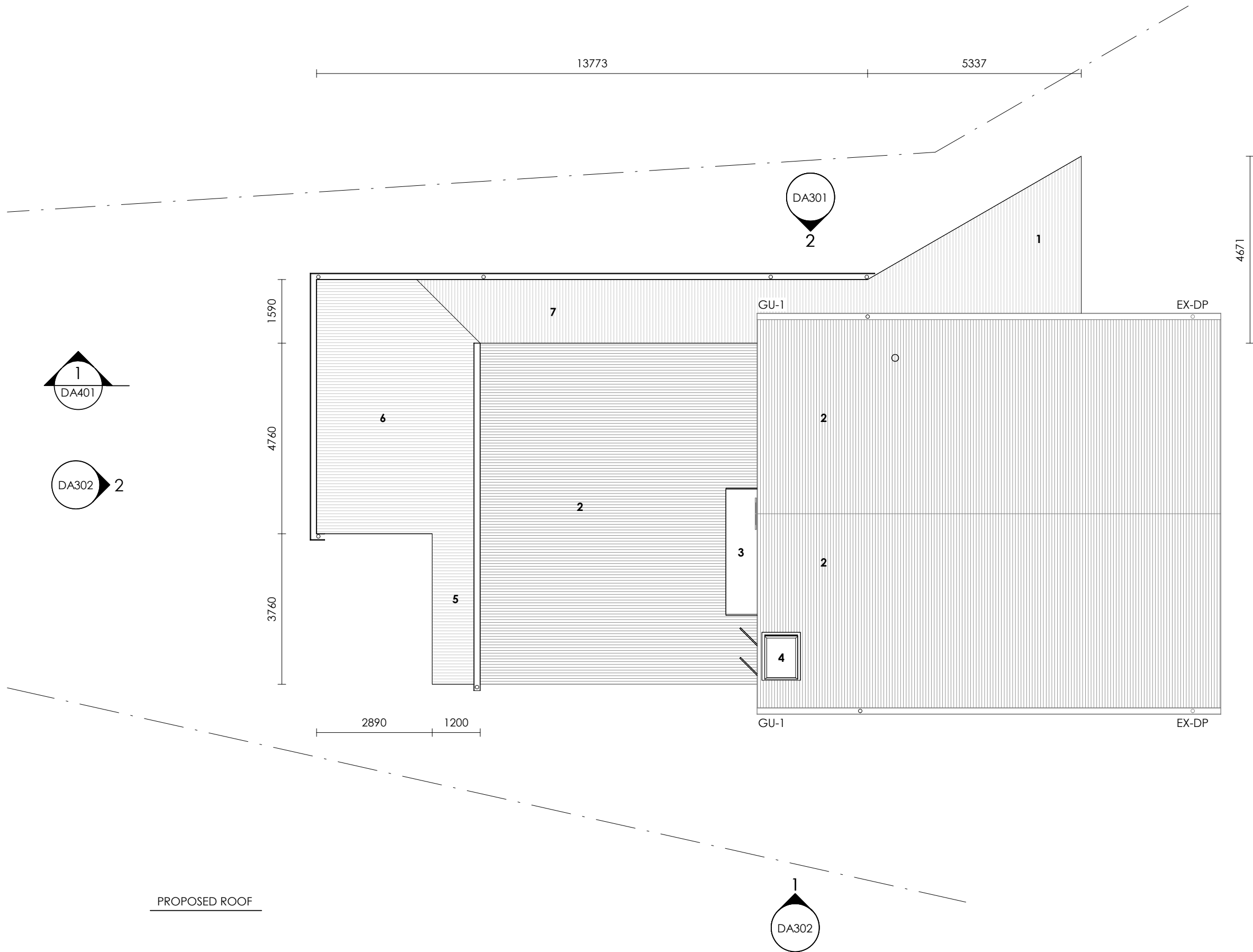
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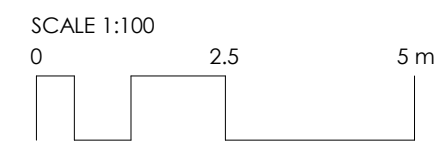
DRAWING	DRAWING NUMBER	ISSUE
PROPOSED UPPER LEVEL PLAN	DA213	5

LEGEND
 ■ EXISTING - TO REMAIN
 ■ NEW PROPOSED



1. New entry roof
2. Existing roof
3. New window hood
4. New skylight
5. Awning to bedroom
6. New roof to rear deck
7. New roof to wrap around verandah

PROPOSED ROOF



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REGISTRATION
 REG. ARCHITECT RAYNE FOUCHÉ
 QLD REGISTRATION NO 4763
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ISSUE	DATE	FOR
1	02.02.2023	CONCEPT DRAWING PACKAGE
2	22.02.2023	REVISED CONCEPT
3	01.03.2023	REVISED CONCEPT PACKAGE
4	22.08.2023	FOR CONSULTANT USE
5	03.10.2023	DA ISSUE

CLIENT
 PETER LAING & TRACEY LEE

PROJECT NUMBER
 22165

PROJECT
 MARSHALL'S CREEK HOUSE

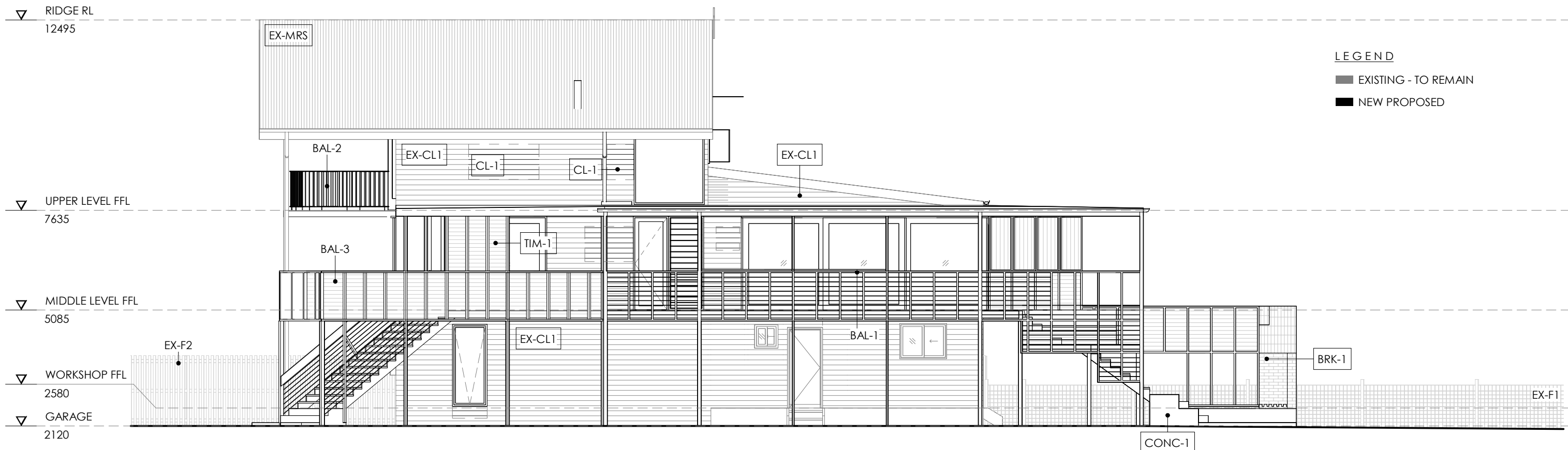
ADDRESS
 2 STRAND AVENUE, NEW BRIGHTON



STATUS	DATE	SCALE (A3)
DA	2022	1 : 100

DRAWING	DRAWING NUMBER	ISSUE
PROPOSED ROOF PLAN	DA214	5

PHONE 0432 294 637
 EMAIL mail@fouchearchitects.com.au
 MAIL PO Box 603 Burleigh Town, Q 4220

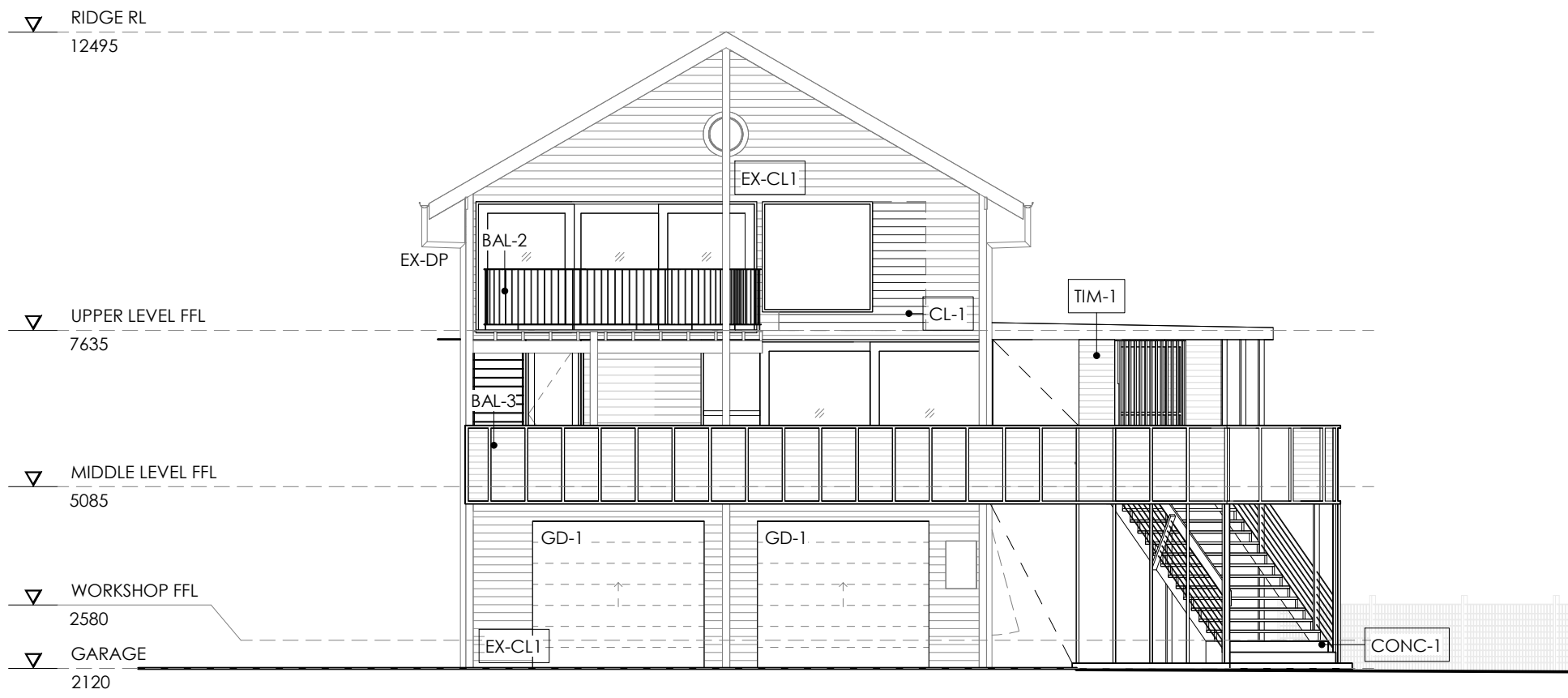


LEGEND

■ EXISTING - TO REMAIN

■ NEW PROPOSED

PROPOSED NORTH ELEVATION
1 : 100



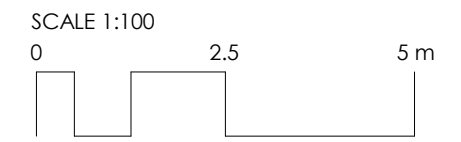
PROPOSED EAST ELEVATION
1 : 100

KEYNOTE LEGEND

BAL-1	BALUSTRADE TYPE 1. TIMBER HARDWOOD WITH TENSION WIRE. NATURAL AUSTRALIAN SPECIES
BAL-2	BALUSTRADE TYPE 2. POWDERCOATED METAL TO MATCH EXTERNAL PAINT COLOUR
BAL-3	BALUSTRADE TYPE 3. TIMBER HARDWOOD. NATURAL AUSTRALIAN SPECIES
BRK-1	BRICK FINISH TYPE 1. REFER TO FINISHES SCHEDULE
CL-1	CLADDING TYPE 1. REFER TO FINISHES SCHEDULE
CONC-1	CONCRETE FINISH TYPE 1. REFER TO FINISHES SCHEDULE
EX-CL1	EXISTING CLADDING TYPE 1. NEW PAINTED FINISH
EX-DP	EXISTING DOWN PIPE
EX-F1	EXISTING FENCE TYPE 1

KEYNOTE LEGEND

EX-F2	EXISTING FENCE TYPE 2
EX-MRS	EXISTING METAL ROOF SHEETING
GD-1	GARAGE DOOR. NEW SECTIONAL ROLLER DOOR TO MATCH EXTERNAL PAINT FINISH
TIM-1	TIMBER TYPE 1. REFER TO FINISHES SCHEDULE



FOUCHÉ ARCHITECTS

PHONE 0432 294 637
EMAIL mail@fouchearchitects.com.au
MAIL PO Box 603 Burleigh Town, Q 4220

REGISTRATION
REG. ARCHITECT RAYNE FOUCHÉ
QLD REGISTRATION NO 4763
NSW REGISTRATION NO 10115

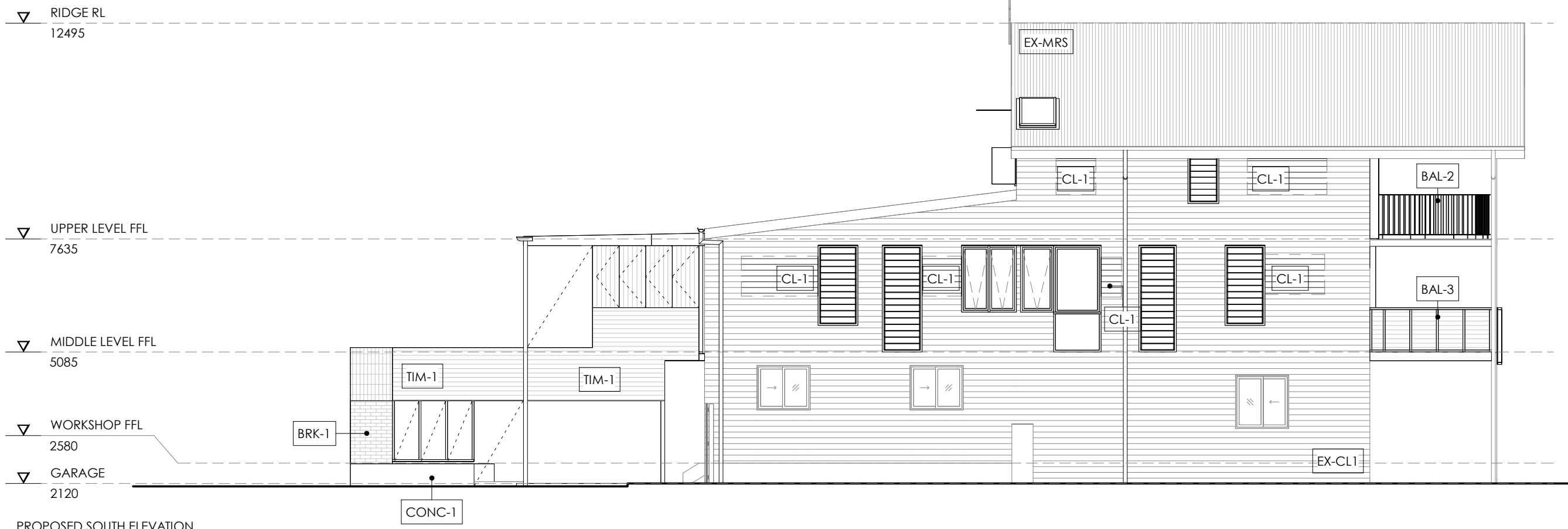
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1	01.03.2023	REVISED CONCEPT PACKAGE
2	22.08.2023	FOR CONSULTANT USE
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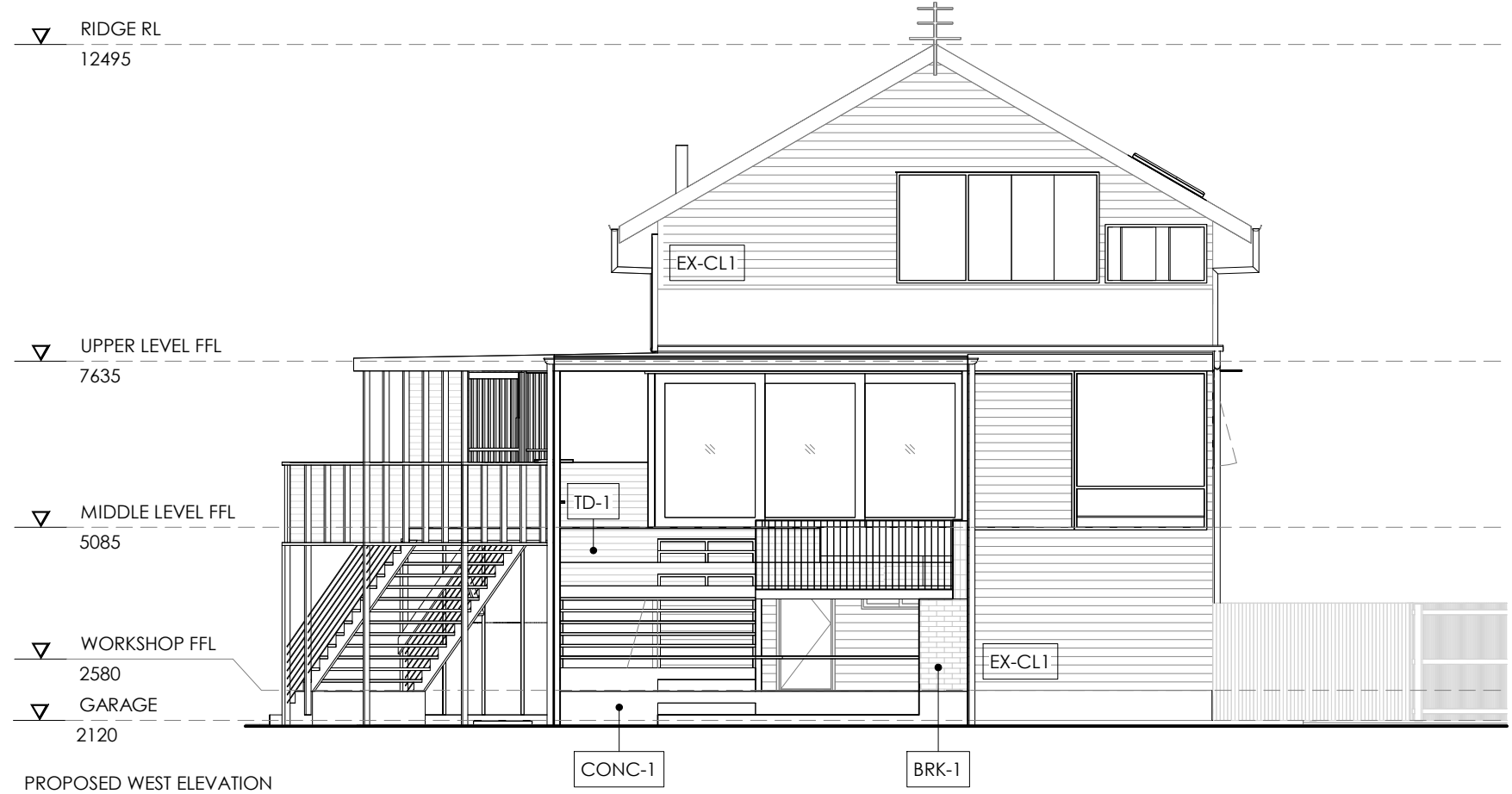
CLIENT	PETER LAING & TRACEY LEE	PROJECT	MARSHALL'S CREEK HOUSE
PROJECT NUMBER	22165	ADDRESS	2 STRAND AVENUE, NEW BRIGHTON

STATUS	DA	DATE	2022	SCALE (A3)	1 : 100
DRAWING	ELEVATIONS	DRAWING NUMBER	DA301	ISSUE	3



PROPOSED SOUTH ELEVATION
1 : 100

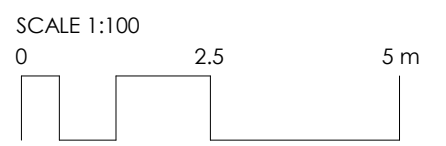
LEGEND
 ■ EXISTING - TO REMAIN
 ■ NEW PROPOSED



PROPOSED WEST ELEVATION
1 : 100

KEYNOTE LEGEND

BAL-2	BALUSTRADE TYPE 2. POWDERCOATED METAL TO MATCH EXTERNAL PAINT COLOUR
BAL-3	BALUSTRADE TYPE 3. TIMBER HARDWOOD. NATURAL AUSTRALIAN SPECIES
BRK-1	BRICK FINISH TYPE 1. REFER TO FINISHES SCHEDULE
CL-1	CLADDING TYPE 1. REFER TO FINISHES SCHEDULE
CONC-1	CONCRETE FINISH TYPE 1. REFER TO FINISHES SCHEDULE
EX-CL1	EXISTING CLADDING TYPE 1. NEW PAINTED FINISH
EX-MRS	EXISTING METAL ROOF SHEETING
TD-1	TIMBER DECKING TYPE 1. NATURAL AUSTRALIAN SPECIES TO MATCH EXISTING
TIM-1	TIMBER TYPE 1. REFER TO FINISHES SCHEDULE



FOUCHÉ ARCHITECTS

PHONE 0432 294 637
 EMAIL mail@fouchearchitects.com.au
 MAIL PO Box 603 Burleigh Town, Q 4220

REGISTRATION
 REG. ARCHITECT RAYNE FOUCHÉ
 QLD REGISTRATION NO 4763
 NSW REGISTRATION NO 10115

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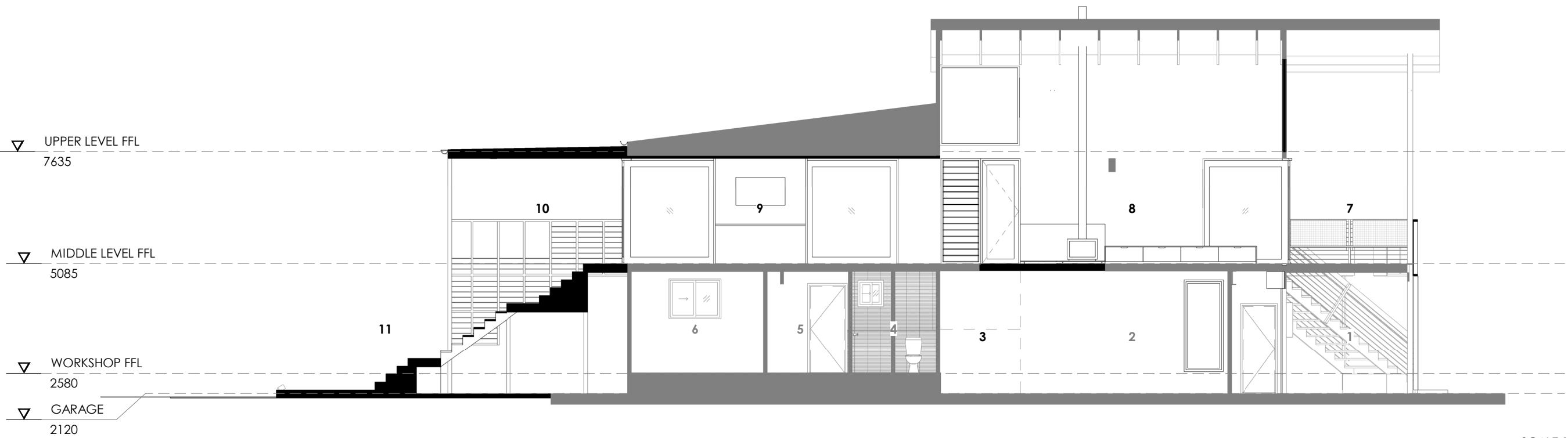
ISSUE	DATE	FOR
1	01.03.2023	REVISED CONCEPT PACKAGE
2	22.08.2023	FOR CONSULTANT USE
3	03.10.2023	DA ISSUE

CLIENT	PETER LAING & TRACEY LEE	PROJECT	MARSHALL'S CREEK HOUSE
PROJECT NUMBER	22165	ADDRESS	2 STRAND AVENUE, NEW BRIGHTON

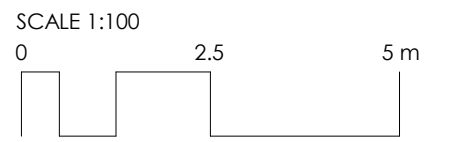
STATUS	DA	DATE	2022	SCALE (A3)	1 : 100
DRAWING	ELEVATIONS	DRAWING NUMBER	DA302	ISSUE	3

LEGEND

- EXISTING - TO REMAIN
- NEW PROPOSED



- 1 Undercroft
- 2 Existing garage
- 3 Proposed storage under stairs
- 4 Existing bathroom
- 5 Garden storage
- 6 Existing workshop
- 7 Covered outdoor deck
- 8 Proposed living
- 9 Kitchen & dining
- 10 Proposed rear deck
- 11 External stair



PROPOSED SECTION A
1 : 100

FOUCHÉ ARCHITECTS

PHONE 0432 294 637
 EMAIL mail@fouchearchitects.com.au
 MAIL PO Box 603 Burleigh Town, Q 4220

REGISTRATION
 REG. ARCHITECT RAYNE FOUCHÉ
 QLD REGISTRATION NO 4763
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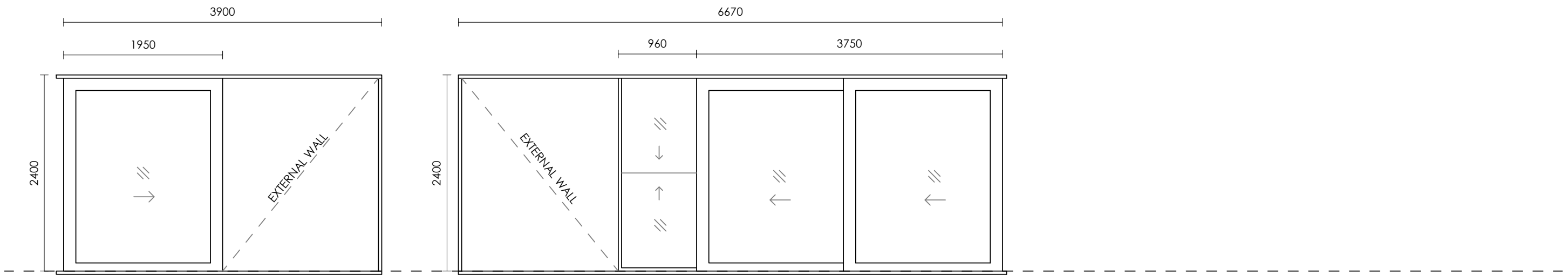
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CLIENT	PROJECT
PETER LAING & TRACEY LEE	MARSHALL'S CREEK HOUSE
PROJECT NUMBER	ADDRESS
22165	2 STRAND AVENUE, NEW BRIGHTON

STATUS	DATE	SCALE (A3)
DA	2022	1 : 100
DRAWING	DRAWING NUMBER	ISSUE
SECTIONS	DA401	3



THIS CORNER MEETS PERPENDICULAR WITH D203

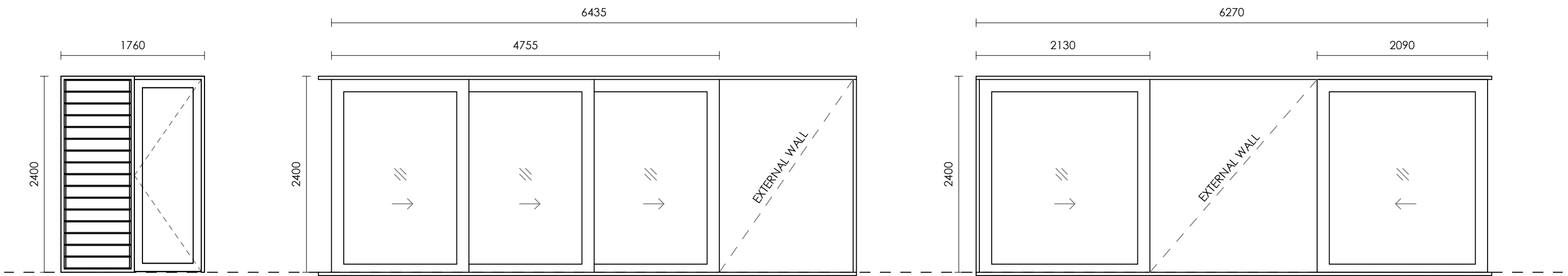
D202
NORTH ELEVATION

D203
EAST ELEVATION

W203A

D203B

THIS CORNER MEETS PERPENDICULAR WITH D202



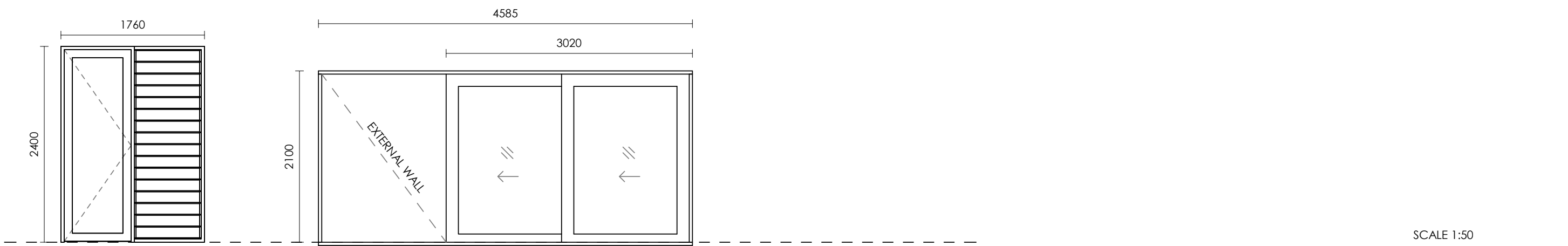
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D204
EAST ELEVATION

D205
WEST ELEVATION

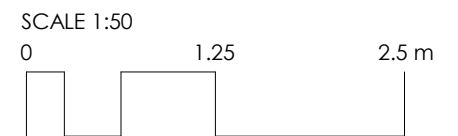
D206
NORTH ELEVATION

THIS CORNER MEETS PERPENDICULAR WITH D205



D207
NORTH ELEVATION

D301
EAST ELEVATION



FOUCHÉ
ARCHITECTS

PHONE 0432 294 637
EMAIL mail@fouchearchitects.com.au
MAIL PO Box 603 Burleigh Town, Q 4220

REGISTRATION
REG. ARCHITECT RAYNE FOUCHÉ
QLD REGISTRATION NO 4763
NSW REGISTRATION NO 10115

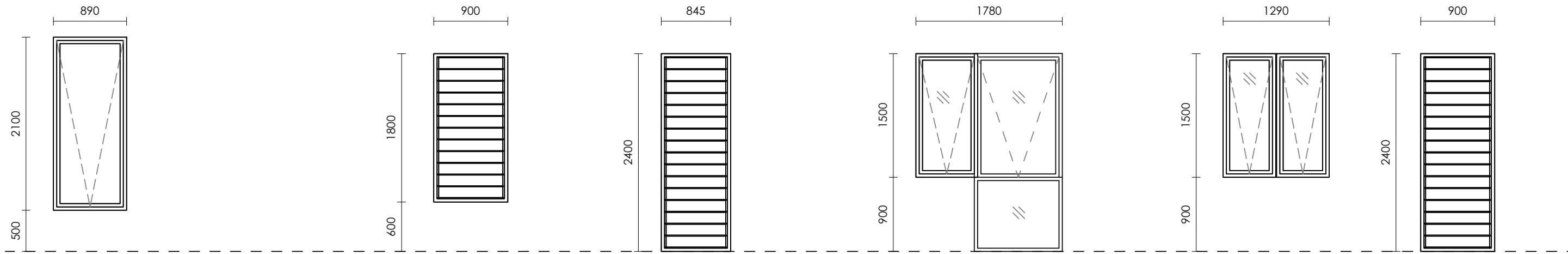
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ISSUE	DATE	FOR
1	03.10.2023	DA ISSUE

CLIENT	PETER LAING & TRACEY LEE
PROJECT	MARSHALL'S CREEK HOUSE
PROJECT NUMBER	22165
ADDRESS	2 STRAND AVENUE, NEW BRIGHTON

STATUS	DA	DATE	2022	SCALE (A3)	1 : 50
DRAWING	EXTERNAL DOOR SCHEDULE	DRAWING NUMBER	DA701	ISSUE	1



W101
NORTH ELEVATION

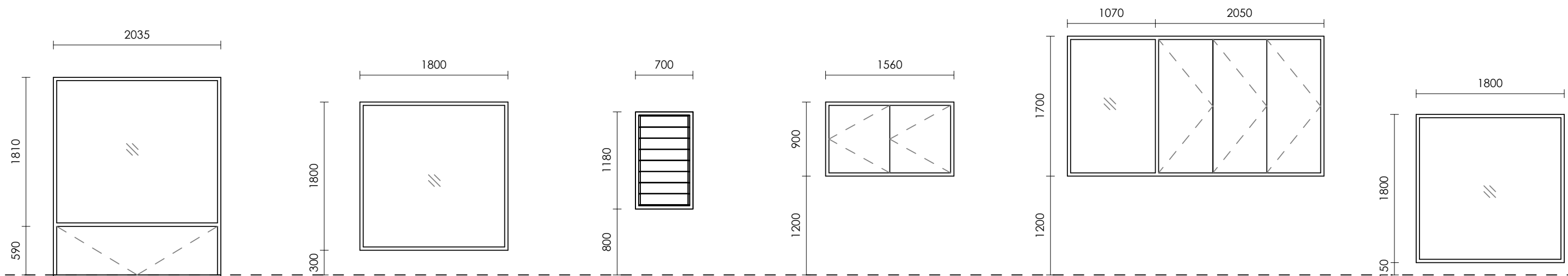
W201 & W206
SOUTH ELEVATION

W202
SOUTH ELEVATION

W203
SOUTH ELEVATION

W204
SOUTH ELEVATION

W205
SOUTH ELEVATION



W207
WEST ELEVATION

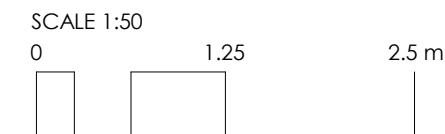
W301
EAST ELEVATION

W302
SOUTH ELEVATION

W303
WEST ELEVATION

W304
WEST ELEVATION

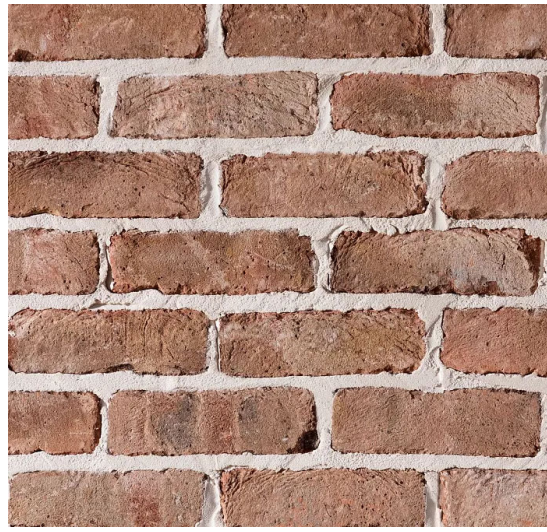
W305
NORTH ELEVATION



ISSUE	DATE	FOR
1	03.10.2023	DA ISSUE

CLIENT	PETER LAING & TRACEY LEE
PROJECT	MARSHALL'S CREEK HOUSE
PROJECT NUMBER	22165
ADDRESS	2 STRAND AVENUE, NEW BRIGHTON

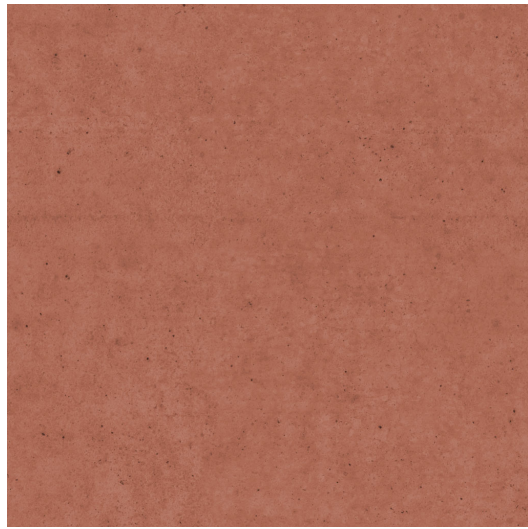
STATUS	DA
DATE	2022
SCALE (A3)	1 : 50
DRAWING	EXTERNAL WINDOW SCHEDULE
DRAWING NUMBER	DA702
ISSUE	1



MIXED BROWN BRICK



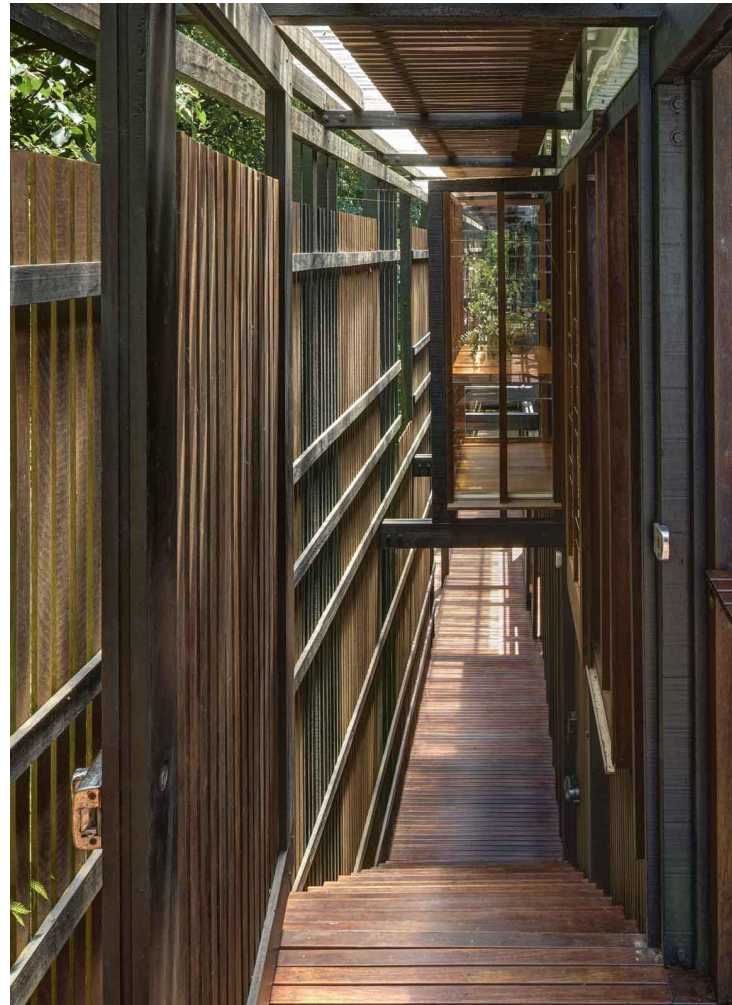
GREEN PAINTED EXTERNAL FACADE
NORTHGATE ENGAWA HOUSE - ARCKE



TINTED CONCRETE



VERTICAL BATTENS & TIMBER BALUSTRADE
Y3 HOUSE - DONOVAN HILL



TIMBER BATTED FRONT ENTRY
ROSEBERY HOUSE - ANDRESEN O'GORMAN



LIGHT AUSTRALIAN SPECIES DECKING
& LINING BOARDS

FOUCHÉ ARCHITECTS

PHONE 0432 294 637
EMAIL mail@fouchearchitects.com.au
MAIL PO Box 603 Burleigh Town, Q 4220

REGISTRATION
REG. ARCHITECT RAYNE FOUCHÉ
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STATUS	DATE	SCALE (A3)
DA	2022	
DRAWING	DRAWING NUMBER	ISSUE
FINISHES SCHEDULE	DA711	1