



SEPTEMBER 2025
JOB NO. 25.30

PROJECT DETAILS

PROPOSED RENOVATION & ALTERATIONS
LOT 75 DP 708473
64 SHELLEY DR. BYRON BAY

CLIENT DETAILS

MR JESSE LAWRENCE
64 SHELLEY DR. BYRON BAY

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STANDARD NOTES:

ALL CONSTRUCTION WILL COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA

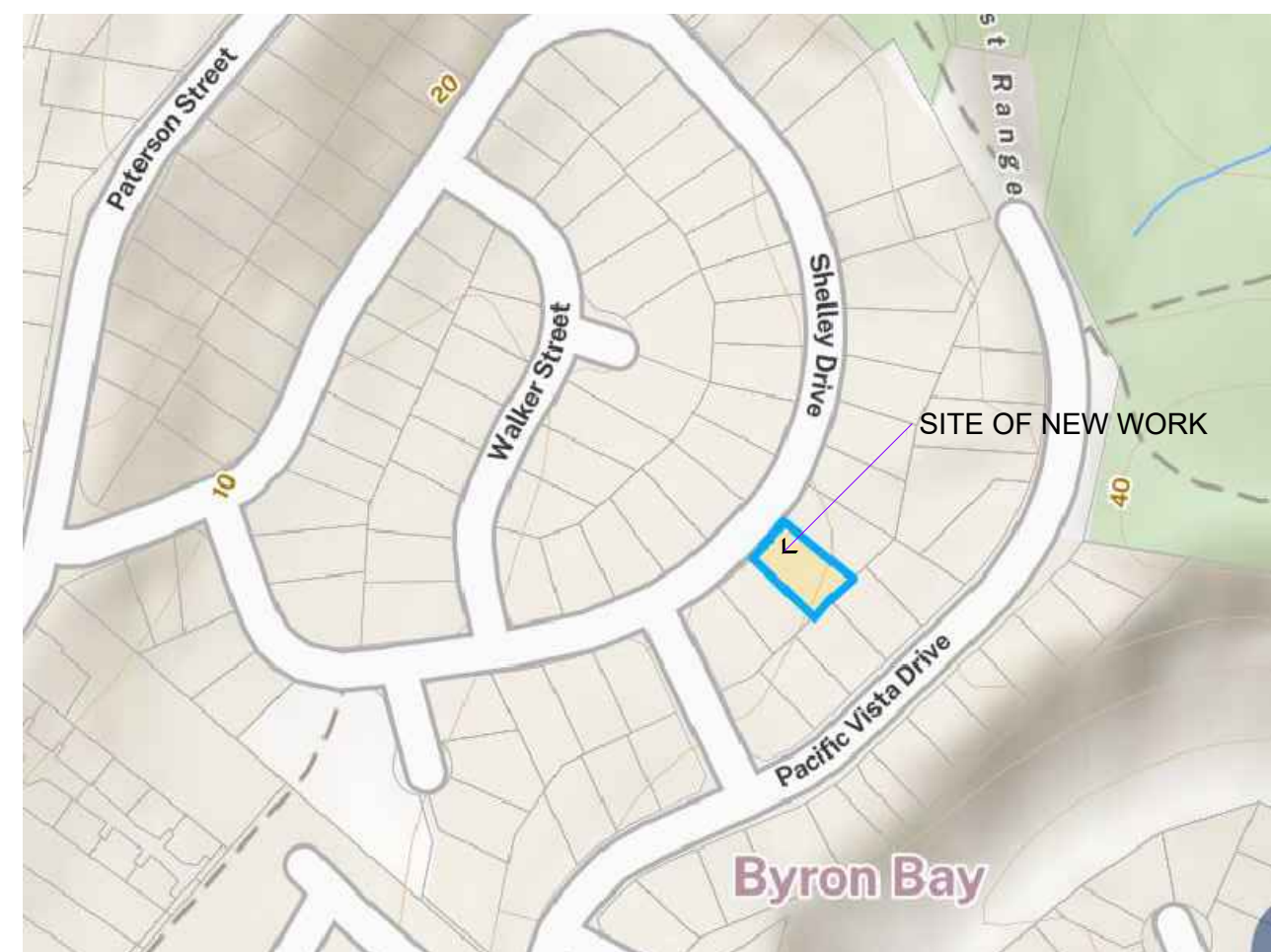
DO NOT SCALE FROM DRAWING

ENSURE ALL BUILDING CONSTRUCTION WITHIN BUILDING ENVELOPE.

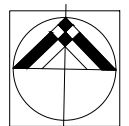
CHECK FOR UNDERGROUND OBSTACLES PRIOR TO CONSTRUCTION

CONFIRM DIMENSIONS AND RELEVANT INFORMATION ON SITE BEFORE COMMENCING WORK.

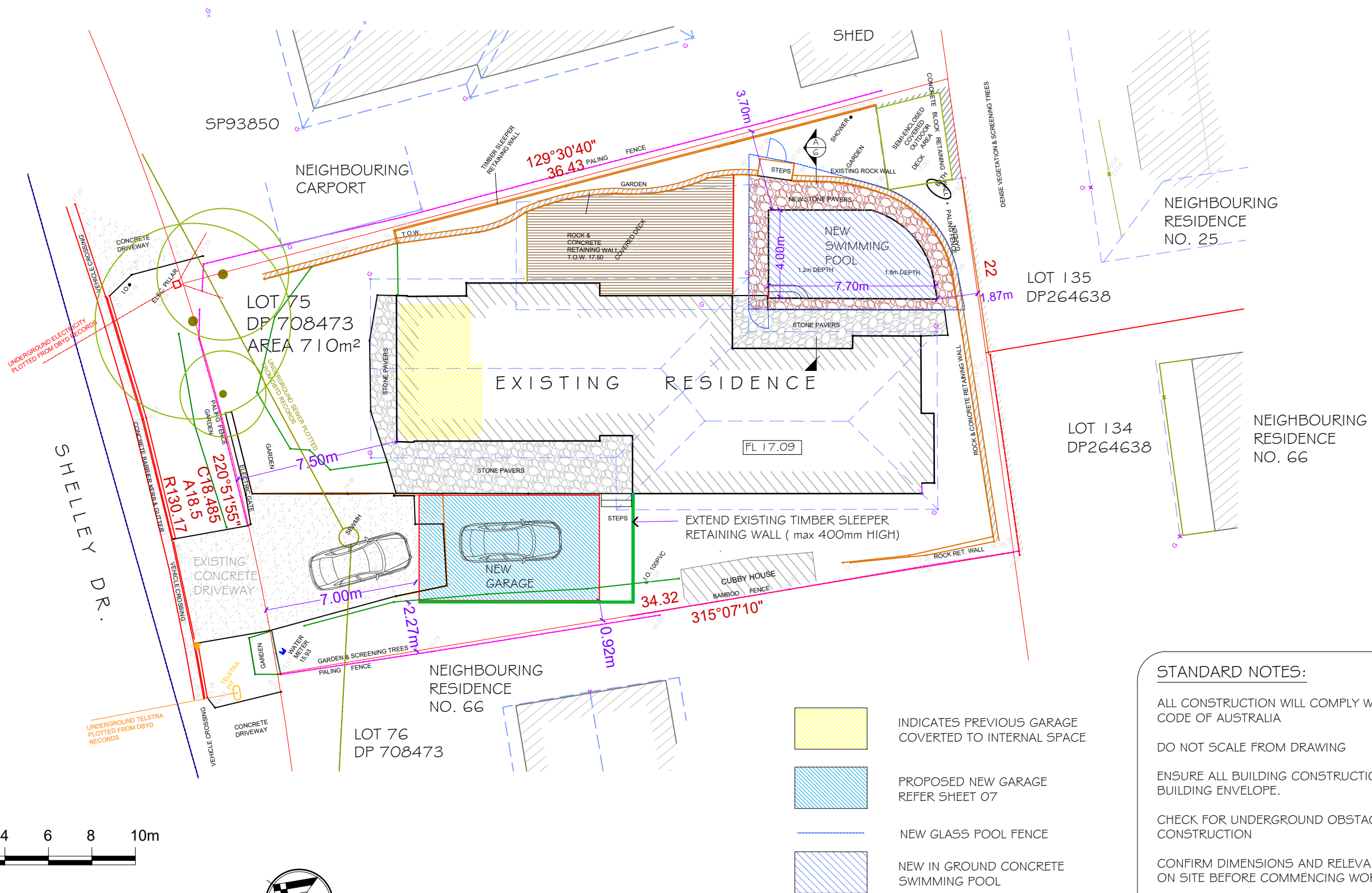
DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE & ENGINEERING DRAWINGS.



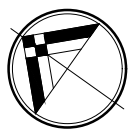
LOCALITY PLAN



THIS DRAWING IS ADAPTED FROM A SURVEY
PLAN PROVIDED BY SHARP SURVEYING
DRWG NO. 0645 DATE.30.6.25



0 1 2 4 6 8 10m
SCALE 1:200



SITE PLAN
SCALE 1: 200

STANDARD NOTES:

- ALL CONSTRUCTION WILL COMPLY WITH THE BUILDING CODE OF AUSTRALIA
- DO NOT SCALE FROM DRAWING
- ENSURE ALL BUILDING CONSTRUCTION WITHIN BUILDING ENVELOPE.
- CHECK FOR UNDERGROUND OBSTACLES PRIOR TO CONSTRUCTION
- CONFIRM DIMENSIONS AND RELEVANT INFORMATION ON SITE BEFORE COMMENCING WORK.
- DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE & ENGINEERING DRAWINGS

NEW RENOVATION & ALTERATIONS
64 SHELLEY DR. BYRON BAY
for JESSE LAWRENCE

SITE PLAN

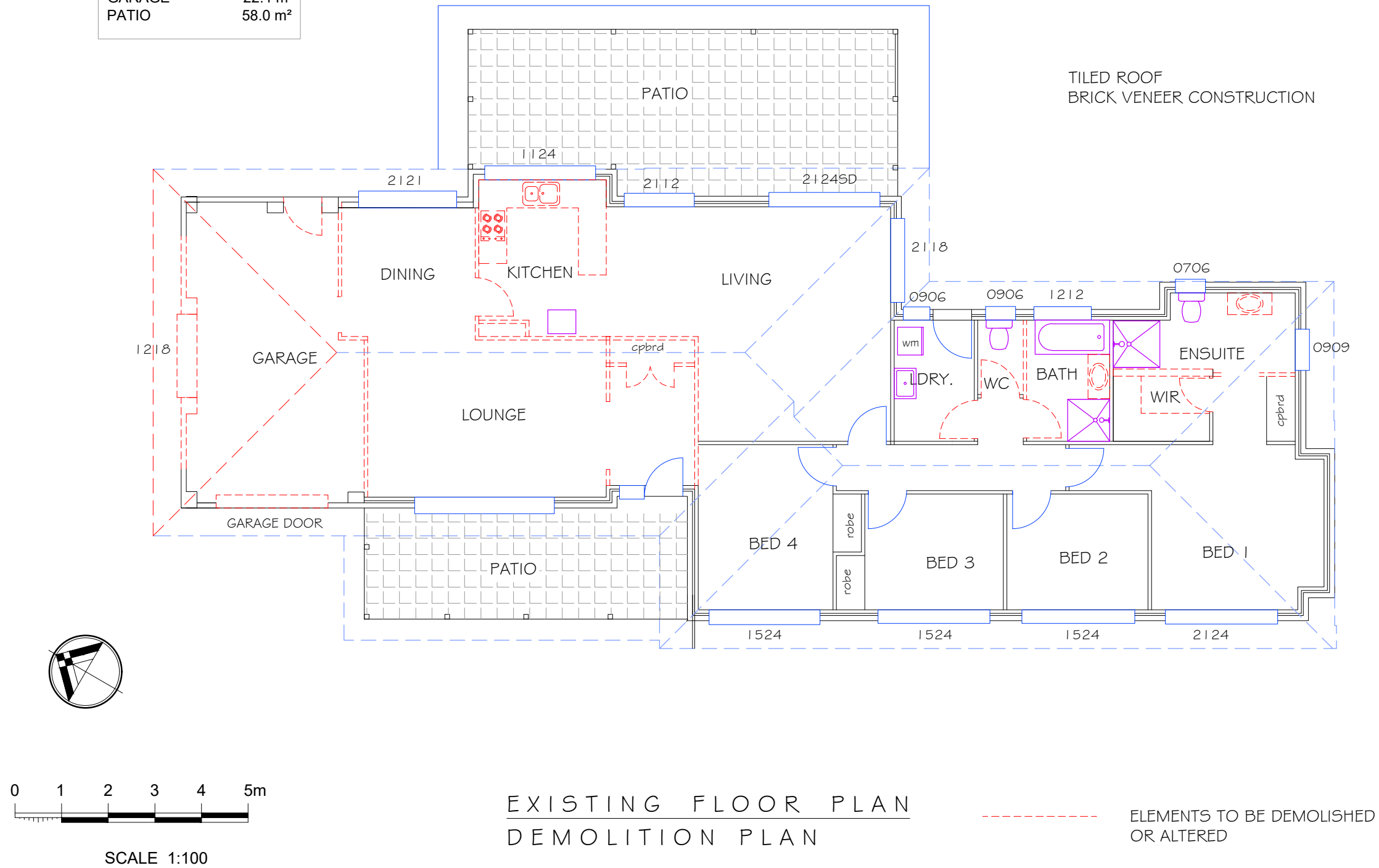
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Drwg No: 25.30.01

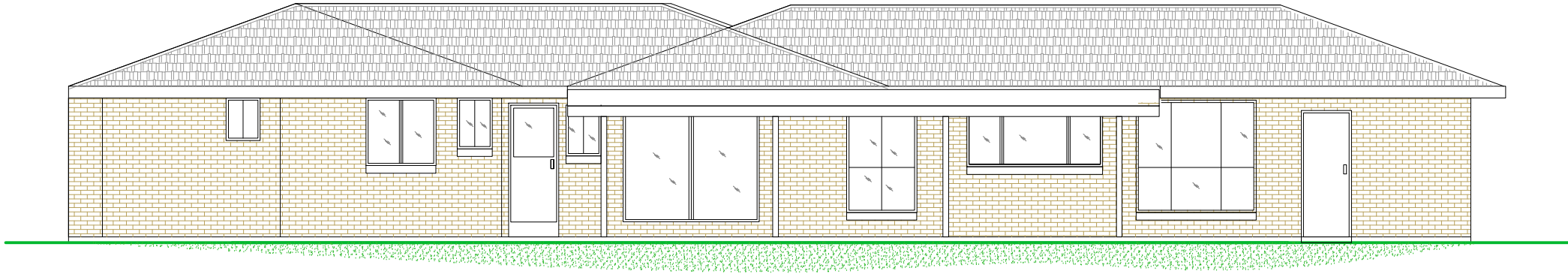
Rev

1 of 7
Date: SEP 2025

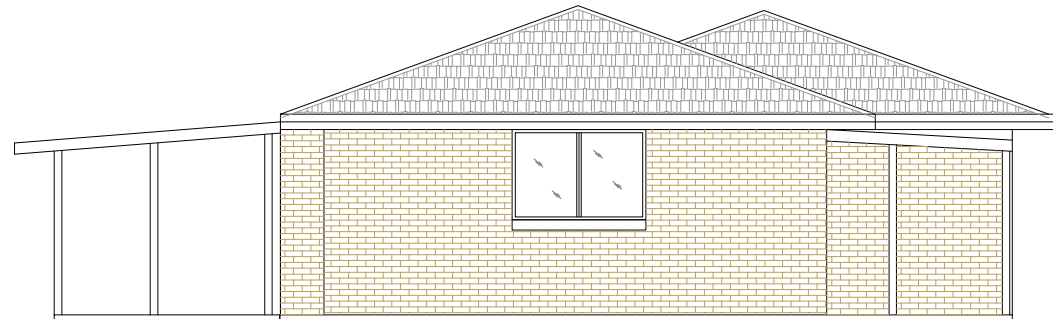
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www.michaelspiteriarchitecturaldrafting.com
michaelspiteri66@bigpond.com
ph. 0417 713033

FLOOR AREAS	
HOUSE	139.6 m ²
GARAGE	22.4 m ²
PATIO	58.0 m ²





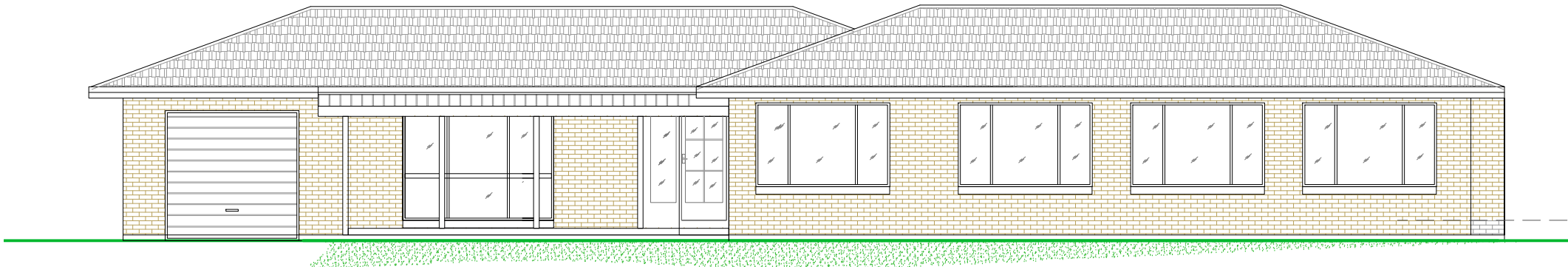
EAST ELEVATION



NORTH ELEVATION

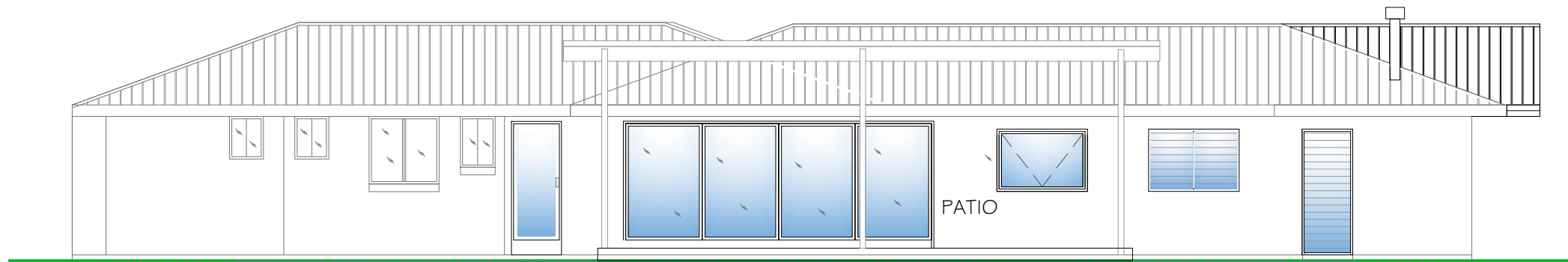


SOUTH ELEVATION

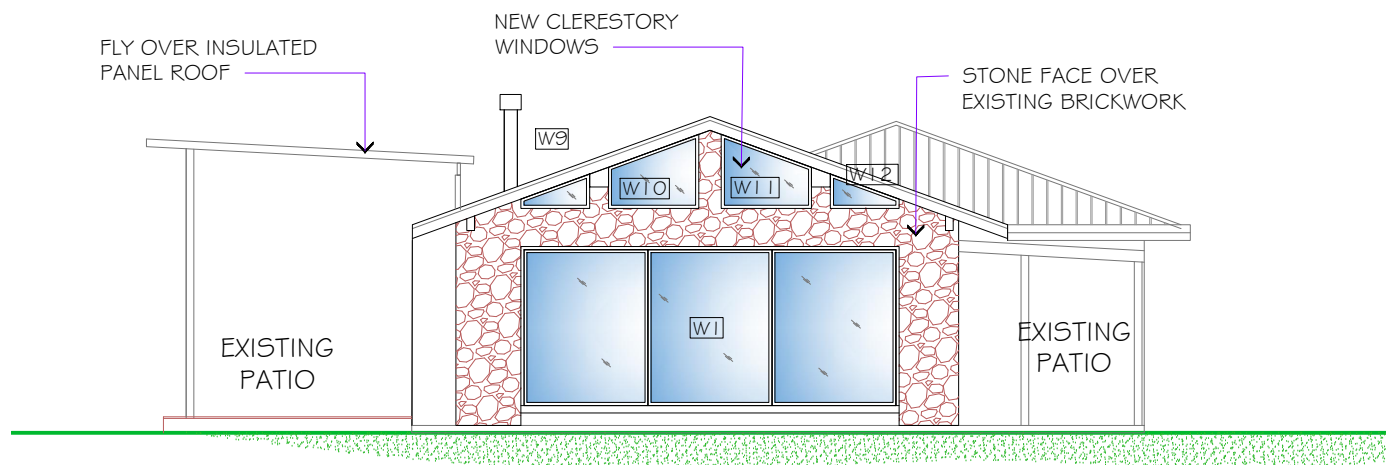


WEST ELEVATION

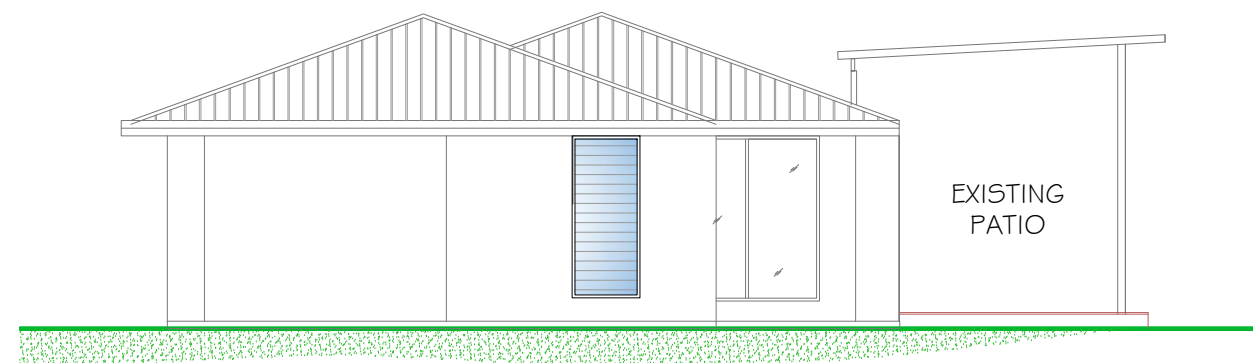
PRE RENOVATIONS



EAST ELEVATION



NORTH ELEVATION

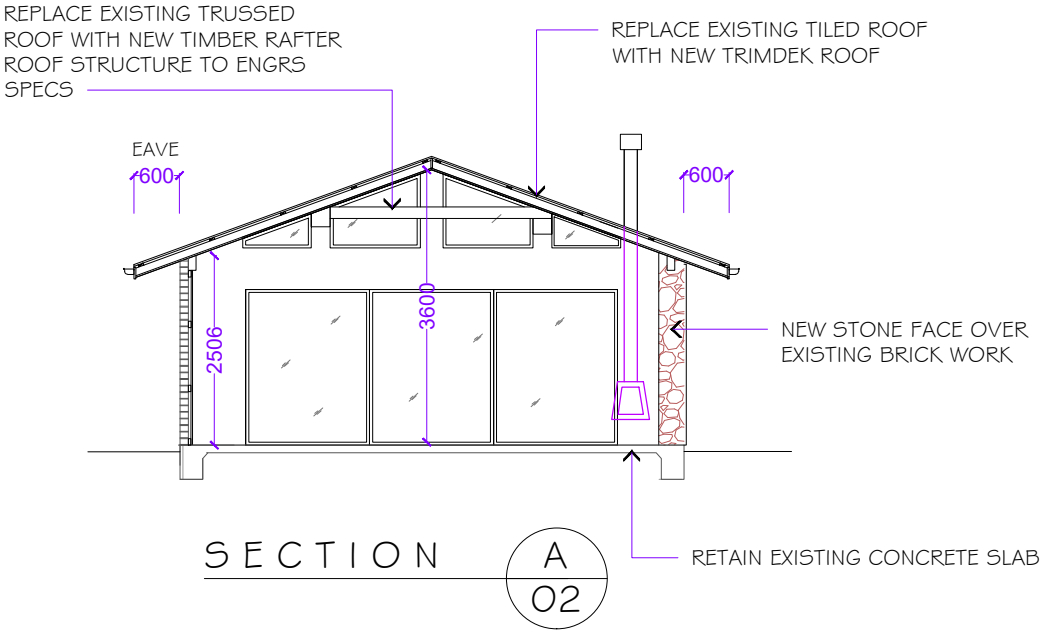


SOUTH ELEVATION



WEST ELEVATION

POST RENOVATIONS



CONSTRUCTION

EXISTING GARAGE TO BE CONVERTED TO NEW LIVING ROOM

ROOF

DEMOLISH EXISTING TRUSSED ROOF OVER GARAGE & REPLACE WITH NEW TIMBER RAFTER ROOF TO ENGRS SPECS

ROOF TO BE COMPLIANT WITH NCC 2022 H1D7

ROOF GUTTERING - 150 QUAD WITH 90 DIA DOWNPIPES

REPLACE EXISTING TILED ROOF WITH COLORBOND TRIMDEK ROOF THRU OUT.

COLOUR LIGHT TONE TO MATCH EXISTING

EAVE LINING FC SHEET

INSULATION TO CEILING SPACE AS PER BASIX CERT.

PLASTERBOARD CEILING LINING

WALLS

NEW STUD WALLS - 90 x 35 MGP 10

EXTERNAL WALL - RETAIN ALL EXTERNAL BRICK WALL

FINISH TYPE 1 - RENDERED BRICKWORK
TYPE 2 - STONE FACE OVER EXISTING BRICKWORK

COLOUR LIGHT TONE

EXTERNAL WALL INSULATION AS PER BASIX CERT.

VAPOUR PERMEABLE SARKING TO EXTERNAL WALLS

INTERNAL WALL LINING - PLASTERBOARD

FLOOR

TYPE 1 - LIVING & KITCHEN AREAS
TILES ON CONCRETE SLAB

TYPE 2 - LAMINATE TIMBER FLOOR
COVER ON CONCRETE SLAB

TILES TO WET AREAS

FOOTINGS

RETAIN EXISTING CONCRETE SLAB

POOL

SWIMMING POOL BARRIER TO BE GLASS POOL FENCE TO AS 1926 - 2012 SWIMMING POOL SAFETY

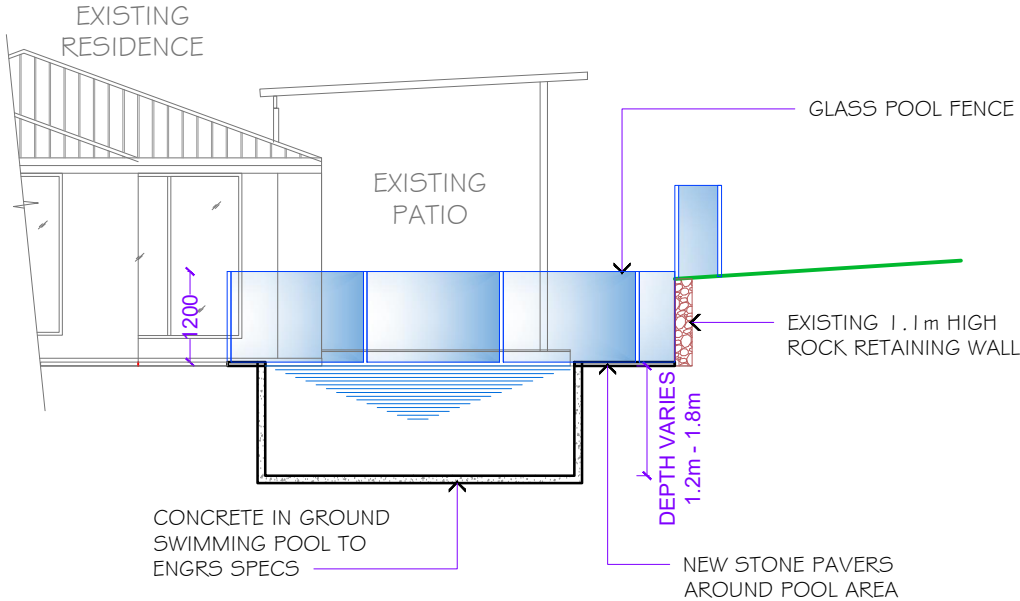
IN GROUND CONCRETE POOL TO ENGINEERS SPECS.

POOL PUMP TIMER TO BE INSTALLED

COVER COVER REQUIRED - BASIX COMMITMENT

NEW RAIN WATER TANK TO BASIX REQUIREMENTS

POOL DIMENSIONS
SIZE: 4.7 - 7.7m x 4.0m
DEPTH: 1.2m - 1.8m
VOL: APPROX 38 KL



NOTES

ALL WORKS TO COMPLY WITH NATIONAL CONSTRUCTION CODE 2022, BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND LOCAL COUNCIL REGULATIONS / APPROVALS

- MASTER BUILDERS RESIDENTIAL SPECS BOOKLET
- AS 1684 TIMBER FRAMING CODE
- AS 3700 MASONRY IN BUILDINGS
- AS 2870-2021 RESIDENTIAL SLABS AND FOOTINGS
- AS 3660.1 2014 TERMITE MANAGEMENT & NCC 3.4.1/ 3.4.3
- AS 3500. STORMWATER DISCHARGE & NCC 7.4.3/ 7.4.5
- AS 3740 2021 WATERPROOFING OF WET AREAS & NCC H4D2 & H4D3
- AS 2047 WINDOWS IN BUILDINGS
- CAR PARKING SPACE TO COMPLY WITH AS 2890.1
- PHOTOELECTRIC SMOKE DETECTORS IN ACCORDANCE WITH AS3786 & NCC HOUSING PROVISIONS CLAUSE 9.5.2
- EXHAUST FLOW RATES AS PER NCC H4D7
- AS 2918- 2018 DOMESTIC SOLID FUEL BURNING APPLIANCES --INSTALLATION
- INSULATION INSTALLED IN ACCORDANCE WITH NCC PART 3.12.1.1
- ROOM HEIGHTS TO BE COMPLIANT WITH NCC H4D4

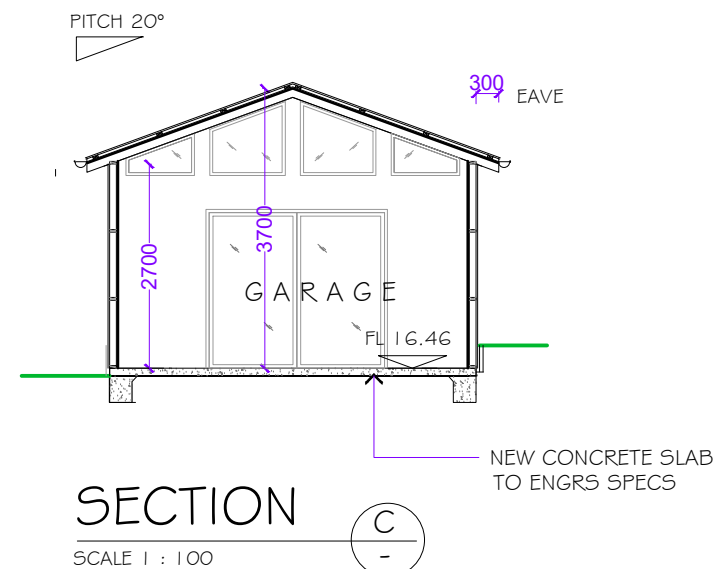
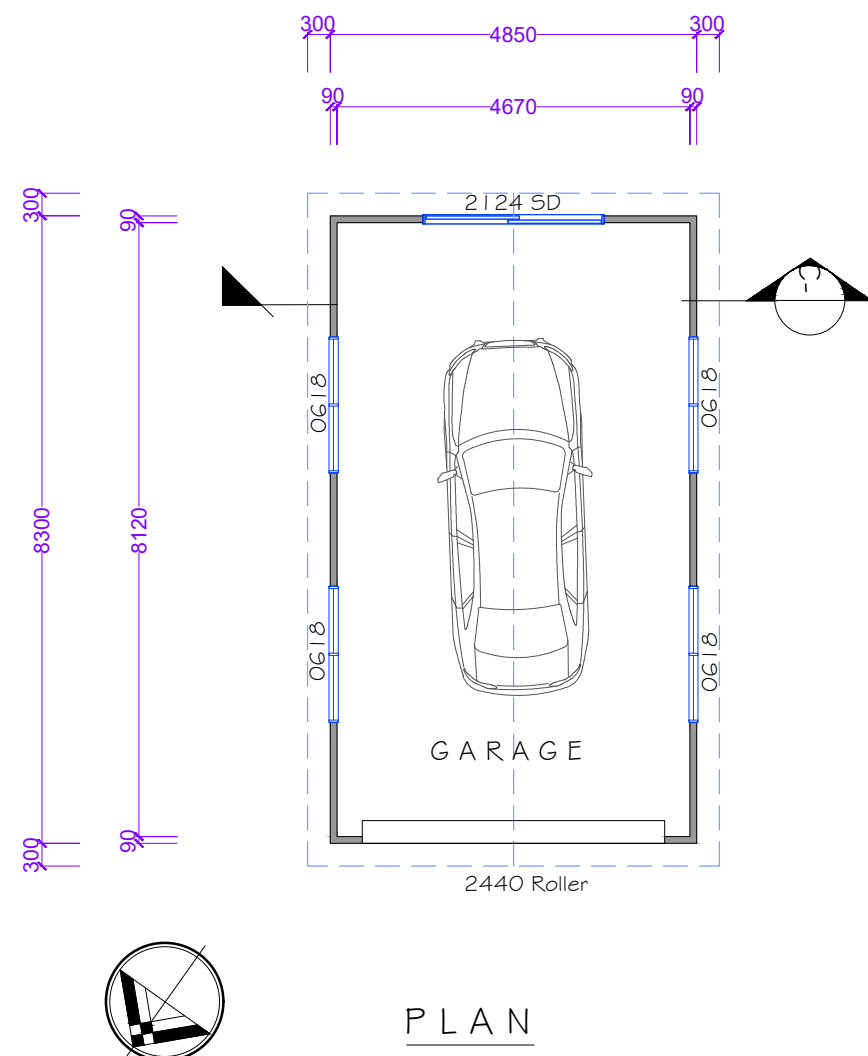
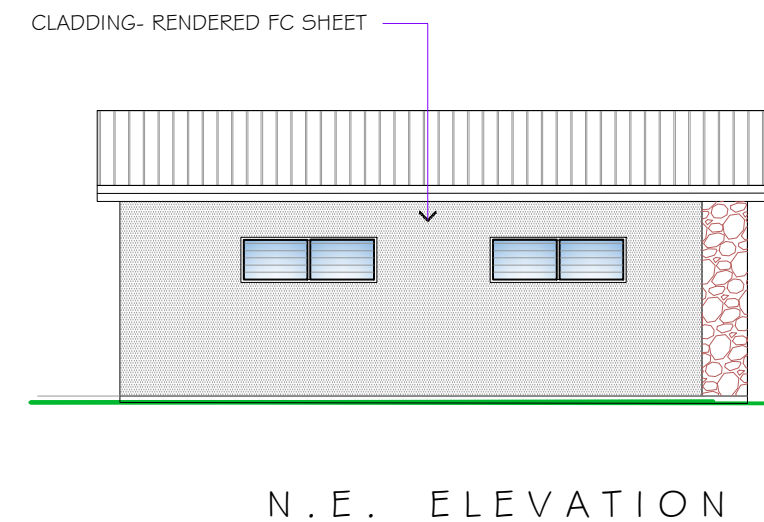
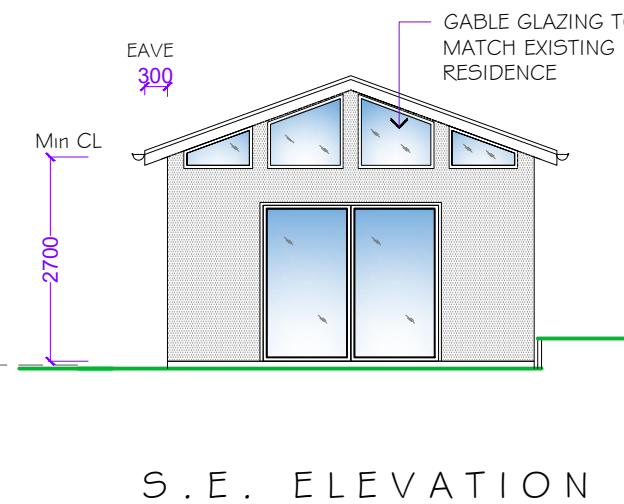
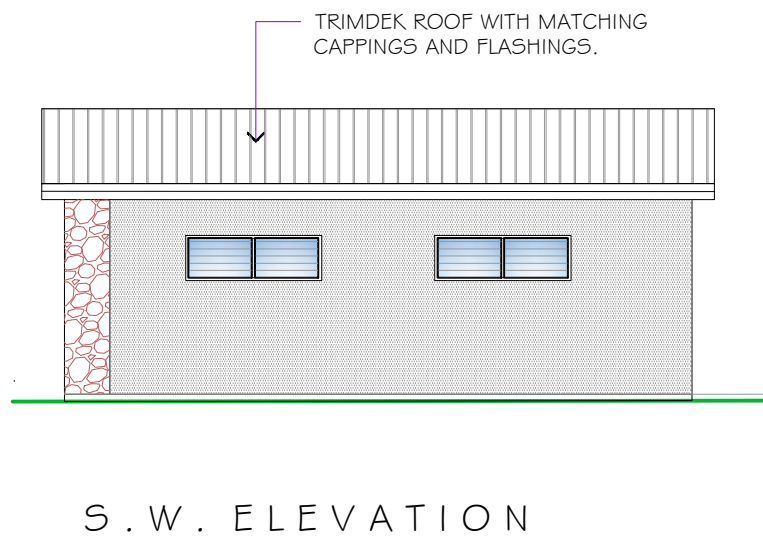
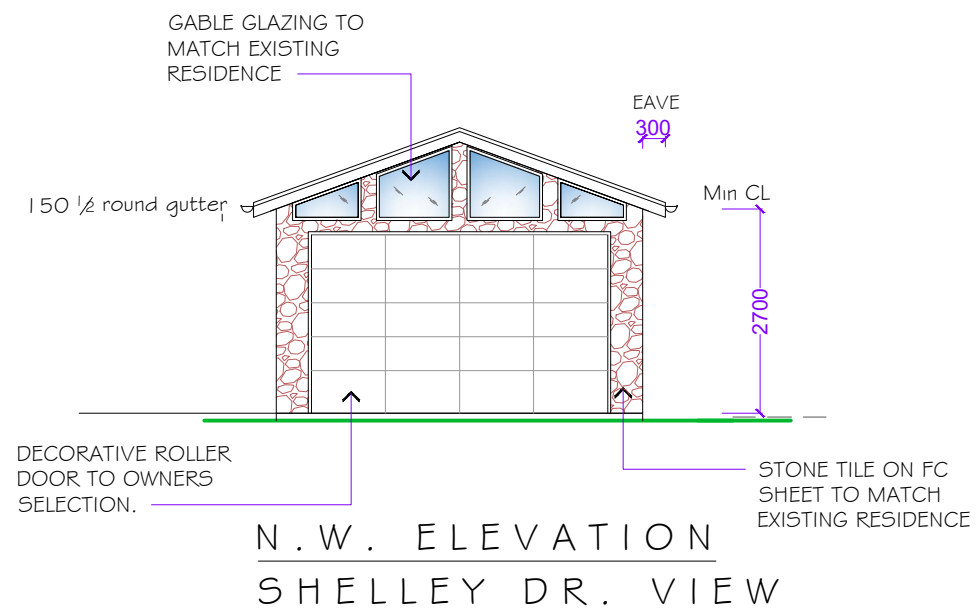
ALL DIMENSIONS TO BE VERIFIED BY BUILDER/ CLIENT PRIOR TO SETOUT, ORDERING OR FABRICATION OF NEW MATERIALS

CHECK FOR UNDERGROUND OBSTACLES PRIOR TO CONSTRUCTION

FOOTINGS AND TIE DOWNS TO ENGINEERS SPECIFICATIONS

DO NOT SCALE FROM DRAWING

ENSURE ALL NEW CONSTRUCTION WITHIN BUILDING ENVELOPE



CONSTRUCTION NOTES

ALL WORKS TO COMPLY WITH NATIONAL CONSTRUCTION CODE 2014, BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND LOCAL COUNCIL REGULATIONS / APPROVALS

- AS 1684 TIMBER FRAMING CODE
- AS 2870-2011 RESID. SLABS AND FOOTINGS
- AS 3500. STORMWATER DISCHARGE

ALL DIMENSIONS TO BE VERIFIED BY BUILDER/ CLIENT PRIOR TO SETOUT, ORDERING OR FABRICATION OF NEW MATERIALS

CHECK FOR UNDERGROUND OBSTACLES PRIOR TO CONSTRUCTION

DO NOT SCALE FROM DRAWING

ENSURE ALL NEW CONSTRUCTION WITHIN BUILDING ENVELOPE

GARAGE

COLORBOND TRIMDEK ROOF WITH CAPPINGS AND FLASHINGS TO MATCH EXISTING RESIDENCE

EXPOSED HW RAFTERS TO ENGRS SPECS

150 1/2 ROUND ROOF GUTTER

NEW STUD WALLS - 90 x 35 MGP 10

CLADDING: TYPE 1- STONE TILES
TYPE 2- RENDERED FC SHEET

PLASTERBOARD CEILING & WALL LINING

CONCRETE SLAB FOOTING TO ENGRS SPECS

RETAIN EXISTING CONCRETE DRIVEWAY

PROPOSED GARAGE

CARPORT DETAILS

Scale : 1:100 @ A3

Drwg No: 25.30.07

Rev

Date: SEP 2025

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