

PROJECT DETAILS

The Health Lodge Renovations

CLIENT DETAILS

Imedicine Holdings Pty Ltd
The Health Retreat
74 Bangalow Rd,
Byron Bay, NSW 2481

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NOTES:

Drawings to be read in conjunction with:
- Development Application conditions and comply with:
DA No. 10.2020.58.1 + DA No. 10.2015.376.1
- Bushfire Report 23/023 - 24/02/2023
- Statement of Environmental Effects
- Engineering drawings
- Civil / Stormwater drawings
- Landscape Architect drawings
- Energy Efficiency documents
- Access Audit Premises Standards and BCA 2015
Report No. 15187 by BCA Check Pty Ltd
- Fire Access + Egress documents
- Disabled Access and Egress documents
- Survey Plan

All building works to be carried out in accordance with the Building Code of Australia (BCA), Australian Standards and to the satisfaction of the principle certifying authority.

- AS 1684 and AS 1720 Timber Framing Code, tie-down and bracing
- AS 3700 Masonry in Buildings
- AS 2870 Resid. Slabs and Footings
- AS 3660 Termite Protection
- AS 3500 Stormwater Discharge
- AS 3740 Waterproofing of Wet Areas
- AS 2047 Windows in Building
- AS 1657 Stairways
- AS 1926 Swimming Pool Safety
- AS 1428.1 Access and Mobility
- AS4299 Adaptable Housing Code
- Photoelectric smoke detectors in accordance with BCA
- Swimming Pool Fencing to comply with Swimming Pools Act 1992

Builders / Contractors are to verify all dimensions and relevant information on site before commencing work.

Ensure all building construction within building envelope.

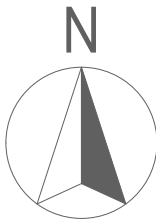
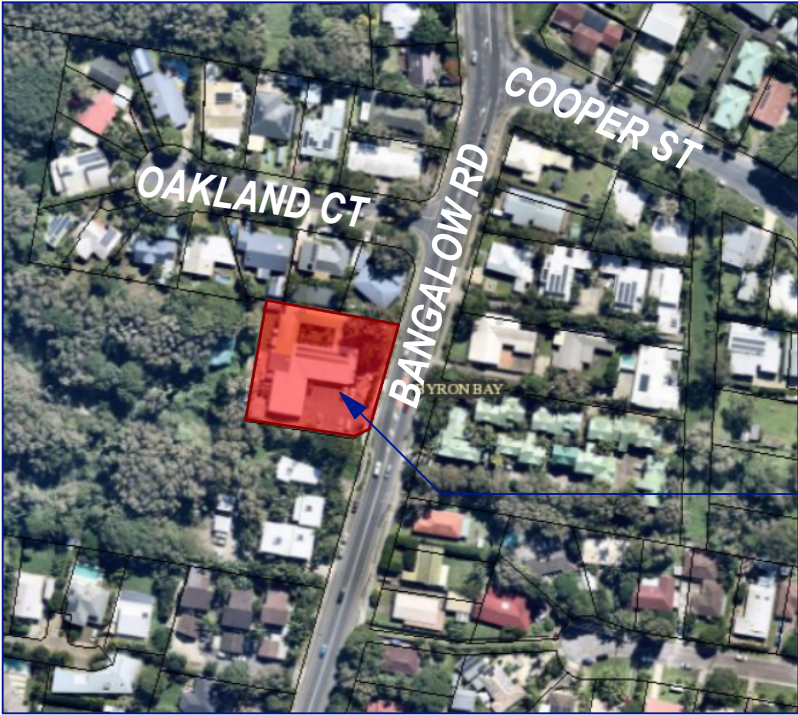
Check for underground obstacles prior to construction.

Do not scale from drawings.

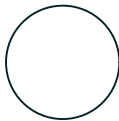
Construction to be in accordance with AS 3959, Bushfire Attack Level Rating as per Bushfire Report

Maximum excavation depth to 1.0metres as per DA Condition 7

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LOT 21, DP 626953
74 BANGALOW RD
BYRON BAY, NSW



LOCALITY PLAN

AREAS TABLE

Total Gross Floor Area (GFA)	629.4m ²
Total Site Area	1,970m ²
Floor Space Ratio (FSR)	0.32:1

DOTCH DESIGNS

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IMEDICINE HOLDINGS PTY LTD

ADDRESS

74 BANGALOW RD, BYRON BAY, NSW

JOB NO.

2201

WD.101

ISSUE / REVISIONS -

Rev: Date: Notes:

JOB NAME

THE HEALTH LODGE RENOVATIONS

LOT & DP

LOT 21, DP 626953

SCALE

as shown
@ A3

ISSUE

A

A 07.03.23 Modification Submission (Hatched)

DRAWING

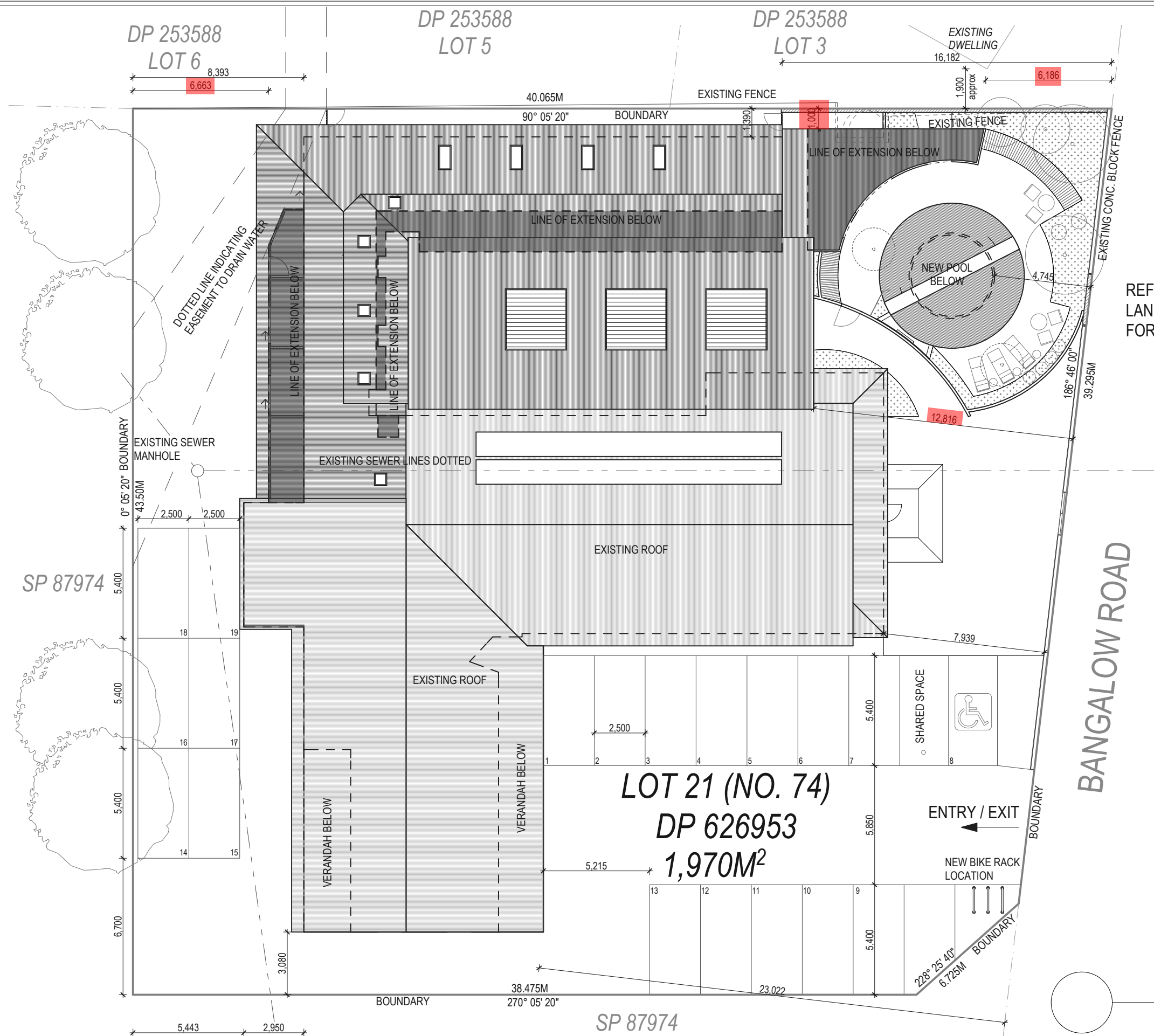
COVER PAGE + LOCALITY PLAN (HATCHED)

DATE

07.03.23

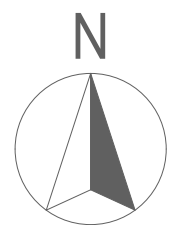
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REFER TO SPA COURTYARD +
LANDSCAPE PLAN
FOR FURTHER DETAILS



SITE PLAN
1:200

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		JOB NAME	THE HEALTH LODGE RENOVATIONS	LOT & DP	LOT 21, DP 626953	SCALE	as shown @A3	ISSUE	A	A	07.03.23	Modification Submission (Hatched)
		DRAWING	SITE PLAN (HATCHED)				DATE	07.03.23	APPROVED	CD		

Refer to Spa Courtyard
+ Landscape Plan
for further details

Refer to
Demolition Plan (Detailed)
for further details

— Demolish fence

— Demolish damaged fence

____ Dotted trees addressed in seperate 'Dead,
Dying or Dangerous Tree Removal Application'

- Relocate bike racks

Demolish garden bed
+ make good

- Existing gates to remain closed

Demolish garden bed
+ make good

BOUNDARY

BOUNDARY

EXISTING BUILDING
TO REMAIN
UNCHANGED

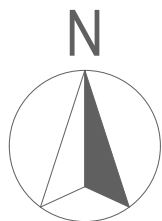
BOUNDARY

DEMOLITION PLAN

1:200

A diagram showing a boundary line. A solid line segment is labeled "BOUNDARY". A dashed line segment extends from the end of the solid line, also labeled "BOUNDARY".

	Existing double face brick wall to remain
	Existing double face brick wall to be demolished
	Existing timber framed external wall to be demolished
	Existing internal brick wall to remain
	New double brick wall to match existing / Refer to elevations + External Finishes Schedule for wall finish
	New external timber framed wall / Refer to External Finishes Schedule for wall finish
	New internal timber framed wall / Refer to External Finishes Schedule for wall finish
	New internal brick firewall 60/60/60 / Refer to Internal Finishes Schedule for wall finish



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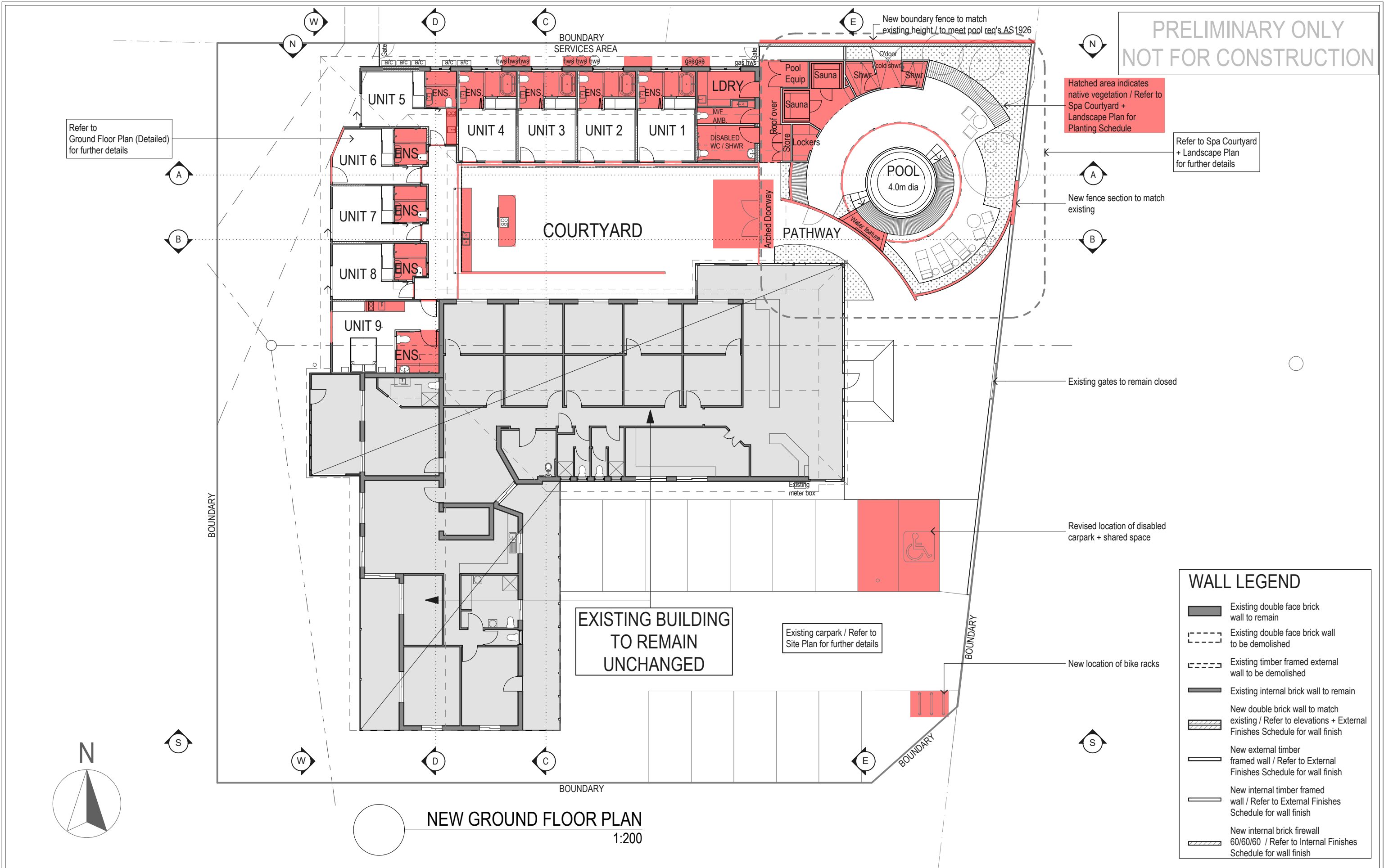
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CLIENT	IMEDICINE HOLDINGS PTY LTD
JOB NAME	THE HEALTH LODGE RENOVATIONS
DRAWING	DEMOLITION PLAN (HATCHED)

ADDRESS	74 BANGALOW RD, BYRON BAY, NSW
LOT & DP	LOT 21, DP 626953

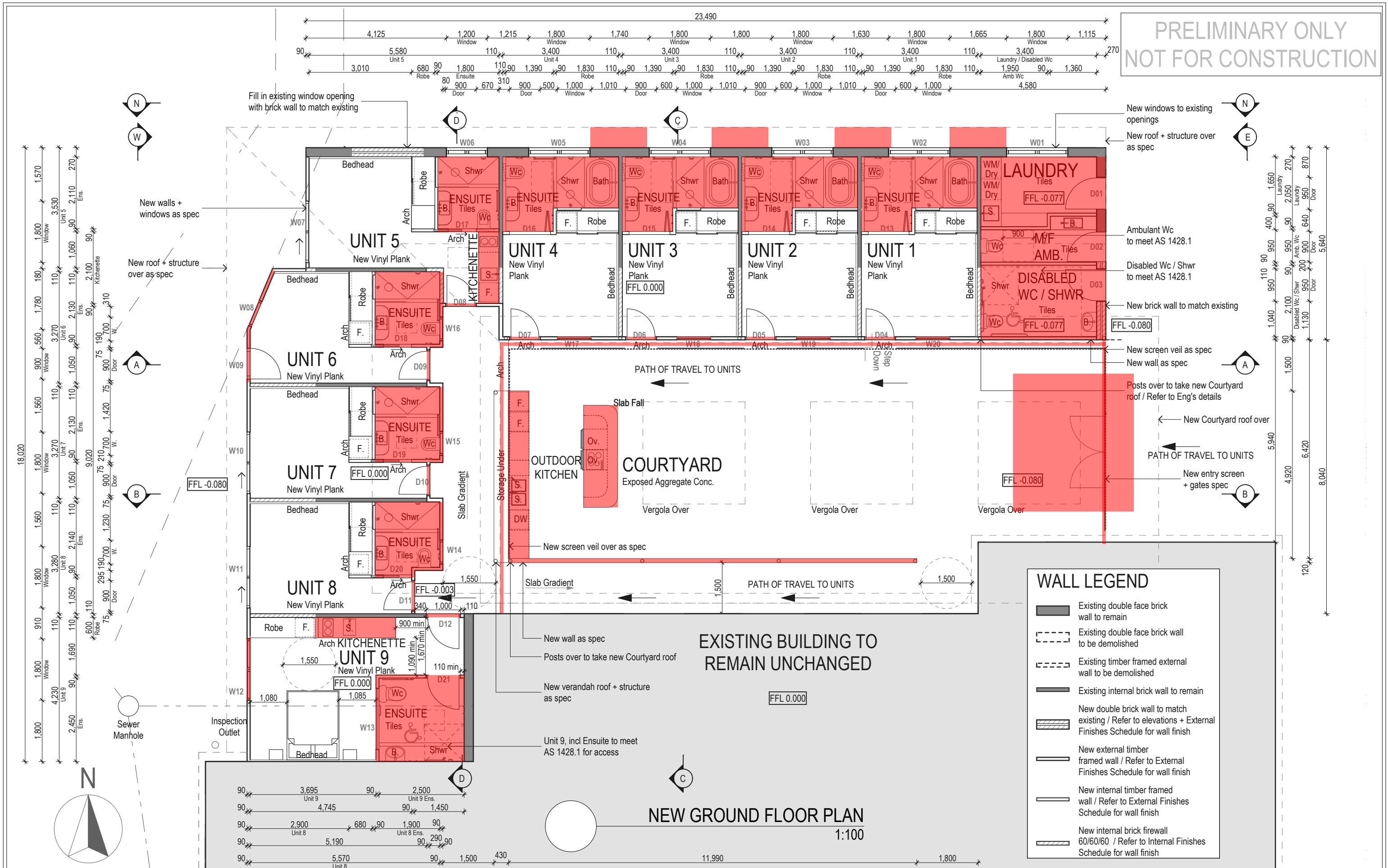
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SCALE	as shown @ A3	ISSUE	A
DATE	07.03.23	APPROVED	CD

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Rev:	Date:	Notes:
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		JOB NAME	THE HEALTH LODGE RENOVATIONS	LOT & DP	LOT 21, DP 626953	SCALE	as shown @ A3	ISSUE	A	Rev: A
		DRAWING	GROUND FLOOR PLAN (HATCHED)			DATE	07.03.23	APPROVED	CD	Date: 07.03.23
								Notes: Modification Submission (Hatched)		

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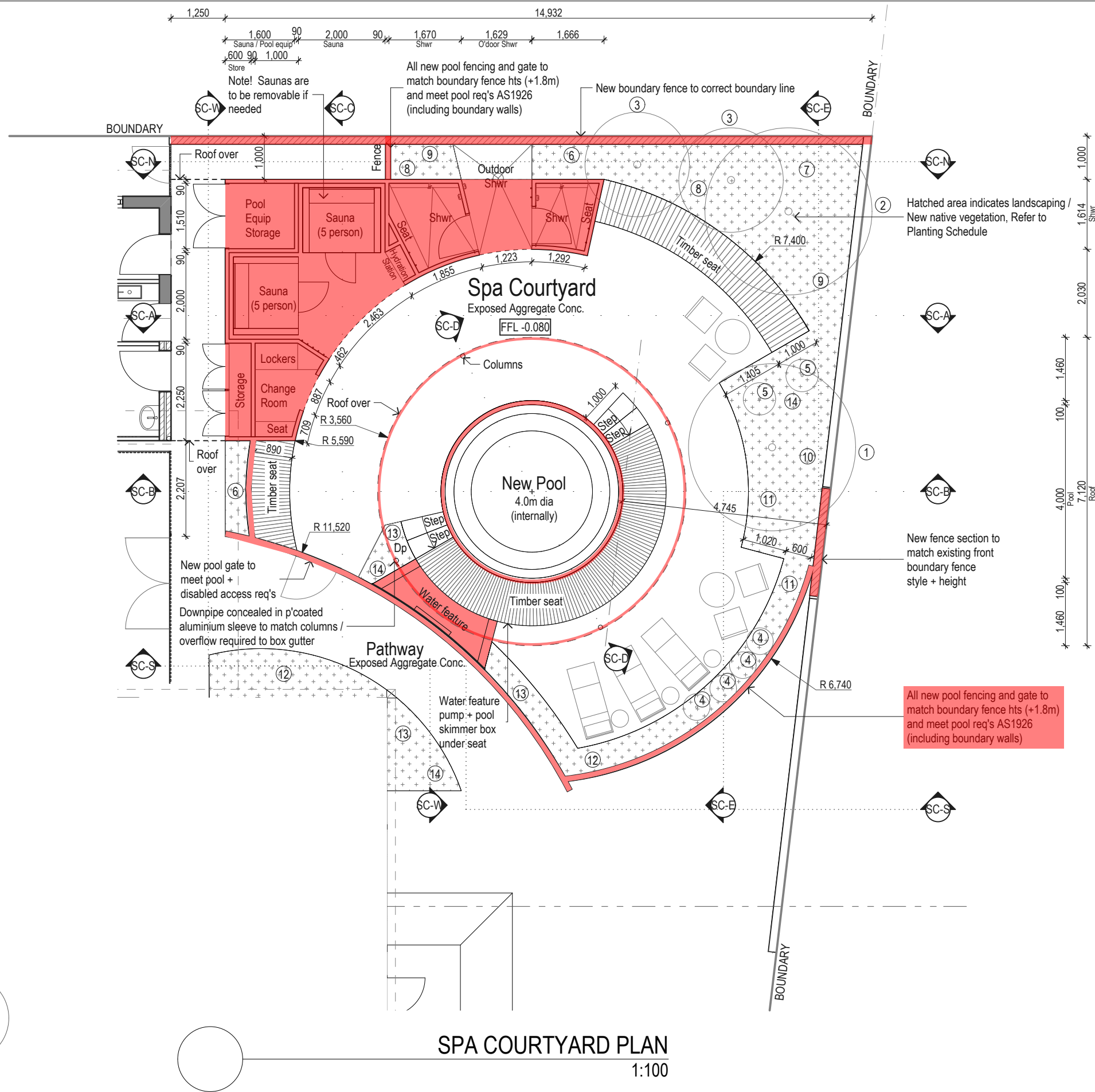
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DRAWING	GROUND FLOOR PLAN (DETAILED) (HATCHED)			DATE	07.03.23	APPROVED	CD	

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PLANTING SCHEDULE			
TREE / SHRUB			
CODE	QUANTITY	SCIENTIFIC NAME	COMMON NAME
1	1	<i>Banksia integrifolia</i>	Coastal Banksia
2	1	<i>Cyathea cooperi</i>	Australian tree fern
3	2	<i>Licuala ramsayi</i>	Australian fan palm
4	4	<i>Westringia fruticosa</i>	Coastal rosemary
5	2	<i>Xanthorrhoea glauca</i>	Grass tree
GROUND COVER			
CODE	QUANTITY	SCIENTIFIC NAME	COMMON NAME
6	TBA	<i>Alocasia brisbanensis</i>	Cunjevoi
7	TBA	<i>Alpinia caerulea</i>	Native ginger
8	TBA	<i>Blechnum brasiliense</i>	Brazilian dwarf tree fern
9	TBA	<i>Molinieria capitulata</i>	Palm grass
10	TBA	<i>Dianella caerulea</i>	Blue flax-lily
11	TBA	<i>Ficinia nodosa</i>	Nobby club rush
12	TBA	<i>Poa labillardieri</i>	Common tussock-grass
13	TBA	<i>Senecio serpens</i>	Blue chalksticks
14	TBA	<i>Carpobrotus glaucescens</i>	Pigface

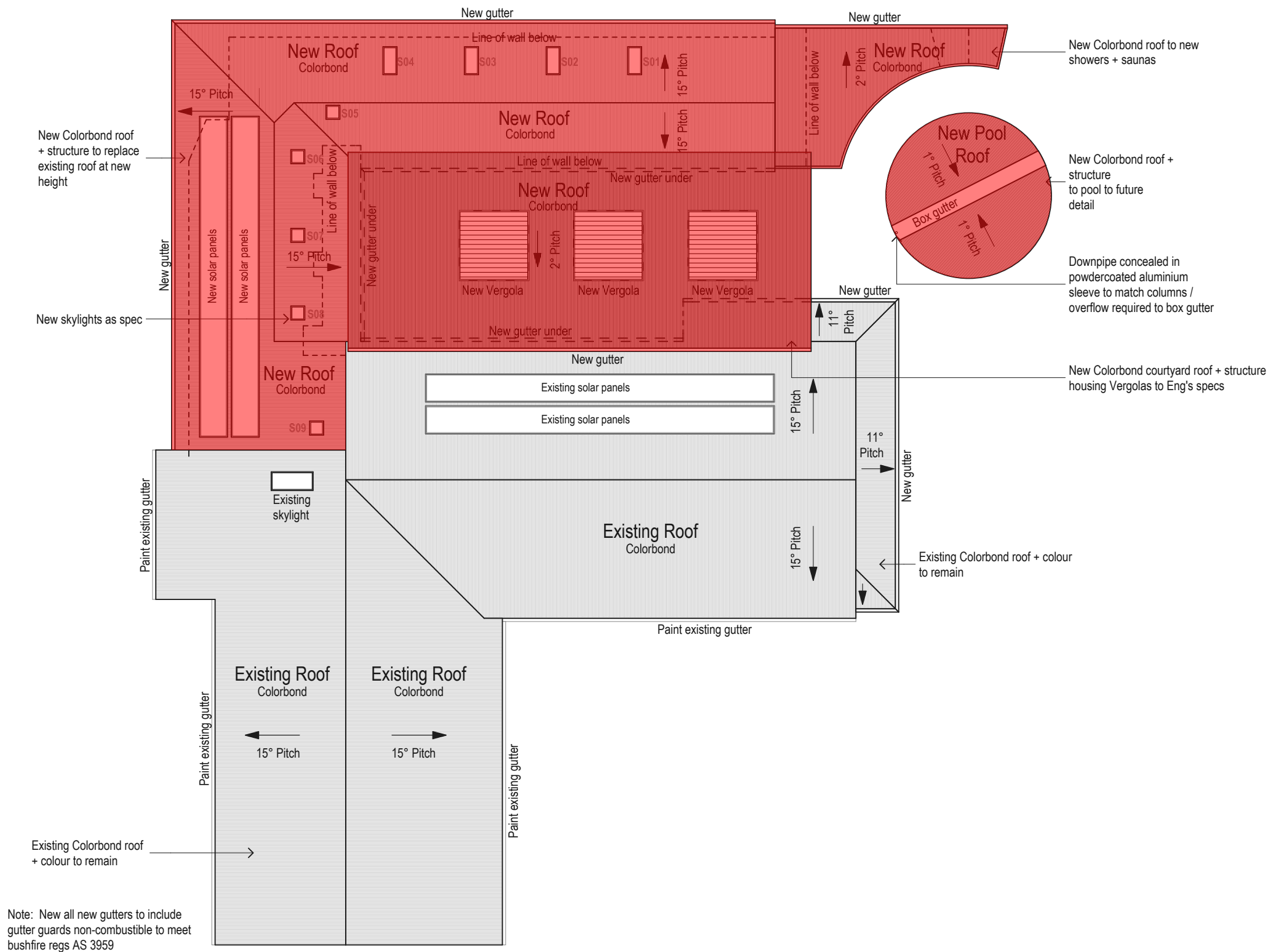
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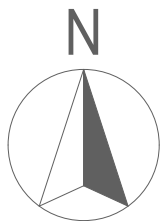
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JOB NAME	THE HEALTH LODGE RENOVATIONS	LOT & DP	LOT 21, DP 626953	SCALE	as shown @ A3	ISSUE	A	Rev: Date: Notes:
DRAWING	SPA COURTYARD PLAN (HATCHED)			DATE	07.03.23	APPROVED	CD	A 07.03.23 Modification Submission (Hatched)



ROOF PLAN
1:200



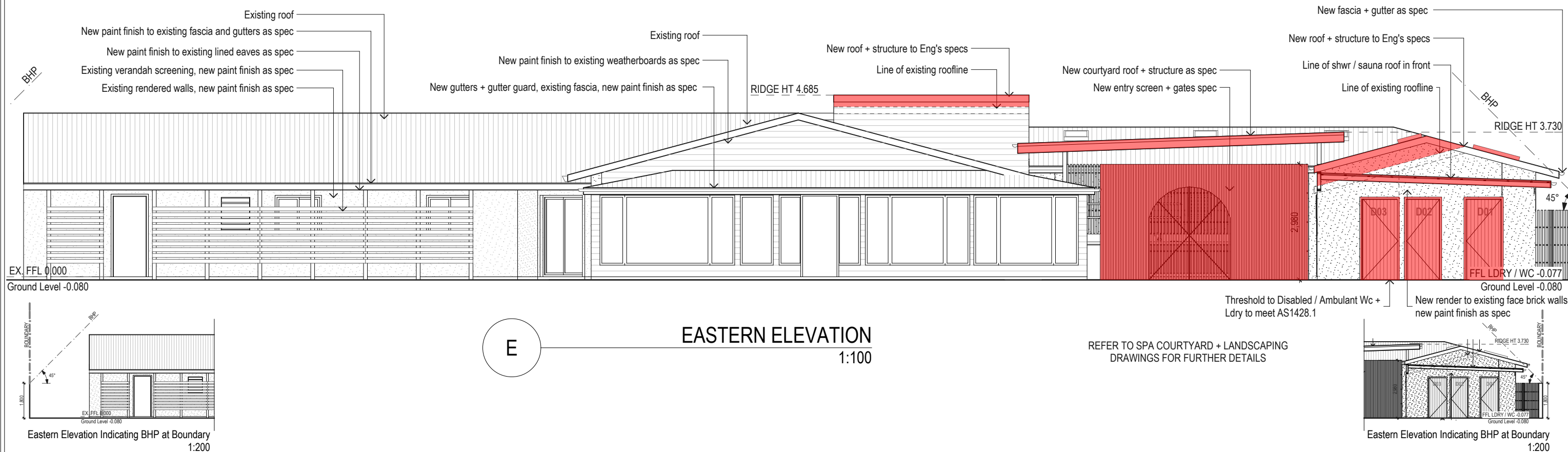
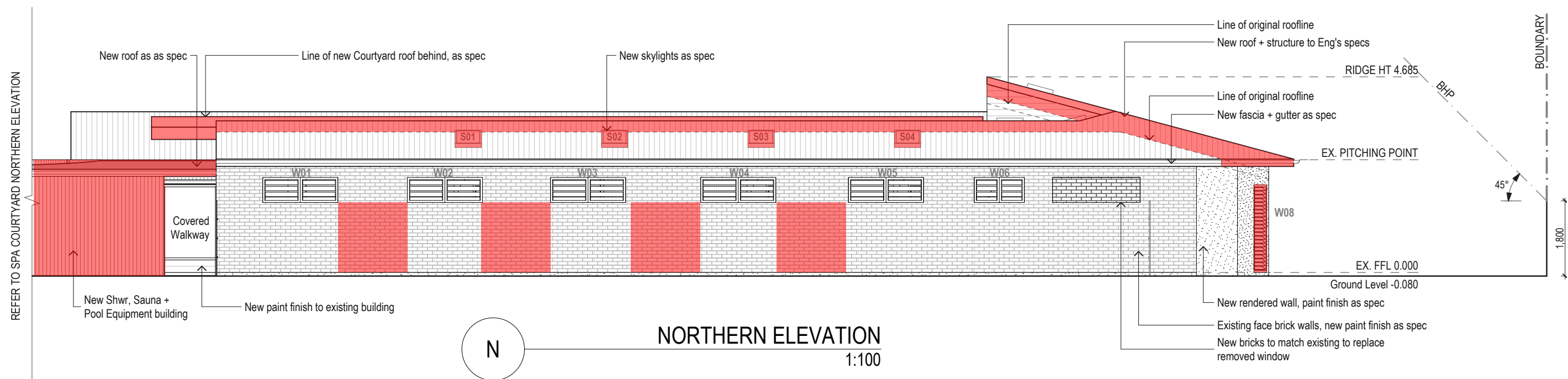
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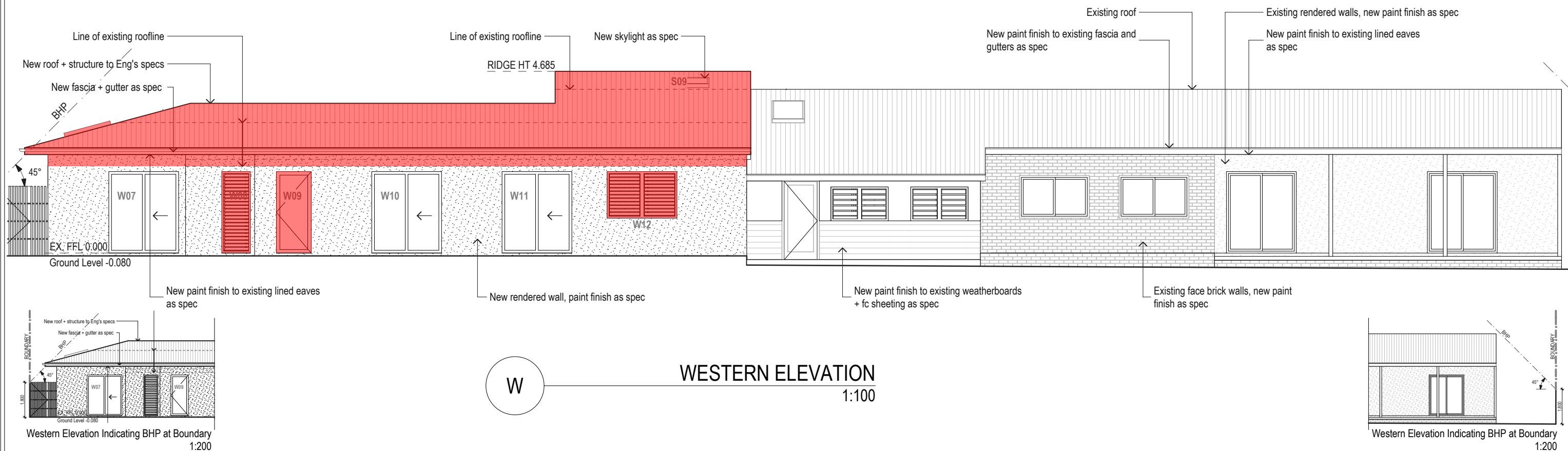
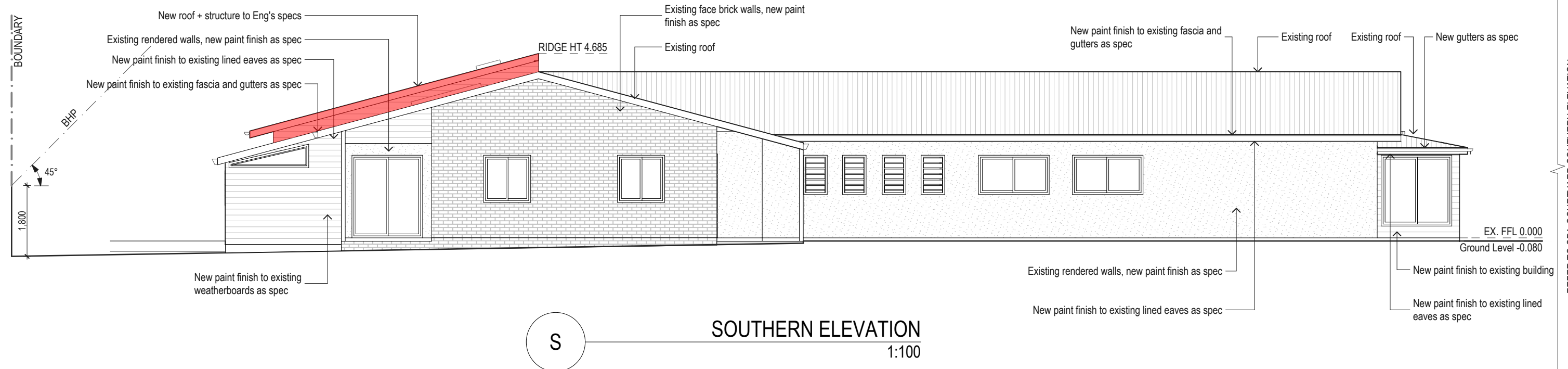
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JOB NAME	THE HEALTH LODGE RENOVATIONS	LOT & DP	LOT 21, DP 626953	SCALE	as shown @ A3	ISSUE	A
DRAWING	ELEVATIONS (HATCHED)	DATE	07.03.23	APPROVED	CD		
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SERIAL	IMMEDIATE PROCEEDINGS 1 11 17 20
JOB NAME	THE HEALTH LODGE RENOVATIONS

	REAR ELEVATION (HATCHED)
DRAWING	ELEVATIONS (HATCHED)

ADDRESS	74 BANGALOW RD BYRON BAY NSW
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LOT & DP	LOT 21, DP 626953
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JOB NO	2201	WD 302
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SCALE	as shown	ISSUE
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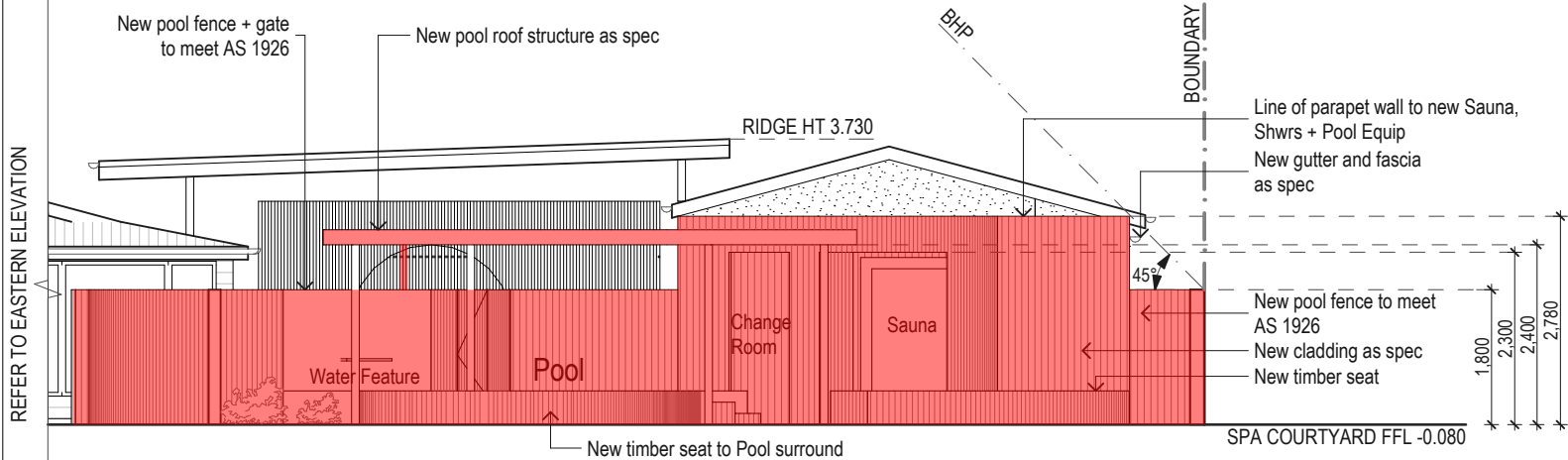
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ISSUE / REVISIONS -

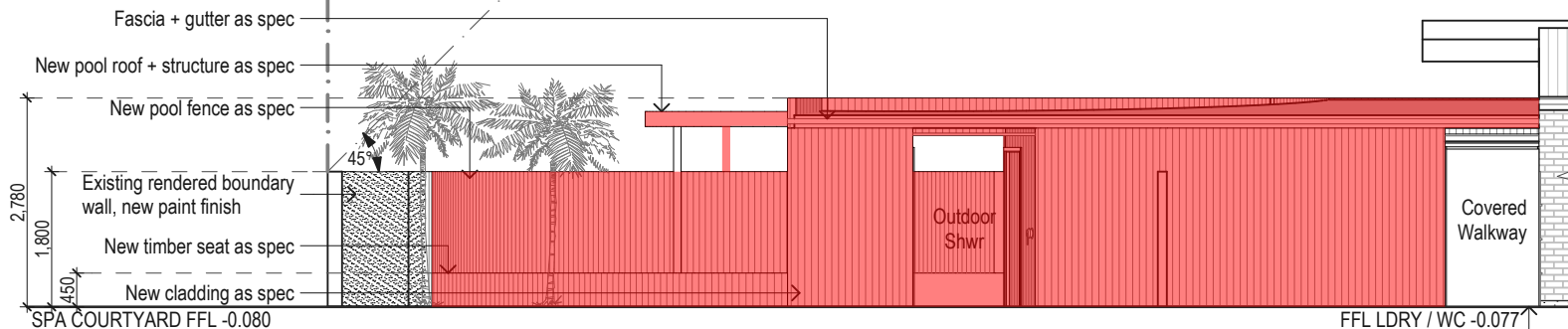
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A	07.03.23	Modification Submission (Hatched)

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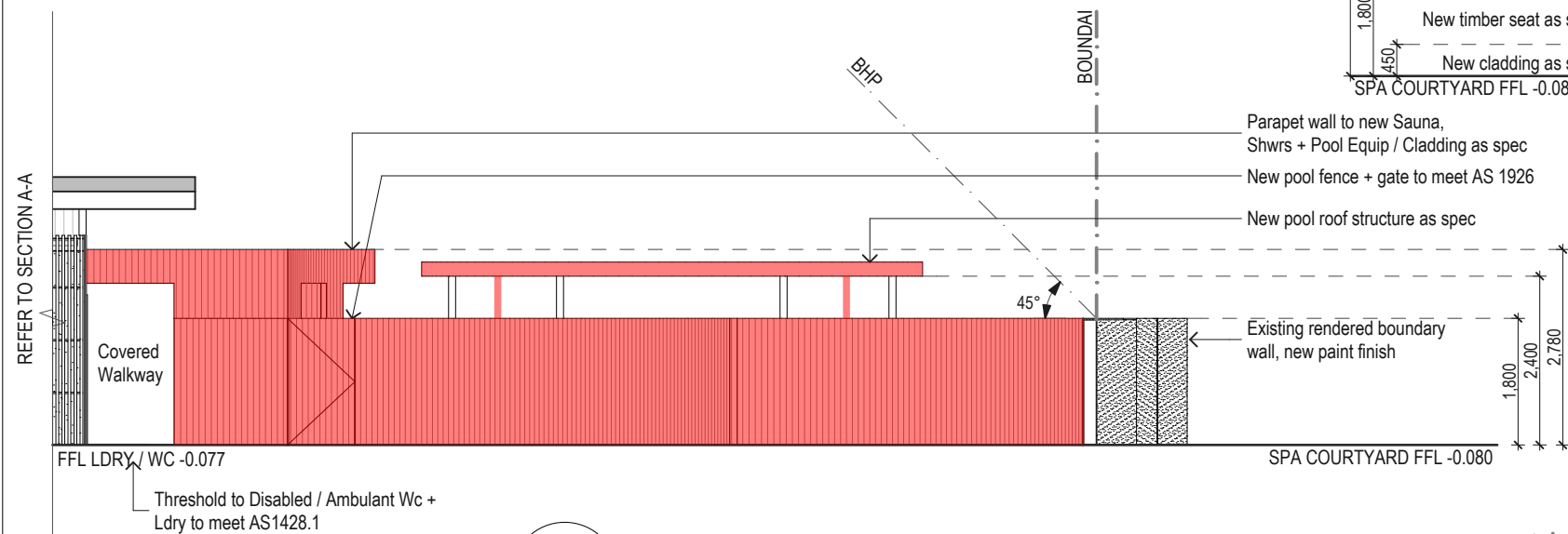
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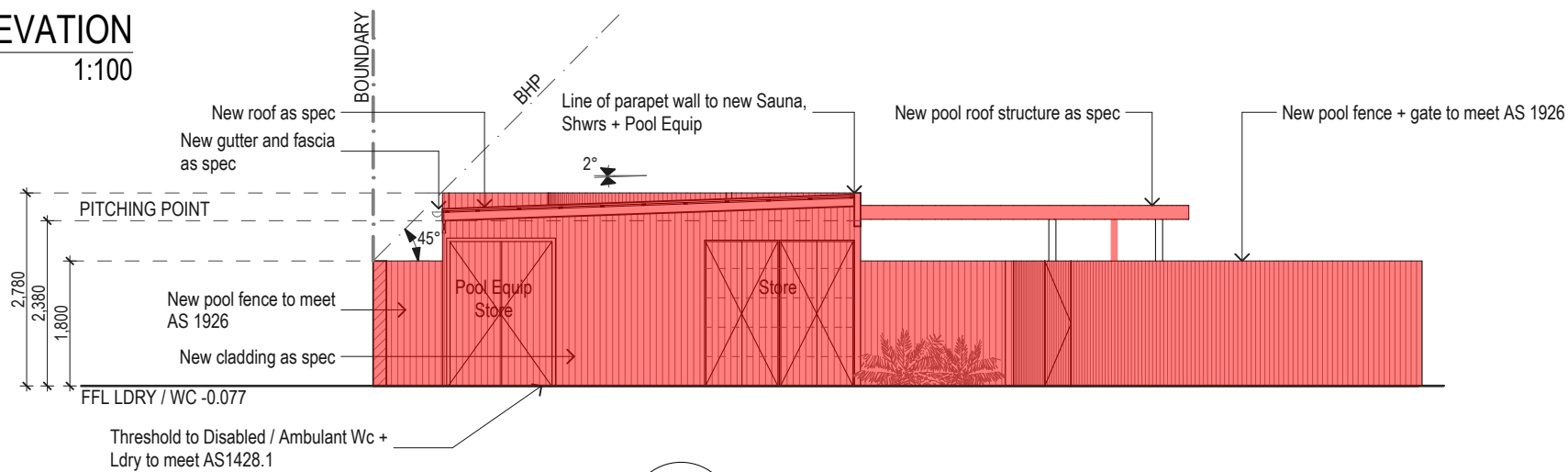
SC-E SPA COURTYARD - EASTERN ELEVATION
1:100



SC-N SPA COURTYARD - NORTHERN ELEVATION
1:100



SC-S SPA COURTYARD - SOUTHERN ELEVATION
1:100



SC-W SPA COURTYARD - WESTERN ELEVATION
1:100

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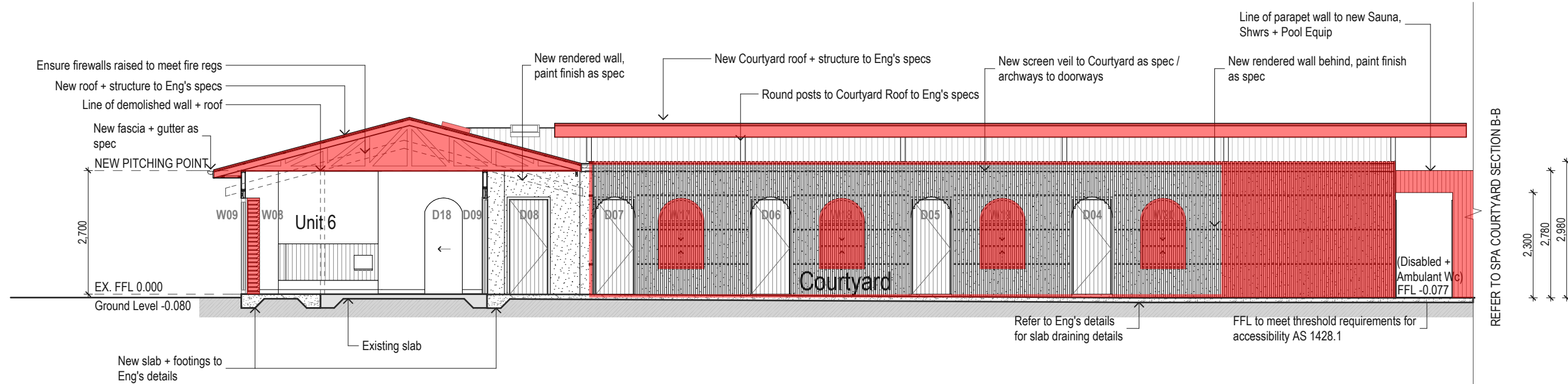
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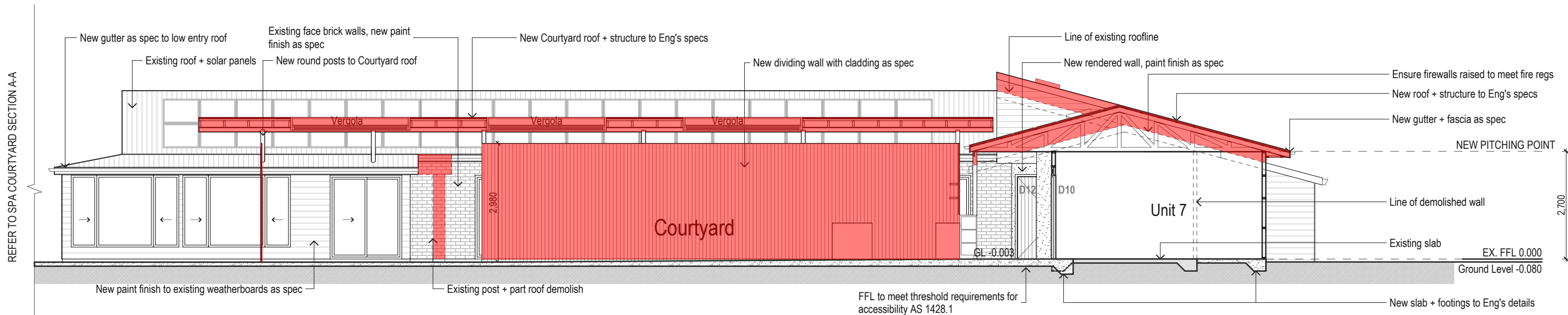
CLIENT	IMEDICINE HOLDINGS PTY LTD	ADDRESS	74 BANGALOW RD, BYRON BAY, NSW	JOB NO.	2201	WD.303	ISSUE / REVISIONS -	
JOB NAME	THE HEALTH LODGE RENOVATIONS	LOT & DP	LOT 21, DP 626953	SCALE	as shown @ A3	ISSUE	A	Rev: Date: Notes:
DRAWING	SPA COURTYARD - ELEVATIONS (HATCHED)			DATE	07.03.23	APPROVED	CD	A 07.03.23 Modification Submission (Hatched)

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A

SECTION A-A
1:100



B

SECTION B-B
1:100

DOTCH DESIGNS

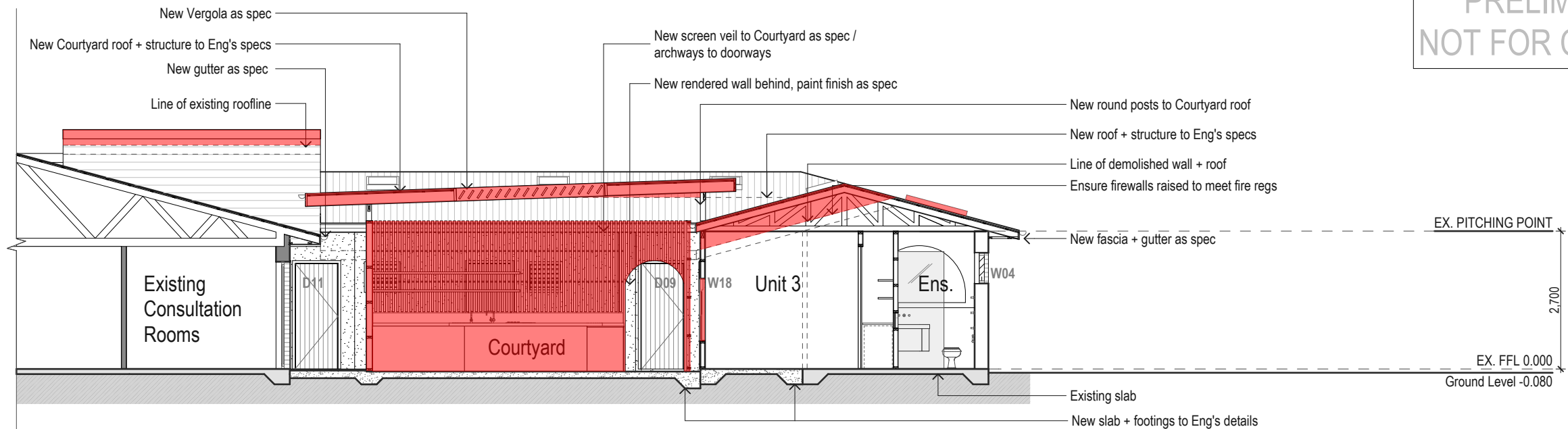
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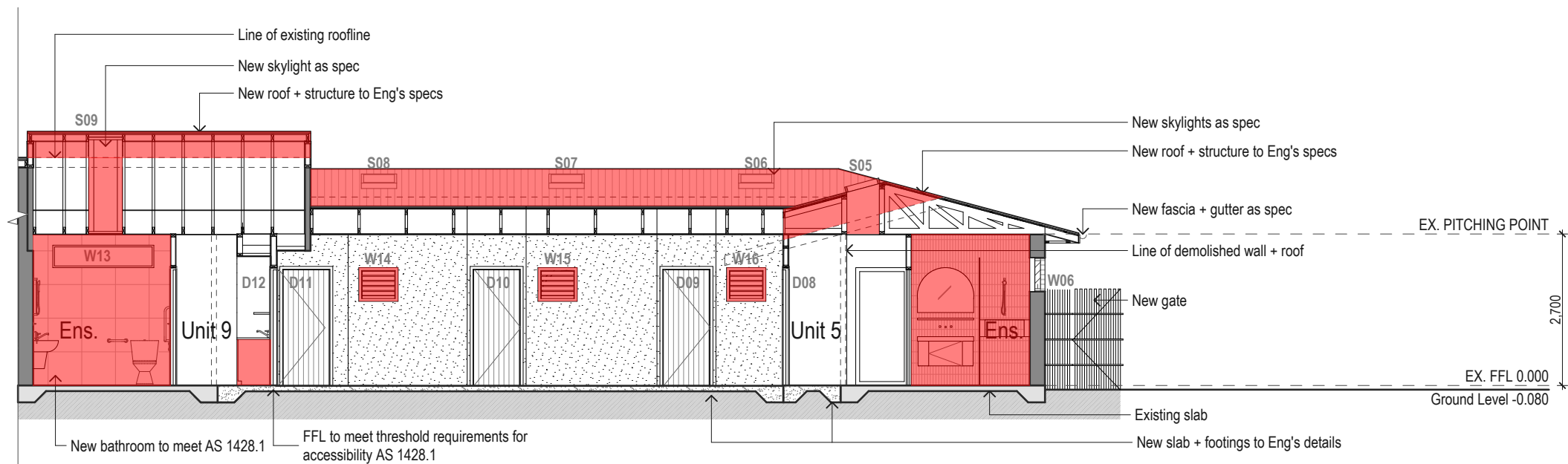
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JOB NAME	THE HEALTH LODGE RENOVATIONS	LOT & DP	LOT 21, DP 626953	SCALE	as shown @ A3	ISSUE	A	Rev: Date: Notes:
DRAWING	SECTIONS (HATCHED)			DATE	07.03.23	APPROVED	CD	A 07.03.23 Modification Submission (Hatched)

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C SECTION C-C
1:100



D SECTION D-D
1:100

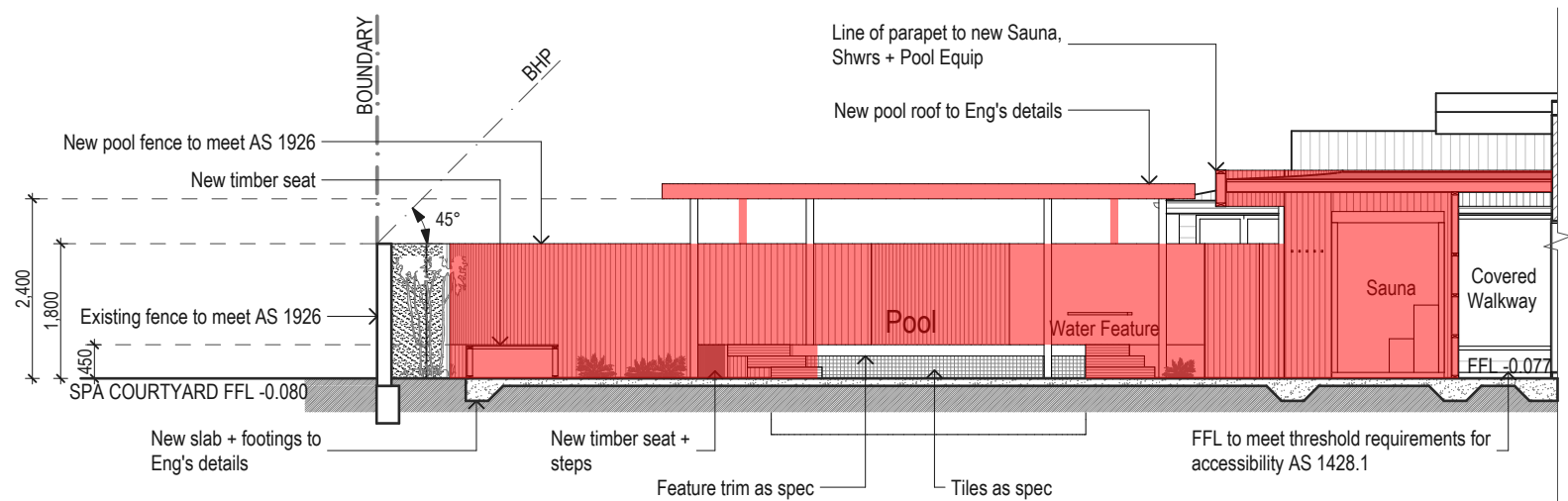
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JOB NAME	THE HEALTH LODGE RENOVATIONS	LOT & DP	LOT 21, DP 626953	SCALE	as shown @ A3	ISSUE	A	Rev: Date: Notes:
DRAWING	SECTIONS (HATCHED)			DATE	07.03.23	APPROVED	CD	A 07.03.23 Modification Submission (Hatched)

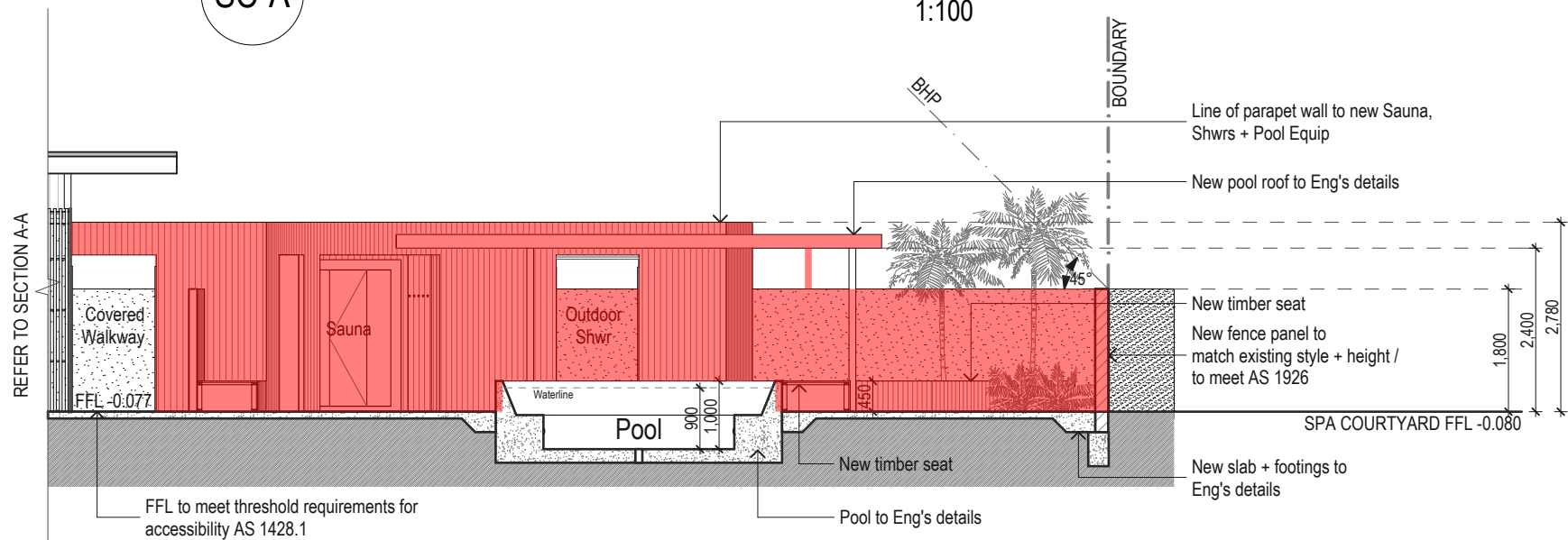
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SC-A

SPA COURTYARD - SECTION A-A

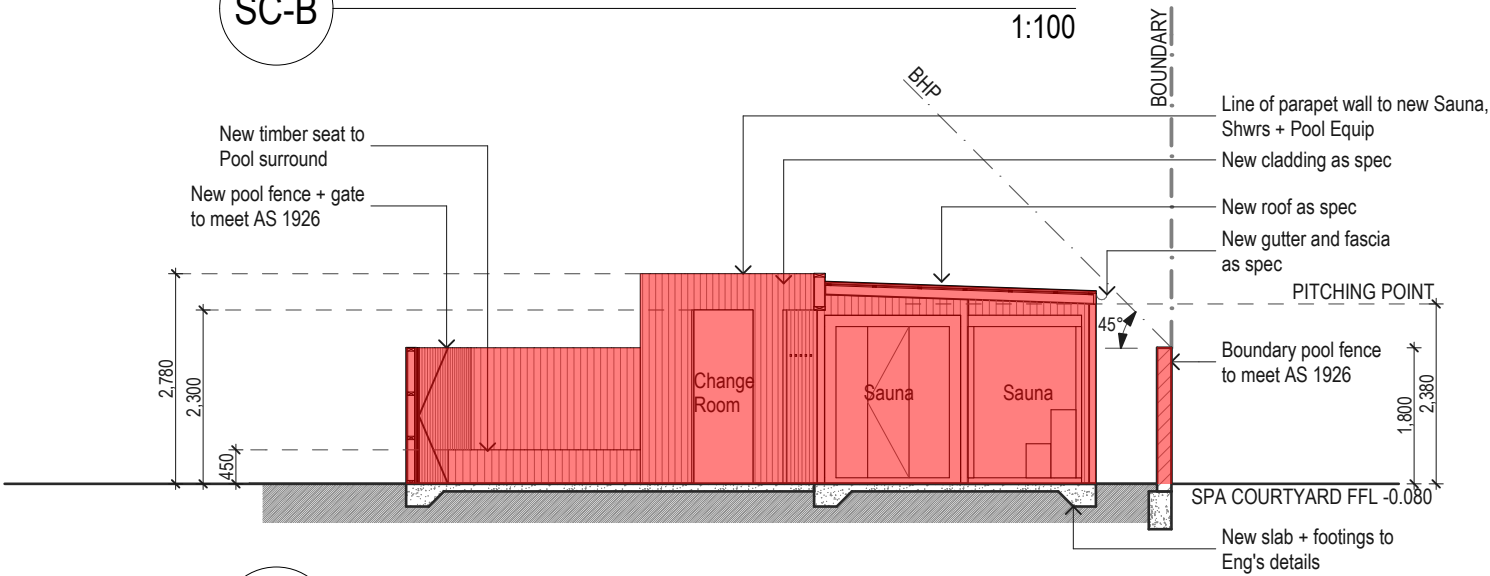
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SC-B

SPA COURTYARD - SECTION B-B

1:100



SC-C

SPA COURTYARD - SECTION C-C

1:100

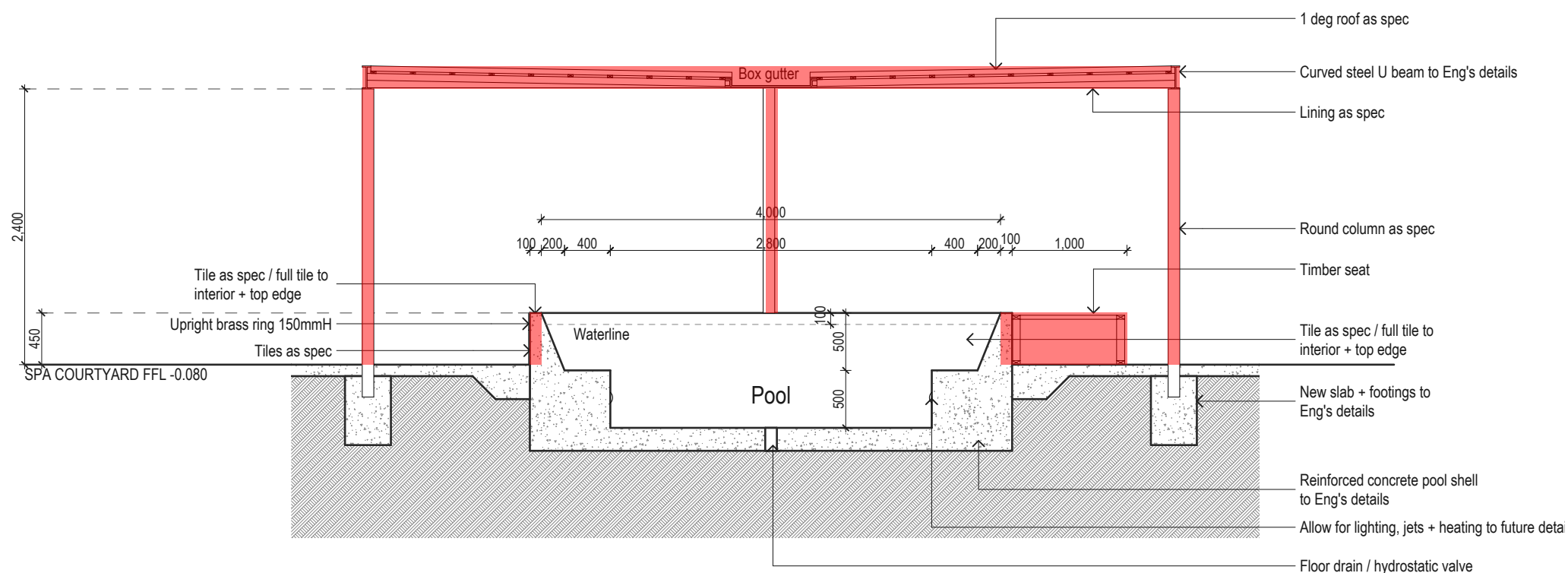
DOTCH DESIGNS

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ALL BUILDING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODES OF AUSTRALIA (BCA) AND AUSTRALIAN STANDARDS TO THE SATISFACTION OF THE PRINCIPLE CERTIFYING AUTHORITY. BUILDERS / CONTRACTORS ARE TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF SITE WORK OR OFF-SITE FABRICATION. FIGURED DIMENSIONS TAKE PRECEDENCE - DO NOT SCALE.

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CLIENT	IMEDICINE HOLDINGS PTY LTD	ADDRESS	74 BANGALOW RD, BYRON BAY, NSW	JOB NO.	2201	WD.403	ISSUE / REVISIONS -
JOB NAME	THE HEALTH LODGE RENOVATIONS	LOT & DP	LOT 21, DP 626953	SCALE	as shown @ A3	ISSUE	A
DRAWING	SPA COURTYARD - SECTIONS (HATCHED)	DATE	07.03.23	APPROVED	CD	Notes:	A 07.03.23 Modification Submission (Hatched)



SC-D SPA COURTYARD - SECTION D-D
1:50

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CLIENT

IMEDICINE HOLDINGS PTY LTD

ADDRESS

74 BANGALOW RD, BYRON BAY, NSW

JOB NO.

2201

WD.404

ISSUE / REVISIONS -

Rev: Date: Notes:

JOB NAME

THE HEALTH LODGE RENOVATIONS

LOT & DP

LOT 21, DP 626953

SCALE

as shown
@ A3

ISSUE

A

A

07.03.23

Modification Submission (Hatched)

DRAWING

SPA COURTYARD - SECTIONS (HATCHED)

DATE

07.03.23

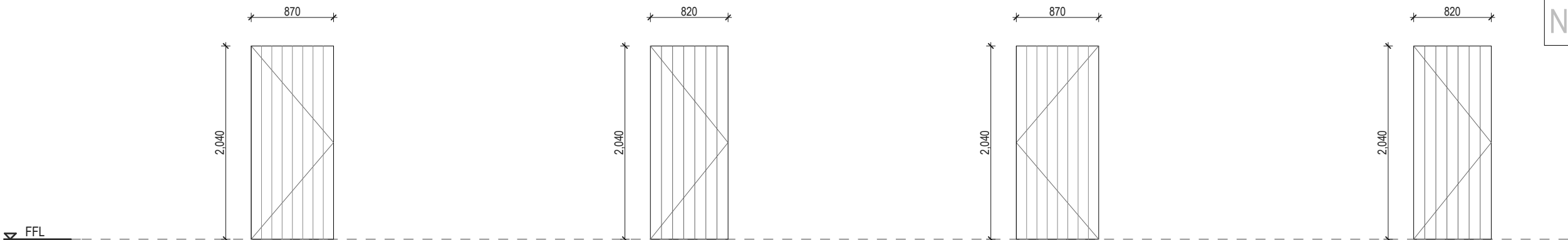
APPROVED

CD

DOOR SCHEDULE

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

1:50



NUMBER: D01 + D03
STYLE: External solid core VJ door
FINISH: Painted
FRAME: Ezijamb or similar
HARDWARE: Door lever, disabled privacy bolt + door catch
NOTES: Door + frame to meet BAL-19
Door + hardware to meet AS 1428.1 for disabled

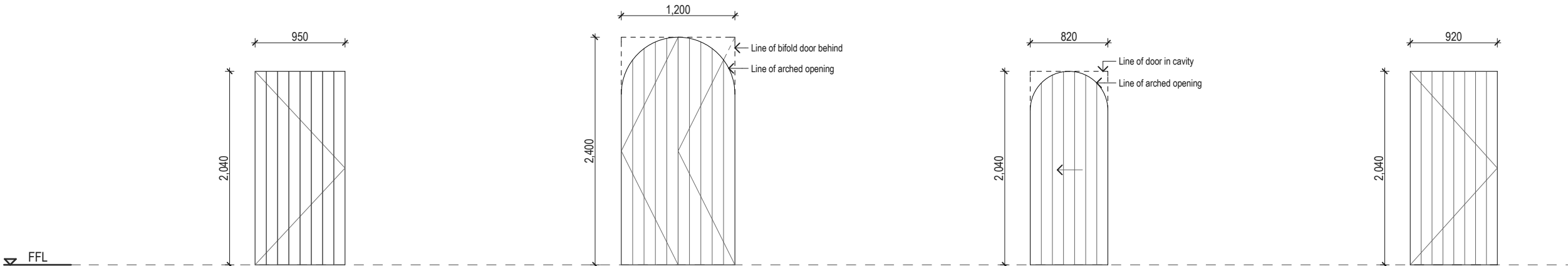
NUMBER: D02
STYLE: External solid core VJ door
FINISH: Painted
FRAME: Ezijamb or similar
HARDWARE: Door lever, ambulant privacy bolt + door catch
NOTES: Door + frame to meet BAL-19
Door + hardware to meet AS 1428.1 for ambulant

NUMBER: D03
STYLE: External solid core VJ door
FINISH: Painted
FRAME: Ezijamb or similar
HARDWARE: Door lever, disabled privacy bolt + door catch
NOTES: Door + frame to meet BAL-19
Door + hardware to meet AS 1428.1 for disabled

NUMBER: D04, D05, D06, D07, D08, D09, D10, D11
STYLE: External solid core VJ door
FINISH: Accoya timber
INTERNAL FINISH: Painted
FRAME: Ezijamb or similar
HARDWARE: Door lever, electronic lock access system TBA + door catch
NOTES: Door + frame to meet BAL-19

NOTES:

1. All doors, screens + skylights to be in accordance with AS 3959
2. Door + Skylight Schedule to be read in conjunction with Floor Plan, Elevations, Sections, Engineering + Bushfire Report
3. All door sizes are door panel sizes only / frames are in addition
4. All door sizes are to be site checked prior to fabrication + installation
4. Any discrepancy to be confirmed by Builder
5. All hardware to be suitable for salt air environment
6. Electronic access lock system required to Units
7. Ezijamb or similar to be used where possible
8. Screens required to all habitable rooms as per DA Conditions, Schedule 1, Condition 16 - TBA
9. Paint Colour: White TBA
10. Timber Finish: Clear TBA
11. Refer to 'Door Hardware Schedule' for further details



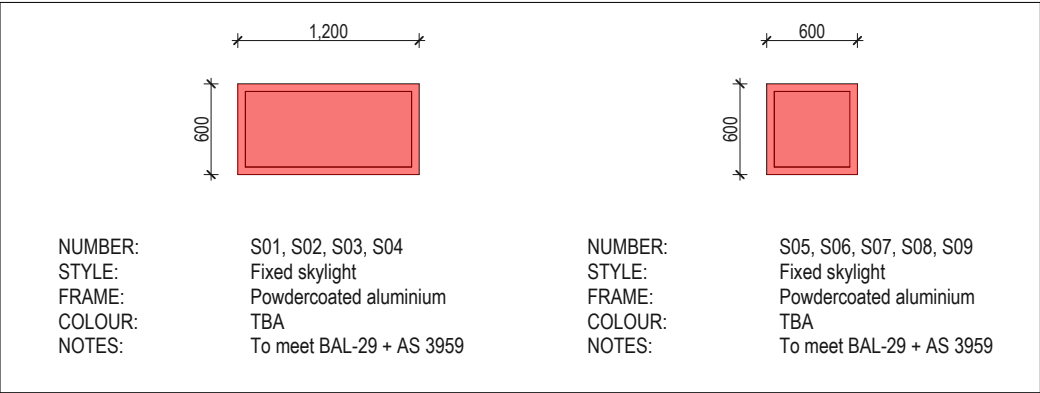
NUMBER: D12
STYLE: External solid core VJ door
EXTERNAL FINISH: Accoya timber
INTERNAL FINISH: Painted
FRAME: Ezijamb or similar
HARDWARE: Door lever, electronic access lock system TBA + door catch
NOTES: Door + frame to meet BAL-19
Door + hardware to meet AS 1428.1

NUMBER: D13, D14, D15, D16
STYLE: Internal solid core VJ door, bifold
FINISH: Painted
FRAME: Ezijamb or similar
HARDWARE: Bifold privacy set
NOTES:

NUMBER: D17, D18, D19, D20
STYLE: Internal solid core VJ door, cavity slider
FINISH: Painted
FRAME: Ezijamb or similar
HARDWARE: Cavity slider privacy set
NOTES:

NUMBER: D21
STYLE: Internal solid core VJ door
FINISH: Painted
FRAME: Ezijamb or similar
HARDWARE: Door lever, disabled privacy set + door catch
NOTES: Door + hardware to meet AS 1428.1

SKYLIGHT SCHEDULE



NUMBER: S01, S02, S03, S04
STYLE: Fixed skylight
FRAME: Powdercoated aluminium
COLOUR: TBA
NOTES: To meet BAL-29 + AS 3959

NUMBER: S05, S06, S07, S08, S09
STYLE: Fixed skylight
FRAME: Powdercoated aluminium
COLOUR: TBA
NOTES: To meet BAL-29 + AS 3959

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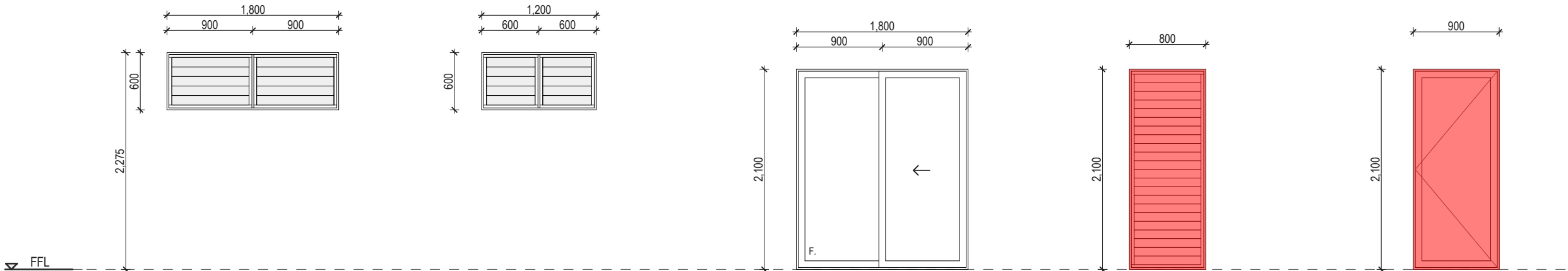
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JOB NAME	THE HEALTH LODGE RENOVATIONS	LOT & DP	LOT 21, DP 626953	SCALE	as shown @ A3	ISSUE	A	Rev: 07.03.23 Notes: Modification Submission (Hatched)
DRAWING	DOOR + SKYLIGHT SCHEDULE (HATCHED)			DATE	07.03.23	APPROVED	CD	

WINDOW SCHEDULE

1:50



NUMBER: W01, W02, W03, W04, W05
STYLE: Glass louvres, 102mm galleries
FRAME: Powdercoated aluminium
COLOUR: White TBA
GLASS: Acid etched
NOTES: Aluminium mesh screens to meet BAL-19
Full louvres if possible / increase existing opening if needed

NUMBER: W06
STYLE: Glass louvres, 102mm galleries
FRAME: Powdercoated aluminium
COLOUR: White TBA
GLASS: Acid etched
NOTES: Aluminium mesh screens to meet BAL-19
Full louvres if possible / increase existing opening if needed

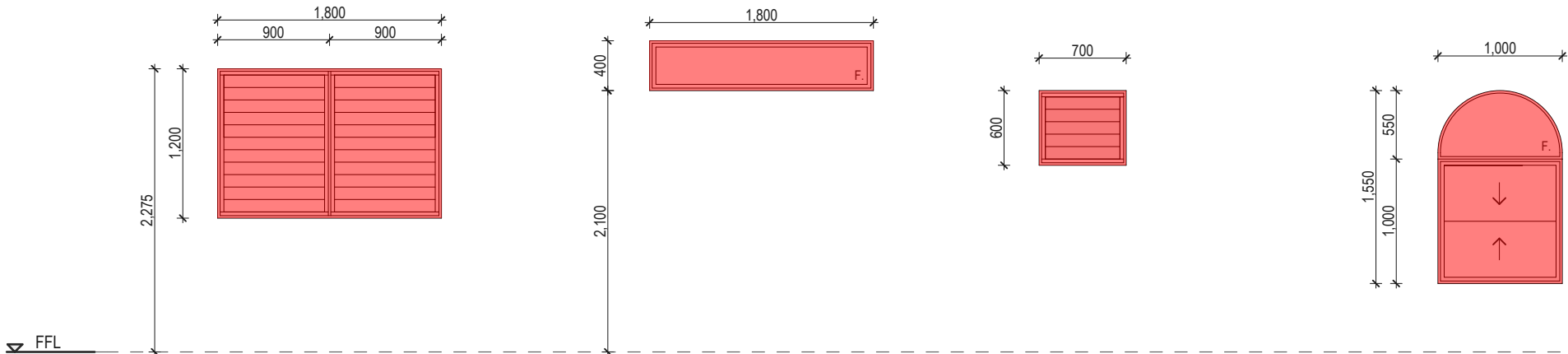
NUMBER: W07, W10, W11
STYLE: Sliding door
FRAME: Powdercoated aluminium
COLOUR: White TBA
GLASS: Clear, toughened
NOTES: Sliding aluminium mesh screens to meet BAL-29
Sills to be rebated to match W12

NUMBER: W08
STYLE: Glass louvres, 102mm galleries
FRAME: Powdercoated aluminium
COLOUR: White TBA
GLASS: Clear, toughened
NOTES: Aluminium mesh screen to meet BAL-29
Full louvres / adjust height to suit

NUMBER: W09
STYLE: Hinged door
FRAME: Powdercoated aluminium
COLOUR: White TBA
GLASS: Clear, toughened
NOTES: Aluminium mesh screen to meet BAL-29

NOTES:

- 1. All windows to be in accordance with AS 2047 + AS 3959
- 2. Window Schedule to be read in conjunction with Floor Plan, Elevations, Sections, Engineering + Bushfire Report
- 3. All window sizes are nominal and are to be site checked prior to fabrication + installation
- 4. Any discrepancy to be confirmed by Builder
- 5. All hardware to be suitable for salt air environment
- 6. Sliding + hinged doors + screens to be individually keyed for each Unit



NUMBER: W12
STYLE: Glass louvres, 102mm galleries
FRAME: Powdercoated aluminium
COLOUR: White TBA
GLASS: Clear, toughened
NOTES: Aluminium mesh screens to meet BAL-29
Full louvres if possible / increase existing opening if needed

NUMBER: W13
STYLE: One fixed lite
FRAME: Powdercoated aluminium
COLOUR: White TBA
GLASS: Clear
NOTES:

NUMBER: W14, W15, W16
STYLE: Glass louvres, 102mm galleries
FRAME: Powdercoated aluminium
COLOUR: White TBA
GLASS: Acid etched
NOTES: Aluminium mesh screens to meet BAL-29
Full louvres / adjust height to suit

NUMBER: W17, W18, W19, W20
STYLE: Sashless double hung window with arched fixed window over
FRAME: Powdercoated aluminium
COLOUR: White TBA
GLASS: Clear
NOTES: Aluminium mesh screens to meet BAL-19

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						ISSUE	A	Rev:	Date:
JOB NAME	THE HEALTH LODGE RENOVATIONS	LOT & DP	LOT 21, DP 626953	SCALE	as shown @ A3	ISSUE	A	A	07.03.23
DRAWING	WINDOW SCHEDULE (HATCHED)			DATE	07.03.23	APPROVED	CD	Modification Submission (Hatched)	