

TABLE- SECTION 4.55 MODIFICATION ITEMS			
No.	Description of Variation From Development Consent	Reasoning/Justification	Applicable Drawing Sheet
1	Change of Use from commercial Kitchen to Tenancy 9	As per client Advice	DA-002, DA-100
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6	Addition of entry signage to Wordsworth Street Frontage	As per client Advice	DA-100, DA-200, DA-210
7	Addition of entry signage to Shirley Street Frontage	As per client Advice	DA-100, DA-200, DA-210, DA-211

SECTION 4.55 KEY	#
DA Modification Items	

BYRON SHIRE COUNCIL
Modification to development consent
APPROVED PLAN
Modified DA No. 10.2021.370.3
Date: 11 March 2024

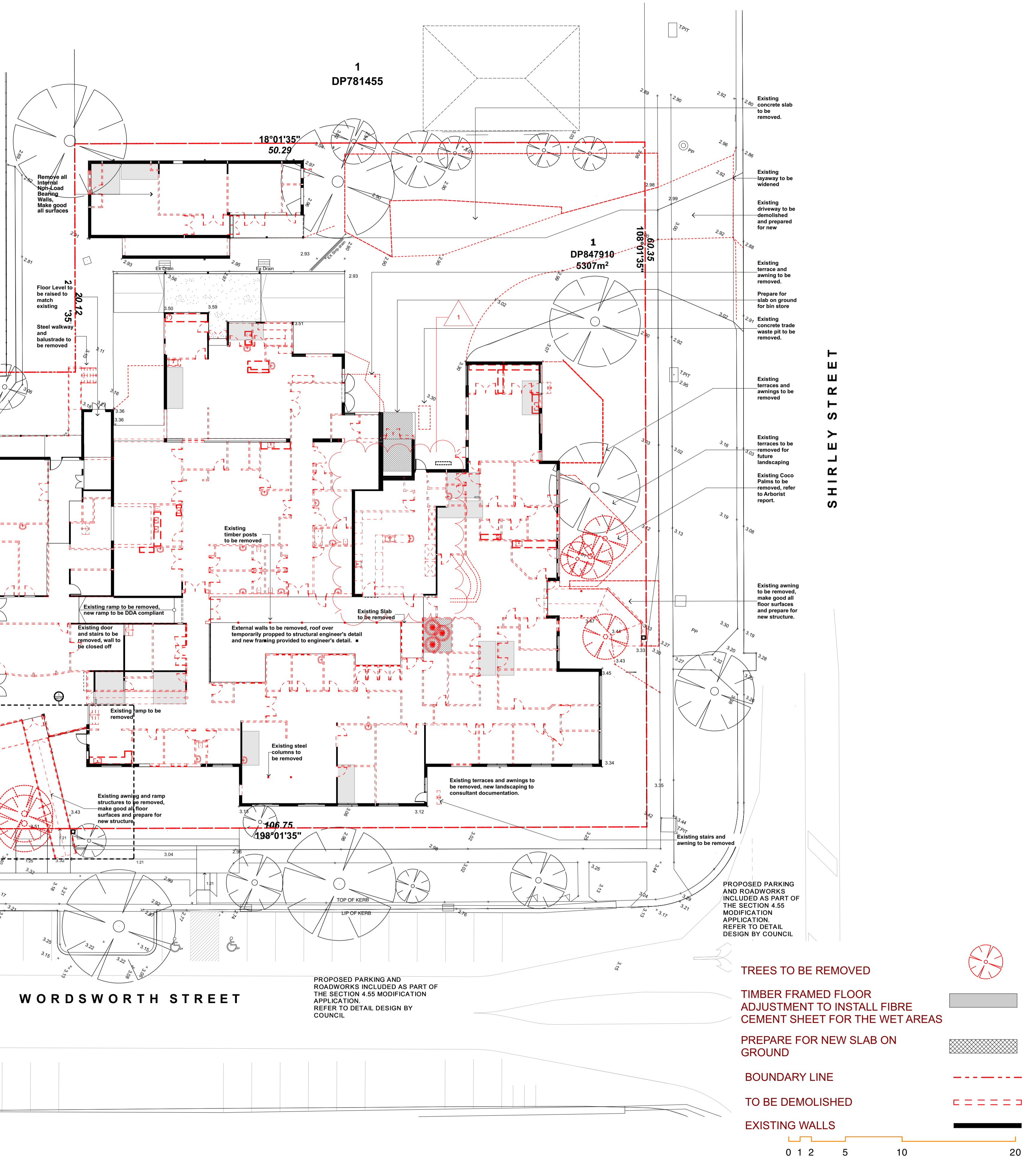
NOTES
- ALL INTERNAL NON-LOAD BEARING WALLS TO BE REMOVED AS PER ARCHITECTURALS.

- SLAB CUTTING REQUIRED FOR ALL WET AREAS. PROVIDE REQUIRED SET-DOWNS, SCREED AND WATERPROOFING FOR WET AREAS.

- ALL EXISTING SERVICES TO BE ASSESSED TO ALLOW FOR WORKING ORDER. CAP OFF SERVICES IF NOT UTILISED.

- ALL EXTERNAL WALL FINISHES TO BE STRIPPED BACK AND PREPARED FOR NEW APPLICATION OF FINISHES.

- ALL DOORS AND WINDOWS TO BE REPLACED AS PER FUTURE DOOR AND GLAZING SCHEDULE.



General Notes
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Nominated Architects (NSW) - John Baker 3552, John Kavanagh 5999

ISSUED FOR
SECTION 4.55
MODIFICATION

Rev	Date	Issue
DA-Rev_A	28/6/21	Issue for DA
DA-Rev_B	21/3/23	Issued for Section 4.55 Modification
DA-Rev_C	22/12/23	Issued for Section 4.55 Modification

Client
Byron Shire Council

Byron Community Hub
Old Byron Hospital Precinct

Architect
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BYRON BAY Unit 1, 10 Station St, Bangalow, NSW 2479 T: +61 2 6687 2712

Scale at A1
1:200

Date
22/12/23

North
Drawn
DC, MP

Project Address
Cnr Wordsworth and Shirley St

Checked
SM, DCH

Status
Not for Construction

Drawing
Demolition Plan

Project No.
21010

Revision
DA-REV_C

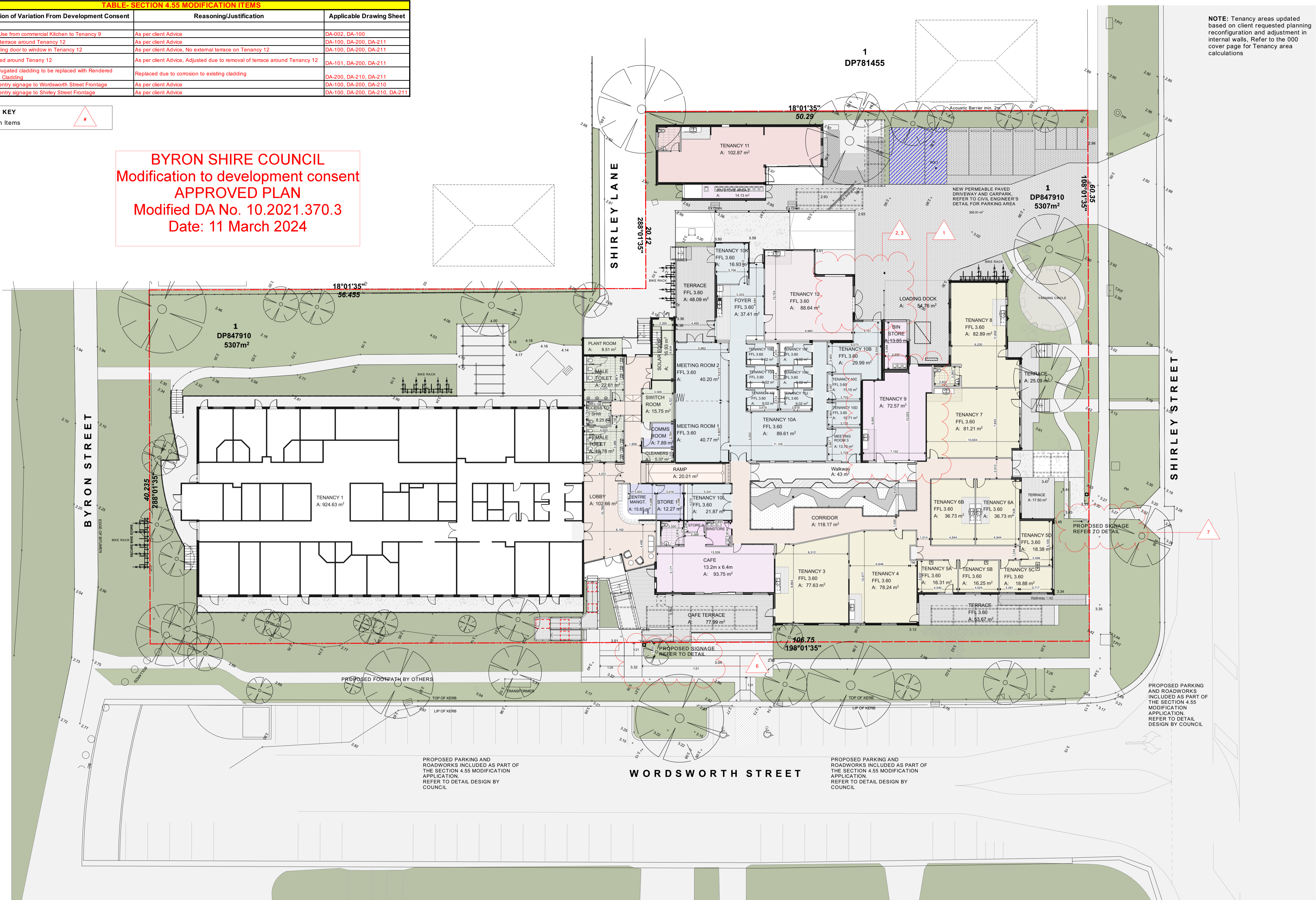
Drawing No.
002

TABLE- SECTION 4.55 MODIFICATION ITEMS			
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SECTION 4.55 KEY
DA Modification Items



BYRON SHIRE COUNCIL
Modification to development consent
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NOTE: Tenancy areas updated based on client requested planning reconfiguration and adjustment in internal walls. Refer to the 000 cover page for Tenancy area calculations

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Nominated Architects (NSW) - John Baker 3652, John Kavanagh 5999

ISSUED FOR
SECTION 4.55
MODIFICATION

Rev	Date	Issue
DA_Rev_D	21/6/22	Issue to Council RFI
DA_Rev_E	21/3/23	Issued for Section 4.55 Modification
DA_Rev_F	22/12/23	Issued for Section 4.55 Modification

Client
Byron Shire Council

Byron Community Hub
Old Byron Hospital Precinct

Architect
BKA Architecture
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NEWCASTLE 19 Bolton St, Newcastle, NSW 2300 T: +61 2 4928 5563
BYRON BAY Unit 1, 10 Station St, Bangalow, NSW 2478 T: +61 2 6687 2712

Scale at A1
1:200

Date
22/12/23

North

Drawn
DC, MP

Project Address
Cnr Wordsworth and Shirley St

Checked
SM, DCH

Status
Not for Construction

Drawing
Proposed Ground Floor Plan

Project No.
21010

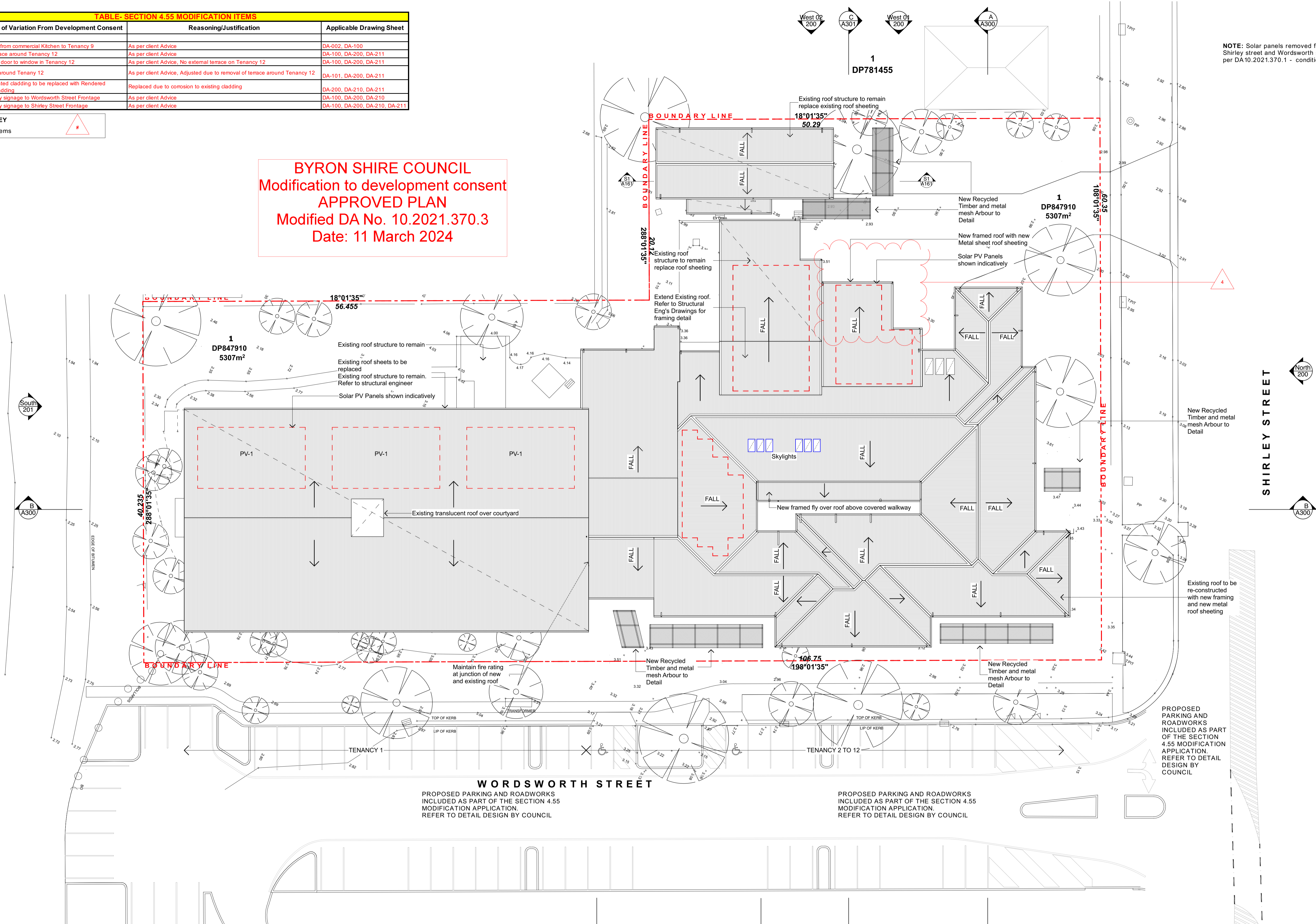
Revision
DA-REV_F

Drawing No.
100

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DA Modification Items	#

BYRON SHIRE COUNCIL
Modification to development consent
APPROVED PLAN
Modified DA No. 10.2021.370.3
Date: 11 March 2024



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Nominated Architects (NSW) - John Baker 3552, John Kavanagh 5999

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Client
Byron Shire Council

Byron Community Hub
Old Byron Hospital Precinct

Architect
BKA Architecture
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NEWCASTLE 19 Bolton St, Newcastle, NSW 2300 T: +61 2 4928 5563
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Scale at A1
1:200

Date
22/12/23

North

Drawn
DC, MP

Project Address
Cnr Wordsworth and Shirley St

Checked
SM, DCH

Status
Not for Construction

Drawing
Proposed roof plan

Project No.
21010

Revision
DA-REV_C

Drawing No.
101

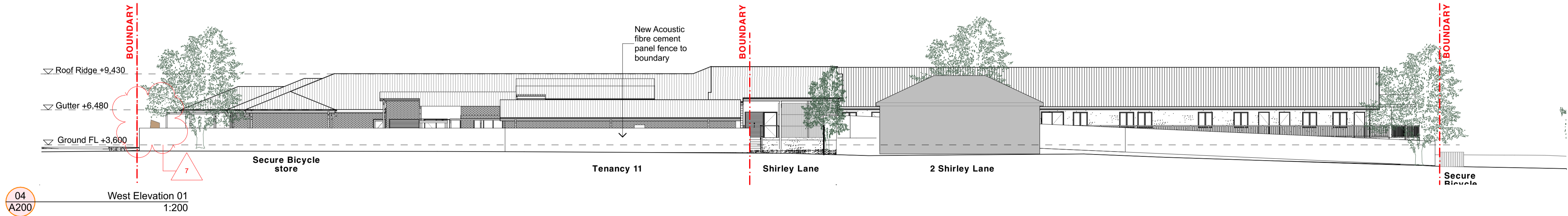
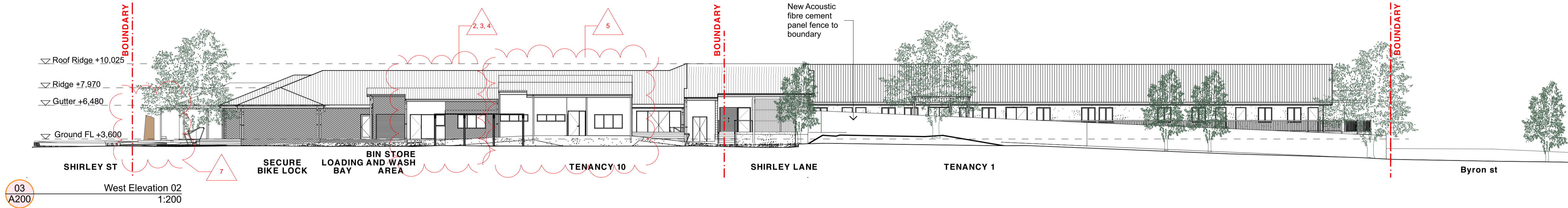
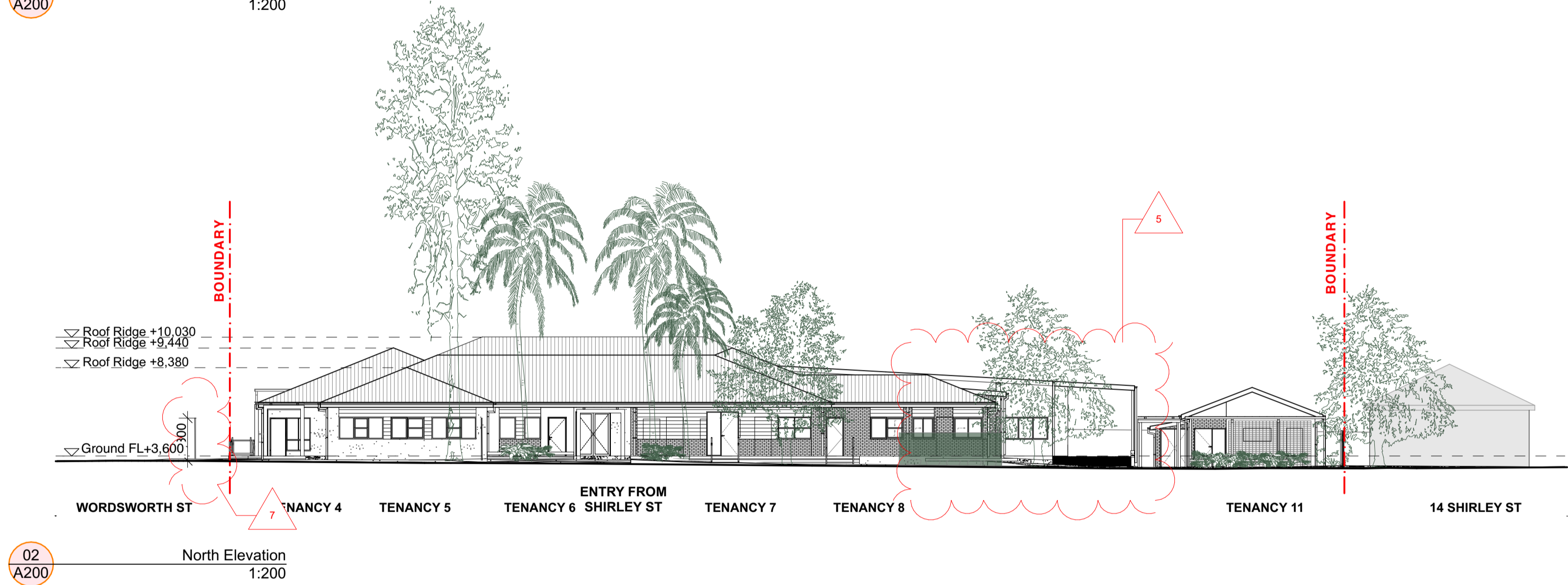


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SECTION 4.55 KEY
DA Modification Items



BYRON SHIRE COUNCIL
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APPROVED PLAN
Modified DA No. 10.2021.370.3
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Client
Byron Shire Council

Byron Community Hub
Old Byron Hospital Precinct

Architect
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BYRON BAY Unit 1, 10 Station St, Bangalow NSW 2479 T: +61 2 6687 2712

Scale at A1
1:200

North

Project Address
Cnr Wordsworth and Shirley St

Drawing
Elevations

Date
22/12/23

Drawn
DC, MP

Checked
SM, DCH
Status
Not for Construction

Project No.
21010

Revision
DA-REV_C

Drawing No.
200

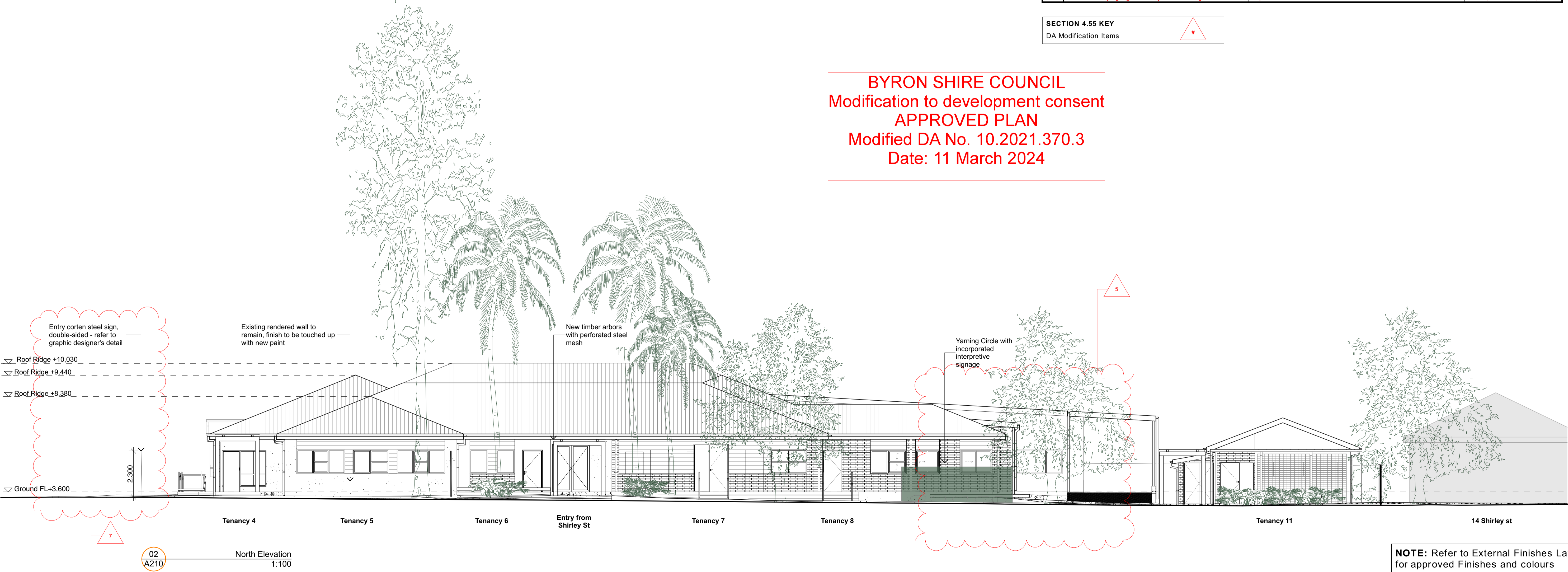


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SECTION 4.55 KEY
DA Modification Items



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DA- Rev_D	22/12/23	Issued for Section 4.55 Modification

Client
Byron Shire Council

Byron Community Hub
Old Byron Hospital Precinct

Architect
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BYRON BAY Unit 1, 10 Station St, Bangalow, NSW 2479 T: +61 2 6687 2712

Scale at A1
1:100

Date
22/12/23

North

Drawn
DC, MP

Project Address
Cnr Wordsworth and Shirley St

Checked
SM, DCH

Status
Not for Construction

Drawing
Elevations 1:100

Project No.
21010

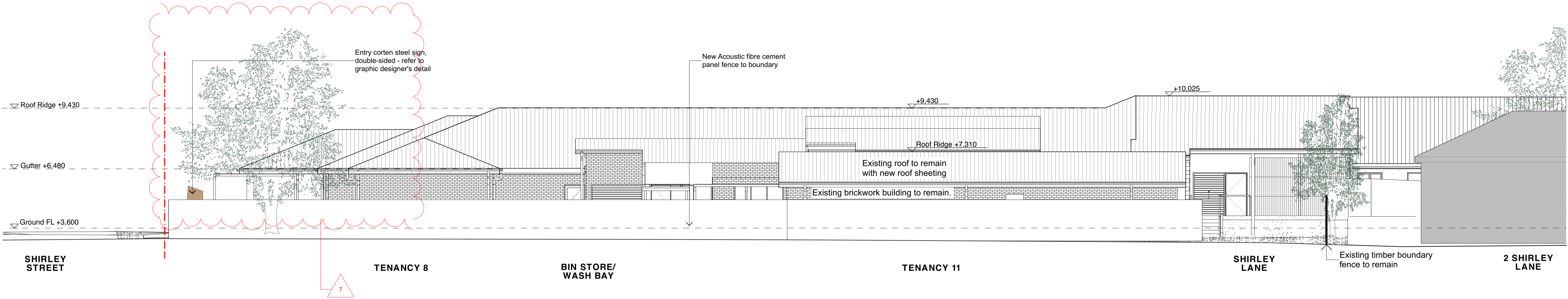
Revision
DA-
REV_D

Drawing No.
210

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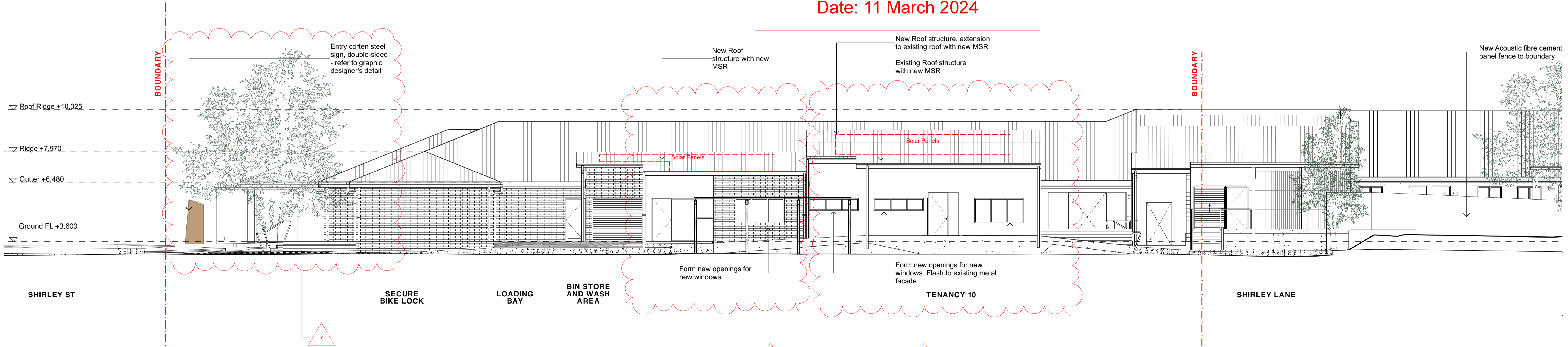
SECTION 4.55 KEY

DA Modification Items



01
A211
West Elevation 01
1:100

BYRON SHIRE COUNCIL
Modification to development consent
APPROVED PLAN
Modified DA No. 10.2021.370.3
Date: 11 March 2024



02
A211
West Elevation 02
1:100

NOTE: Refer to External Finishes Layout for approved Finishes and colours

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		<div>Rev_B</div> <div>Rev_C</div>	<div>21/3/23</div> <div>22/12/23</div>	<div>Issued for Section 4.55 Modification</div> <div>Issued for Section 4.55 Modification</div>			<div>Date</div> <div>22/12/23</div>	<div>Drawn</div> <div>DC, MP</div>	<div>Checked</div> <div>SM, DCH</div>	<div>Status</div> <div>Not for Construction</div>	<div>Project No.</div> <div>21010</div>	<div>Revision</div> <div>DA-REV_C</div>	<div>Drawing No.</div> <div>211</div>		

2700 (Awning height)

2300



CORTEN back panel

Stainless steel lettering

Stainless steel lettering

Pattern laser cut
NOTE Aboriginal artwork is a placeholder
only and will be replaced by local artwork once completed.

Footing

900mm



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