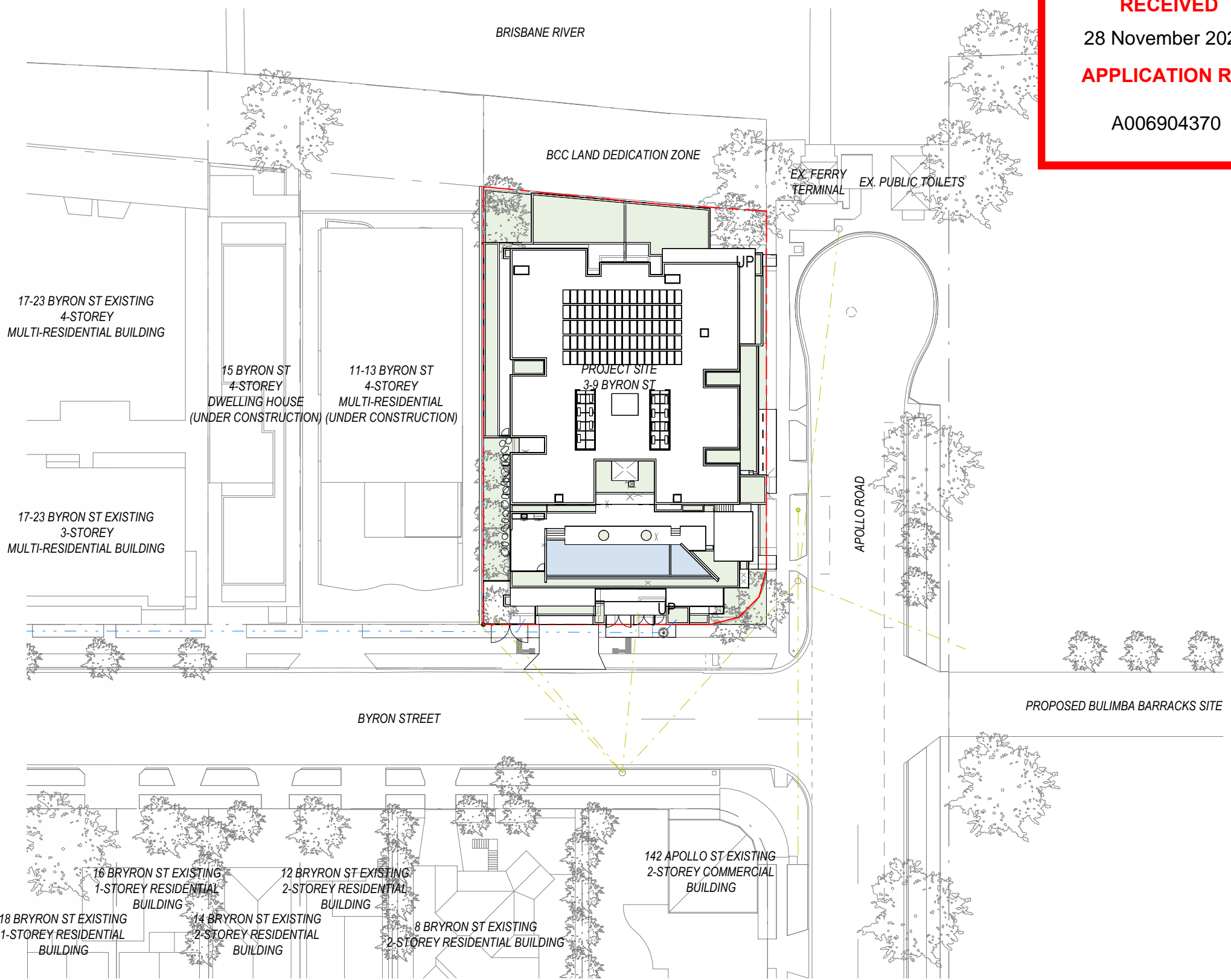


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28 November 2025  
**APPLICATION REF**  
A006904370

BYRON ST				
AREA SCHEDULES				
25/11/2025				
GFA				
LEVEL	UNIT	DA	NEW	DIFF.
			m2	m2
			m2	m2
1				
	101		213	
	102		229	
	103		139	
<b>TOTAL</b>		<b>560</b>	<b>581</b>	21
2				
	201		249	
	202		228	
	203		140	
	204		131	
<b>TOTAL</b>		<b>764</b>	<b>748</b>	-16
3				
	301		249	
	302		228	
	303		140	
	304		131	
<b>TOTAL</b>		<b>764</b>	<b>748</b>	-16
4				
	401		268	
	402		259	
<b>TOTAL</b>		<b>526</b>	<b>527</b>	1
5				
	501		260	
	502		254	
<b>TOTAL</b>		<b>512</b>	<b>514</b>	2
<b>GRAND TOTAL</b>		<b>3126</b>	<b>3118</b>	-8

PLANNING CALCS				
SITE AREA	(incl reserve)	1742		
CATEGORY	DESC.	DA	NEW	DIFF.
		m2	m2	m2
<b>LAND DEDICATION AREA</b>				
LAND DEDICATION AREA			319.981	
SITE AREA POST LAND DEDICATION			1422.019	
<b>DEEP PLANTING</b>				
	1		47.763	
	2		27.57	
	3		30.625	
	4		9.575	
	5		13.529	
<b>TOTAL (DEEP PLANTING)</b>			<b>129.062</b>	
<b>% - D.P POST LAND DEDICATION</b>			<b>9.1%</b>	
<b>PLANTERS</b>				
	AREA			
L1		223	205.021	-17.979
L2		30	22	-8
L3		2	22	20
L4		70	48.044	-21.956
L5		17	18	1
<b>TOTAL</b>		<b>342</b>	<b>315.065</b>	-26.935
<b>COMMON</b>				
COMMUNAL OPEN SPACE		186	199.3	13.3
<b>SITE COVER</b>				
OVERALL		1009	978	-31
TYPICAL		932	952	20



**1** PLAN DA - SITE PLAN  
Scale: 1 : 500

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	PRELIM - MINOR CHANGE ISSUE	CS	DK	31/10/25
1	MINOR CHANGE ISSUE	AW	DK	26/11/25

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**STATUS**  
MINOR CHANGE APPLICATION

**CLIENT**  
SPYRE GROUP

**NORTH**

0m 2 4 6 8 10

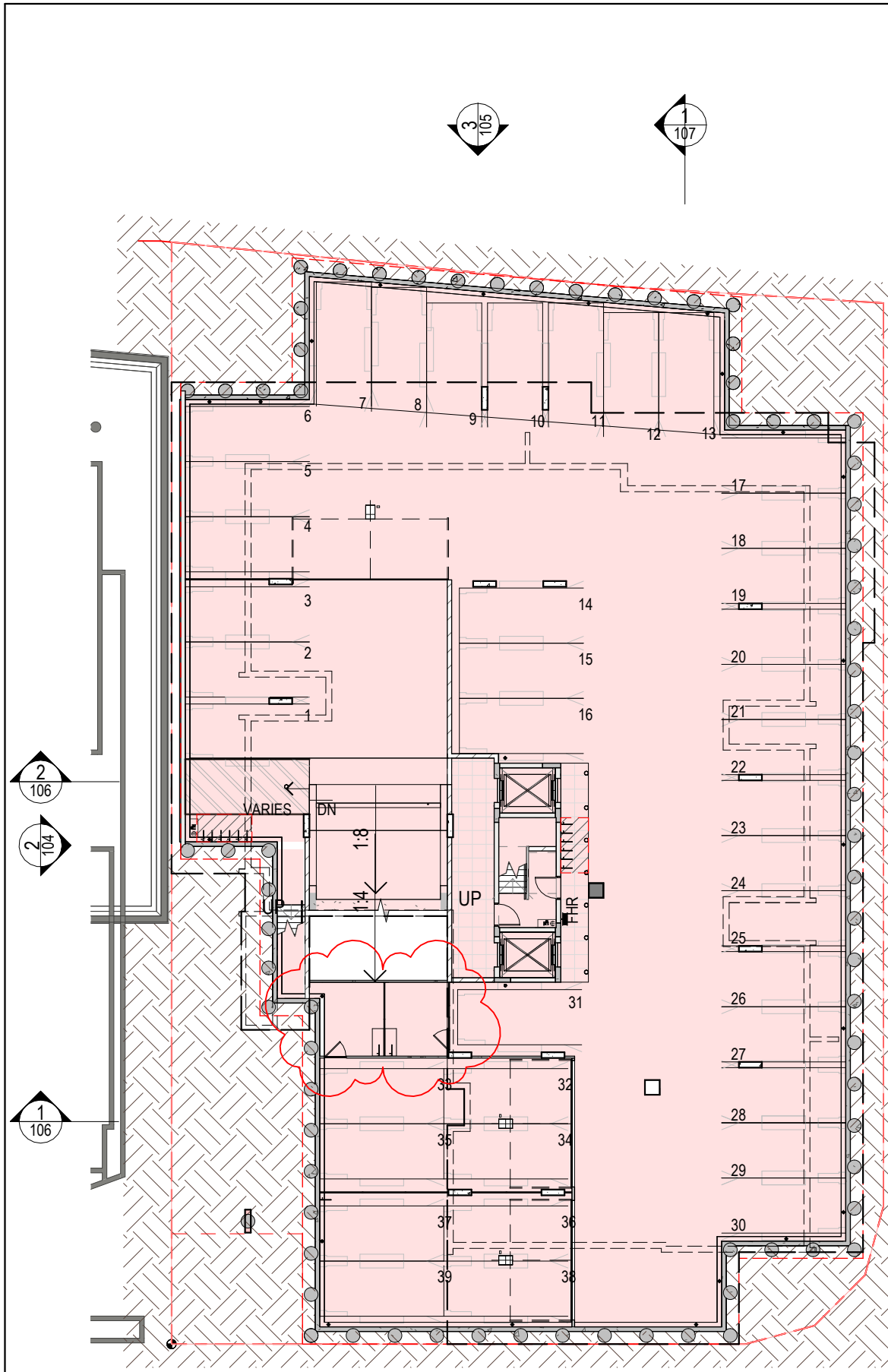
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ABN: 65 112 807 931

**PROJECT**  
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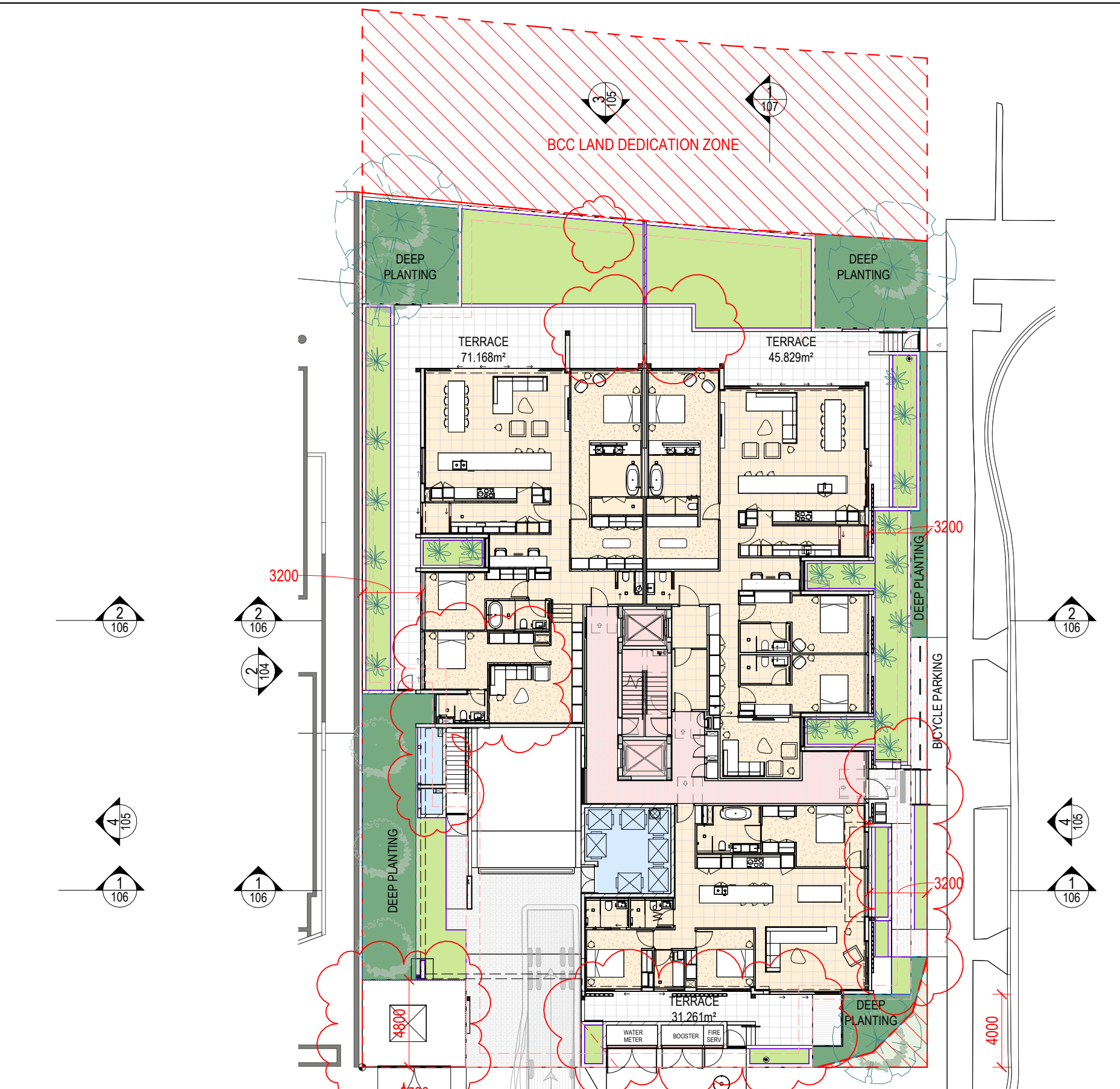
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SITE PLAN

DRAWN: AW	CHECKED: DK
FIRST ISSUE:	SCALE @ A3: 1 : 500
PROJECT No 25044	STAGE CD
DRAWING No A-100	REV 1

26/11/2025 1:54:52 PM



**1 PLAN DA - BASEMENT**  
Scale: 1 : 250



**2 PLAN DA - LEVEL 01 - GROUND**  
Scale: 1 : 250

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	PRELIM - MINOR CHANGE ISSUE	CS	DK	31/10/25
1	MINOR CHANGE ISSUE	AW	DK	26/11/25

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**STATUS**  
MINOR CHANGE APPLICATION

**NORTH**

0m 2 4 6 8 10

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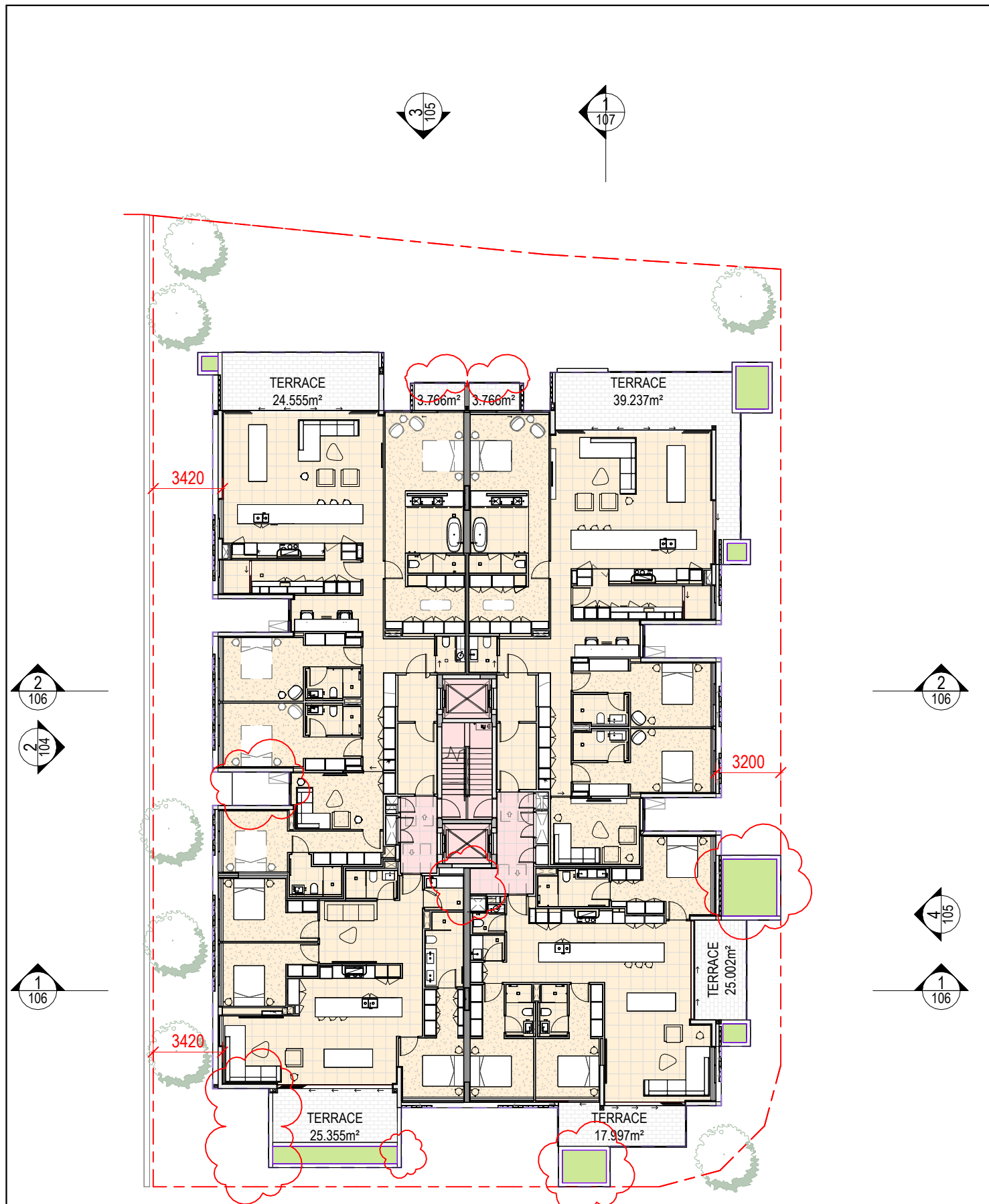
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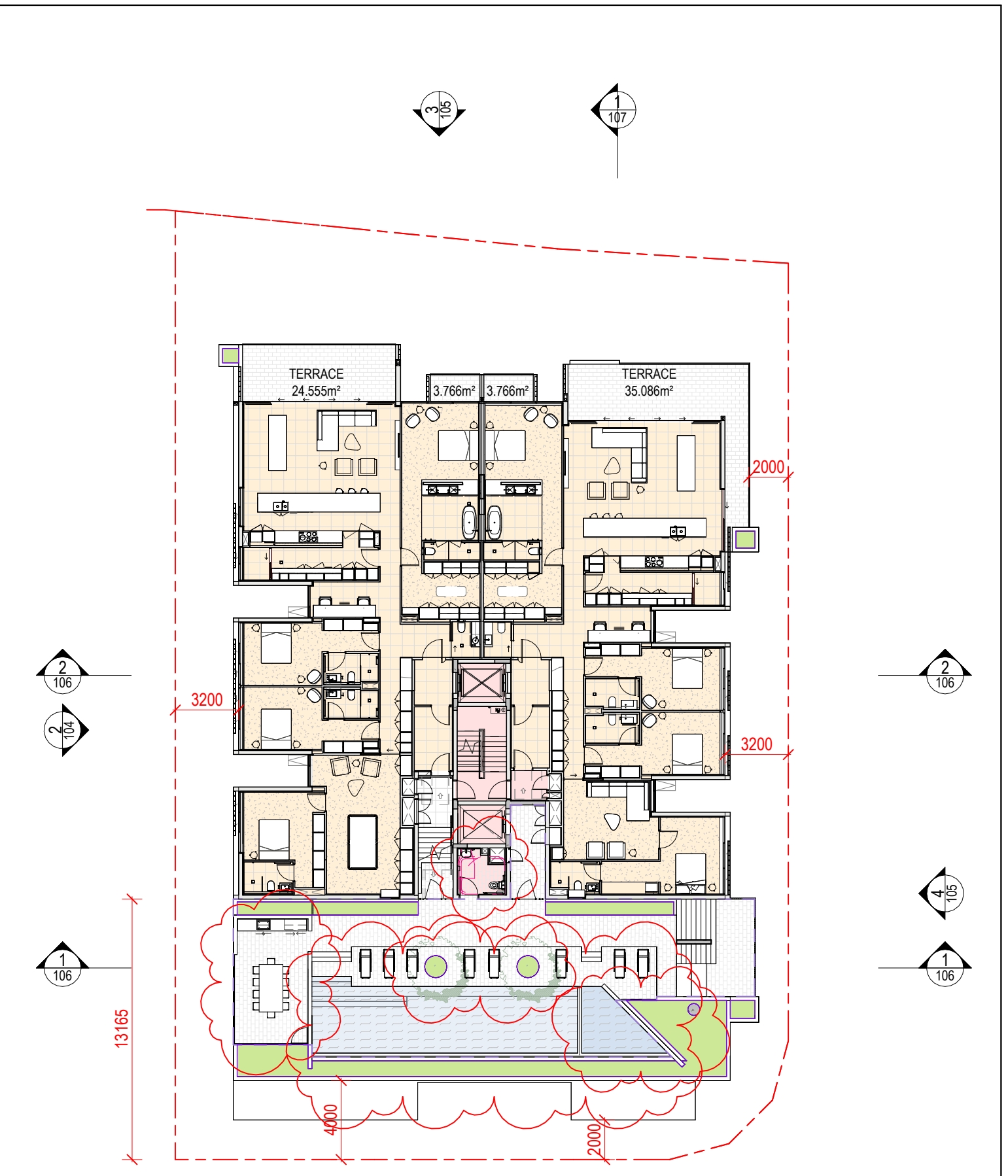
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FLOOR PLANS - BASEMENT & L01

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FIRST ISSUE:		SCALE @ A3: 1 : 250	
PROJECT No	STAGE	DRAWING No	REV
25044	CD	A-101	1

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**1 PLAN DA - LEVEL 02 & 03**  
Scale: 1 : 250



**2 PLAN DA - LEVEL 04**  
Scale: 1 : 250

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	PRELIM - MINOR CHANGE ISSUE	CS	DK	31/10/25
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**NORTH**

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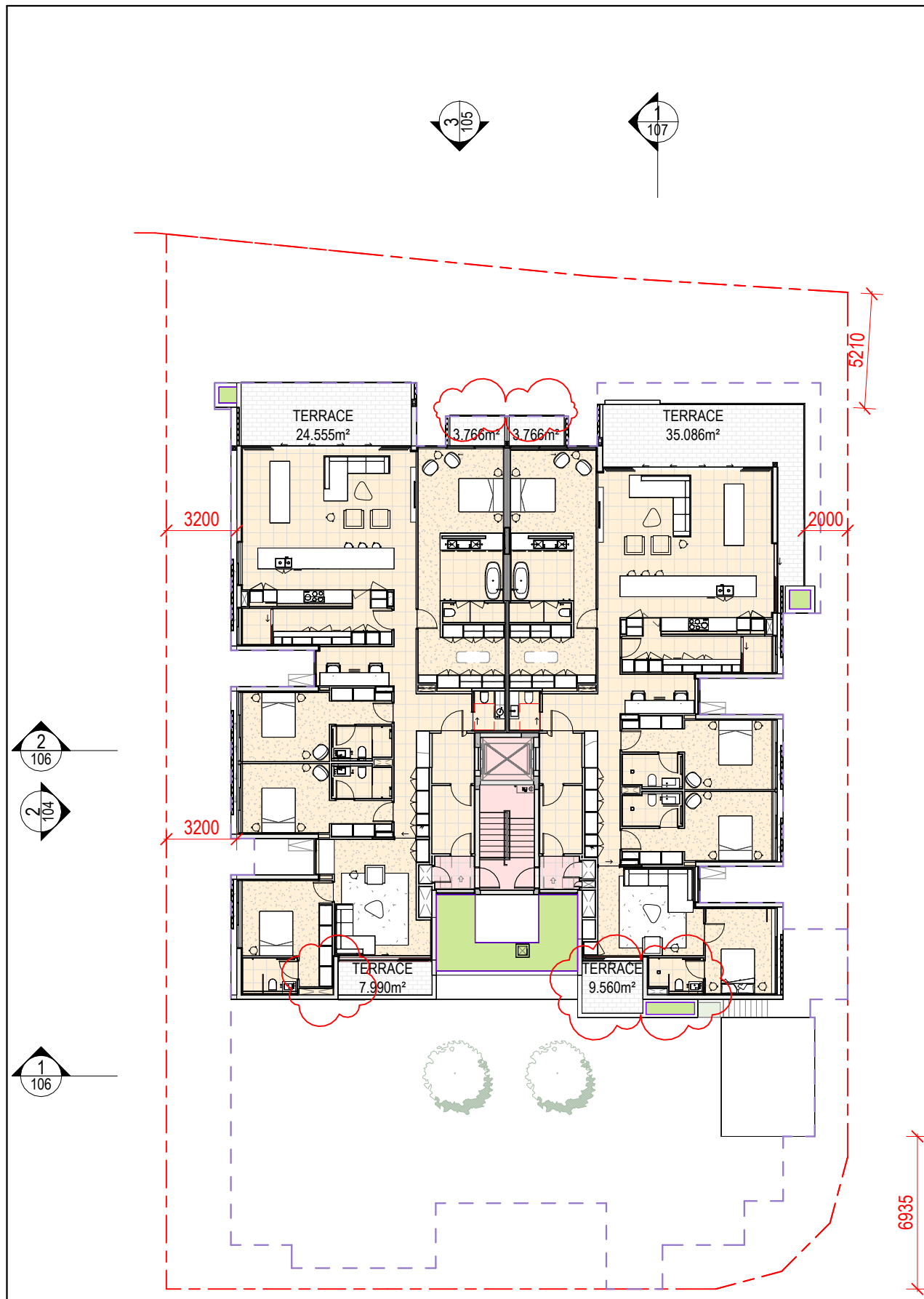
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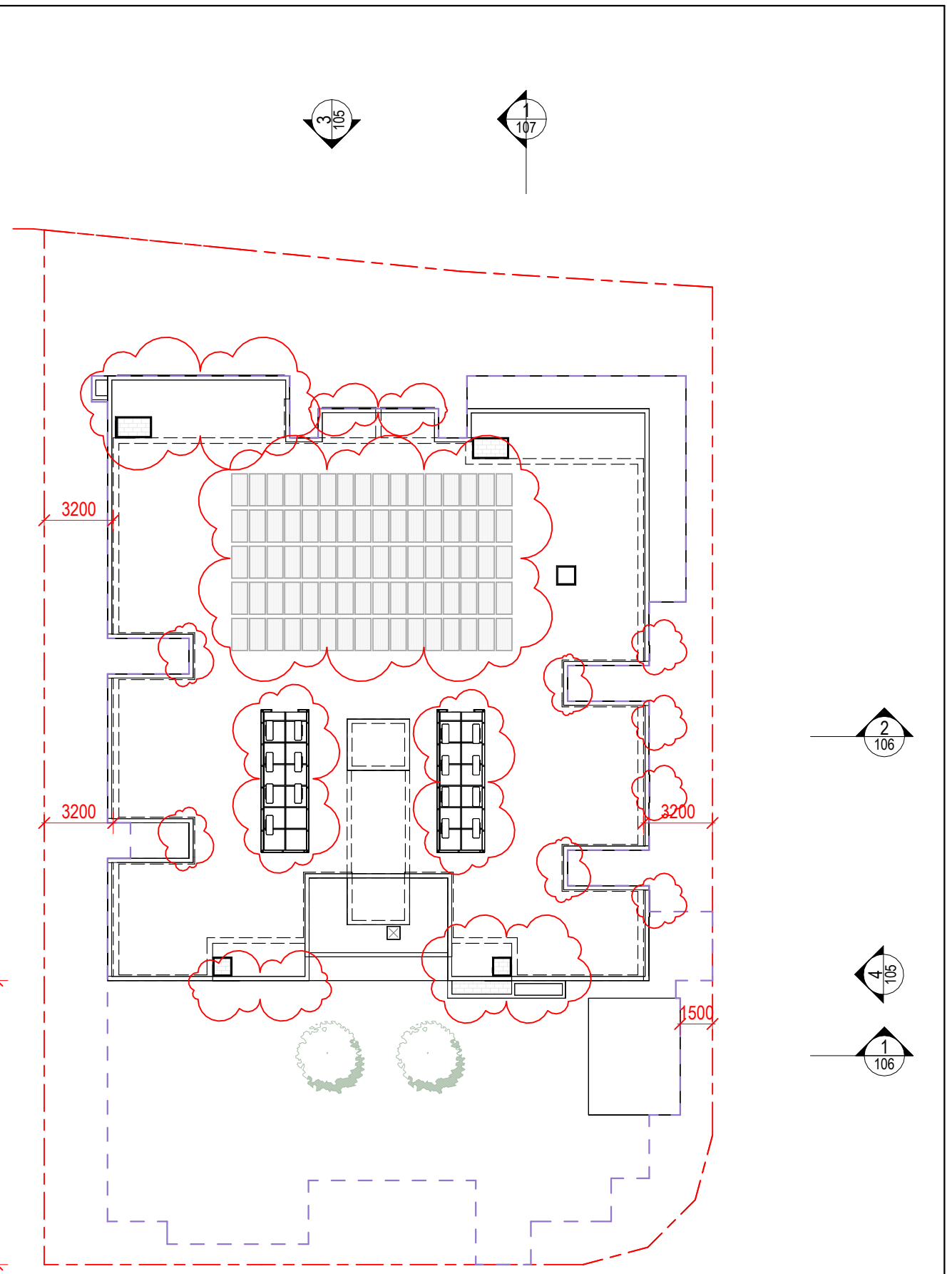
**PROJECT**  
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**DRAWING TITLE**  
FLOOR PLANS - L02 & L03 & L04

DRAWN: AW		CHECKED: DK	
FIRST ISSUE:		SCALE @ A3: 1 : 250	
PROJECT No	STAGE	DRAWING No	REV
25044	CD	A-102	1



**1 PLAN DA - LEVEL 05**  
Scale: 1 : 250



**2 PLAN DA - ROOF**  
Scale: 1 : 250

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	PRELIM - MINOR CHANGE ISSUE	CS	DK	31/10/25
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**NORTH**

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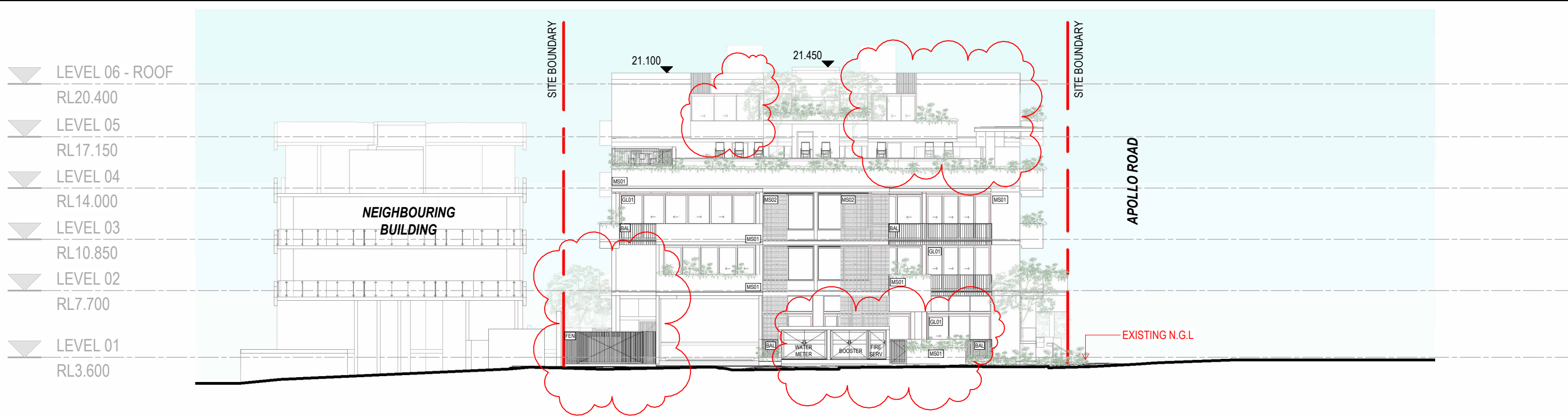
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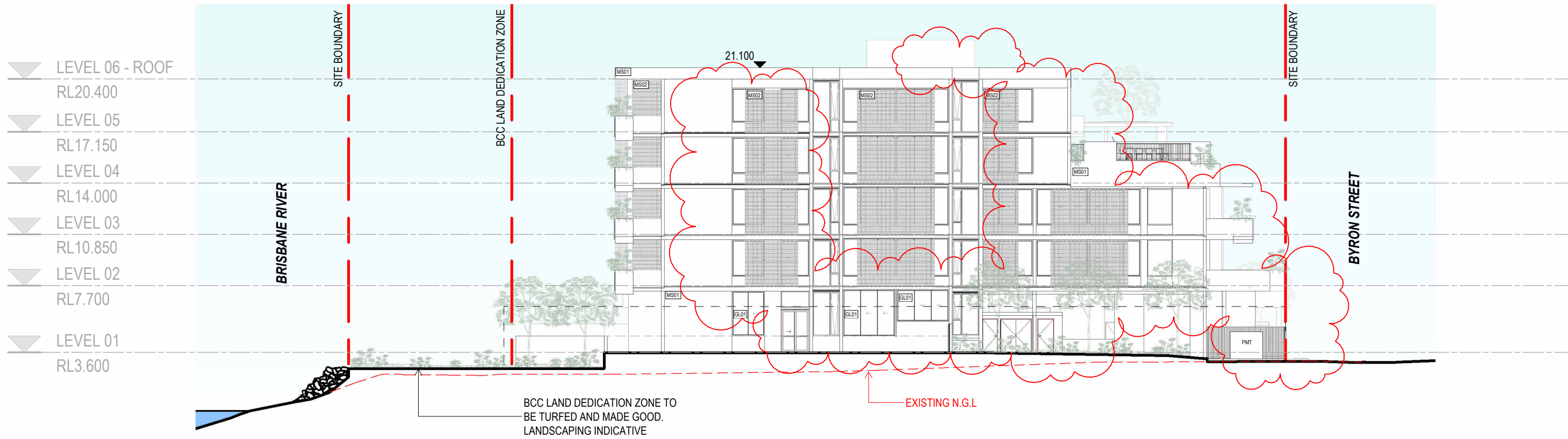
**PROJECT**  
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**DRAWING TITLE**  
FLOOR PLANS - L05 & ROOF

DRAWN: AW		CHECKED: DK	
FIRST ISSUE:		SCALE @ A3: 1 : 250	
PROJECT No	STAGE	DRAWING No	REV
25044	CD	A-103	1



**1** ELEVATION DA - ELEVATION 1 - (SOUTH) BYRON STREET  
Scale: 1 : 250



**2** ELEVATION DA - ELEVATION 2 - (WEST) ADJOINING  
Scale: 1 : 250

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
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SPYRE GROUP

**NORTH**

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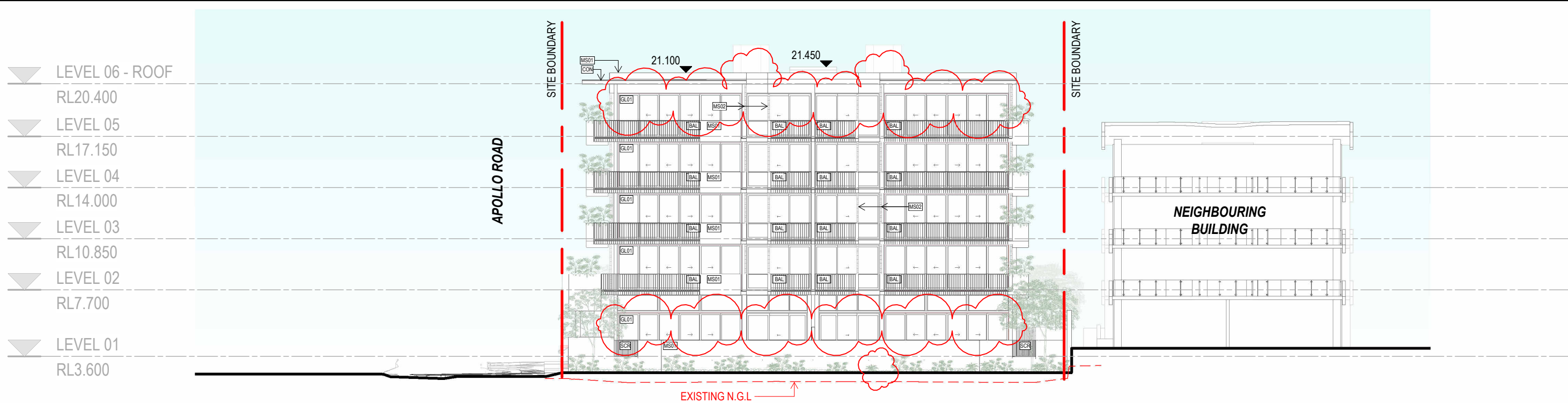
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**DRAWING TITLE**  
ELEVATIONS

DRAWN: AW	CHECKED: DK
FIRST ISSUE:	SCALE @ A3: 1 : 250
PROJECT No 25044	STAGE CD
DRAWING No A-104	REV 1

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**3** ELEVATION DA - ELEVATION 3 - (NORTH) BRISBANE RIVER  
Scale: 1 : 250



**4** ELEVATION DA - ELEVATION 4 - (EAST) APOLLO ROAD  
Scale: 1 : 250

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
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1	MINOR CHANGE ISSUE	AW	DK	26/11/25

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**MINOR CHANGE APPLICATION**

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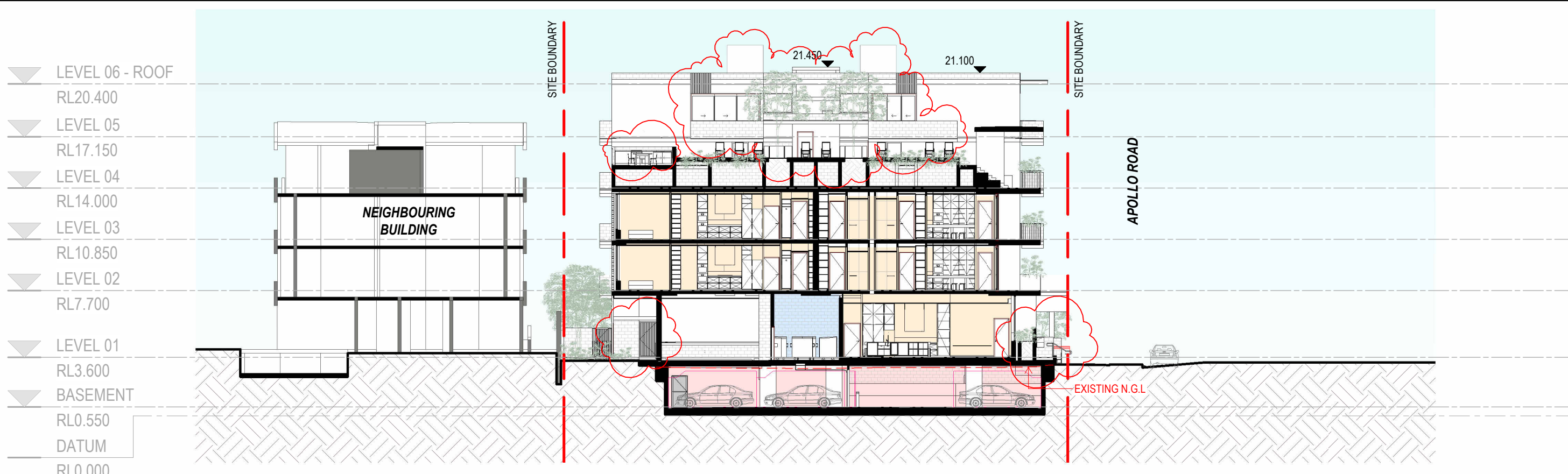
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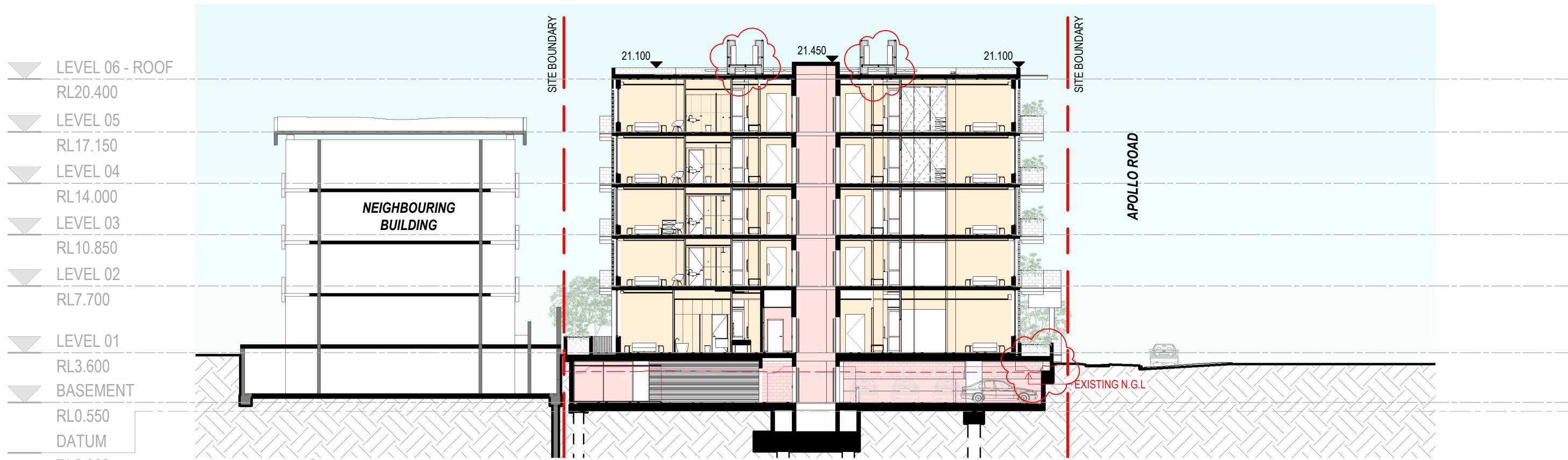
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DRAWING TITLE  
**ELEVATIONS**

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FIRST ISSUE:		SCALE @ A3: 1 : 250	
PROJECT No	STAGE	DRAWING No	REV
25044	CD	A-105	1



1 SECTION DA - SECTION A  
Scale: 1 : 250



2 SECTION DA - SECTION B  
Scale: 1 : 250

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	PRELIM - MINOR CHANGE ISSUE	CS	DK	31/10/25
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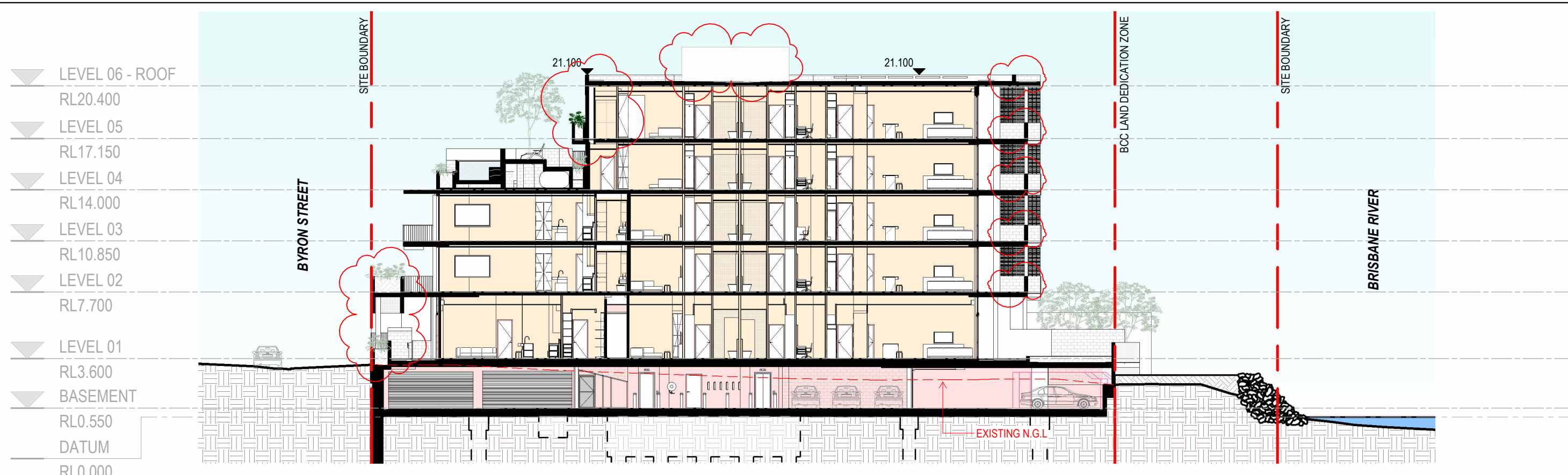
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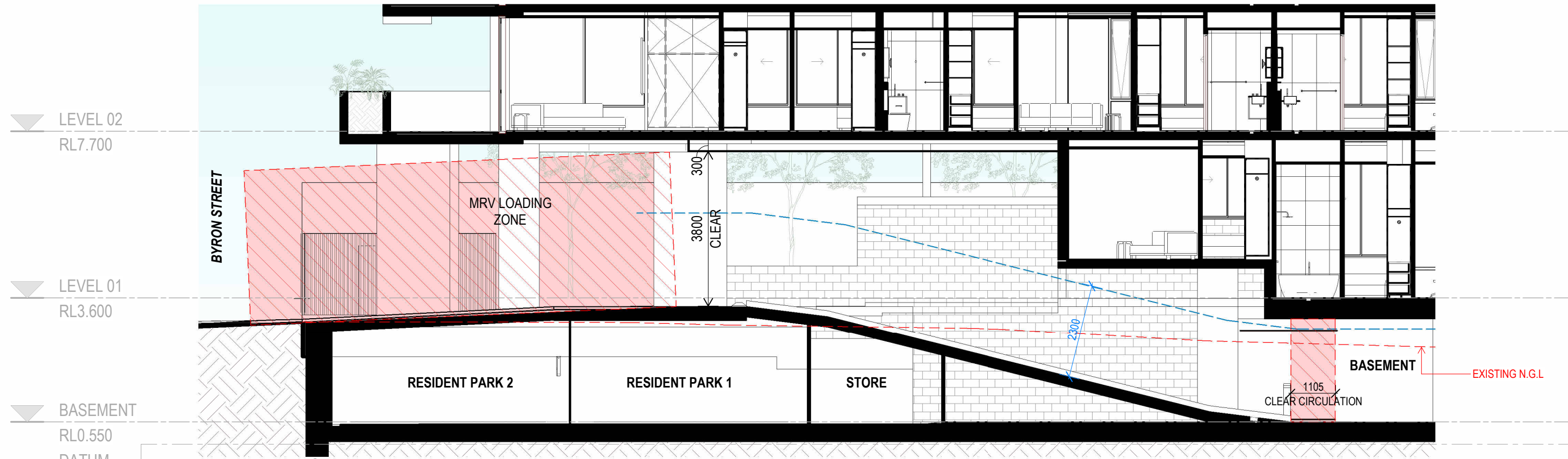
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FIRST ISSUE:	SCALE @ A3: 1 : 250
PROJECT No 25044	STAGE CD
DRAWING No A-106	REV 1

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1 SECTION DA - SECTION C  
Scale: 1 : 250



2 DETAIL SECTION DETAILED SECTION - DRIVEWAY  
Scale: 1 : 100

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
A	PRELIM - MINOR CHANGE ISSUE	CS	DK	31/10/25
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