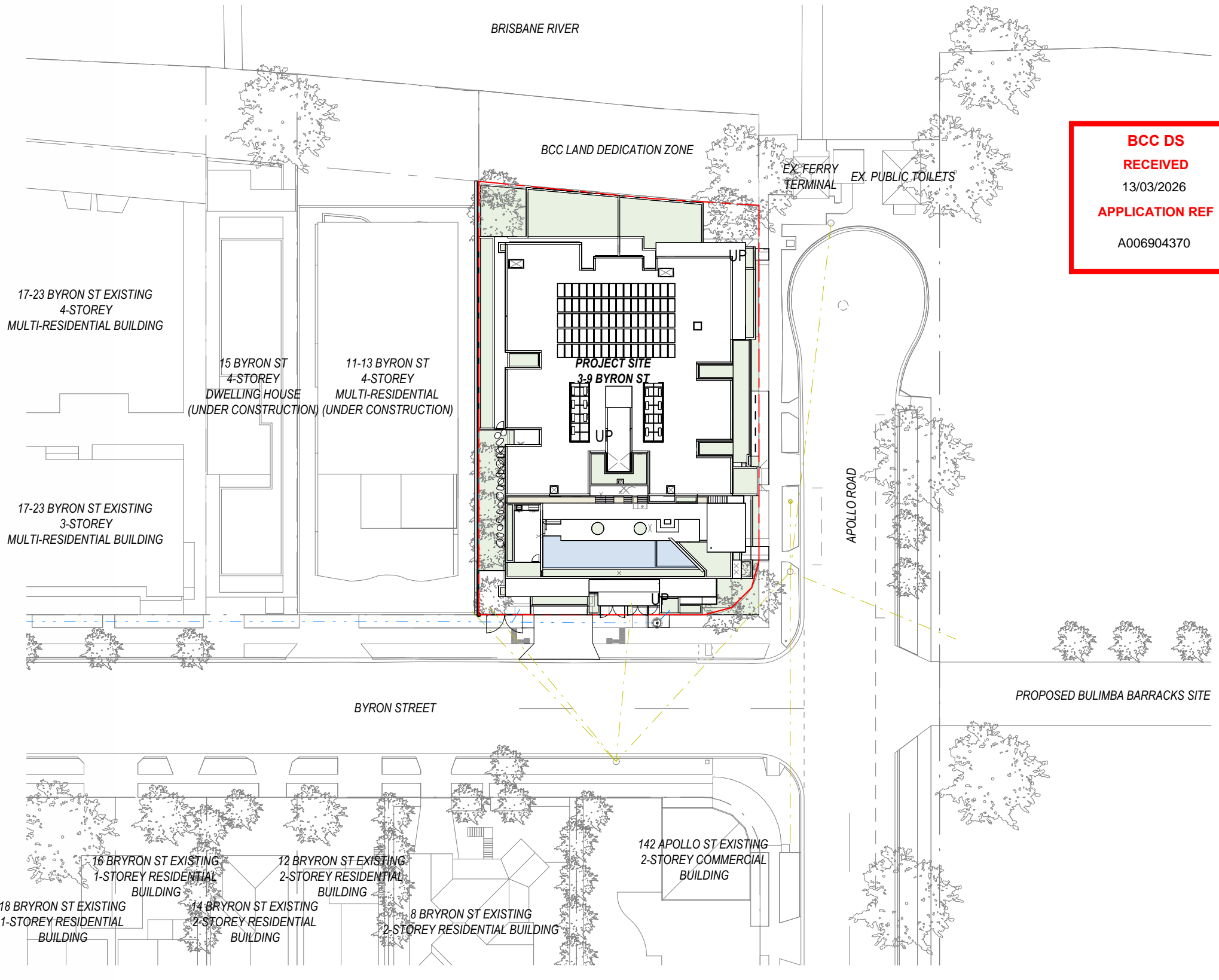


BYRON ST					
AREA SCHEDULES					25/11/2025
GFA					
LEVEL	UNIT	DA	NEW	DIFF.	
		m2	m2	m2	
1					
	101		213		
	102		229		
	103		139		
<b>TOTAL</b>		<b>560</b>	<b>581</b>	<b>21</b>	
2					
	201		249		
	202		228		
	203		140		
	204		131		
<b>TOTAL</b>		<b>764</b>	<b>748</b>	<b>-16</b>	
3					
	301		249	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

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		47.617		
	2		27.57		
	3		30.625		
	4		8.524		
	5		13.139		
<b>TOTAL (DEEP PLANTING)</b>			<b>127.475</b>		
<b>% - D.P POST LAND DEDICATION</b>			<b>9.0%</b>		
<b>PLANTERS</b>					
	AREA				
L1		223	204.967	-18.033	
L2		30	22	-8	
L3		2	22	20	
L4		70	56.549	-13.451	
L5		17	18	1	
<b>TOTAL</b>		<b>342</b>	<b>323.516</b>	<b>-18.484</b>	
<b>COMMON</b>					
COMMUNAL OPEN SPACE		186	198.798	12.798	
<b>SITE COVER</b>					
OVERALL		1009	978	-31	
TYPICAL		932	952	20	



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

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
1	MINOR CHANGE ISSUE	AW	DK	26/11/25
2	ISSUE FOR MINOR CHANGE	AW	DK	12/03/26

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 MINOR CHANGE APPLICATION

**CLIENT**  
 SPYRE GROUP

**NORTH**

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 Plaza Level, Mosaic  
 826 Ann St  
 Fortitude Valley QLD 4006  
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 bne@modedesign.com.au  
 ABN: 65 112 807 931

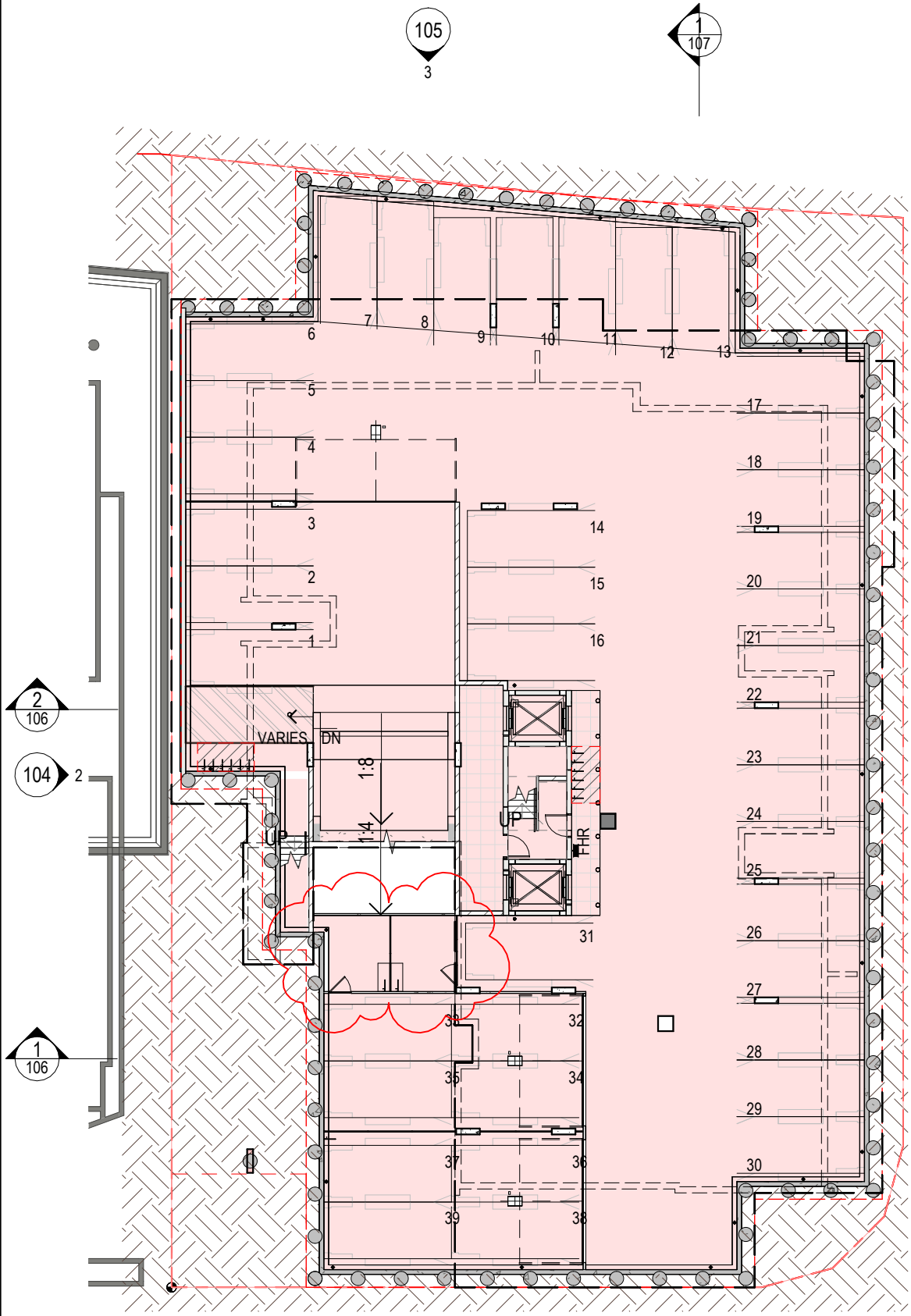
**PROJECT**  
 BYRON ST APARTMENTS  
 3-9 Byron St, Bulimba 4171

**DRAWING TITLE**  
 SITE PLAN

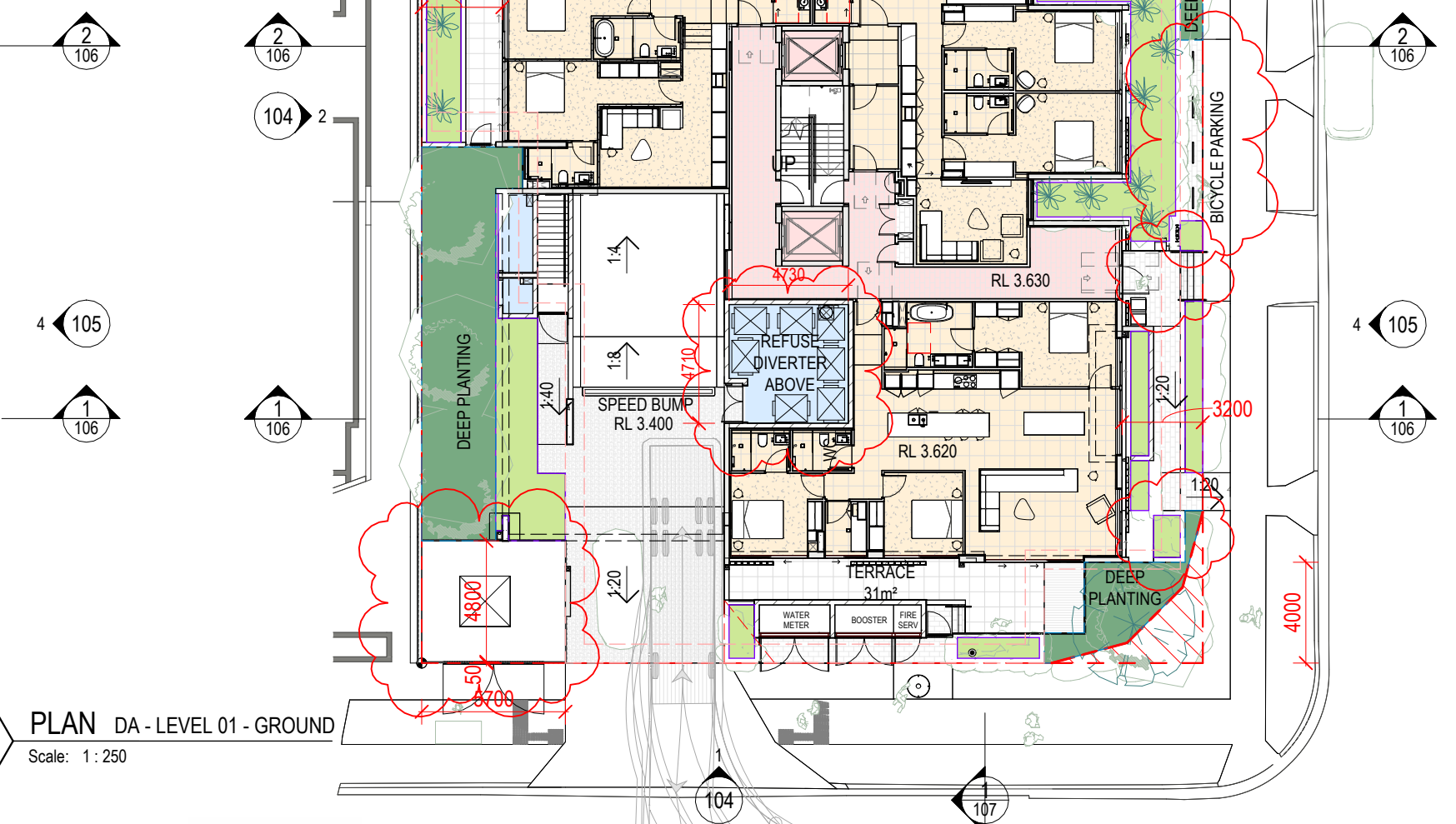
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FIRST ISSUE:	SCALE @ A3: 1 : 500
PROJECT No	STAGE
25044	CD
DRAWING No	REV
A-100	2

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



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

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
1	MINOR CHANGE ISSUE	AW	DK	26/11/25
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**DRAWING TITLE**  
 FLOOR PLANS - BASEMENT & L01

**DRAWN:** AW  
**CHECKED:** DK

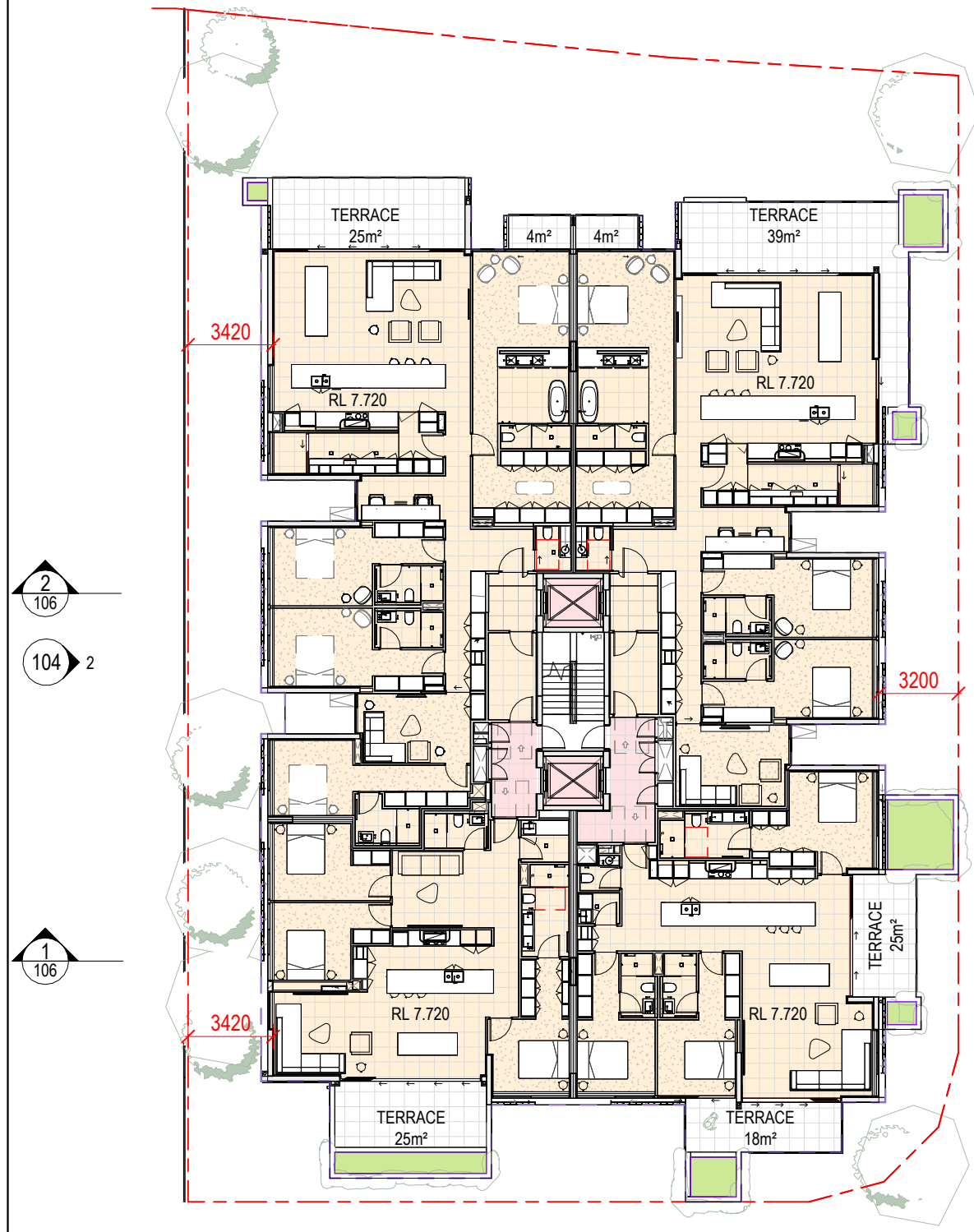
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**PROJECT No:** 25044  
**STAGE:** CD  
**DRAWING No:** A-101  
**REV:** 2

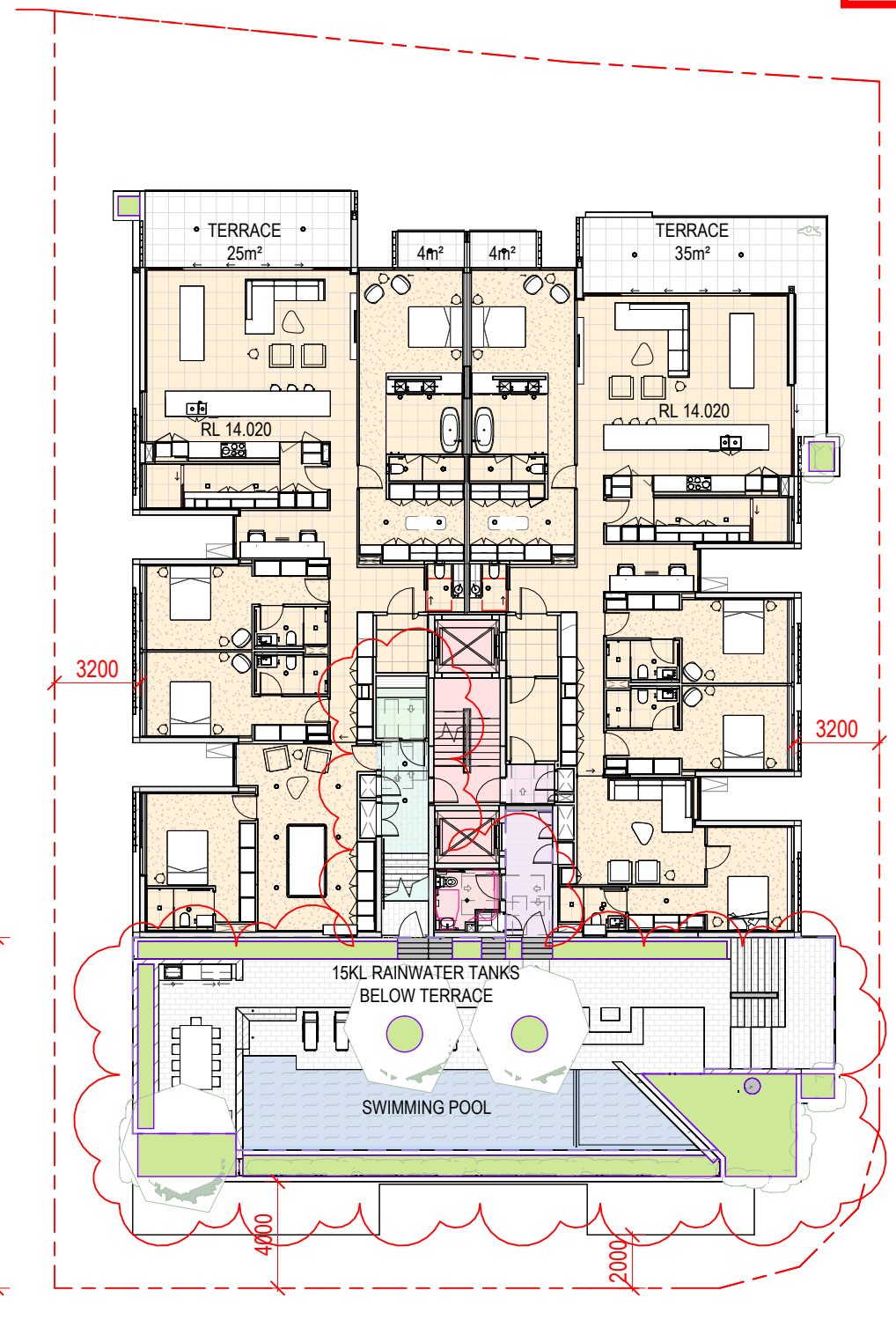
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**1 PLAN DA - LEVEL 02 & 03**  
 Scale: 1 : 250



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

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
1	MINOR CHANGE ISSUE	AW	DK	26/11/25
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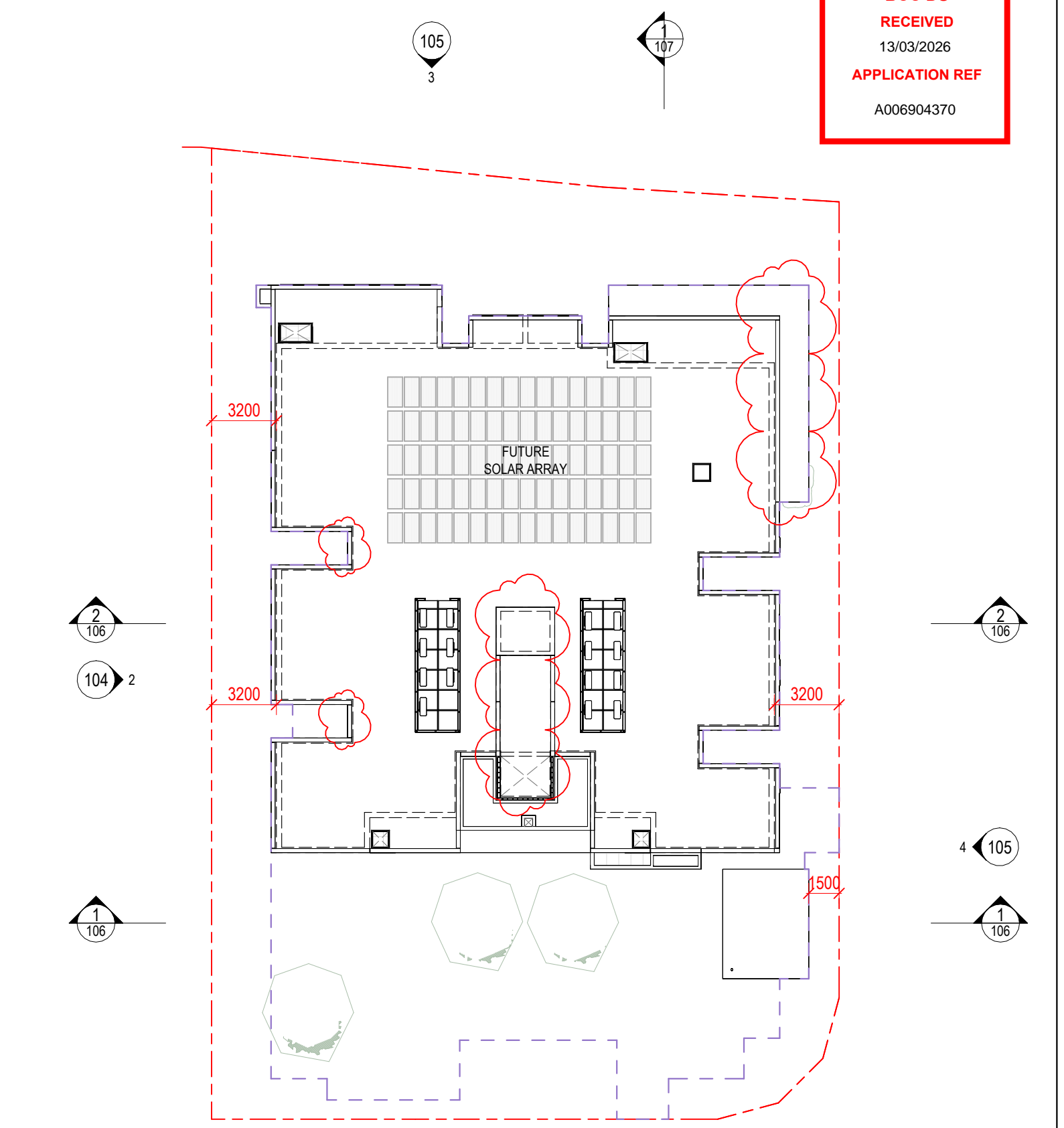
**PROJECT**  
 BYRON ST APARTMENTS  
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**DRAWING TITLE**  
 FLOOR PLANS - L02 & L03 & L04

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FIRST ISSUE:	SCALE @ A3: 1 : 250
PROJECT No 25044	STAGE CD
DRAWING No A-102	REV 2

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

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

AMENDMENTS				
REV	DESCRIPTION	AUTH	CHK	DATE
1	MINOR CHANGE ISSUE	AW	DK	26/11/25
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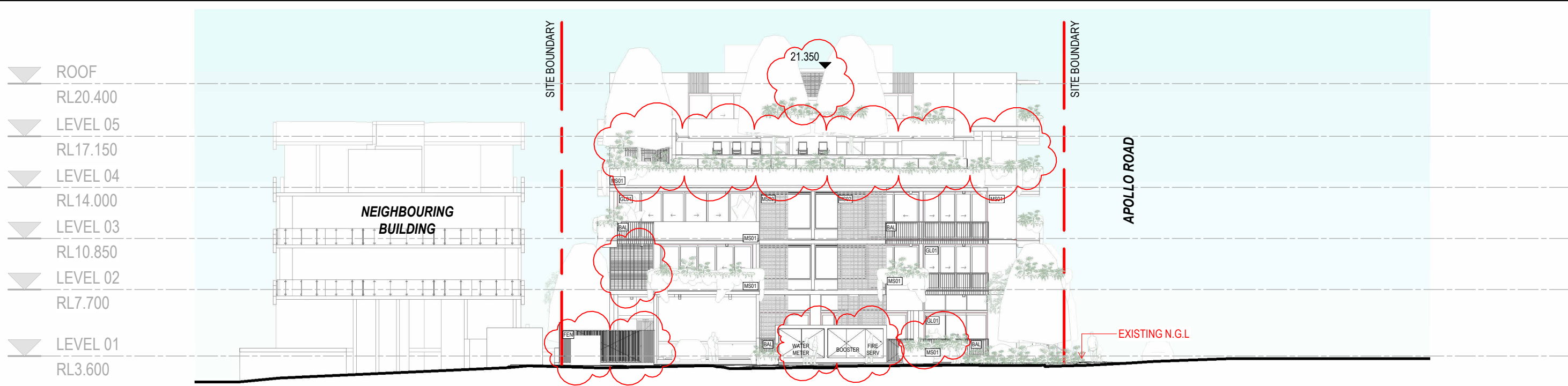
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**DRAWING TITLE**  
 FLOOR PLANS - L05 & ROOF

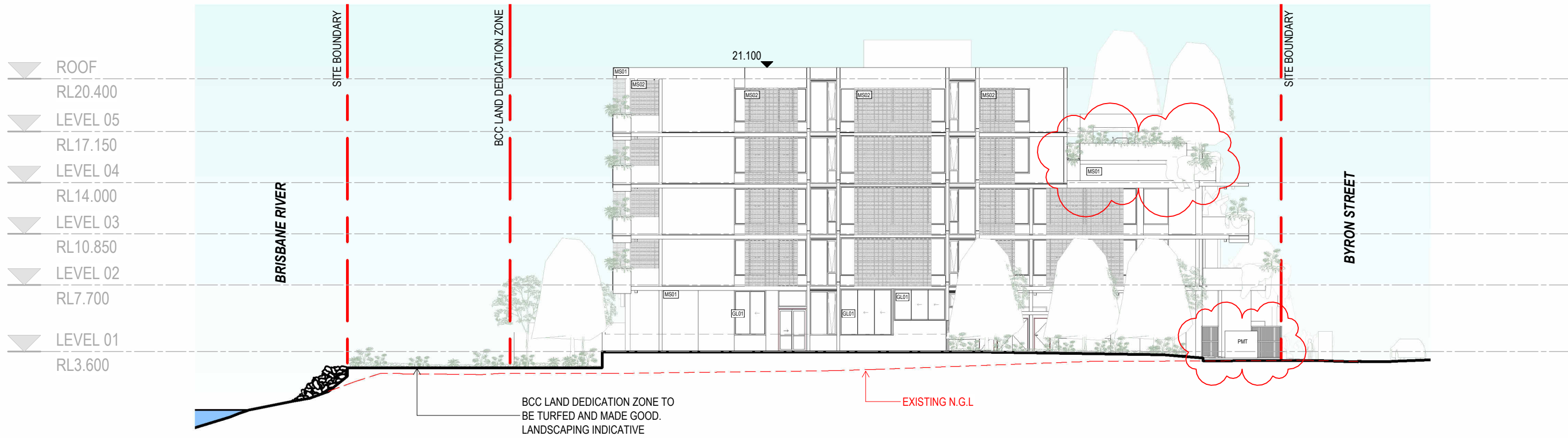
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PROJECT No 25044	STAGE CD
DRAWING No A-103	REV 2

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

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

AMENDMENTS				
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1	MINOR CHANGE ISSUE	AW	DK	26/11/25
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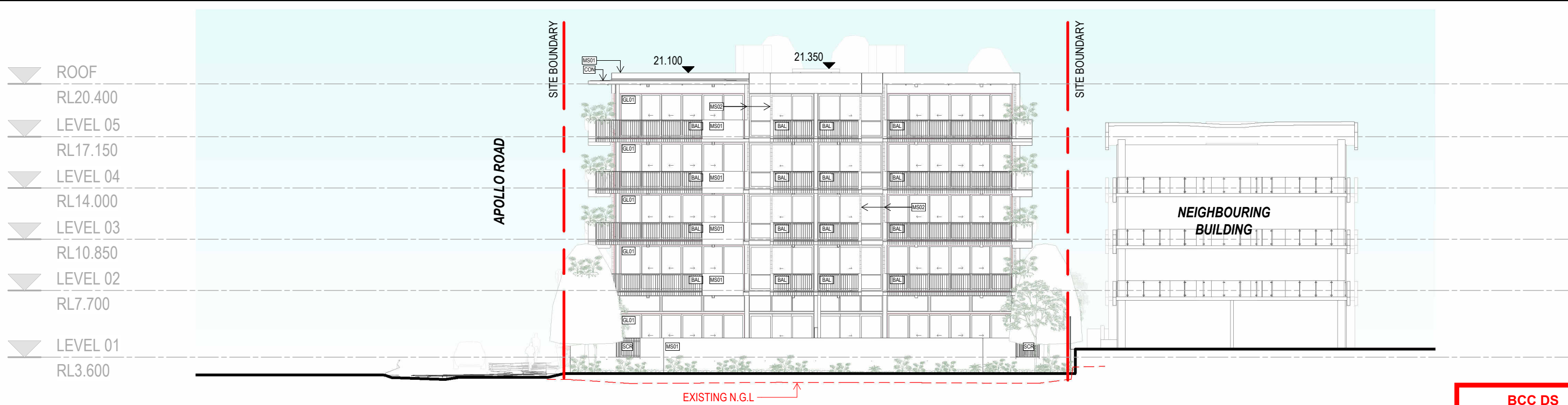
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**PROJECT**  
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**DRAWING TITLE**  
ELEVATIONS

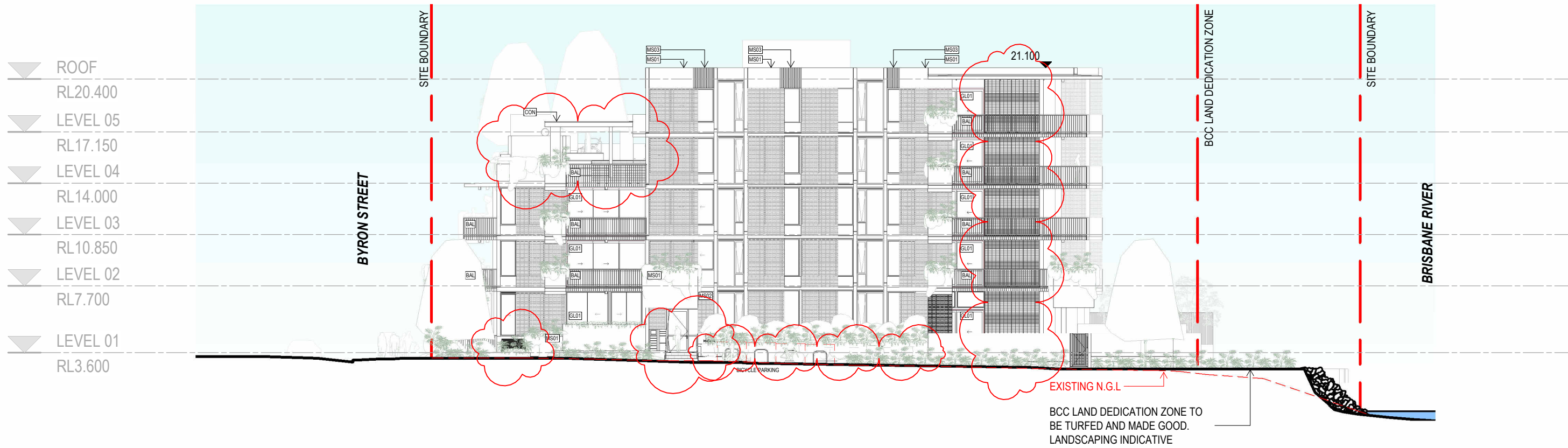
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PROJECT No 25044	STAGE CD
DRAWING No A-104	REV 2



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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
1	MINOR CHANGE ISSUE	AW	DK	26/11/25
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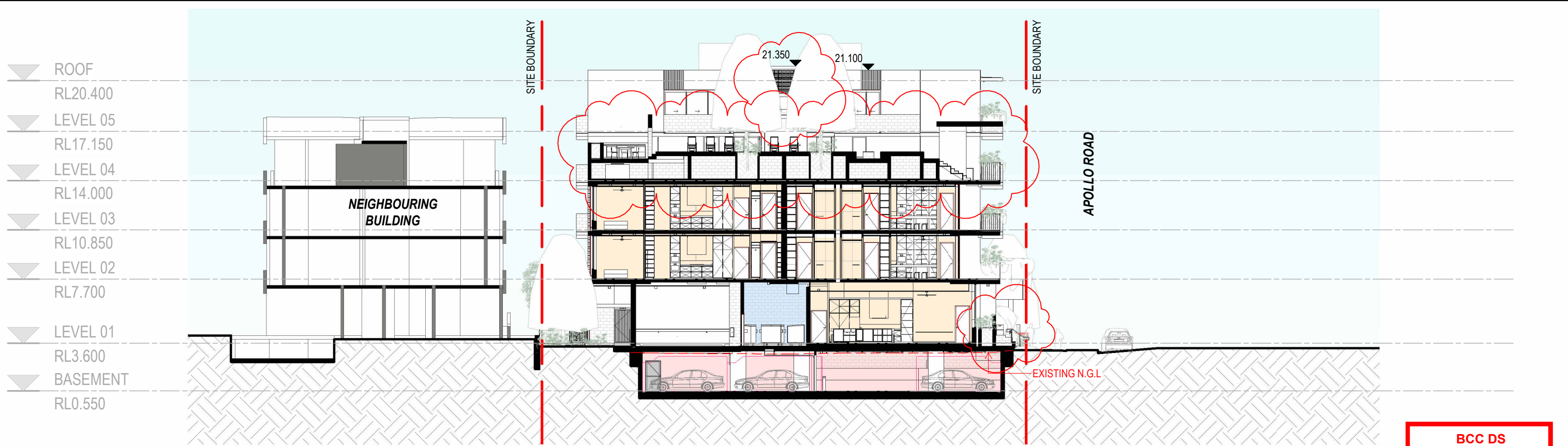
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**PROJECT**  
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**DRAWING TITLE**  
ELEVATIONS

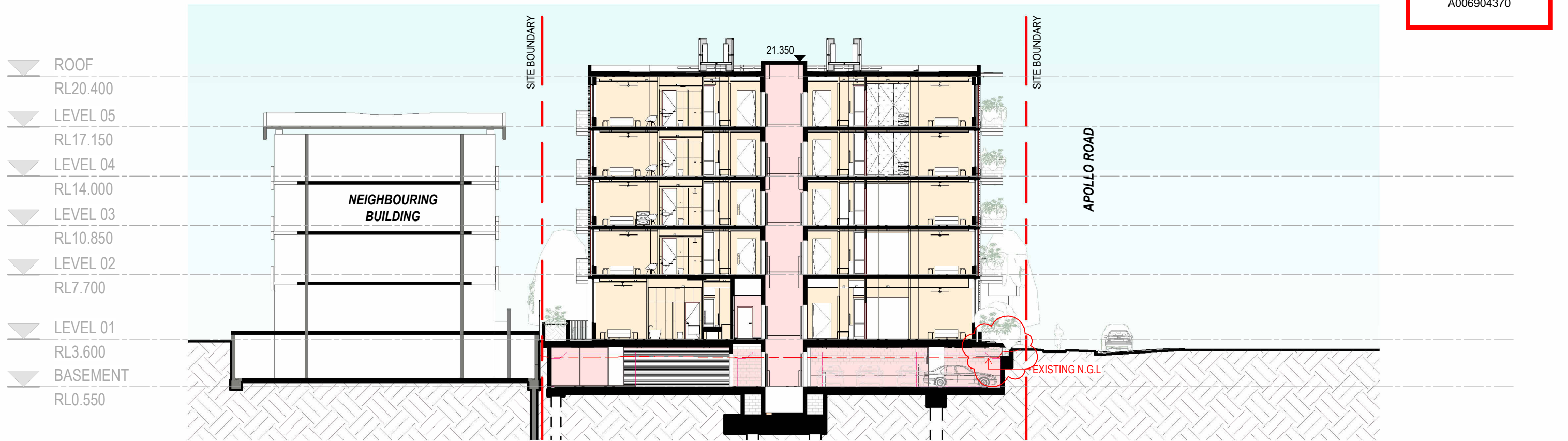
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25044	CD	A-105	2

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1 SECTION DA - SECTION A  
Scale: 1 : 250

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2 SECTION DA - SECTION B  
Scale: 1 : 250

AMENDMENTS				
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1	MINOR CHANGE ISSUE	AW	DK	26/11/25
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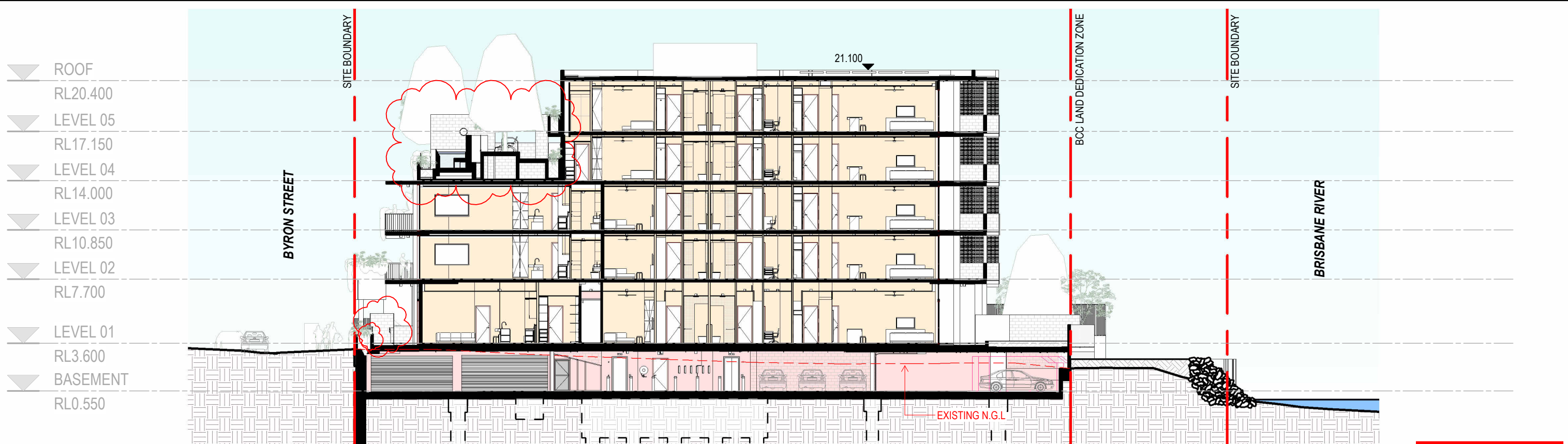
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ABN: 65 112 807 931

PROJECT  
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DRAWING TITLE  
SECTIONS

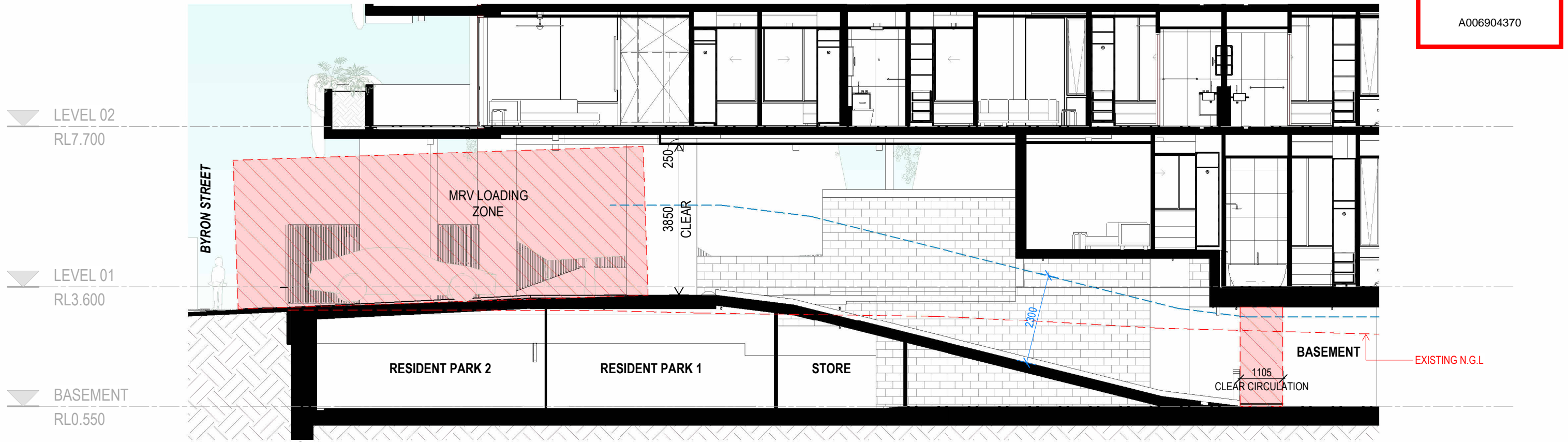
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PROJECT No 25044	STAGE CD
DRAWING No A-106	REV 2

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1 SECTION DA - SECTION C  
Scale: 1 : 250

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

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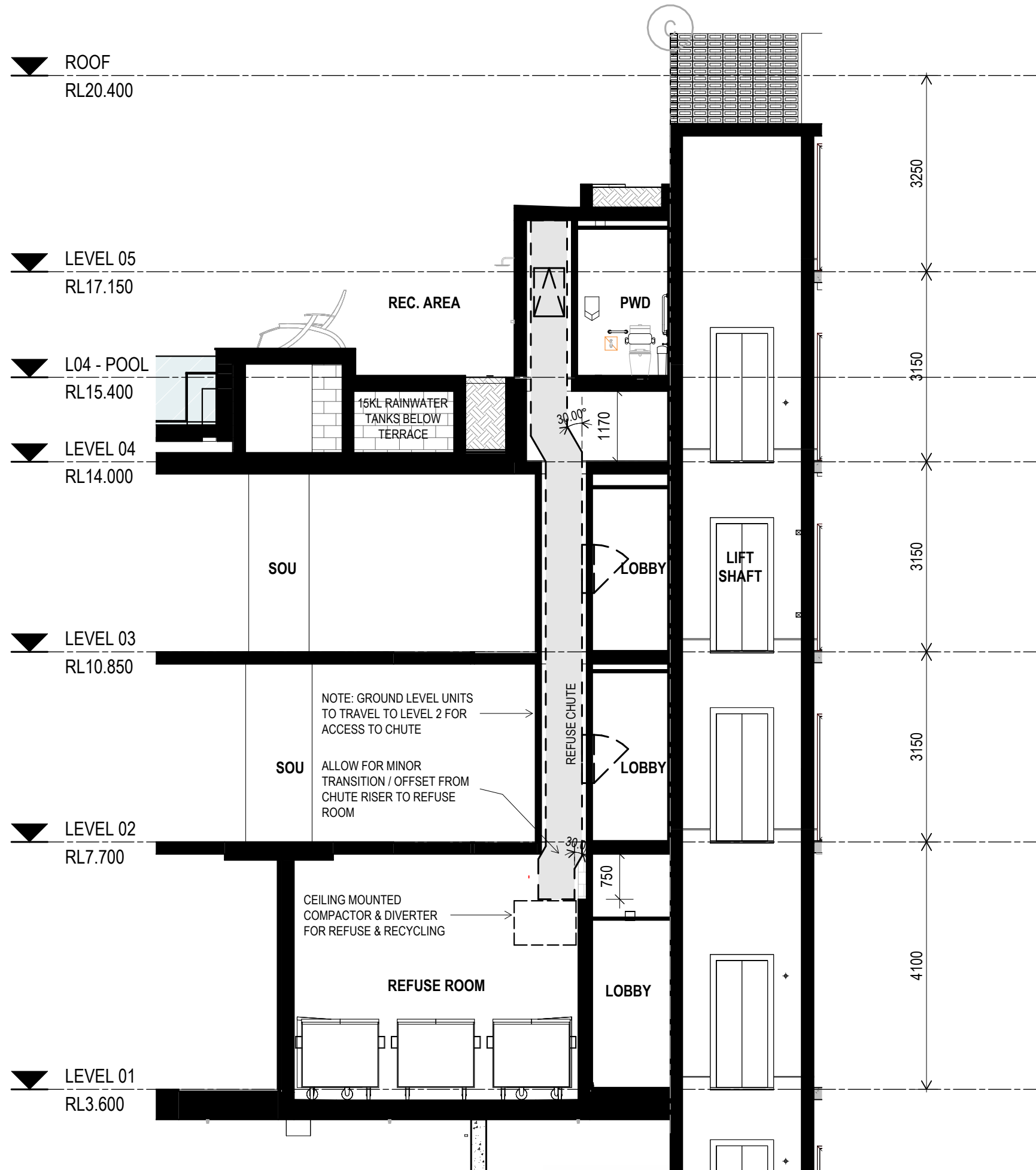
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SECTIONS

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FIRST ISSUE:	SCALE @ A3: As indicated
PROJECT No 25044	STAGE CD
DRAWING No A-107	REV 2

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1	ISSUE FOR MINOR CHANGE	AW	DK	12/03/26

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**DRAWING TITLE**  
 SECTIONS

DRAWN: AW	CHECKED: DK		
FIRST ISSUE:	SCALE @ A3: 1 : 75		
PROJECT No	STAGE	DRAWING No	REV
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1	ISSUE FOR MINOR CHANGE	AW	DK	12/03/26

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**DRAWING TITLE**  
PERSPECTIVES

DRAWN: AW		CHECKED: DK	
FIRST ISSUE:		SCALE @ A3:	
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1	ISSUE FOR MINOR CHANGE	AW	DK	12/03/26

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**DRAWING TITLE**  
 PERSPECTIVES

DRAWN: AW		CHECKED: DK	
FIRST ISSUE:		SCALE @ A3:	
PROJECT No	STAGE	DRAWING No	REV
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