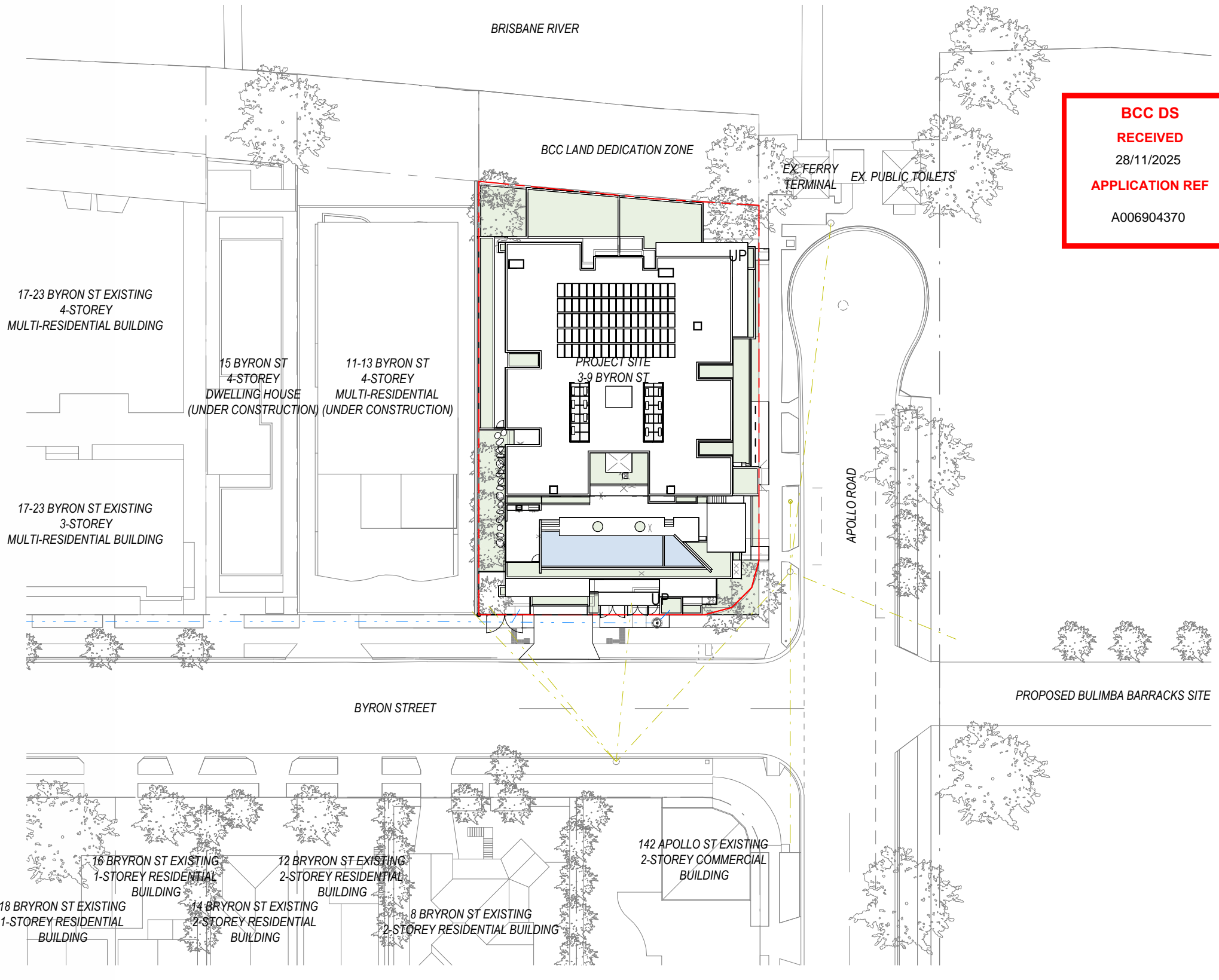


BYRON ST					
AREA SCHEDULES					
25/11/2025					
GFA					
LEVEL	UNIT	DA	NEW	DIFF.	
			m2	m2	m2
1					
	101		213		
	102		229		
	103		139		
TOTAL		560	581	21	
2					
	201		249		
	202		228		
	203		140		
	204		131		
TOTAL		764	748	-16	
3					
	301		249		
	302		228		
	303		140		
	304		131		
TOTAL		764	748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

PLANNING CALCS					
SITE AREA	(incl reserve)	1742			
CATEGORY	DESC.	DA	NEW	DIFF.	
		m2	m2	m2	
LAND DEDICATION AREA					
LAND DEDICATION AREA			319.981		
SITE AREA POST LAND DEDICATION			1422.019		
DEEP PLANTING					
	1		47.763		
	2		27.57		
	3		30.625		
	4		9.575		
	5		13.529		
TOTAL (DEEP PLANTING)			129.062		
% - D.P POST LAND DEDICATION			9.1%		
PLANTERS					
	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	
TOTAL		342	315.065	-26.935	
COMMON					
COMMUNAL OPEN SPACE		186	199.3	13.3	
SITE COVER					
OVERALL		1009	978	-31	
TYPICAL		932	952	20	



BCC DS
RECEIVED
 28/11/2025
APPLICATION REF
 A006904370

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

• These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 • Verify all dimensions on site prior to commencement of work.
 • DO NOT scale off these drawings.
 • Report any discrepancies to the architect before carrying out any work.

STATUS
 MINOR CHANGE APPLICATION

CLIENT
 SPYRE GROUP

NORTH

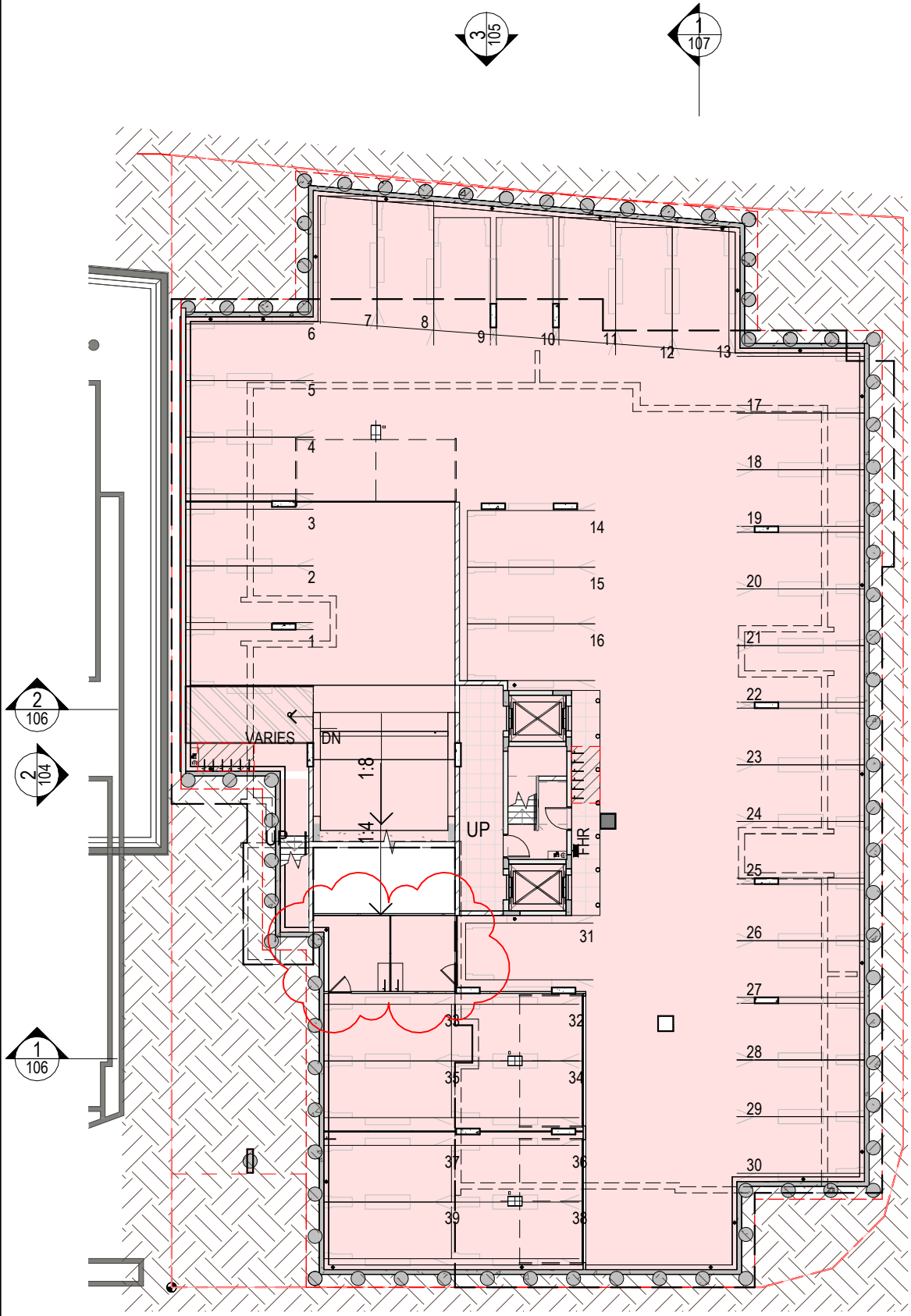
BRISBANE
 Plaza Level, Mosaic
 826 Ann St
 Fortitude Valley QLD 4006
 T +61 7 3253 9900
 bne@modedesign.com.au
 ABN: 65 112 807 931

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

DRAWING TITLE
 SITE PLAN

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

**BCC DS
RECEIVED**
28/11/2025
APPLICATION REF
A006904370



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

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 • Verify all dimensions on site prior to commencement of work.
 • DO NOT scale off these drawings.
 • Report any discrepancies to the architect before carrying out any work.

STATUS
MINOR CHANGE APPLICATION

NORTH

0m 2 4 6 8 10

CLIENT
SPYRE GROUP

BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au
ABN: 65 112 807 931

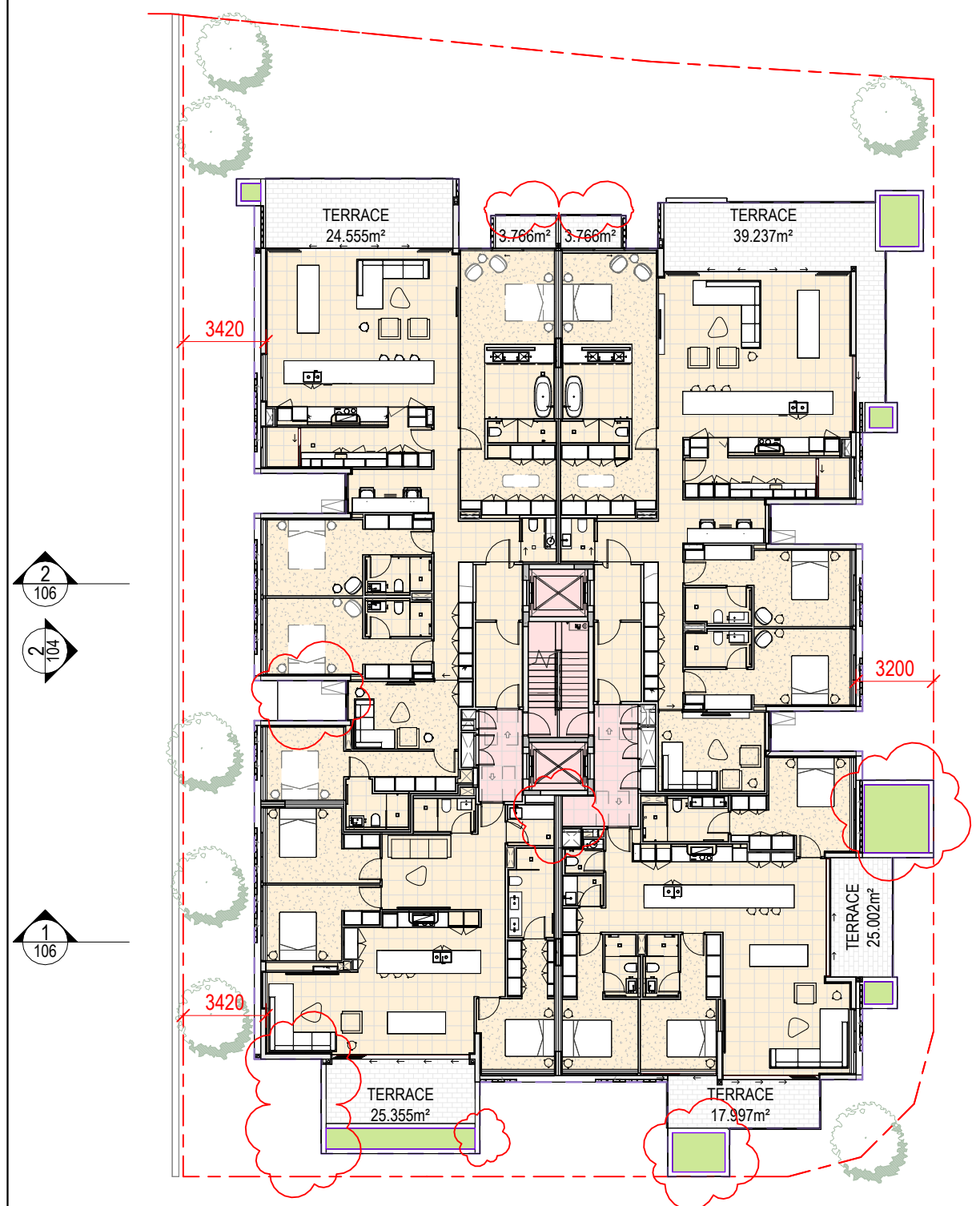
PROJECT
BYRON ST APARTMENTS
3-9 Byron St, Bulimba 4171

DRAWING TITLE
FLOOR PLANS - BASEMENT & L01

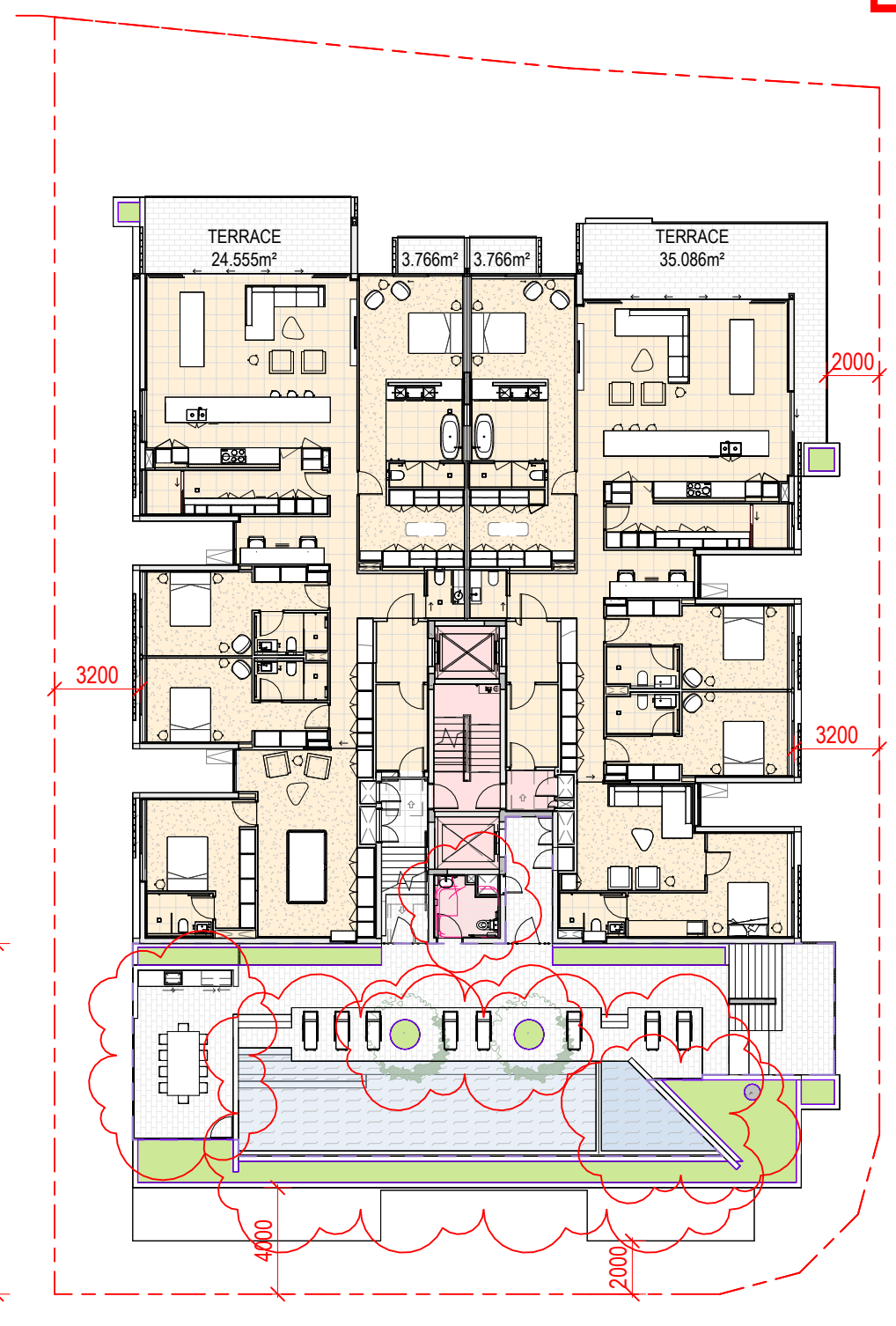
DRAWN: AW		CHECKED: DK	
FIRST ISSUE:		SCALE @ A3: 1 : 250	
PROJECT No	STAGE	DRAWING No	REV
25044	CD	A-101	1

26/11/2025 1:52:02 PM

**BCC DS
RECEIVED**
28/11/2025
APPLICATION REF
A006904370



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
1	MINOR CHANGE ISSUE	AW	DK	26/11/25

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 • Verify all dimensions on site prior to commencement of work.
 • DO NOT scale off these drawings.
 • Report any discrepancies to the architect before carrying out any work.

STATUS
MINOR CHANGE APPLICATION

CLIENT
SPYRE GROUP

NORTH

0m 2 4 6 8 10

BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au
ABN: 65 112 807 931

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

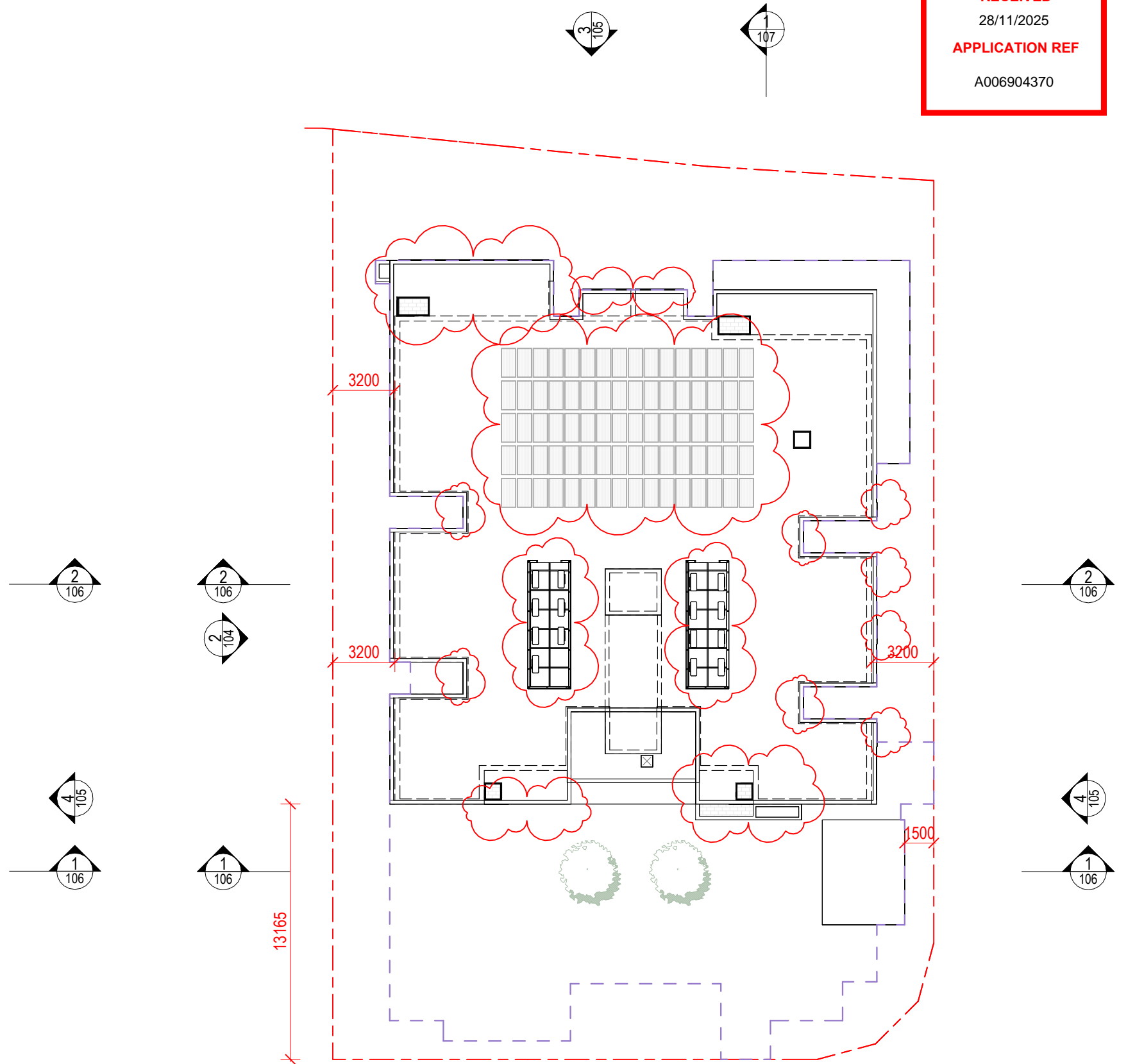
DRAWING TITLE
FLOOR PLANS - L02 & L03 & L04

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

BCC DS
RECEIVED
 28/11/2025
APPLICATION REF
 A006904370



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
1	MINOR CHANGE ISSUE	AW	DK	26/11/25

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 • Verify all dimensions on site prior to commencement of work.
 • DO NOT scale off these drawings.
 • Report any discrepancies to the architect before carrying out any work.

STATUS
 MINOR CHANGE APPLICATION

CLIENT
 SPYRE GROUP

NORTH

0m 2 4 6 8 10

mode

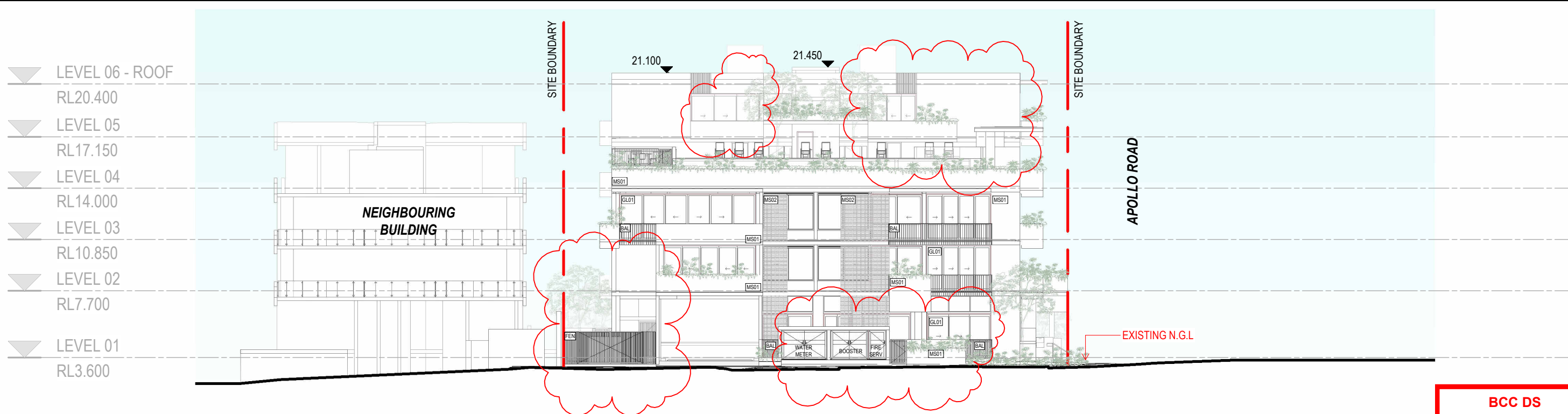
BRISBANE
 Plaza Level, Mosaic
 826 Ann St
 Fortitude Valley QLD 4006
 T +61 7 3253 9900
 bne@modedesign.com.au
 ABN: 65 112 807 931

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

DRAWING TITLE
 FLOOR PLANS - L05 & ROOF

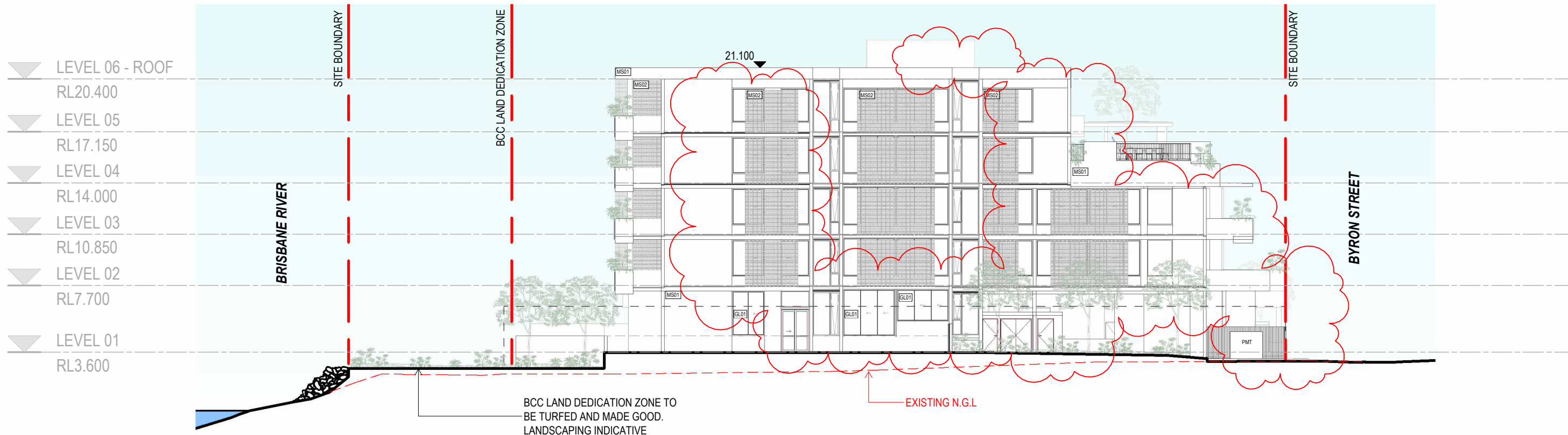
DRAWN: AW	CHECKED: DK
FIRST ISSUE:	SCALE @ A3: 1 : 250
PROJECT No 25044	STAGE CD
DRAWING No A-103	REV 1

26/11/2025 1:52:13 PM



**BCC DS
RECEIVED**
 28/11/2025
APPLICATION REF
 A006904370

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
A	PRELIM - MINOR CHANGE ISSUE	CS	DK	31/10/25
1	MINOR CHANGE ISSUE	AW	DK	26/11/25

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
 • Verify all dimensions on site prior to commencement of work.
 • DO NOT scale off these drawings.
 • Report any discrepancies to the architect before carrying out any work.

STATUS
 MINOR CHANGE APPLICATION

CLIENT
 SPYRE GROUP

NORTH

0m 2 4 6 8 10

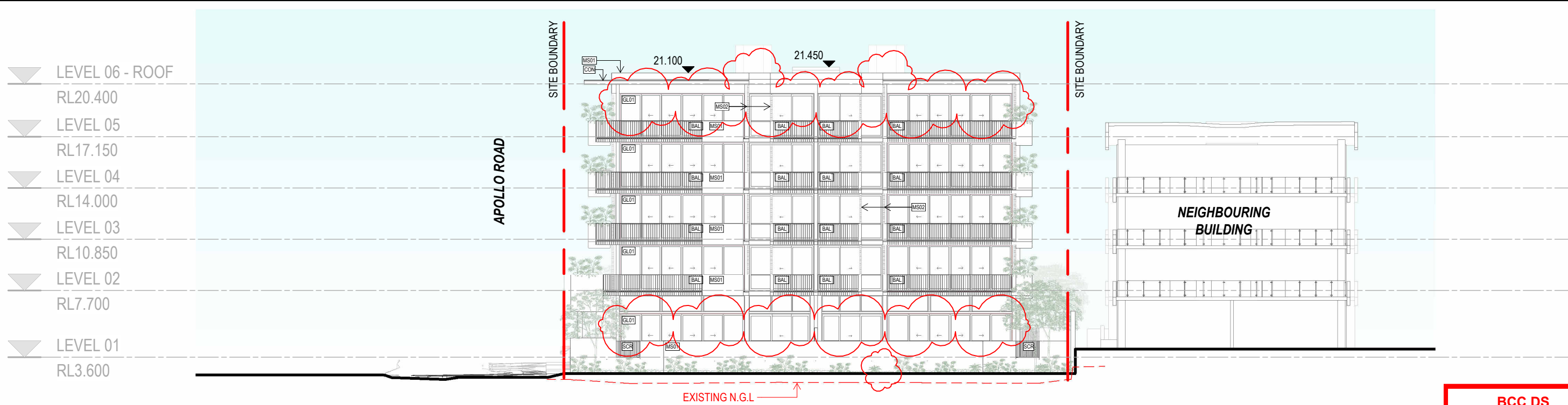
BRISBANE
 Plaza Level, Mosaic
 826 Ann St
 Fortitude Valley QLD 4006
 T +61 7 3253 9900
 bne@modedesign.com.au
 ABN: 65 112 807 931

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

DRAWING TITLE
 ELEVATIONS

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

26/11/2025 1:52:42 PM



**BCC DS
RECEIVED**
 28/11/2025
APPLICATION REF
 A006904370

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
A	PRELIM - MINOR CHANGE ISSUE	CS	DK	31/10/25
1	MINOR CHANGE ISSUE	AW	DK	26/11/25

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.

- Verify all dimensions on site prior to commencement of work.
- DO NOT scale off these drawings.
- Report any discrepancies to the architect before carrying out any work.

STATUS
MINOR CHANGE APPLICATION

NORTH
↑

CLIENT
SPYRE GROUP

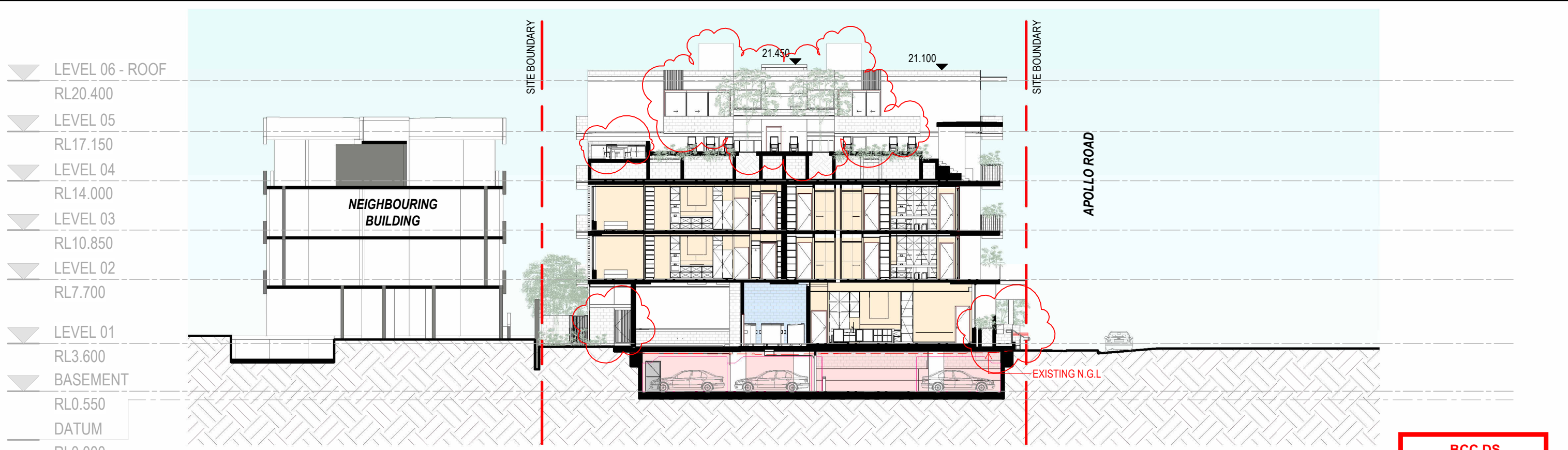
BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au
ABN: 65 112 807 931

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

DRAWING TITLE
ELEVATIONS

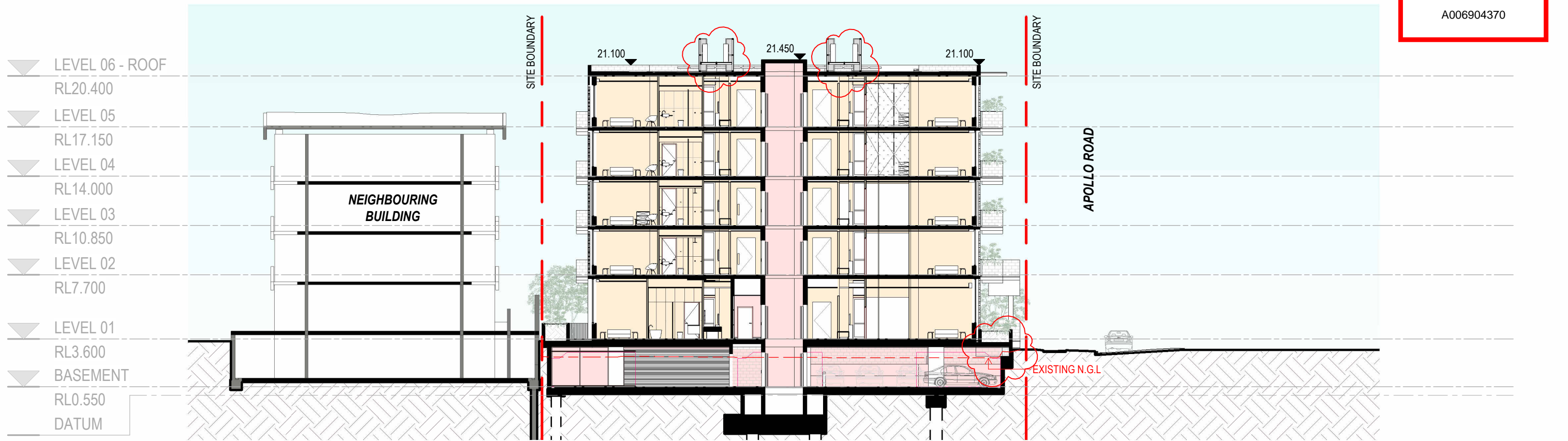
DRAWN: AW		CHECKED: DK	
FIRST ISSUE:		SCALE @ A3: 1 : 250	
PROJECT No	STAGE	DRAWING No	REV
25044	CD	A-105	1

26/11/2025 1:53:09 PM



1 SECTION DA - SECTION A
Scale: 1 : 250

**BCC DS
RECEIVED**
28/11/2025
APPLICATION REF
A006904370



2 SECTION DA - SECTION B
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

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
• Verify all dimensions on site prior to commencement of work.
• DO NOT scale off these drawings.
• Report any discrepancies to the architect before carrying out any work.

STATUS
MINOR CHANGE APPLICATION

0m 2 4 6 8 10

CLIENT
SPYRE GROUP

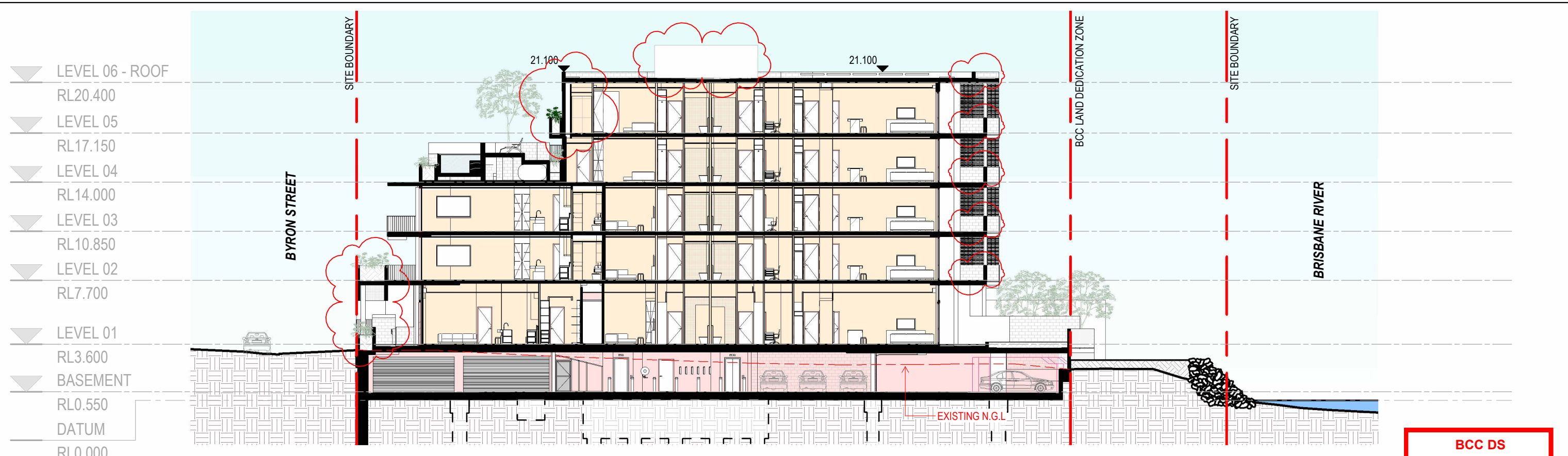
BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au
ABN: 65 112 807 931

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

DRAWING TITLE
SECTIONS

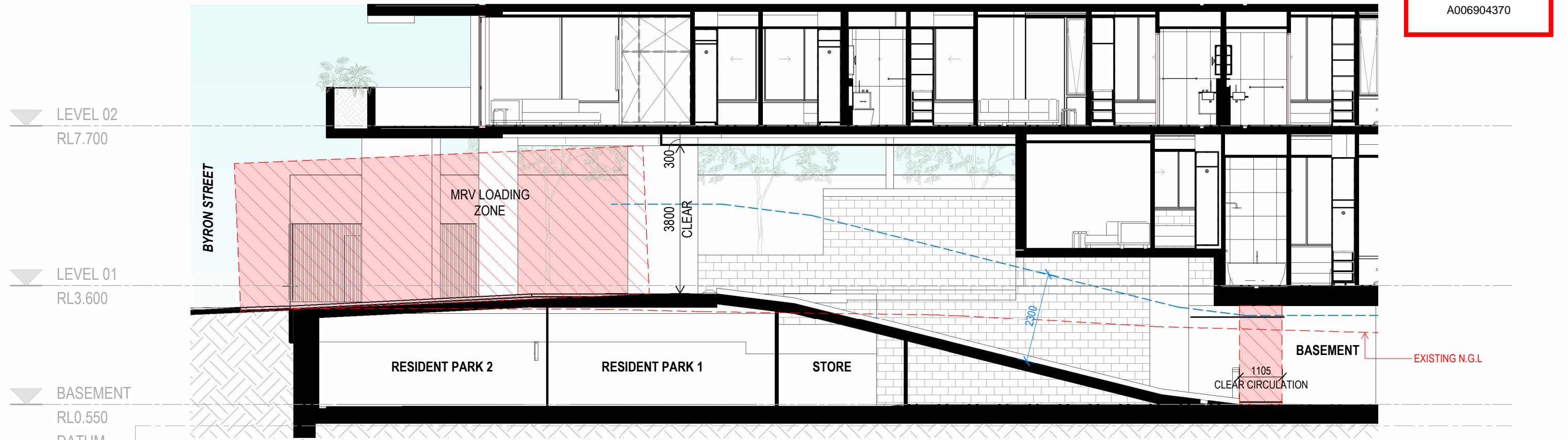
DRAWN: AW	CHECKED: DK
FIRST ISSUE:	SCALE @ A3: 1 : 250
PROJECT No 25044	STAGE CD
DRAWING No A-106	REV 1

26/11/2025 1:53:32 PM



1 SECTION DA - SECTION C
Scale: 1 : 250

**BCC DS
RECEIVED**
28/11/2025
APPLICATION REF
A006904370



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
1	MINOR CHANGE ISSUE	AW	DK	26/11/25

These designs and plans are the copyright of MODE DESIGN Corp. Pty Ltd and cannot be reproduced without written permission.
• Verify all dimensions on site prior to commencement of work.
• DO NOT scale off these drawings.
• Report any discrepancies to the architect before carrying out any work.

STATUS
MINOR CHANGE APPLICATION

NORTH

CLIENT
SPYRE GROUP

BRISBANE
Plaza Level, Mosaic
826 Ann St
Fortitude Valley QLD 4006
T +61 7 3253 9900
bne@modedesign.com.au
ABN: 65 112 807 931

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

DRAWING TITLE
SECTIONS

DRAWN: AW	CHECKED: DK
FIRST ISSUE:	SCALE @ A3: As indicated
PROJECT No 25044	STAGE CD
DRAWING No A-107	REV 1

26/11/2025 1:53:49 PM