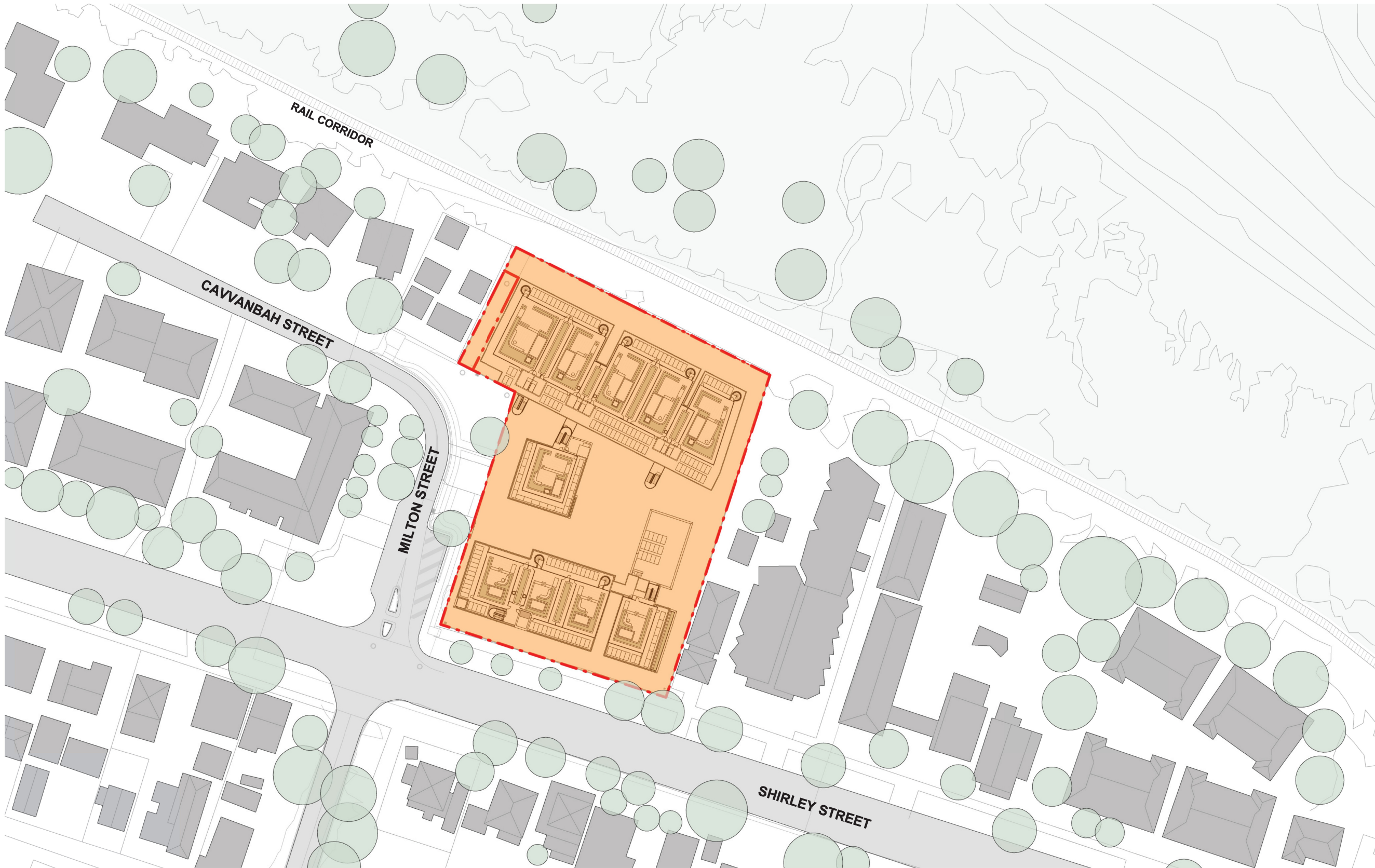




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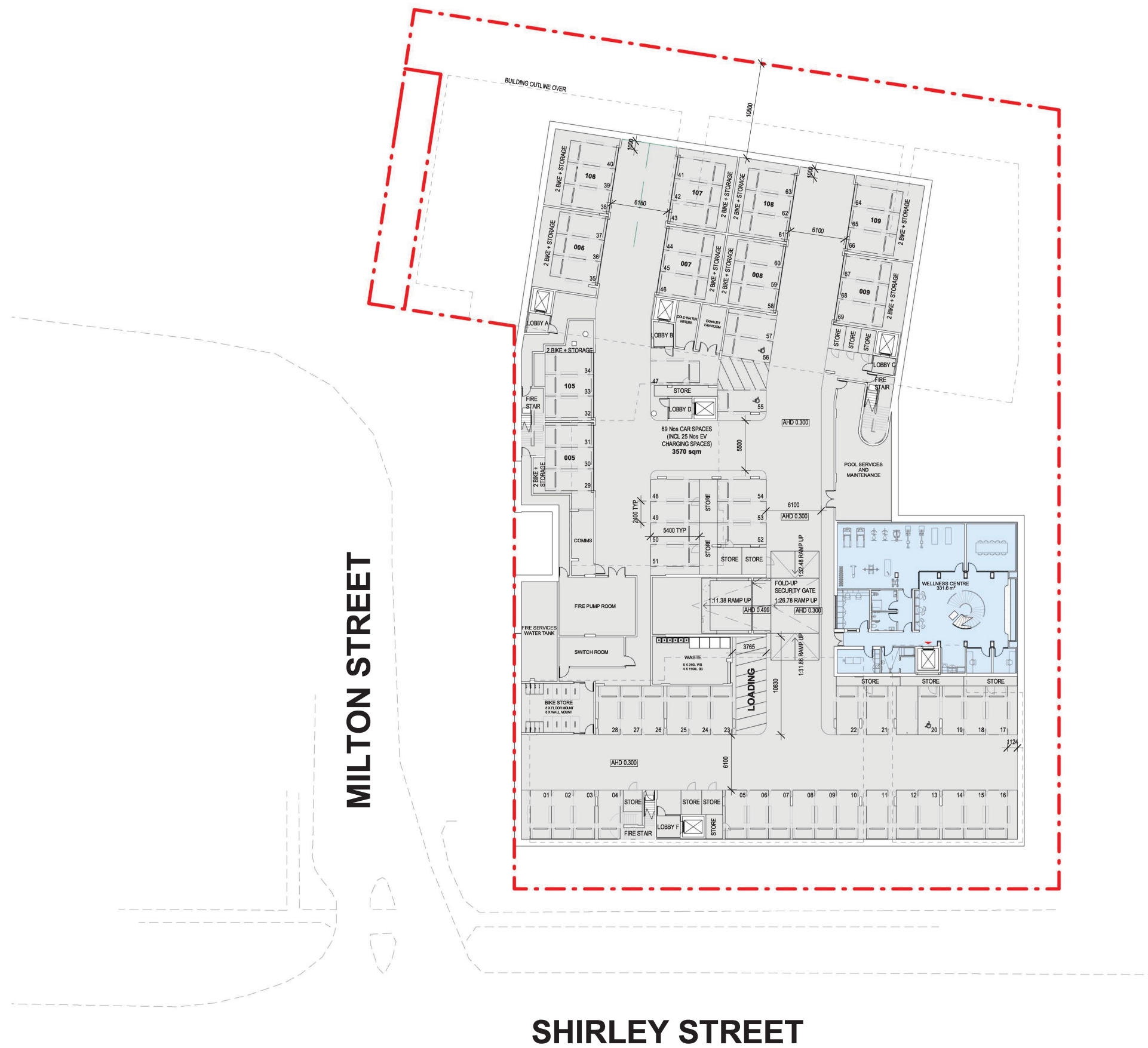
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client	VITALE PROPERTY GROUP		
approved	Checker	scale	1:1000 @A3
prepared	Author	project no	0899SHI

project	EADE BYRON BAY		
	29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481		
drawing	SITE PLAN		
drawing no.	EADE-DAH-DRW-AR-DA1.01	revision	A
4/02/2025 6:01:15 AM			



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approved scale
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prepared	Author	project no	0899SHI
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project

EADE BYRON BAY

29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481

drawing

BASEMENT FLOOR PLAN

drawing no. EADE-DAH-DRW-AR-DA1.11

revision
A

4/02/2025 6:01:17 AM

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B	FOR INFORMATION	SE	04/03/25

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approved	Checker	scale	1:500 @A3
prepared	Author	project no	0899SHI

project		EADE BYRON BAY	
		29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481	
drawing		GROUND FLOOR	
drawing no.		EADE-DAH-DRW-AR-DA1.12	revision B
4/03/2025 9:06:12 AM			

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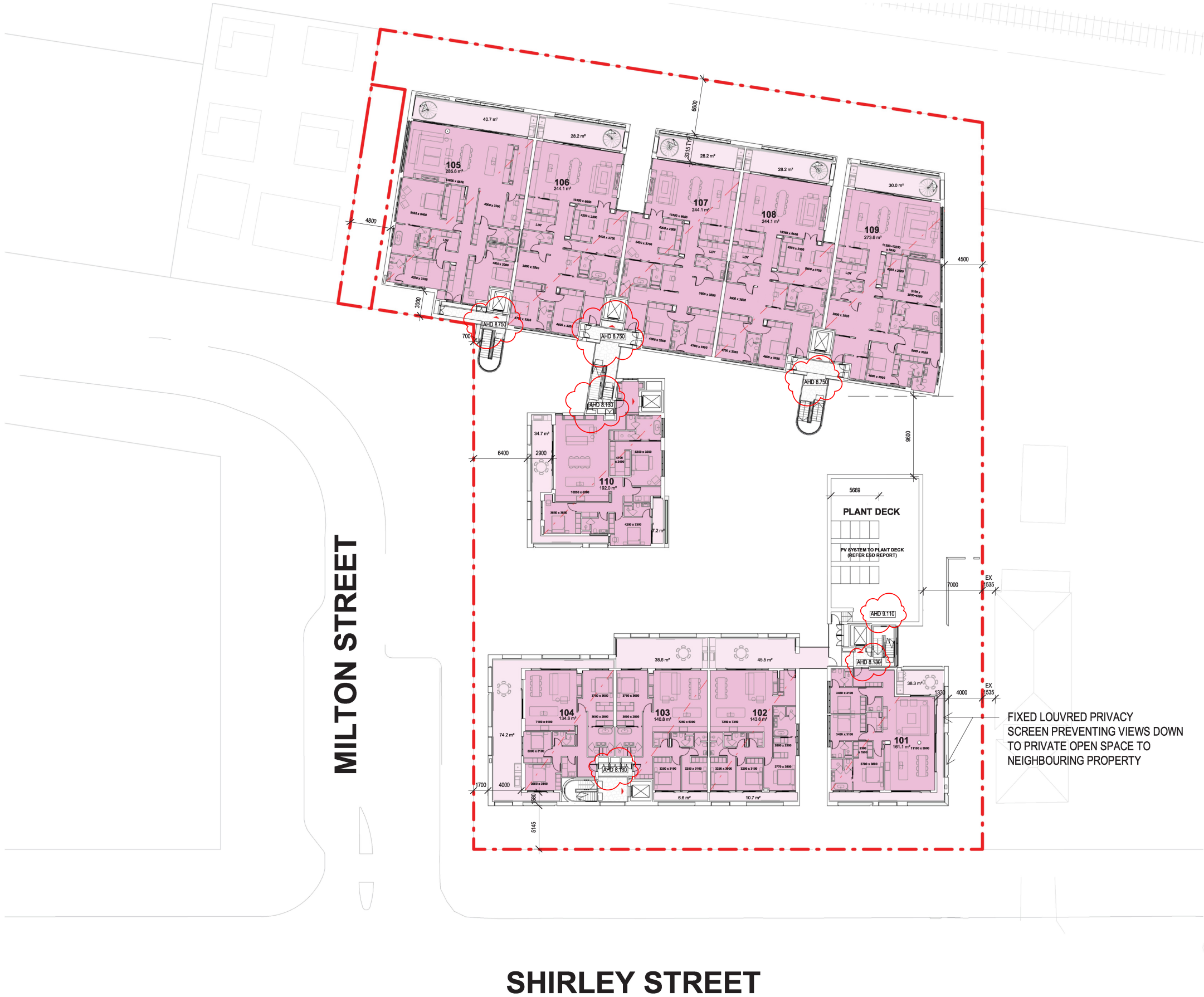
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A	FOR INFORMATION	SE	03/02/25

client		VITALE PROPERTY GROUP	
approved	Checker	scale	1:500 @A3
prepared	Author	project no	0899SHI

project		EADE BYRON BAY	
		29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481	
drawing		LEVEL 1	
drawing no.		EADE-DAH-DRW-AR-DA1.13	revision A

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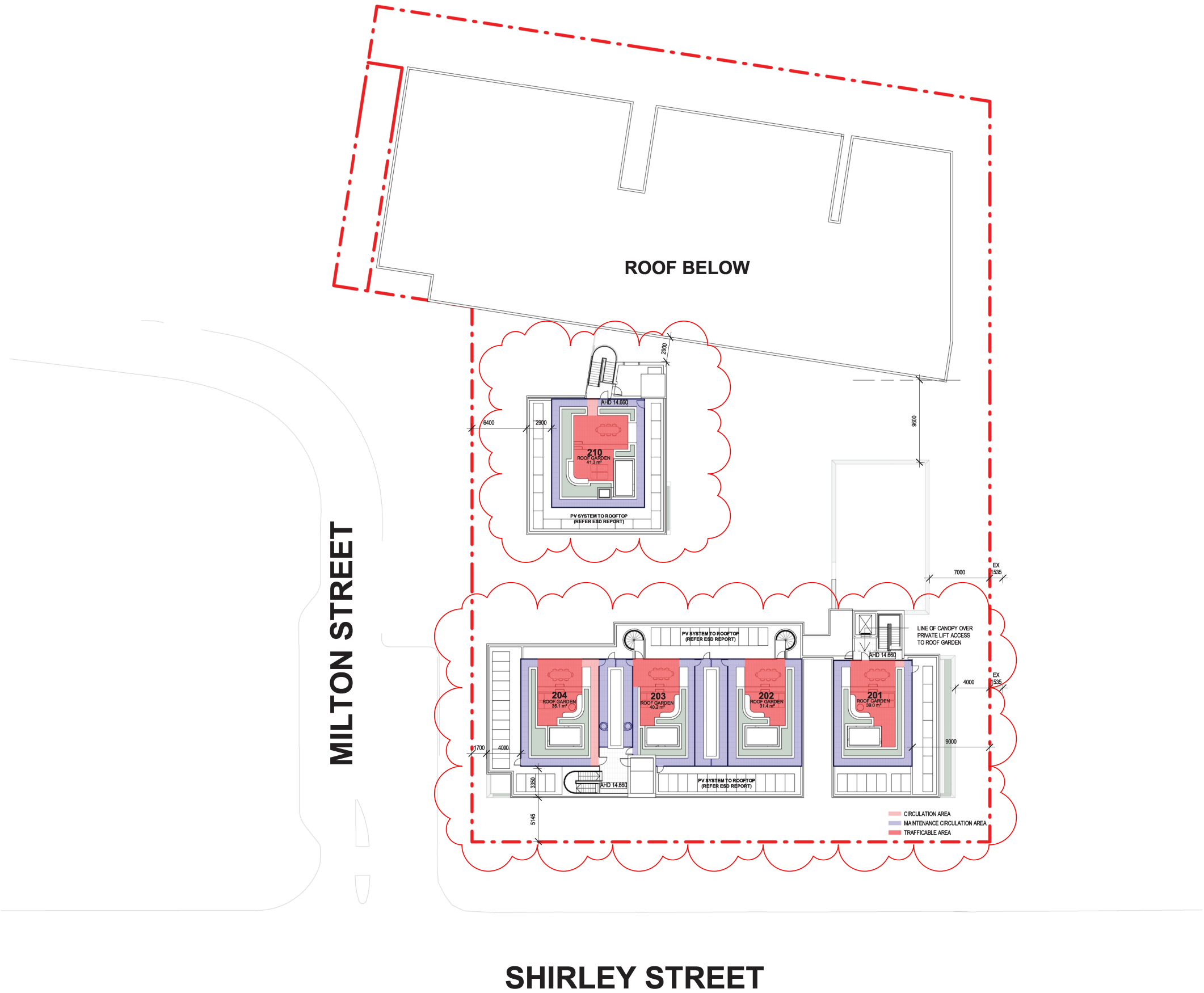
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approved	Checker	scale	1:500 @A3
prepared	Author	project no	0899SHI

project	EADE BYRON BAY		
	29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481		
drawing	ROOF PLAN		
drawing no.	EADE-DAH-DRW-AR-DA1.15	revision	A
4/02/2025 6:01:23 AM			



NOTE:

AT LEAST 10% OF
ALL APARTMENTS
ARE ADAPTABLE

Apartment Types

- 005
- 006, 007, 008
(Internal Layout Similar)
- 009



100.5 m²

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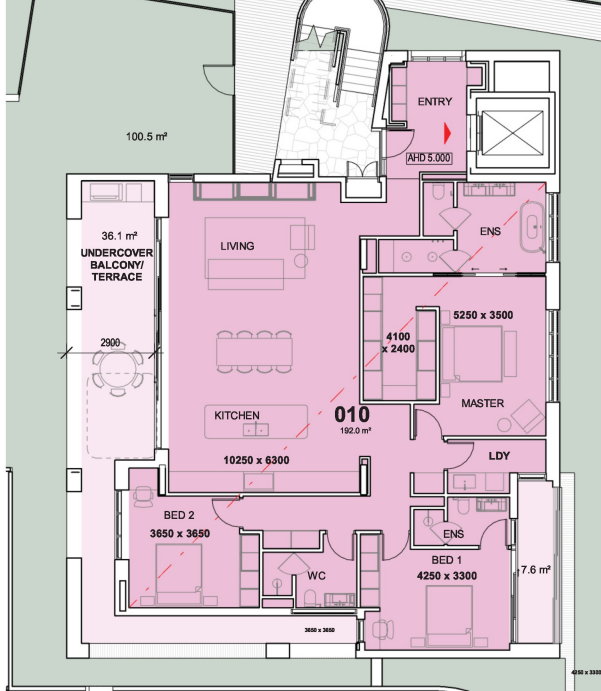
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Rev No.: Revision Name:		Date:	
A	FOR INFORMATION	SE	03/02/25

client		VITALE PROPERTY GROUP	
approved	Checker	scale	1:250 @A3
prepared	Author	project no	0899SHI

project		7.5 m² Drying Area	
		EADE BYRON BAY	
29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481			
drawing	TYPICAL LAYOUTS GROUND FLOOR		
drawing no.	EADE-DAH-DRW-AR-DA1.21	revision	A

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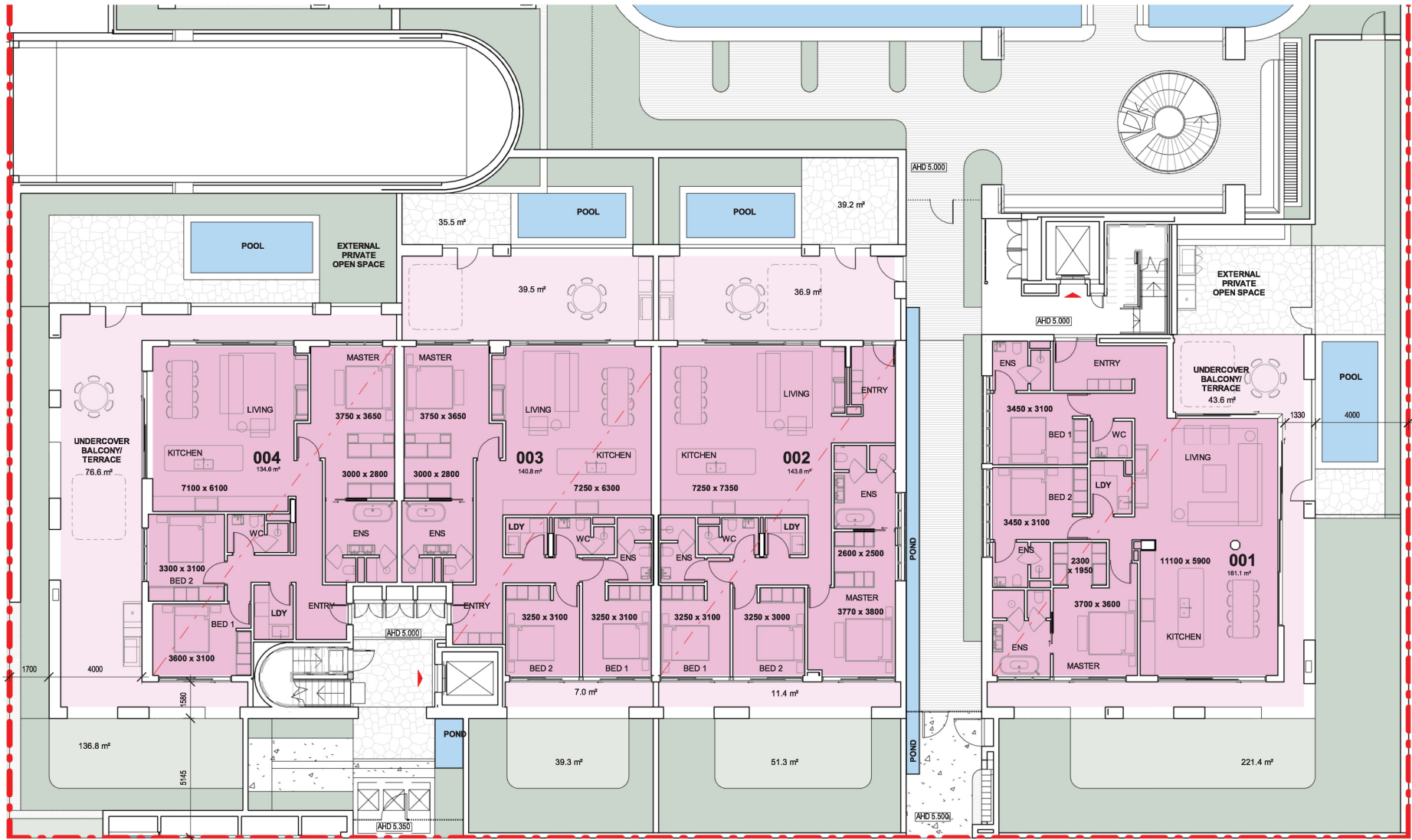


NOTE:

AT LEAST 10% OF ALL APARTMENTS ARE ADAPTABLE

Apartment Types

- 001
- 002
- 003
- 004
- 010



7.5 m² Drying Area

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scale	1:250 @A3
prepared	Author
project no	0899SHI

project	EADE BYRON BAY
	29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481
drawing	TYPICAL LAYOUTS GROUND FLOOR
drawing no.	EADE-DAH-DRW-AR-DA1.22
revision	A

NOTE:

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Apartment Types

- 105
- 106, 107, 108
(Internal Layout Similar)
- 109



7.5 m² Drying Area

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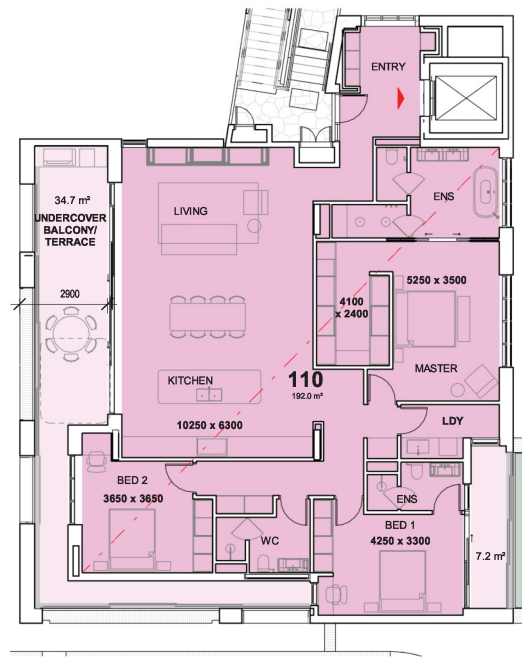
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client	VITALE PROPERTY GROUP
approved	Checker
prepared	Author
scale	1:250 @A3
project no	0899SHI

project	EADE BYRON BAY
	29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481
drawing	TYPICAL LAYOUTS LEVEL 1
drawing no.	EADE-DAH-DRW-AR-DA1.23
revision	A

4/02/2025 6:01:27 AM



NOTE:

**AT LEAST 10% OF
ALL APARTMENTS
ARE ADAPTABLE**

Apartment Types

101

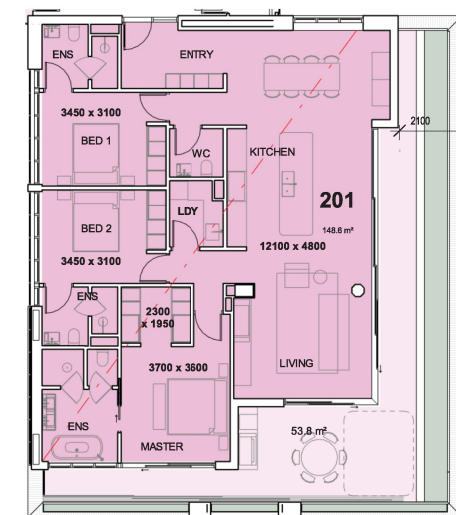
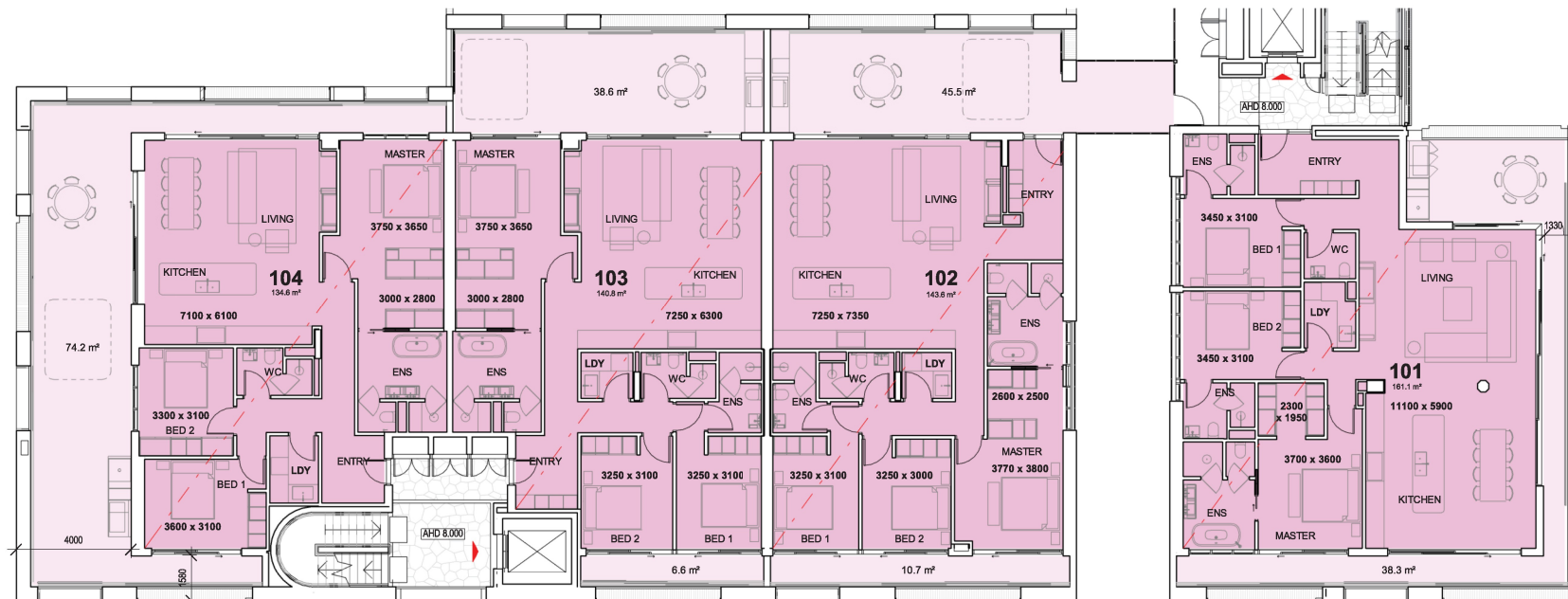
201

102, 202
(Internal Layout Similar)

103, 203
(Internal Layout Similar)

104, 204
(Internal Layout Similar)

110, 210
(Internal Layout Similar)



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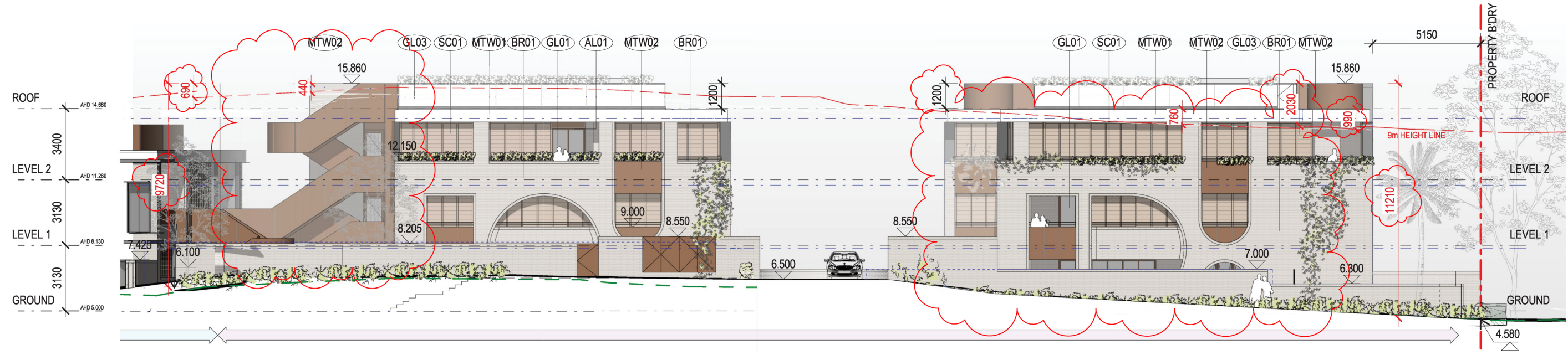
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approved	Checker	scale	1:250 @A3
prepared	Author	project no	0899SHI

project
EAD Byron Bay
29 Shirley Street & 24 Milton Street, Byron Bay NSW 2481

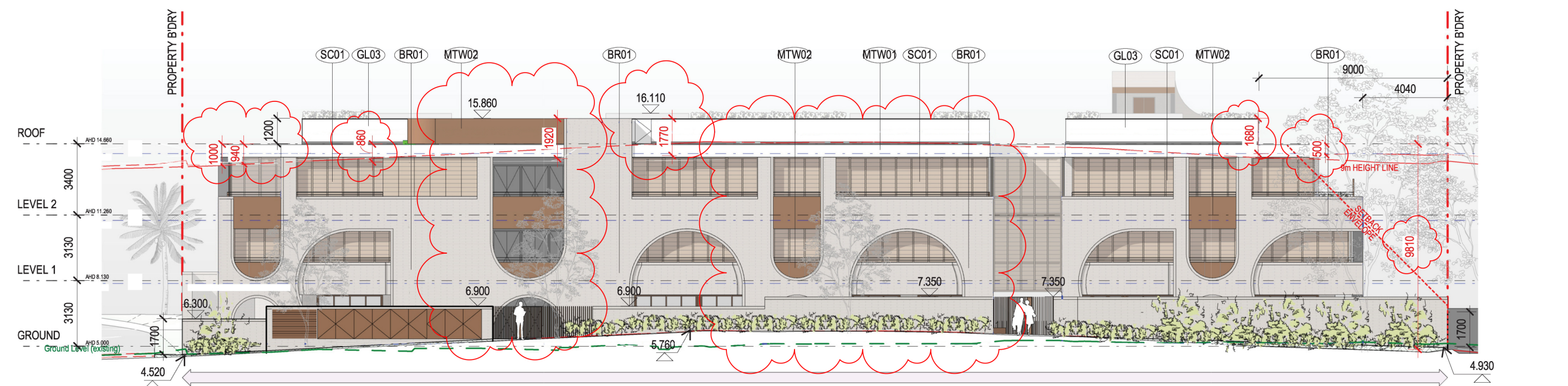
drawing
TYPICAL LAYOUTS LEVEL 1 & 2

drawing no.	EAD-DAH-DRW-AR-DA1.24	revision	A
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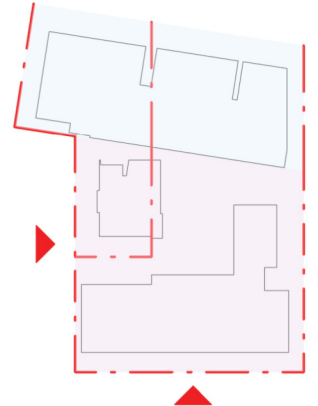
WEST ELEVATION - MILTON STREET



SOUTH ELEVATION - SHIRLEY STREET

- KEY**
- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
 - GROUND LEVEL (EXISTING)
 - DM - DEFERRED MATTER AMMENDMENT #18 ZONE
 - R3 - MEDIUM DENSITY RESIDENTIAL

- MATERIAL KEY**
- BR01 BAGGED BRICKWORK - PALE CREAM BRICK & RENDER
 - GL01 PERFORMANCE GLAZING
 - GL02 TRANSLUCENT PRIVACY GLAZING
 - GL03 GLASS BALUSTRADE
 - MT01 BRONZE SHEET CLADDING
 - MTW01 ALUMINIUM PLATE PROFILE - WHITE POWDERCOAT FINISH
 - MTW02 ALUMINIUM BALUSTRADE - MEDIUM BRONZE POWDERCOAT FINISH
 - AL01 ALUMINIUM FRAMED DOORS AND WINDOWS - MEDIUM BRONZE POWDERCOAT FINISH
 - SC01 ALUMINIUM LOUVRE SCREEN



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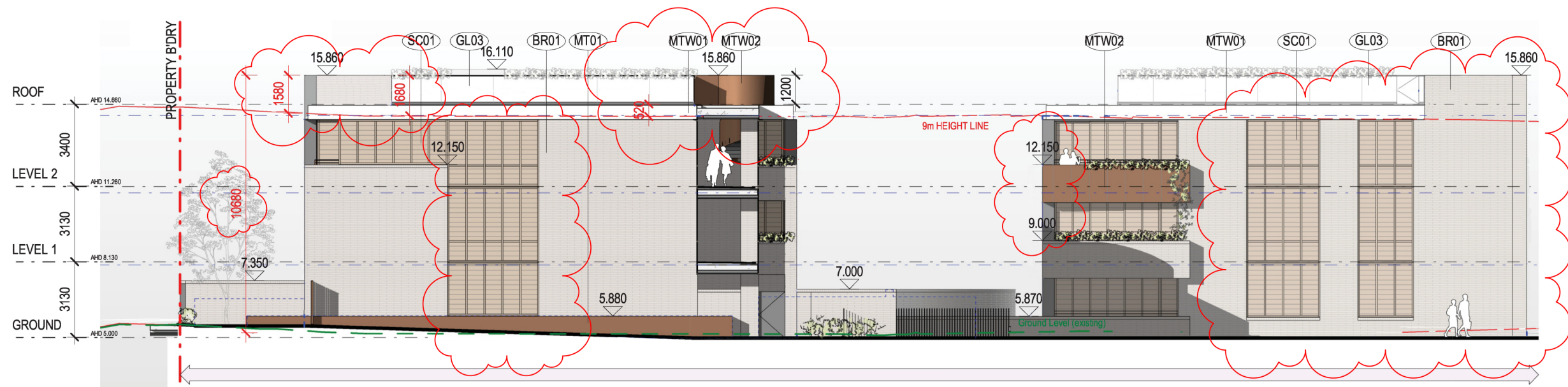
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client	VITALE PROPERTY GROUP
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prepared	Author
project no	0899SHI

client	EADE BYRON BAY
address	29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481
drawing	
drawing no.	EADE-DAH-DRW-AR-DA7.01
revision	A

4/02/2025 6:01:30 AM



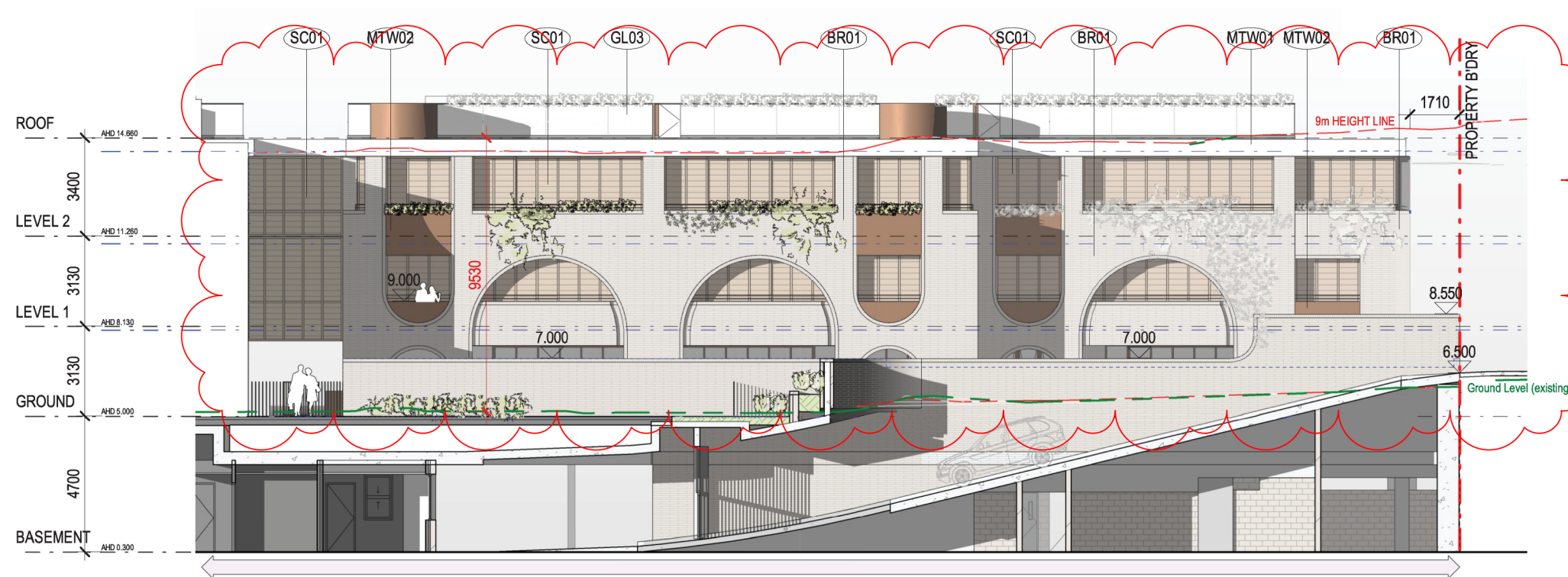
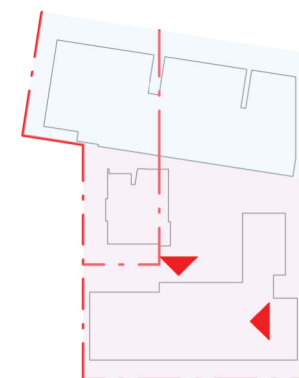
SOUTH BUILDING - EAST ELEVATION_DA

MATERIAL KEY

- BR01 BAGGED BRICKWORK - PALE CREAM BRICK & RENDER
- GL01 PERFORMANCE GLAZING
- GL02 TRANSLUCENT PRIVACY GLAZING
- GL03 GLASS BALUSTRADE
- MT01 BRONZE SHEET CLADDING
- MTW01 ALUMINIUM PLATE PROFILE - WHITE POWDERCOAT FINISH
- MTW02 ALUMINIUM BALUSTRADE - MEDIUM BRONZE POWDERCOAT FINISH
- AL01 ALUMINIUM FRAMED DOORS AND WINDOWS - MEDIUM BRONZE POWDERCOAT FINISH
- SC01 ALUMINIUM LOUVRE SCREEN

KEY

- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
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WEST BUILDING - NORTH ELEVATION

DAH.A

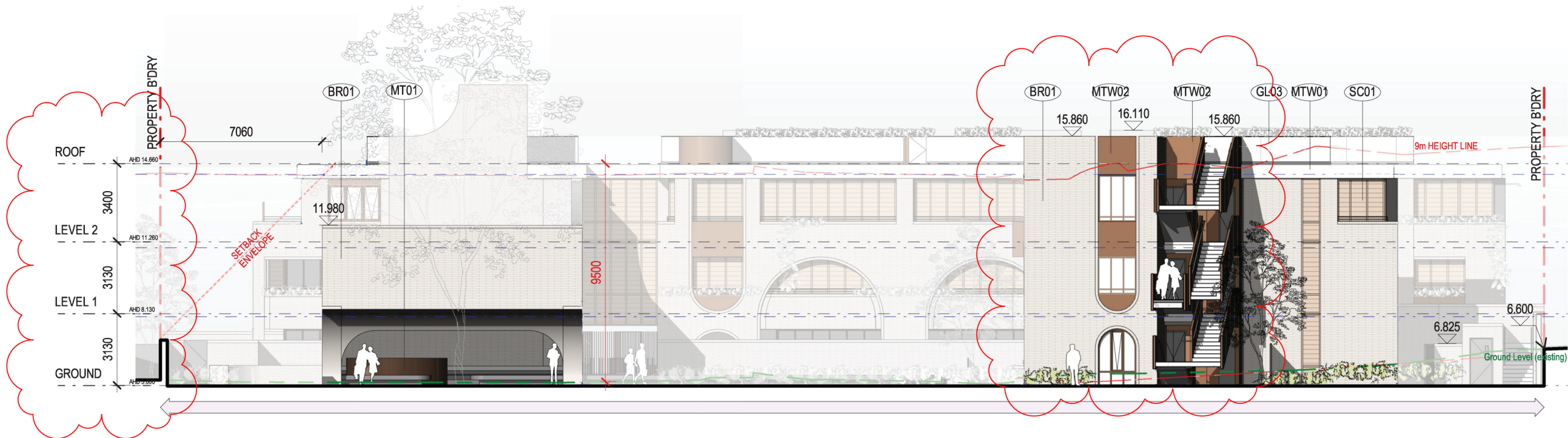
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prepared	Author project no 0899SHI

project
EADE BYRON BAY
29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481
drawing
ELEVATIONS
drawing no. EADE-DAH-DRW-AR-DA7.02
revision A
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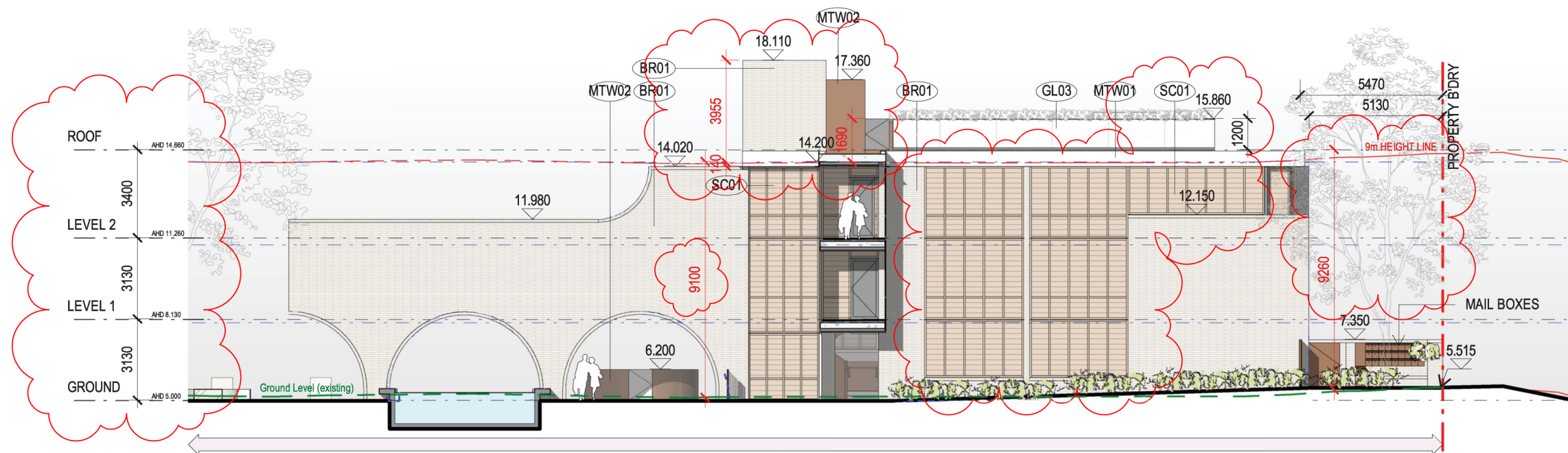
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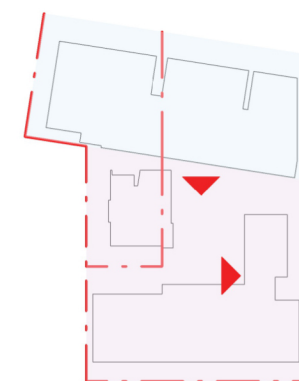
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- GL01 PERFORMANCE GLAZING
- GL02 TRANSLUCENT PRIVACY GLAZING
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- MT01 BRONZE SHEET CLADDING
- MTW01 ALUMINIUM PLATE PROFILE - WHITE POWDERCOAT FINISH
- MTW02 ALUMINIUM BALUSTRADE - MEDIUM BRONZE POWDERCOAT FINISH
- AL01 ALUMINIUM FRAMED DOORS AND WINDOWS - MEDIUM BRONZE POWDERCOAT FINISH
- SC01 ALUMINIUM LOUVRE SCREEN

KEY

- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
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EAST BUILDING - WEST ELEVATION_DA



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prepared	Author
project no	0899SHI

project

EADE BYRON BAY

29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481

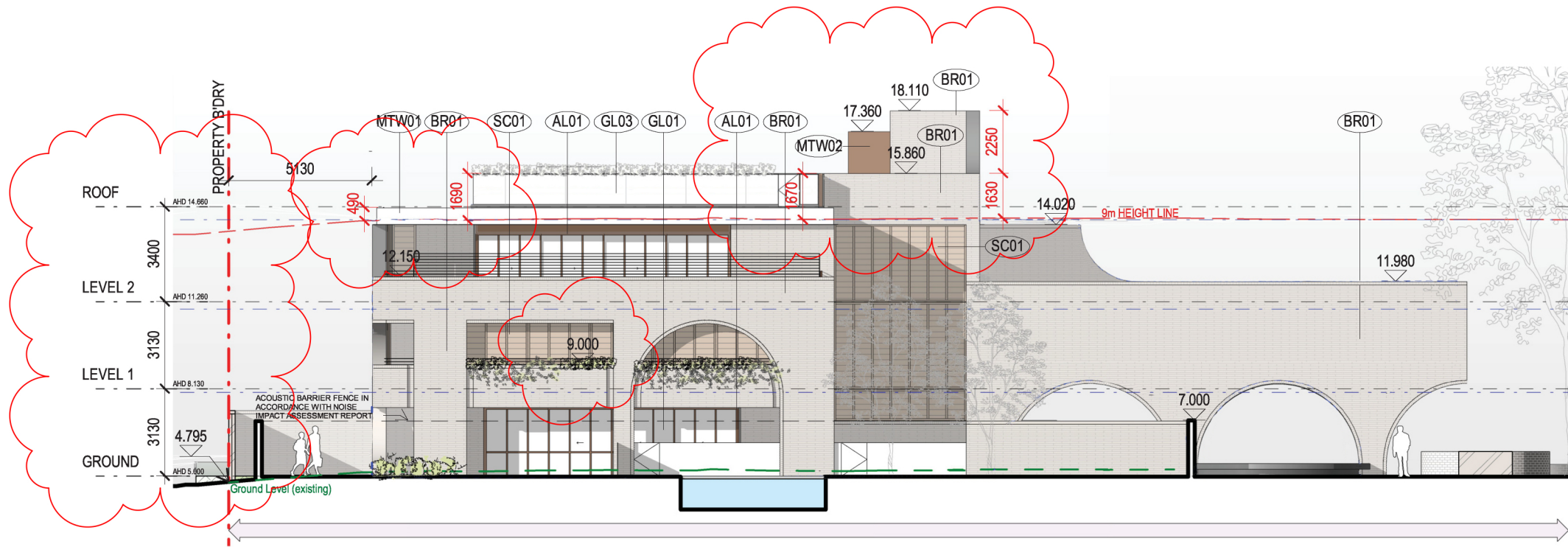
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drawing no. EADE-DAH-DRW-AR-DA7.03

revision A

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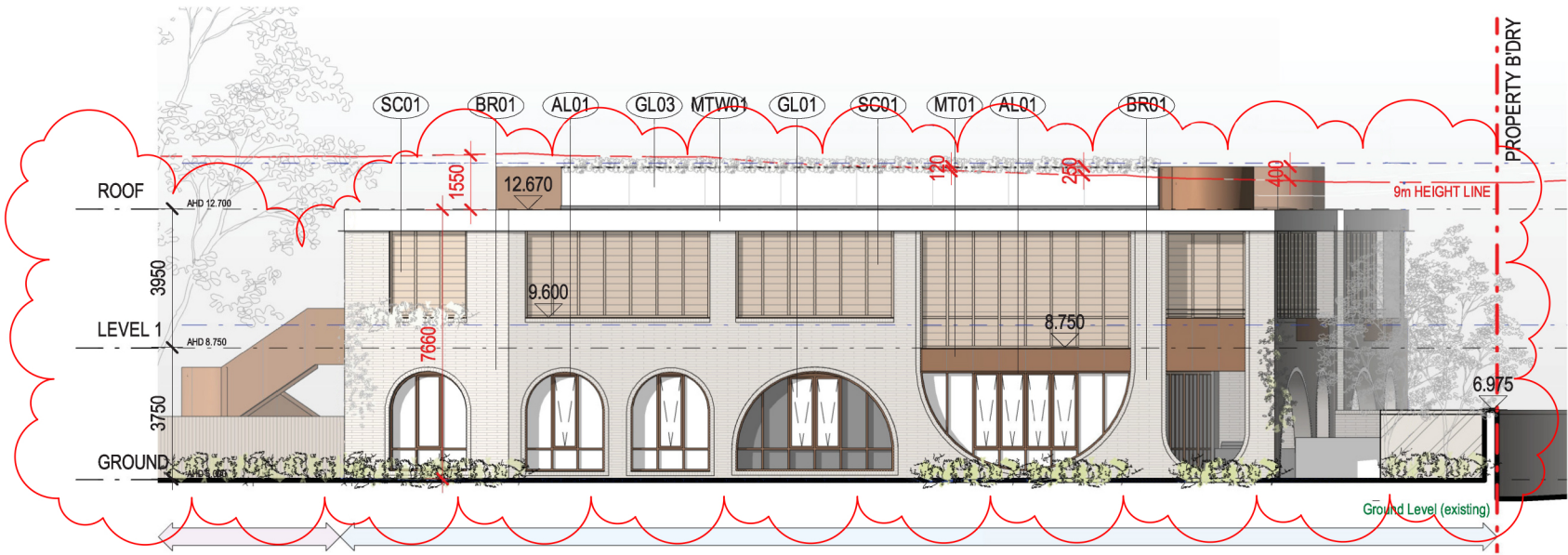
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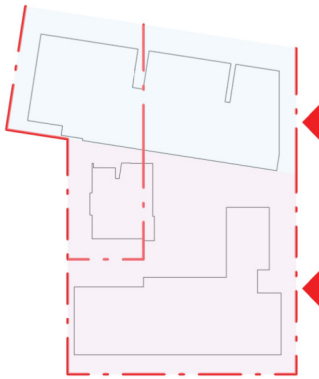
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- MT01 BRONZE SHEET CLADDING
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- MTW02 ALUMINIUM BALUSTRADE - MEDIUM BRONZE POWDERCOAT FINISH
- AL01 ALUMINIUM FRAMED DOORS AND WINDOWS - MEDIUM BRONZE POWDERCOAT FINISH
- SC01 ALUMINIUM LOUVRE SCREEN

KEY

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- DM - DEFERRED MATTER AMMENDMENT #18 ZONE
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NORTH BUILDING - EAST ELEVATION_DA



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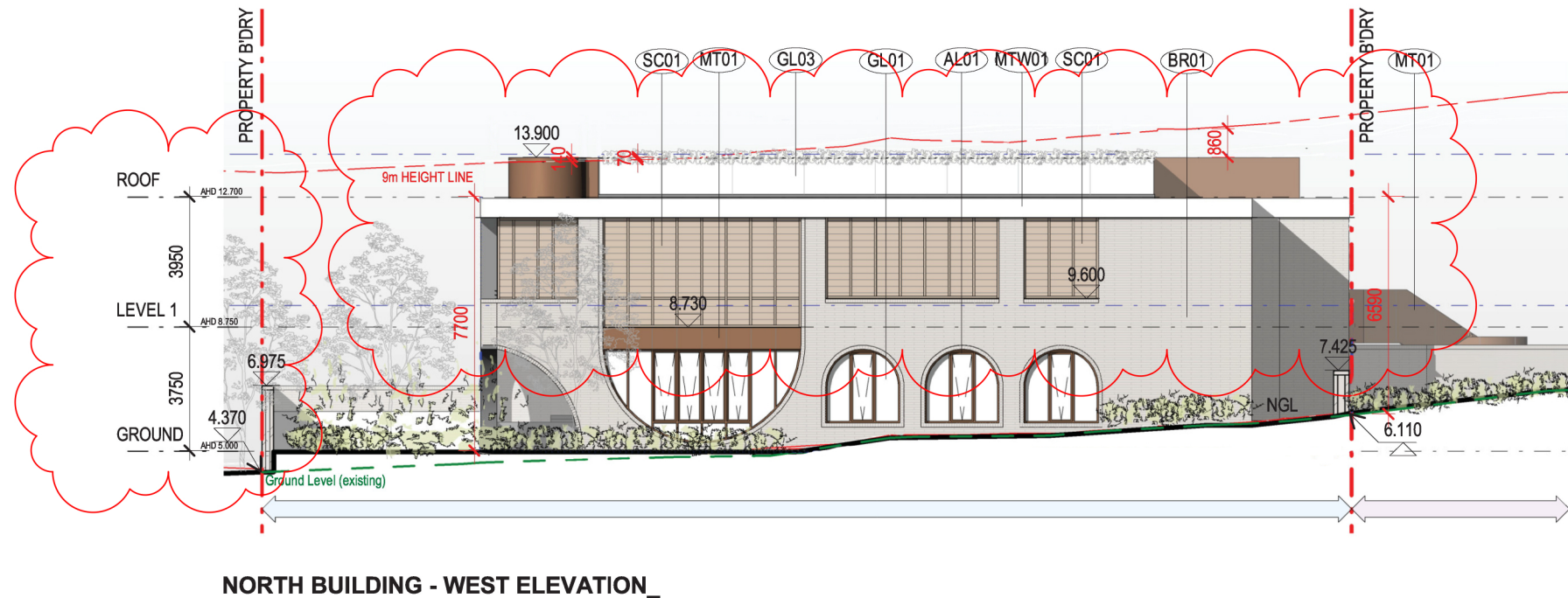
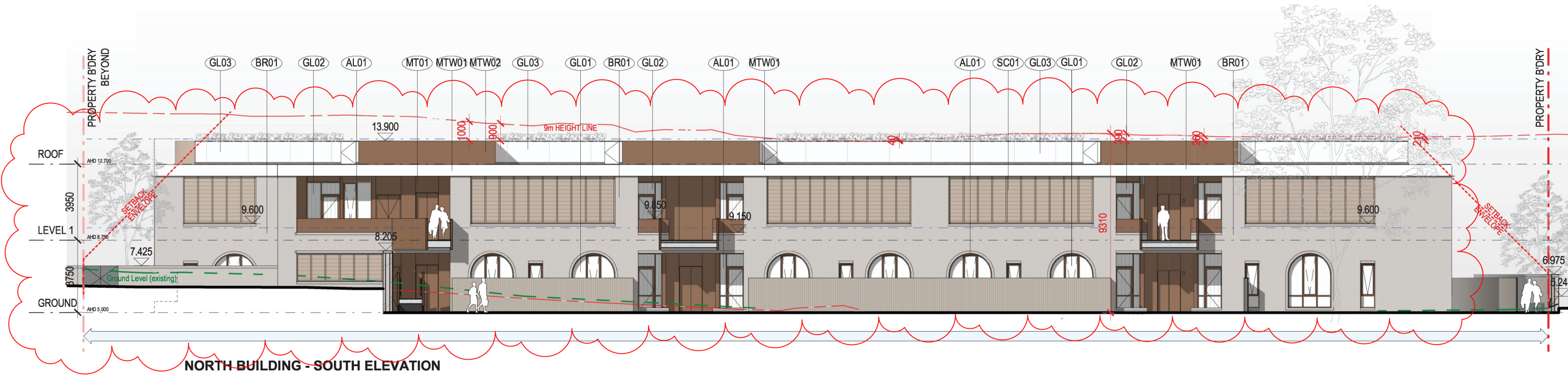
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scale	1:200 @A3
prepared	Author
project no	0899SHI

project
EADE BYRON BAY
29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481
drawing
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drawing no. EADE-DAH-DRW-AR-DA7.04
revision A
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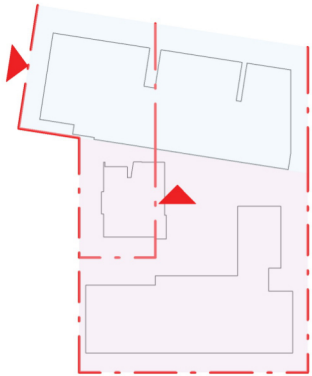


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- AL01 ALUMINIUM FRAMED DOORS AND WINDOWS - MEDIUM BRONZE POWDERCOAT FINISH
- SC01 ALUMINIUM LOUVRE SCREEN

KEY

- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
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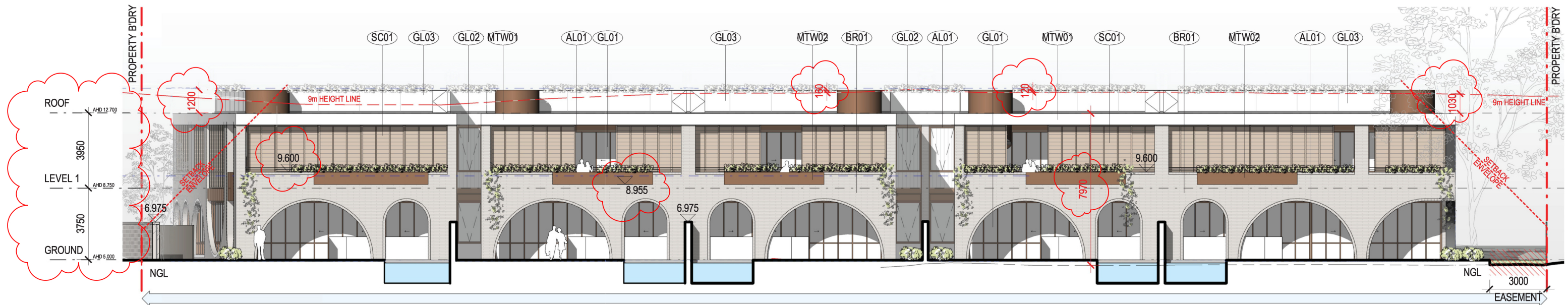
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project
EADE BYRON BAY
29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481

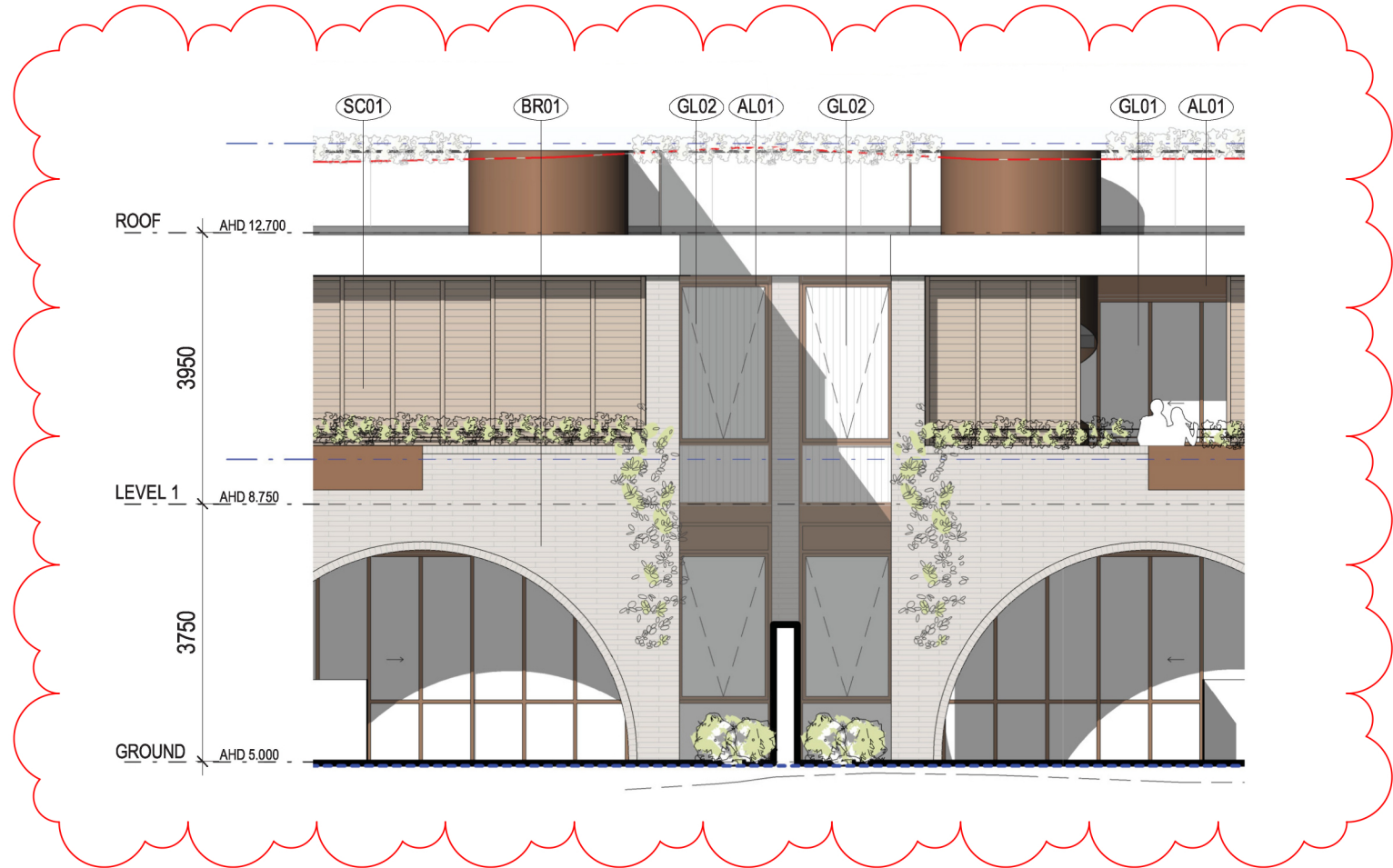
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NORTH BUILDING - NORTH ELEVATION_DA



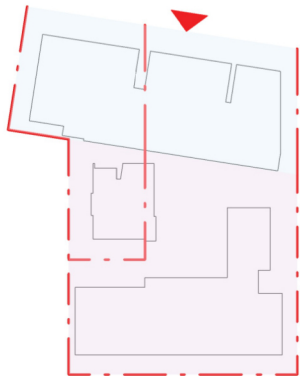
NORTH BUILDING - NORTH ELEVATION_DETAIL VIEW

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- SC01 ALUMINIUM LOUVRE SCREEN

KEY

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prepared
Author project no 0899SHI

project

EADE BYRON BAY

29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481

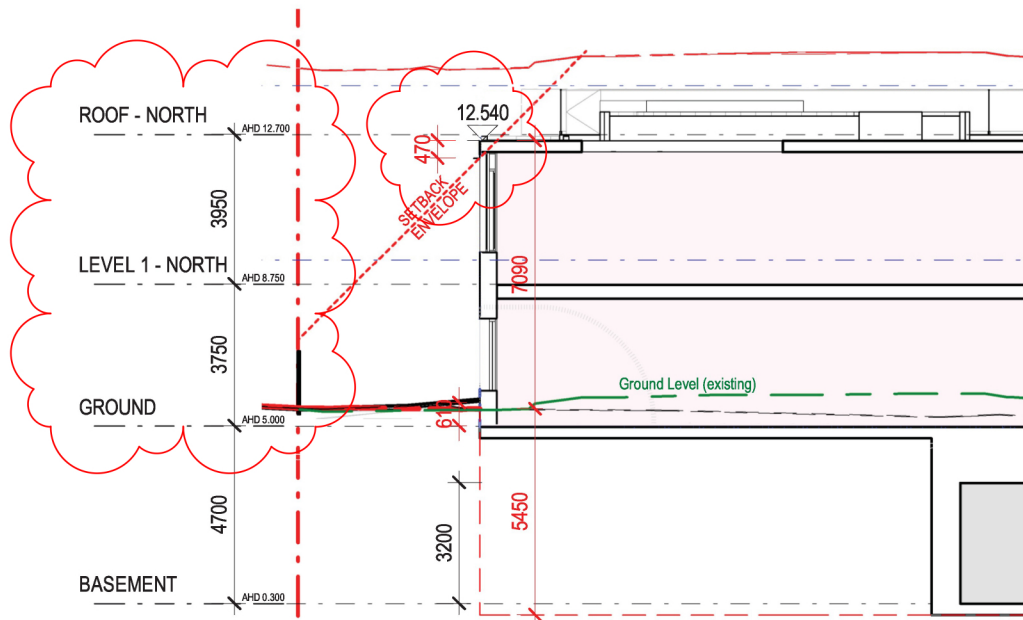
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ELEVATIONS

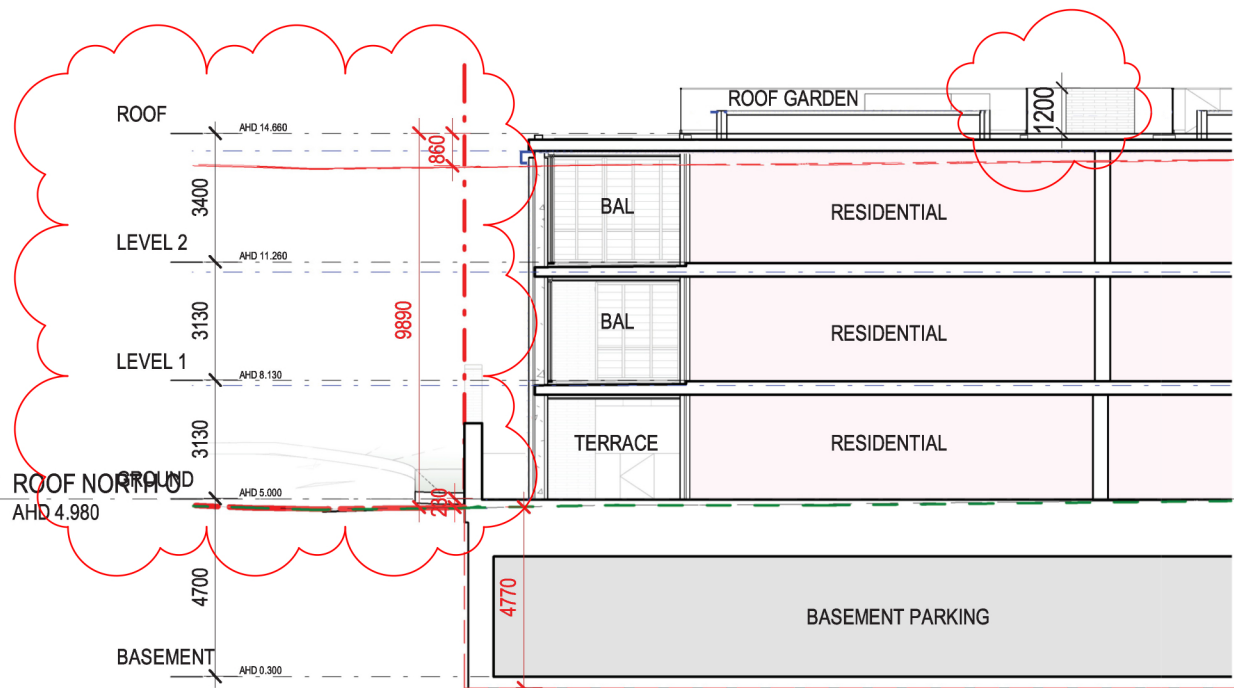
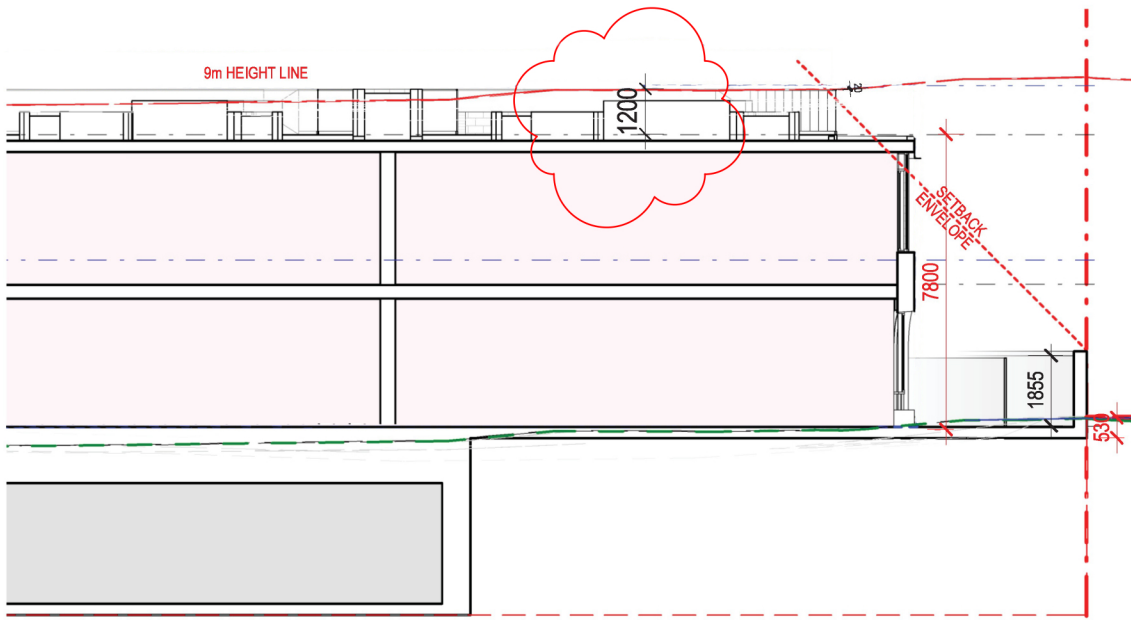
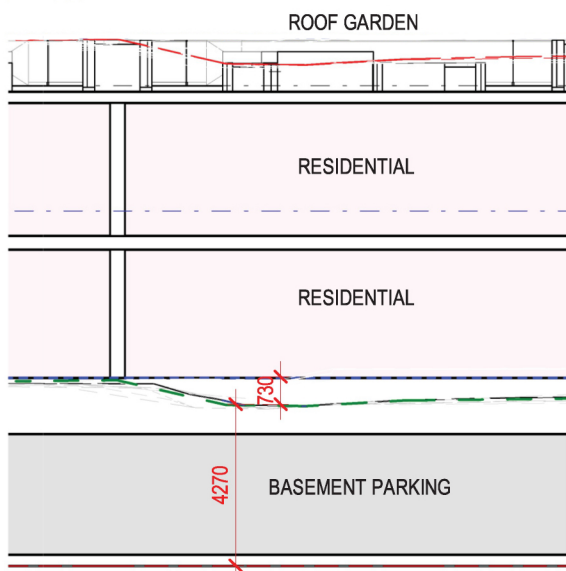
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revision A

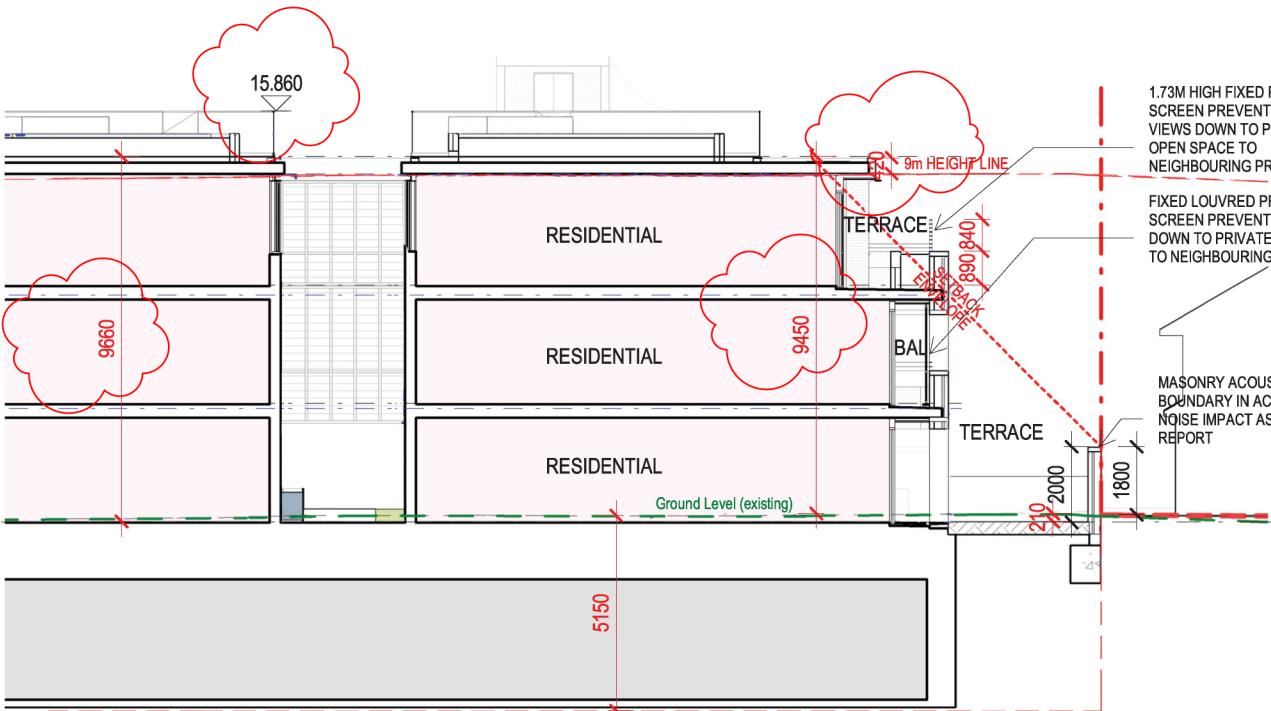
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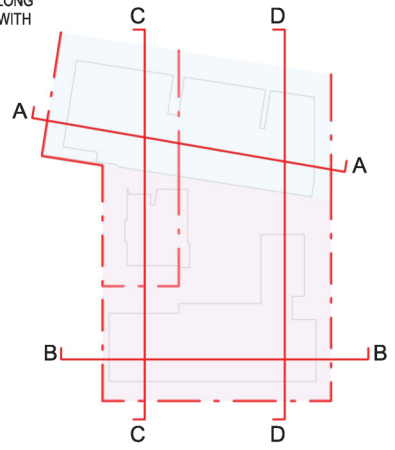
Section A



Section B



- KEY**
- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
 - GROUND LEVEL (EXISTING)
 - DM - DEFERRED MATTER AMMENDMENT #18 ZONE
 - R3 - MEDIUM DENSITY RESIDENTIAL



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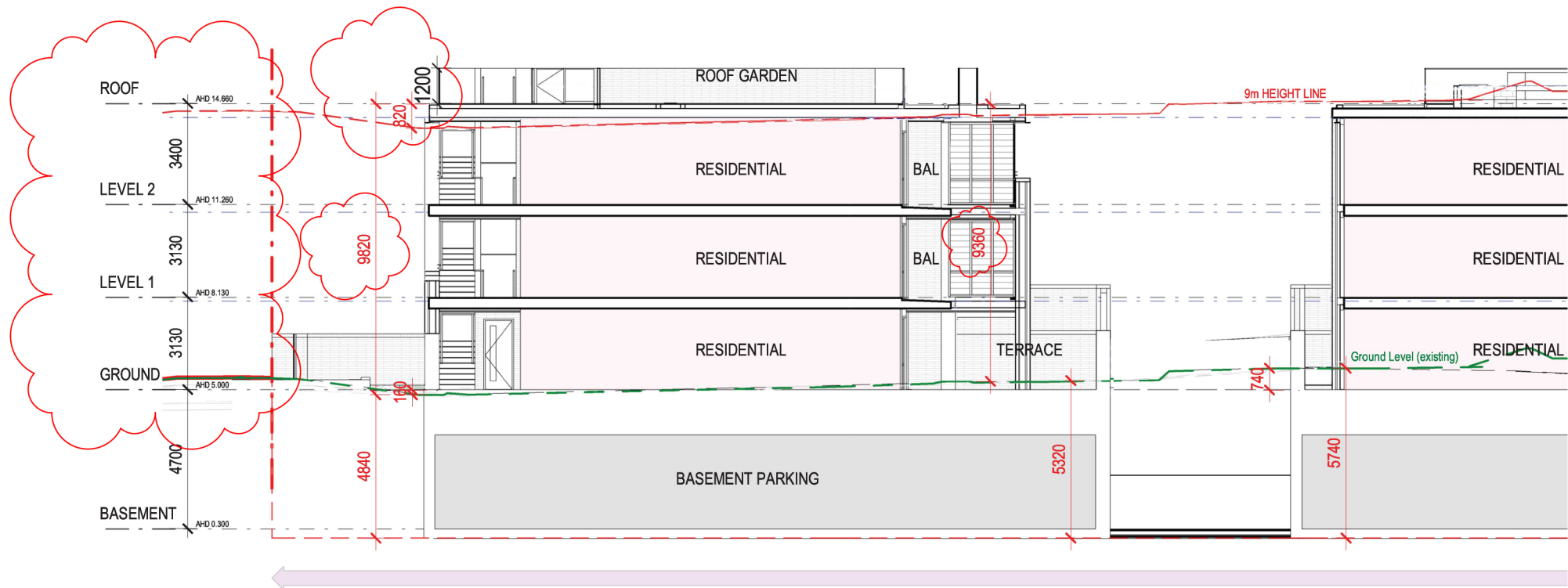
W www.daharchitecture.com.au A 26 Orchard Street, Toowoong Q4006 T +61 07 3190 8799

Rev No.:	Revision Name:	Date:
A	FOR INFORMATION	SE 03/02/25

client	VITALE PROPERTY GROUP
approved	Checker
prepared	Author
scale	1:200 @A3
project no	0899SHI

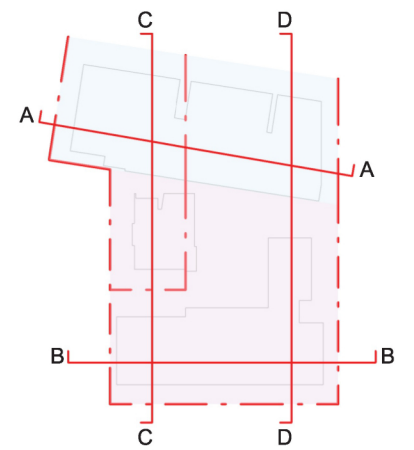
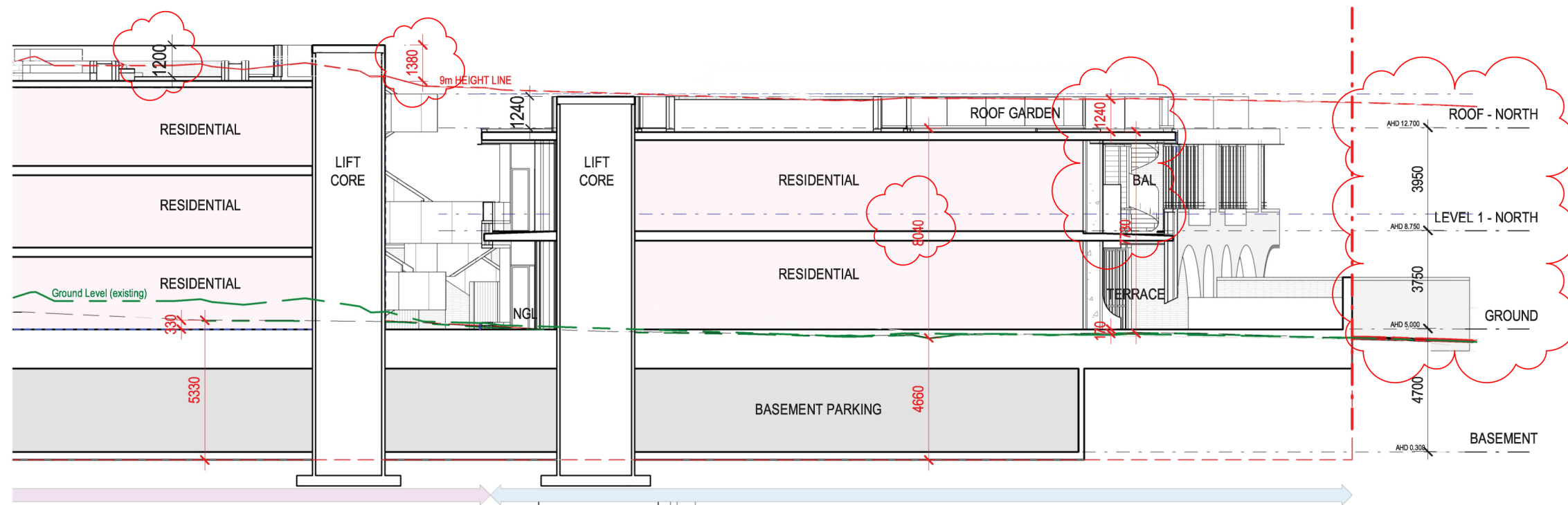
project	EADE BYRON BAY
	29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481
drawing	
drawing no.	EADE-DAH-DRW-AR-DA8.01
revision	A

4/02/2025 6:01:41 AM



- KEY**
- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
 - GROUND LEVEL (EXISTING)
 - DM - DEFERRED MATTER AMMENDMENT #18 ZONE
 - R3 - MEDIUM DENSITY RESIDENTIAL

Section C - N-S Section 1



Section C - N-S Section 2

DAH.A

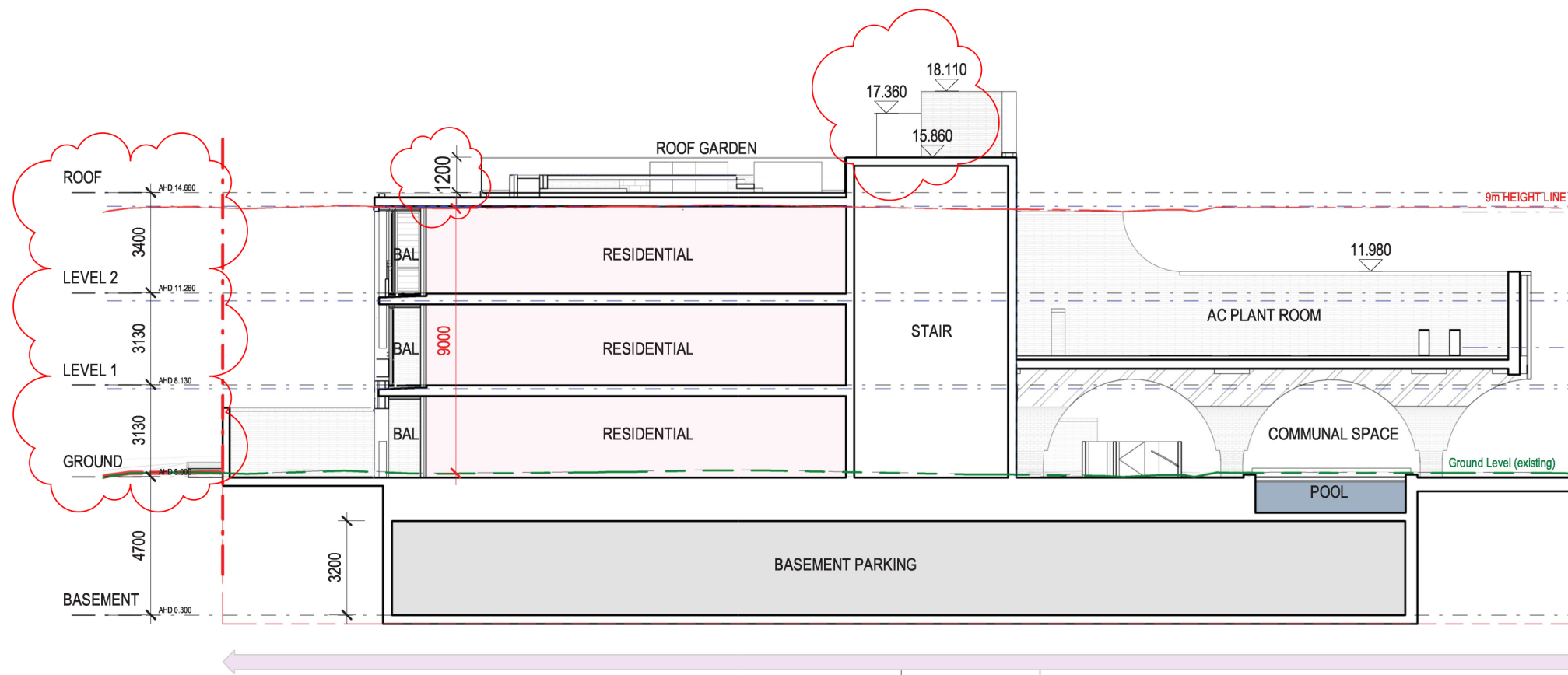
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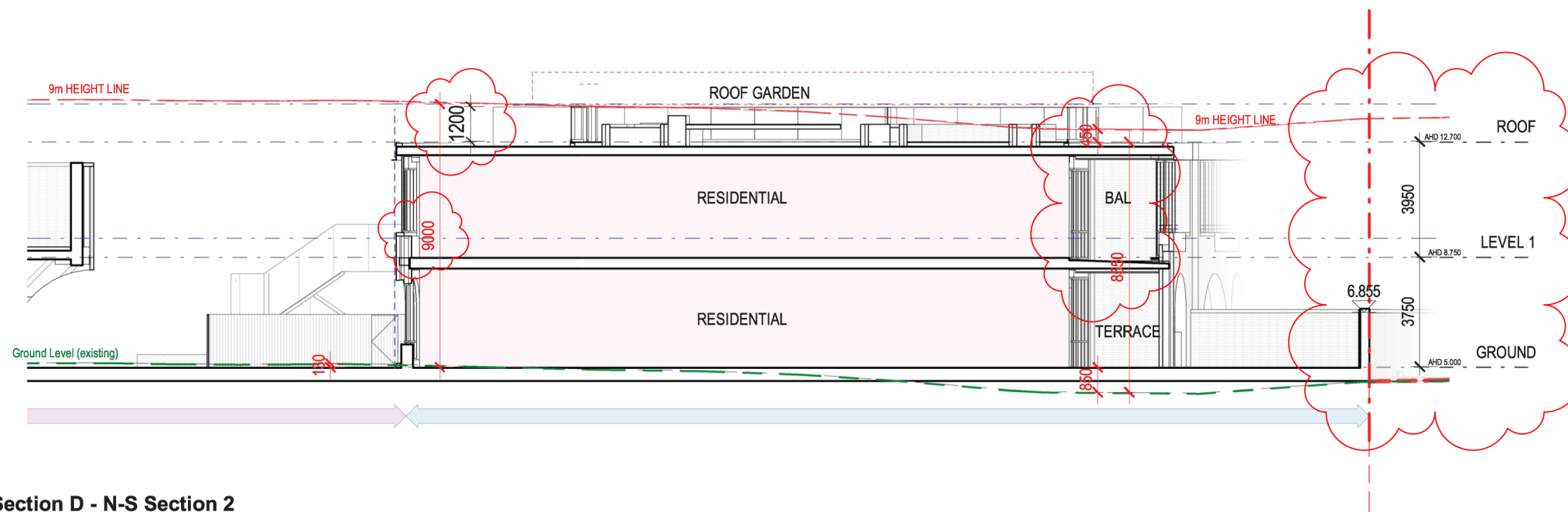
client	VITALE PROPERTY GROUP
approved	Checker
prepared	Author
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project no	0899SHI

project
EADE BYRON BAY
29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481
drawing
drawing no. EADE-DAH-DRW-AR-DA8.02
revision A
4/02/2025 6:01:42 AM

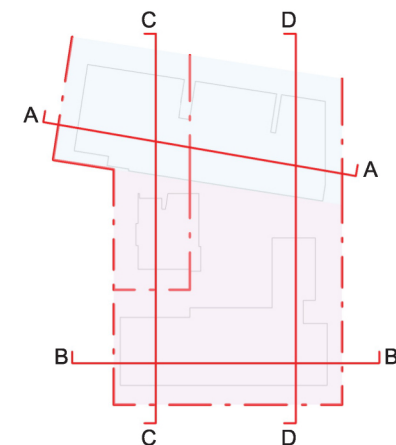


Section D - N-S Section 1

- KEY**
- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
 - GROUND LEVEL (EXISTING)
 - DM - DEFERRED MATTER AMMENDMENT #18 ZONE
 - R3 - MEDIUM DENSITY RESIDENTIAL



Section D - N-S Section 2



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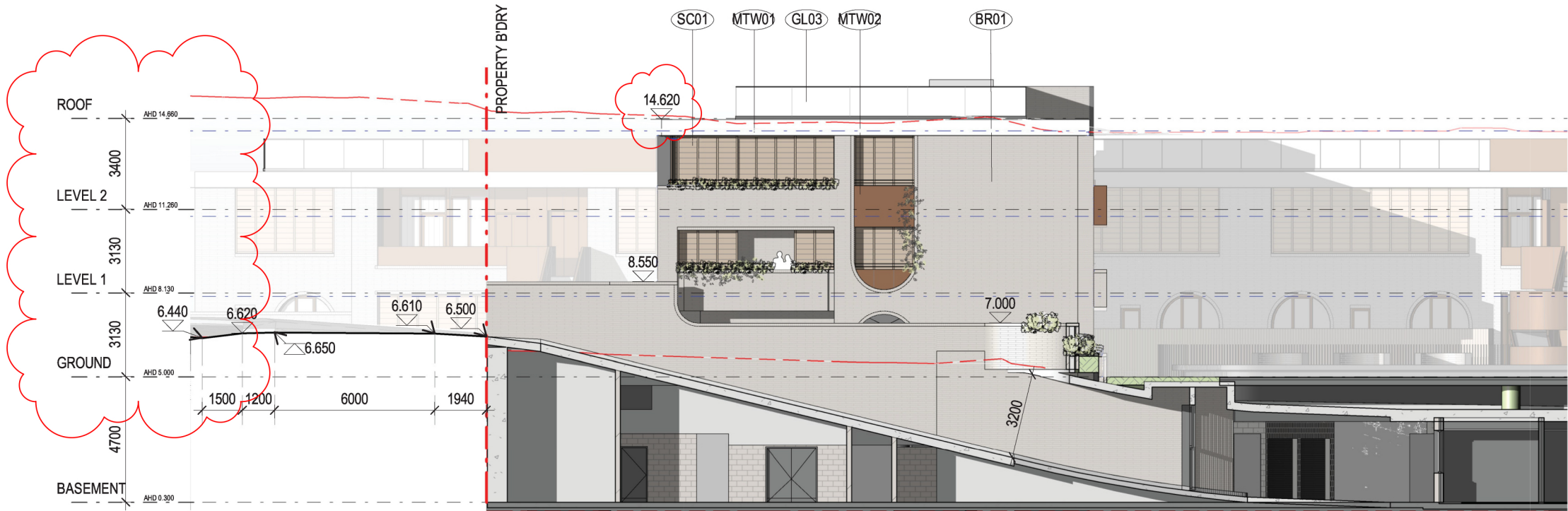
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A	FOR INFORMATION	SE 03/02/25

client	VITALE PROPERTY GROUP
approved	Checker
scale	1:200 @A3
prepared	Author
project no	0899SHI

project
EADE BYRON BAY
29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481
drawing
drawing no. EADE-DAH-DRW-AR-DA8.03
revision A
4/02/2025 6:01:44 AM



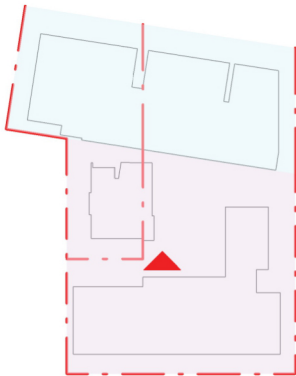
Car Park Ramp Section

MATERIAL KEY

- BR01 BAGGED BRICKWORK - PALE CREAM BRICK & RENDER
- GL01 PERFORMANCE GLAZING
- GL02 TRANSLUCENT PRIVACY GLAZING
- GL03 GLASS BALUSTRADE
- MT01 BRONZE SHEET CLADDING
- MTW01 ALUMINIUM PLATE PROFILE - WHITE POWDERCOAT FINISH
- MTW02 ALUMINIUM BALUSTRADE - MEDIUM BRONZE POWDERCOAT FINISH
- AL01 ALUMINIUM FRAMED DOORS AND WINDOWS - MEDIUM BRONZE POWDERCOAT FINISH
- SC01 ALUMINIUM LOUVRE SCREEN

KEY

- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
- GROUND LEVEL (EXISTING)
- DM - DEFERRED MATTER AMMENDMENT #18 ZONE
- R3 - MEDIUM DENSITY RESIDENTIAL



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Rev No.:	Revision Name:	Date:
A	FOR INFORMATION	SE 03/02/25

client	VITALE PROPERTY GROUP
approved	Checker
scale	1:200 @A3
prepared	Author
project no	0899SHI

project	EADE BYRON BAY
	29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481
drawing	
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drawing no.	EADE-DAH-DRW-AR-DA8.04
revision	A
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DAH.A

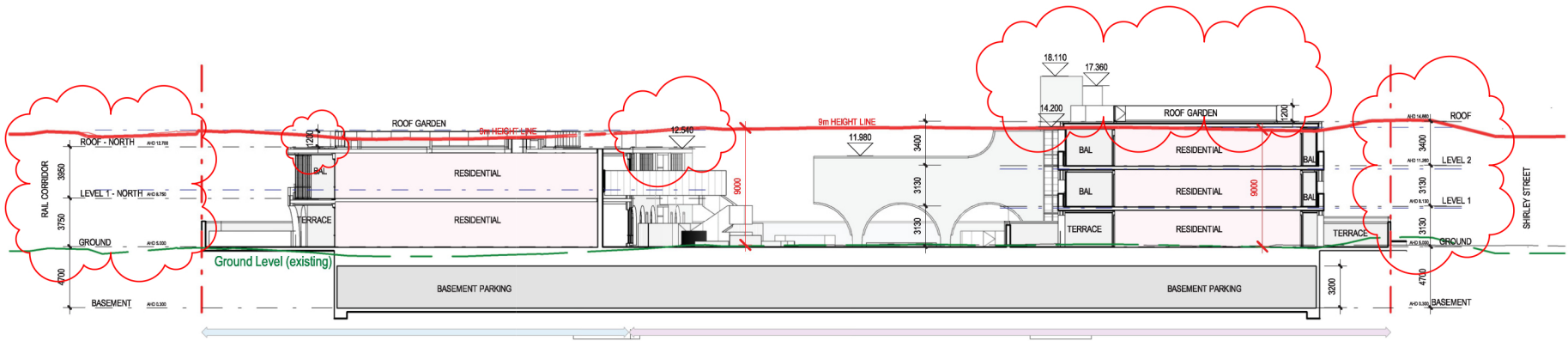
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A	FOR INFORMATION	SE	03/02/25

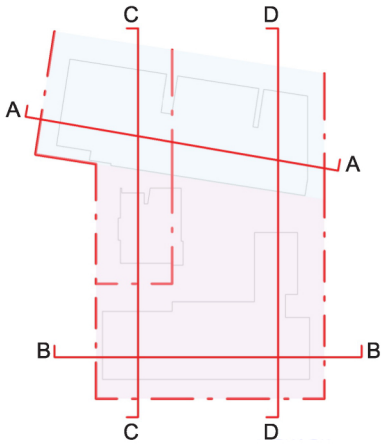
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Checker			
prepared		Author	project no 0899SHI

project		EADE BYRON BAY	
		29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481	
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drawing no. EADE-DAH-DRW-AR-DA8.05		revision	A
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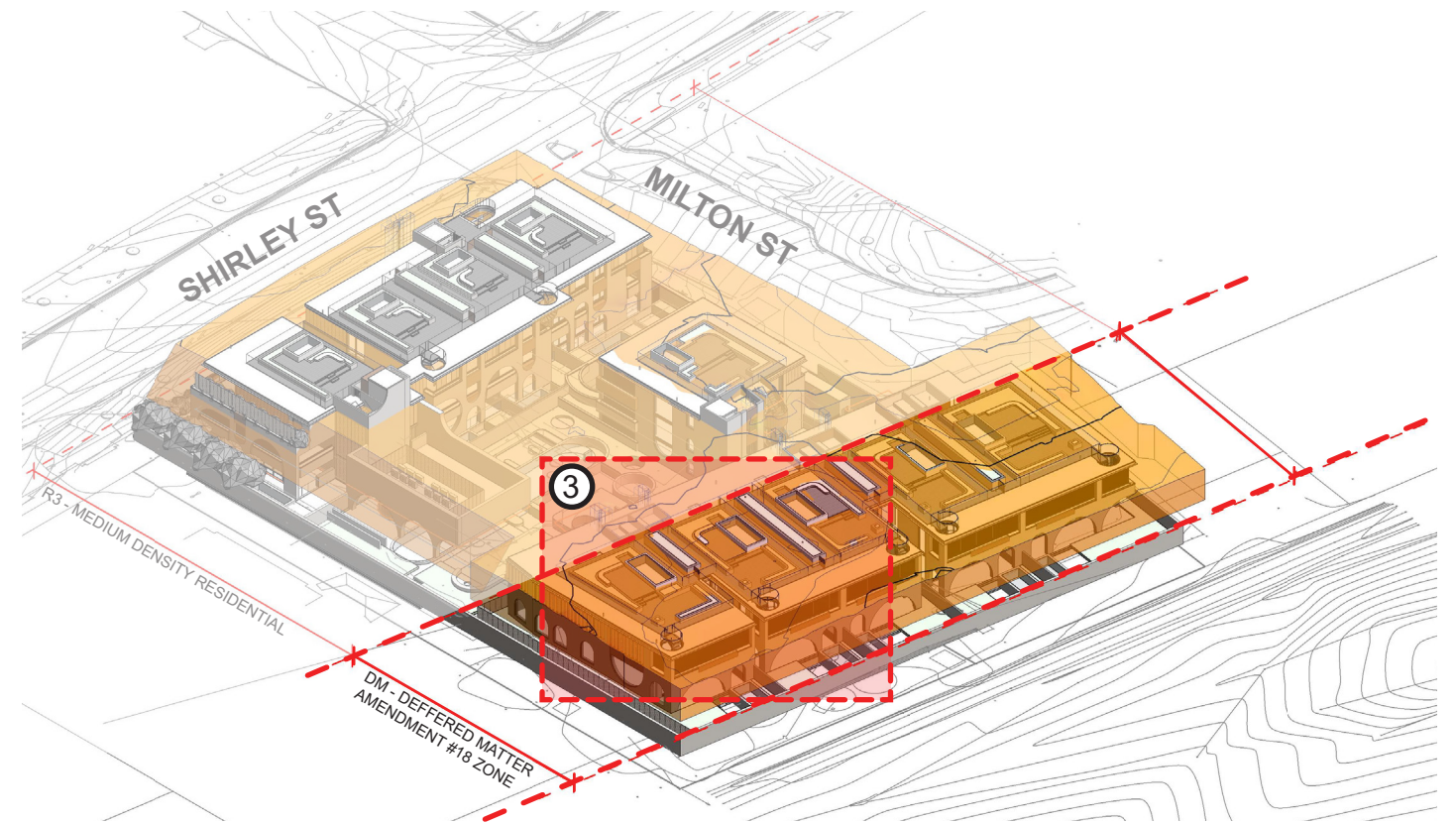
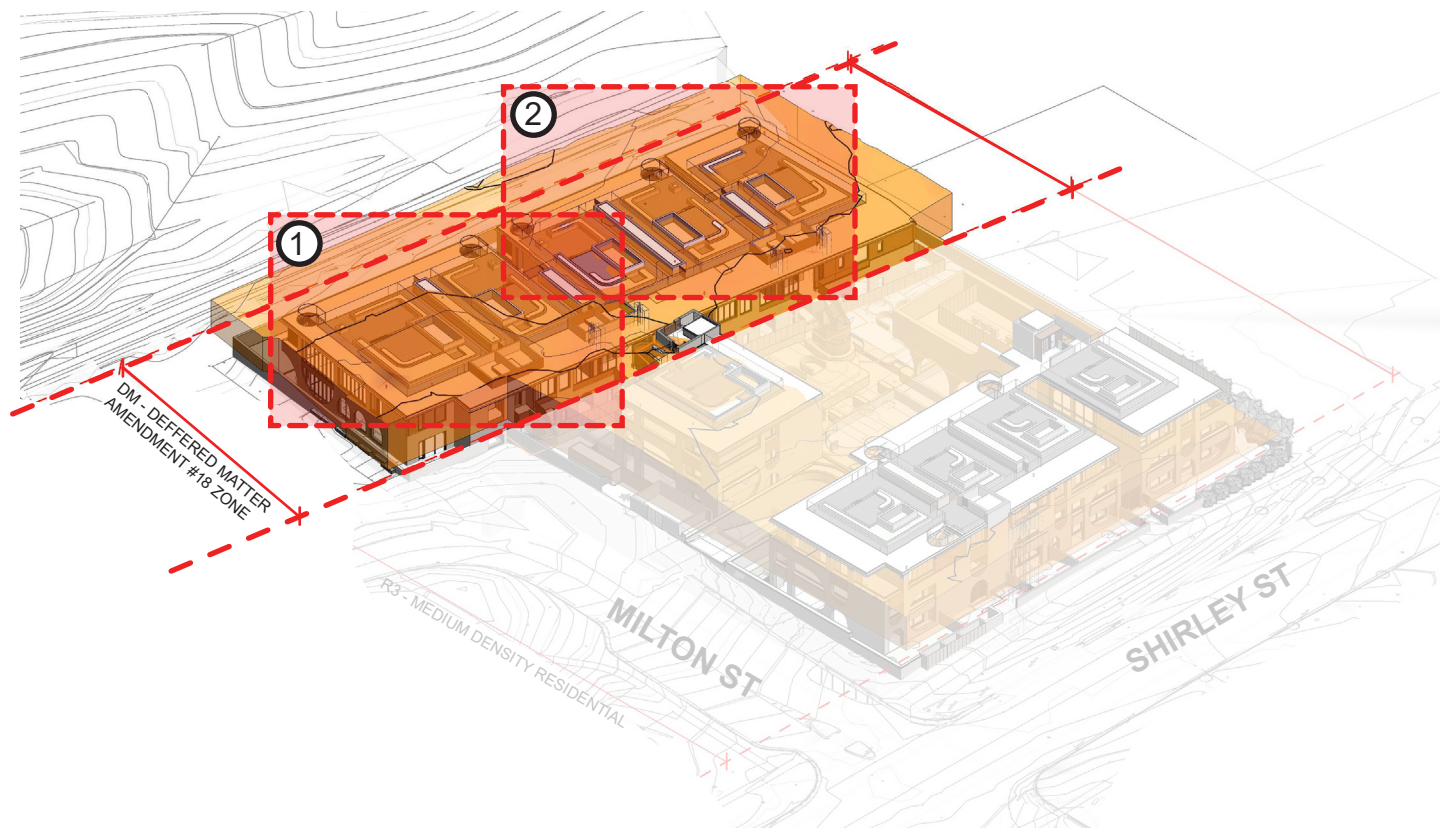
Indicative Section for a 2 Storey Building Along Railway Corridor - N-S Section

- KEY**
- 9m LINE ABOVE LEVELS SHOWN ON SURVEY DRAWING BYR111 Rev D DATED FEBRUARY 22ND 2023 BY BYRON BAY SURVEYING
 - GROUND LEVEL (EXISTING)
 - DM - DEFERRED MATTER AMMENDMENT #18 ZONE
 - R3 - MEDIUM DENSITY RESIDENTIAL



Height Plane

DM Deffered Matter Zone - Based on Survey of 27 February 2023



RL12.7 (ROOF LEVEL)
COMPLIES

RL13.9 (BALUSTRADE TOP)
0.05mH EXCEEDED

RL13.9 (BALUSTRADE TOP)
0.10mH EXCEEDED

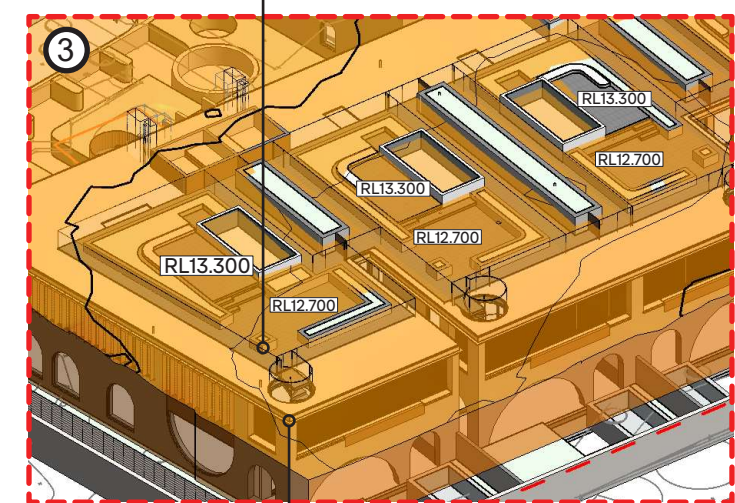
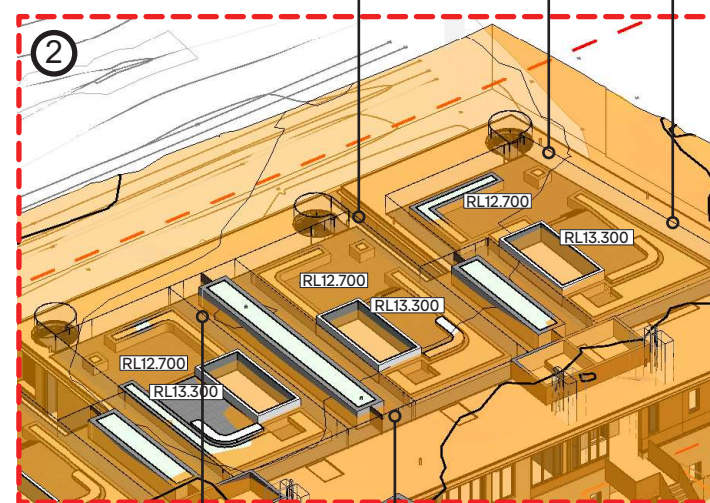
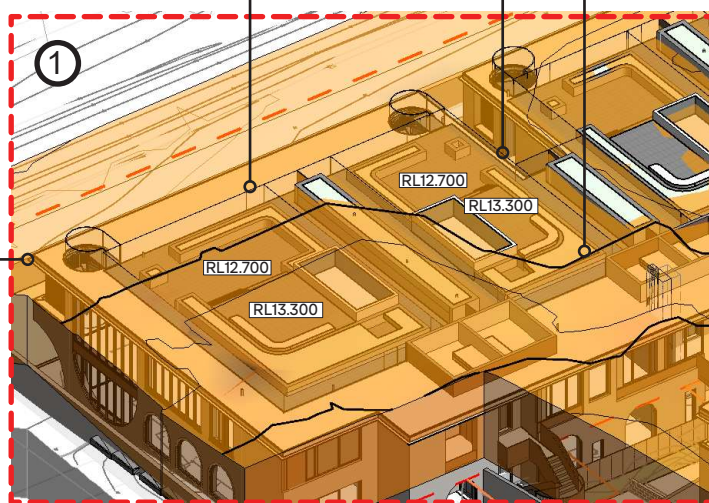
RL13.9 (BALUSTRADE TOP)
0.30mH EXCEEDED

RL13.9 (BALUSTRADE TOP)
0.60mH EXCEEDED

RL13.9 (BALUSTRADE TOP)
0.53mH EXCEEDED

RL13.9 (BALUSTRADE TOP)
COMPLIES

RL13.9 (BALUSTRADE TOP)
0.45mH EXCEEDED



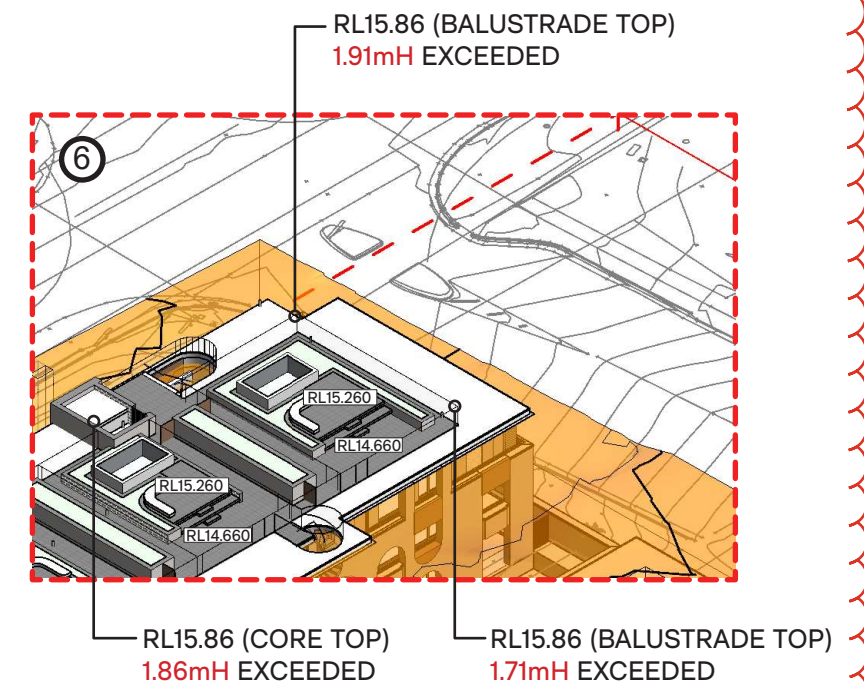
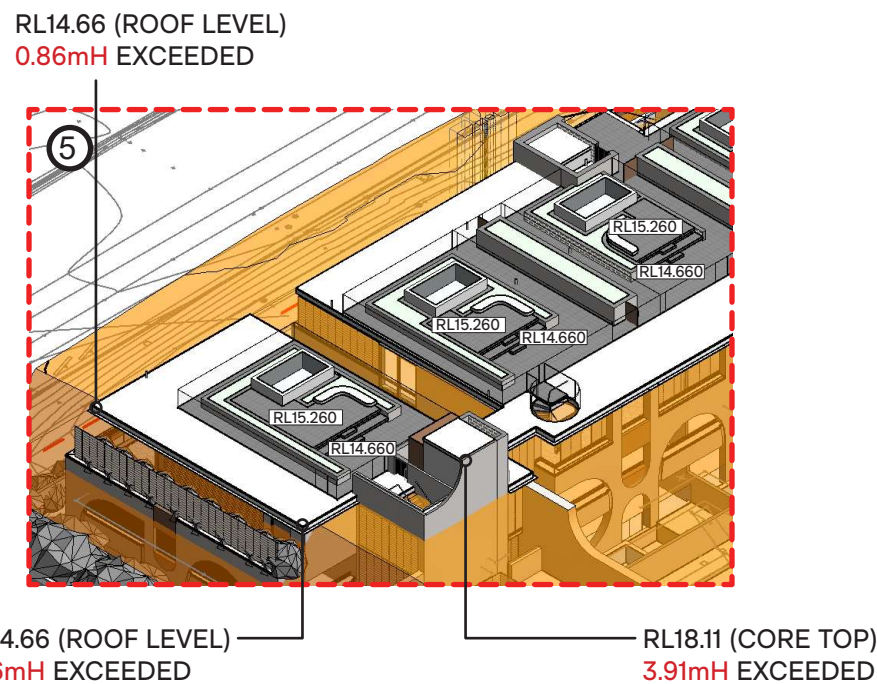
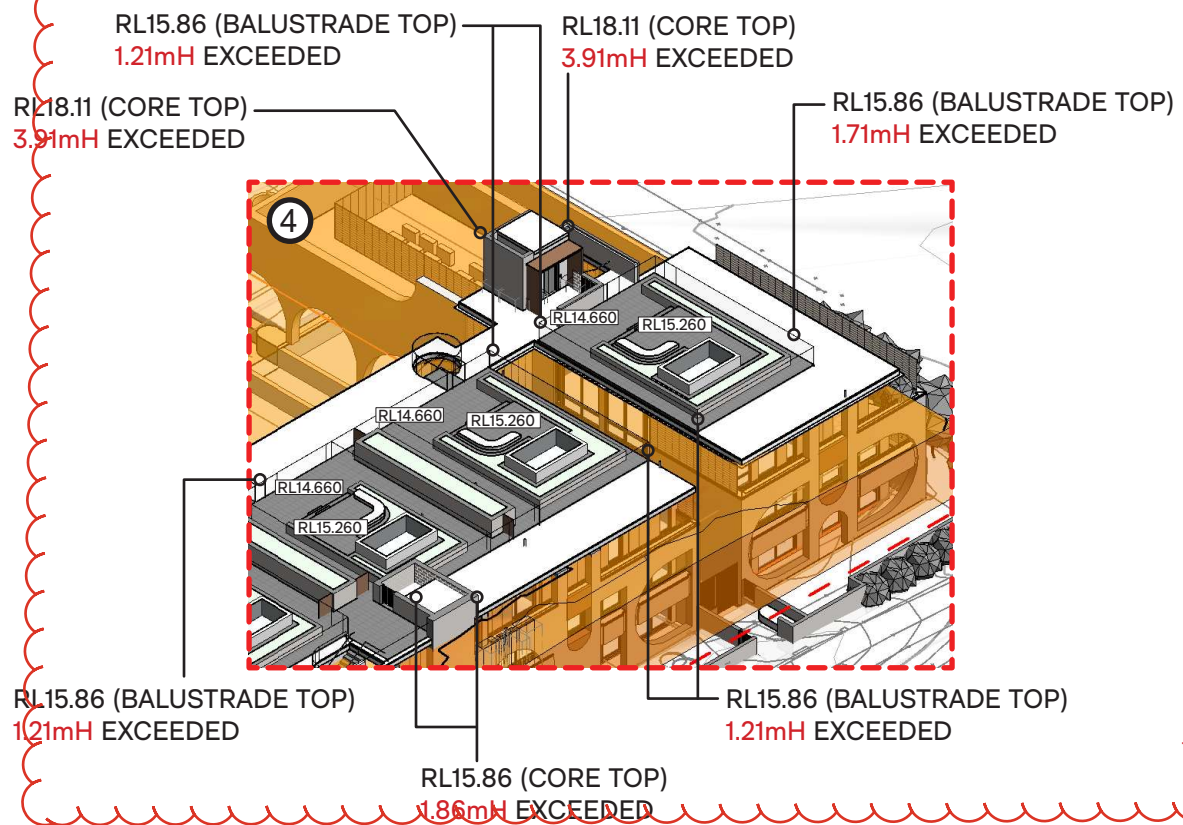
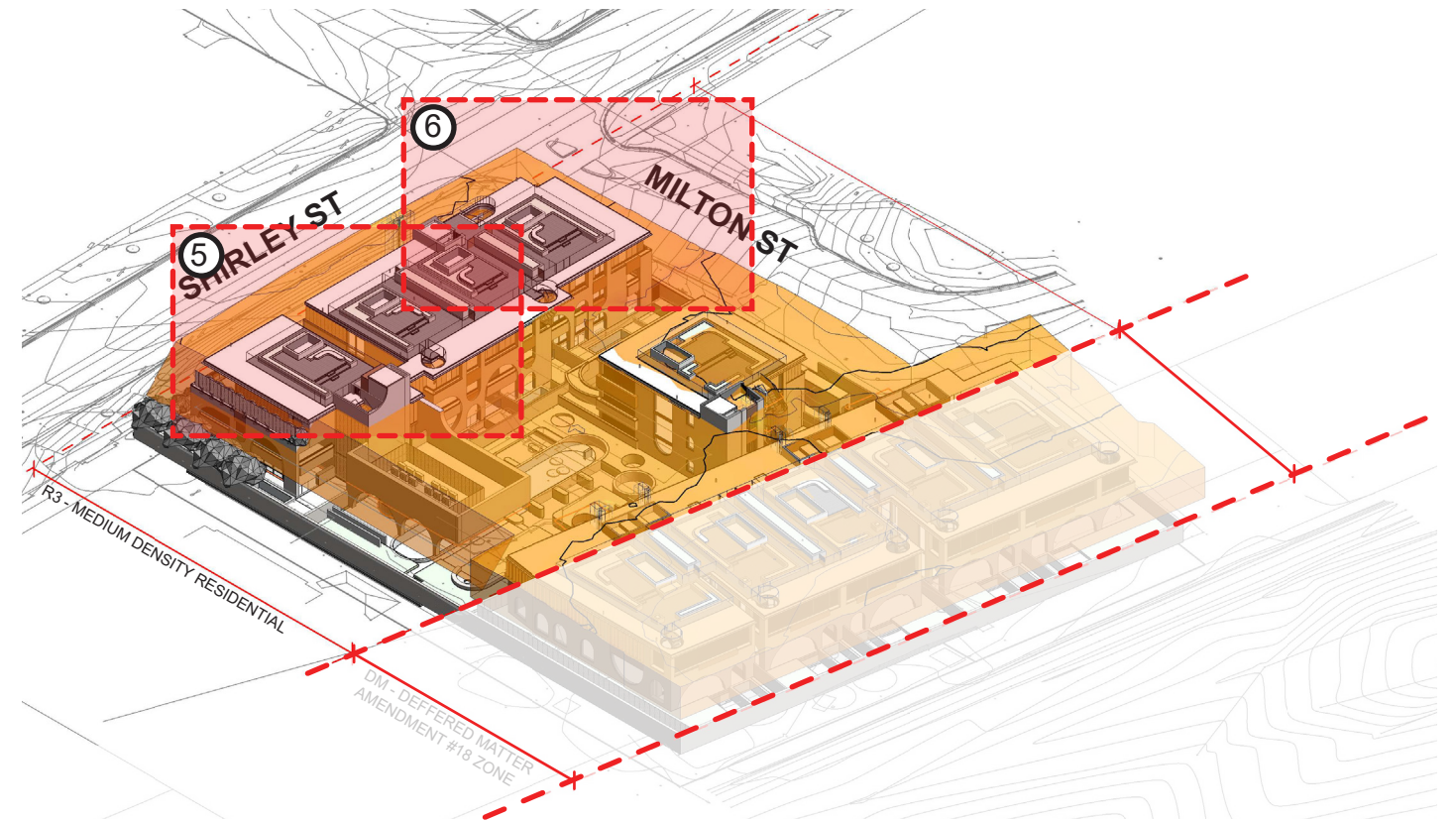
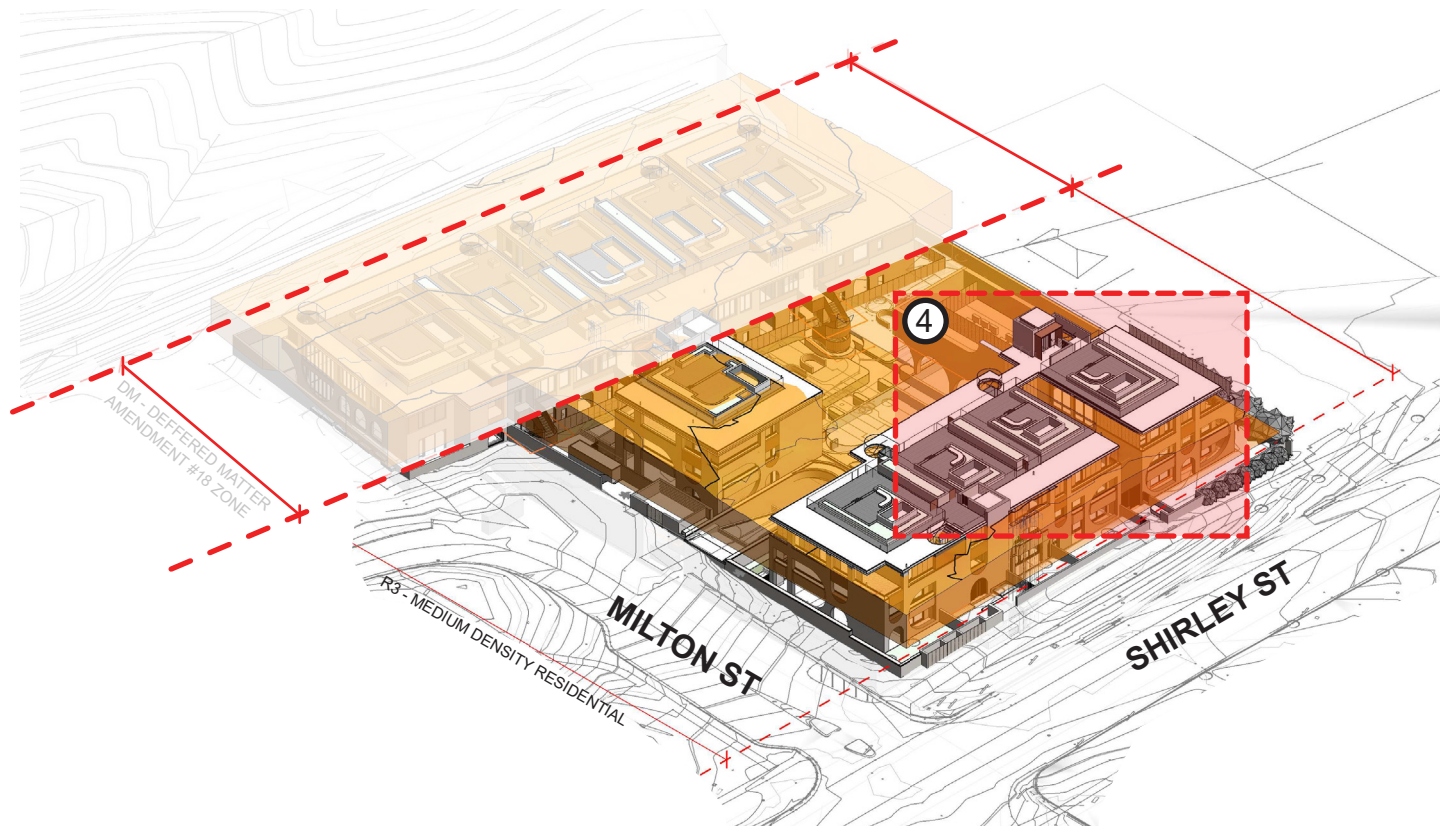
RL13.9 (BALUSTRADE TOP)
COMPLIES

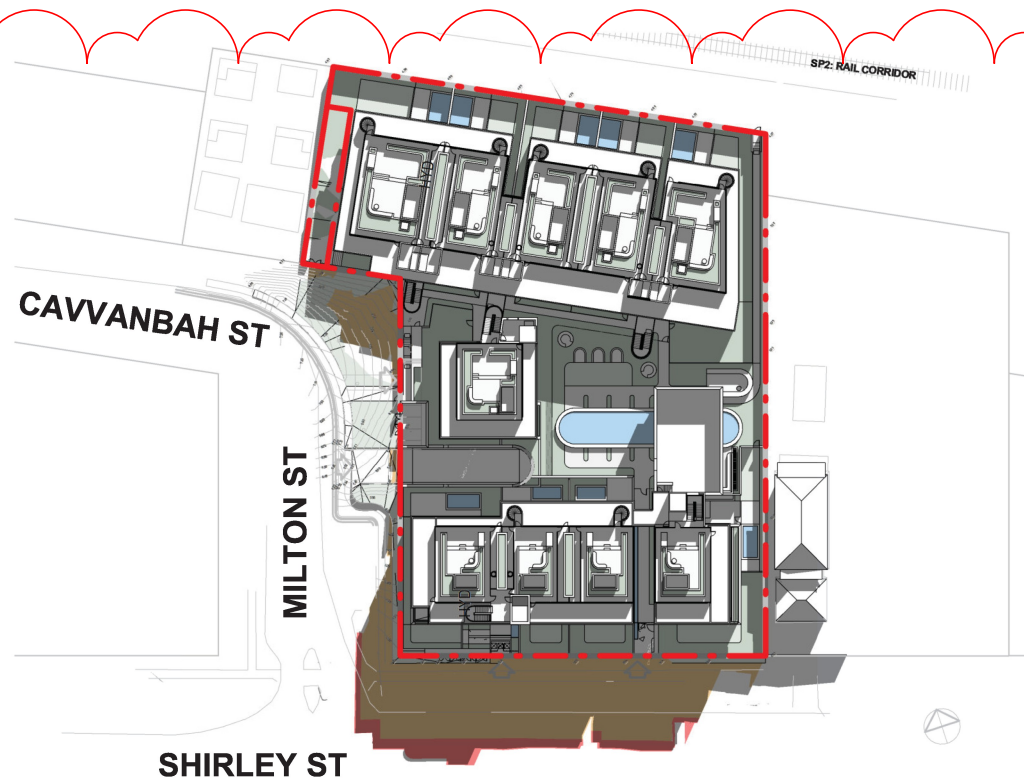
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RL12.7 (ROOF LEVEL)
COMPLIES

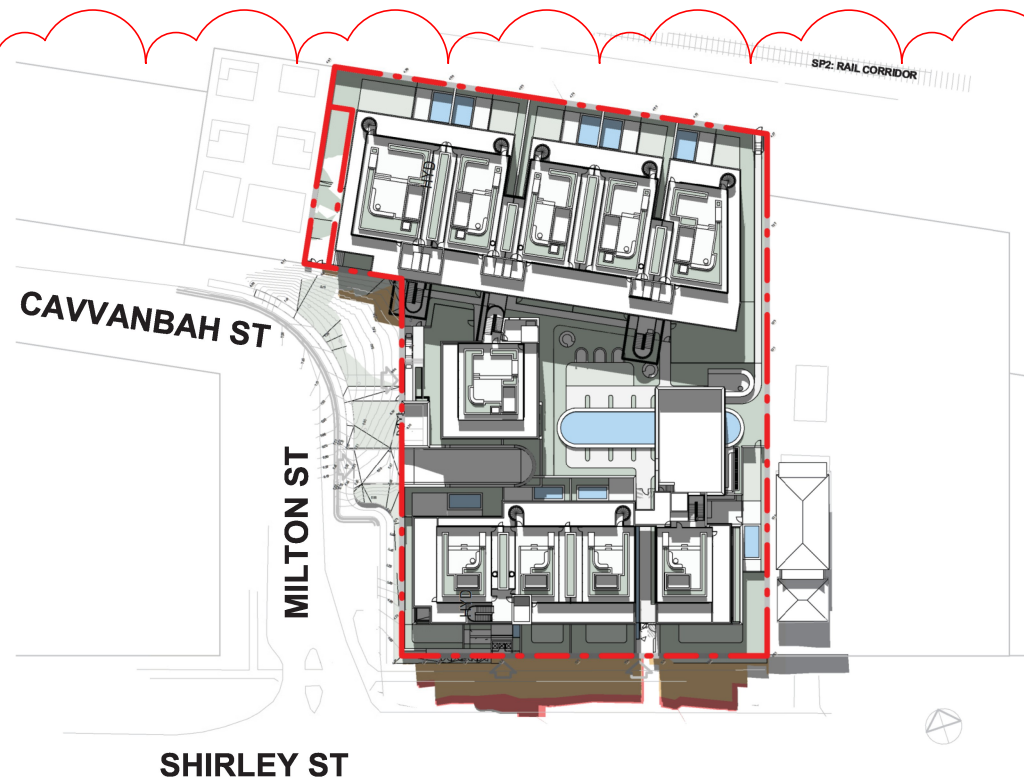
Height Plane

R3 Zone - Based on Survey of 27 February 2023

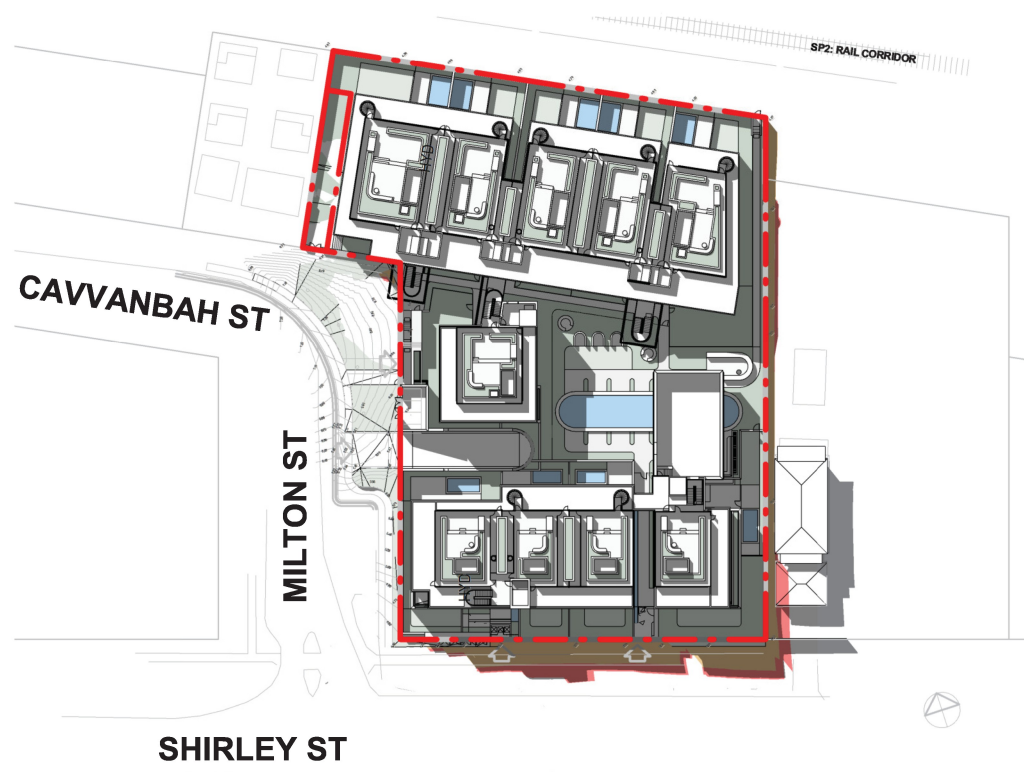




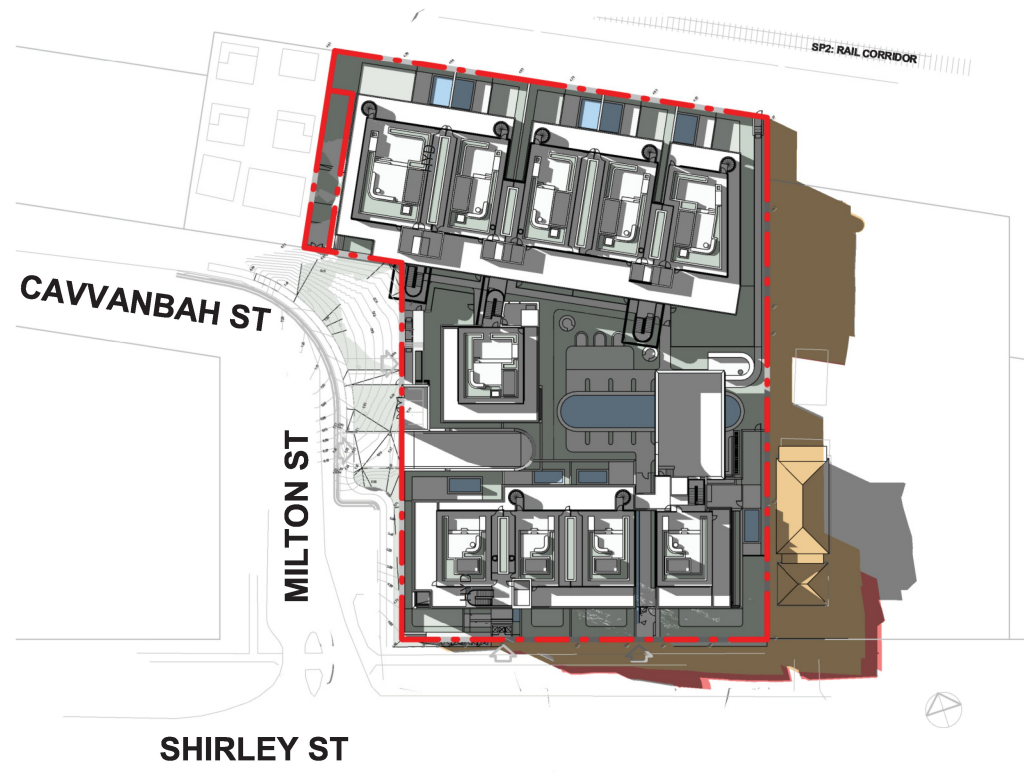
SUN STUDY 21 JUN 9AM



SUN STUDY 21 JUN 11AM



SUN STUDY 21 JUN 1PM



SUN STUDY 21 JUN 3PM

RED ZONE SHOWS
ADDITIONAL SHADOW
CAST FROM THE ROOF
PROTRUDING ABOVE THE
9M BUILDING ENVELOPE
AT WINTER SOLSTICE.

LEGEND

- PORTION OF SHADOW BELOW THE 9m
BUILDING ENVELOPE
- PORTION OF SHADOW ABOVE THE 9m
BUILDING ENVELOPE

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client
VITALE PROPERTY GROUP

approved Checker scale AS INDICATED @A3

prepared Author project no 0899SHI

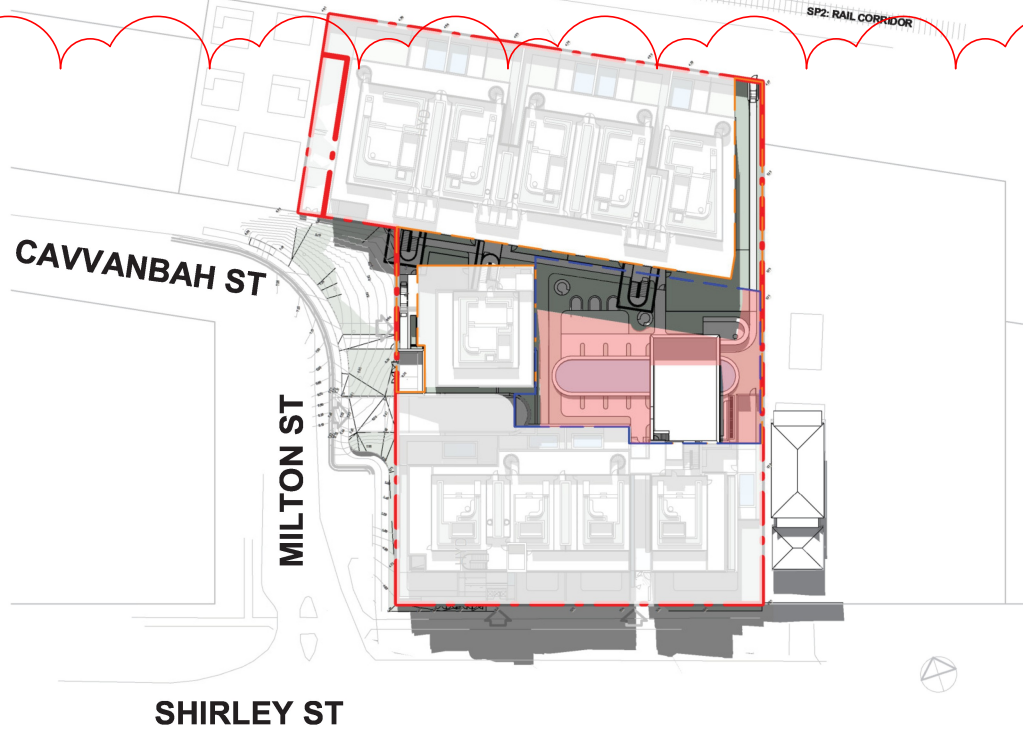
project
EADE BYRON BAY

29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481

drawing
SHADOW ANALYSIS - DA PROPOSED SHADOW

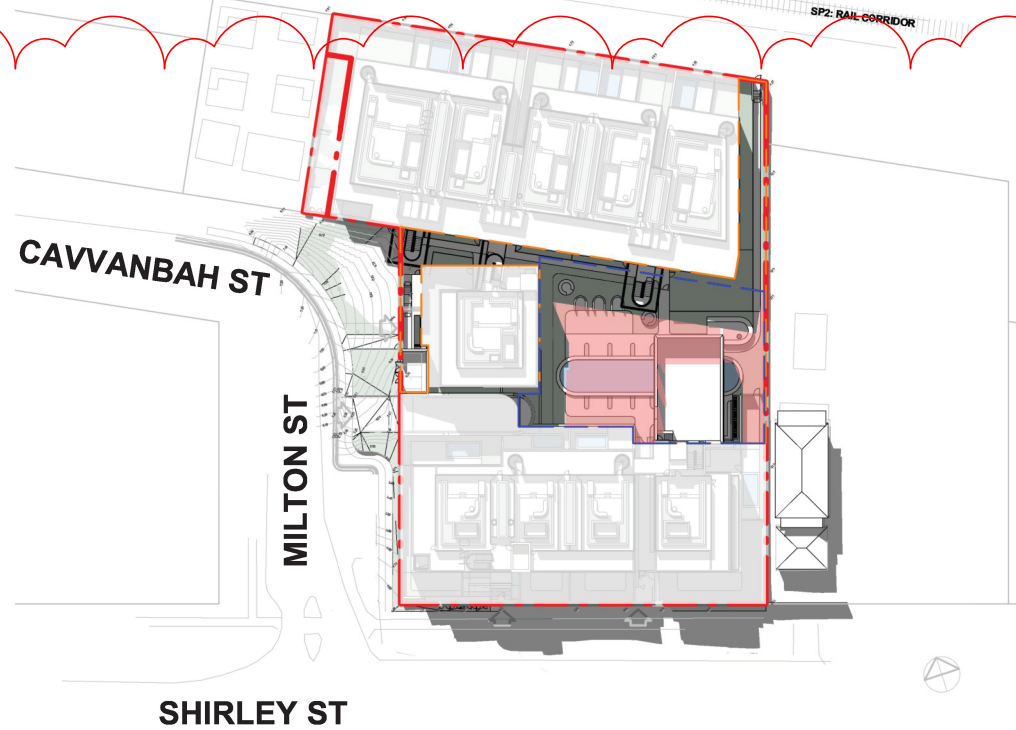
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4/02/2025 6:01:49 AM



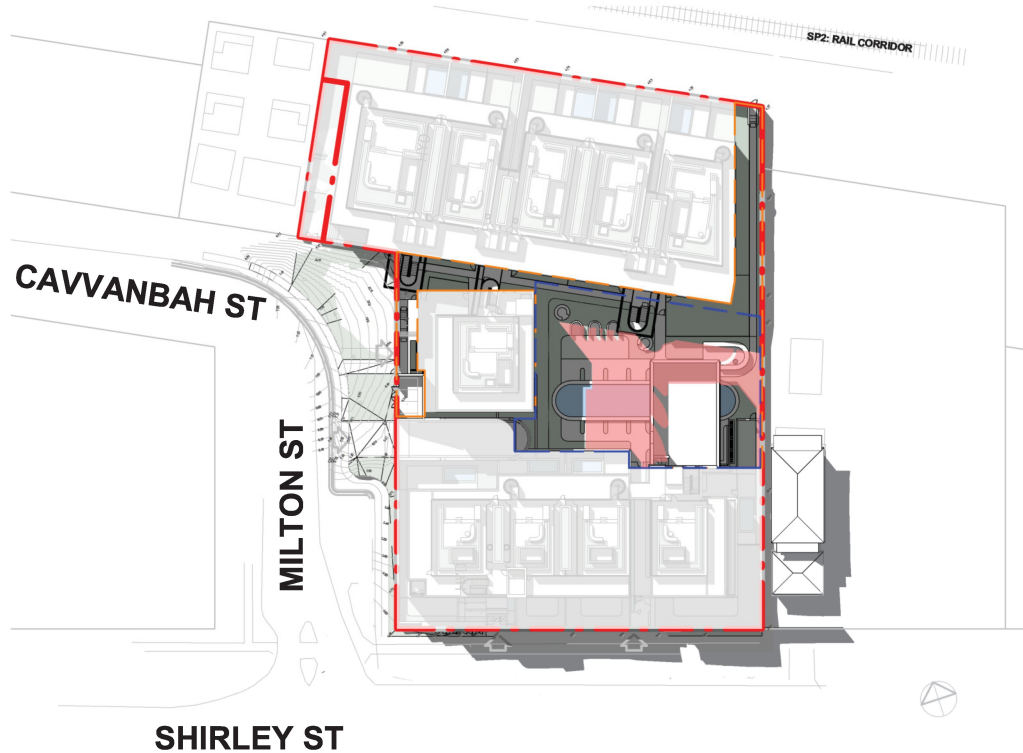
SITE AREA - 5937 m²
COMMUNAL OPEN SPACE - 1410 m² (24%)
PRINCIPAL USABLE SPACE - 1012 m²
% OF DIRECT SUNLIGHT - 533 m² (52%)

SUN STUDY 21 JUN 11AM COMMUNAL SPACE



SITE AREA - 5937 m²
COMMUNAL OPEN SPACE - 1410 m² (24%)
PRINCIPAL USABLE SPACE - 1012 m²
% OF DIRECT SUNLIGHT - 469 m² (46%)

SUN STUDY 21 JUN 12PM COMMUNAL SPACE



SITE AREA - 5937 m²
COMMUNAL OPEN SPACE - 1410 m² (24%)
PRINCIPAL USABLE SPACE - 1012 m²
% OF DIRECT SUNLIGHT - 365 m² (36%)

SUN STUDY 21 JUN 1PM COMMUNAL SPACE

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client	VITALE PROPERTY GROUP
approved	Checker
scale	AS INDICATED @A3
prepared	Author
project no	0899SHI

project	EADE BYRON BAY
	29 SHIRLEY STREET & 24 MILTON STREET, BYRON BAY NSW 2481
drawing	SHADOW ANALYSIS SOLAR ACCESS TO COMMUNAL SPACES
drawing no.	EADE-DAH-DRW-AR-DA9.12
revision	A

4/02/2025 6:01:50 AM