BAYLEY WARD

7 Dec 2023

1809 – 119-123 Jonson Street, Byron Bay

For Development Application

Design Excellence Statement

1. To achieve a built form of a scale and character in keeping with the 'town scale' and desired future character of the Town Centre.

a. Future Character

i. Sub-tropical architecture

This typology within Byron and the surrounding area is characterised by deep reveals and eaves for shading, the incorporation of lush gardens and greenery that thrives in this climate, external walkways and balconies, the open flow of air through internal and external spaces and an outdoor environment connected to the interior. The proposed design features all these elements.

ii. Materiality

The design looks to cater to sub-tropical beach environments through strategic use of materials like brick and masonry, utilizing their thermal mass for effective temperature regulation. Light-coloured finishes help mitigate heat absorption, while architectural elements like breezeblocks enhance natural ventilation, vital for coastal living. Attention is given to shading components and dark hues to shield against direct sunlight. Durable materials are carefully chosen to resist saltwater corrosion, ensuring the structure's longevity. The diverse application and textural richness of materials seek to embody a Fine Grain Village Character, fostering a regional identity that seamlessly integrates with the beach environment at a human scale. Breezeblocks, with their porous design, play a dual role in providing ventilation and privacy, striking a harmonious balance between openness and protection in the coastal context.

iii. Urban grain

Typically, a finer grain along Jonson Street is defined by the historic lot division and development of single-story buildings. Despite the emerging character appearing through the combination of lots and larger buildings with longer street walls such as the Woolworths precinct at 108-114 Jonson, we see the finer grain character as important to a successful architectural response. In this proposal we have provided breaks in the building volume as a primary break, and also secondary breaks within the architectural

language expressed by the language of individual retail units at street level and the vertical apartment division above.

b. Town Scale

i. Height

The majority of the building adheres to the 9-meter height limit, with elements that exceed this constraint designed to be recessive, ensuring they do not contribute significantly to the perceived bulk of the development. Key features like plant structures, lift overruns, and amenities such as a communal pool and roof terraces surpass the height restriction but are strategically positioned deeper into the site to ensure no impact to site lines from Jonson Street. This thoughtful placement of taller elements enhances functionality and resident experience while maintaining an overall building scale that is in harmony with the surroundings.

ii. Streetscape response

The height control of 11.5m on the Western side of Jonson and 9m to the East is a cue for our urban design response in the Jonson Street architecture. A stretched retail level protected by a canopy at 4.5m above the street is half the overall building height. Behind this at 3m setback a recessive architecture with shading device at roof level and greening within the façade completes the composition as an essentially 2 storey streetscape.

iii. Building massing within the site

Deeper within the site as the natural ground topography rises to the East our building architecture moderates to express balconies onto Kingsley Street and Middleton Lane in response to this largely residential interface. The residential amenity such as pool as situated in the Southeast corner for minimal visual impact from the neighbouring street network.

2. To allow for architecture that reflects the surrounding existing natural and built environment.

a. Natural environment

i. Inspiration for the project

The re-development proposal is named the Secret Garden; a lush green oasis space for everyone replaces the private gardens that have been known on this corner of Jonson for some years. Looking further into the hinterland at Killen Falls and Springbrook we observed the impact of fast flowing water on rock, creating curved voids in the landscape and allowing

light to flood into caves creating beautiful, dappled light-filled spaces which have inspired our courtyards and walkways. Our architectural inspiration is drawn from the Byron Bay coastline and particularly the way in which the ocean meets shoreline creating soft sinuous curves & leaving behind sculptural rock formations.

ii. Local climate

Shade in the summer, protection from rain, the provision of air flow and cross ventilation in the building are a direct response to the local climate. The ability for occupants and visitors to occupy internal and external spaces in a range of environments is at the heart of our response.

iii. Orientation

The East / West apartments and North / South void mean no South facing apartments or balconies. Views from the North facing apartments are to the ocean, whilst the apartments facing West onto lively Jonson Street are separated by a green edge and raised balustrade / parapet buffer. The eastern interface is quieter residential outlook with apartment balconies facing the laneway and church.

iv. Topography

The surrounding topography rises to the East up Kingsley Street meaning the Church and 2 storey buildings with pitched roofs beyond present significantly higher than our 9m height. The retaining wall to the Church boundary and the step down to our ground floor from Middleton Lane further diminish the expression of our Eastern built form within the wider topography.

v. Local natural context

A major feature of this corner of Jonson Street is the significant Melaleuca tree which is a nodal point along the length of Jonson. This tree is a great asset to the site, and it has informed the design of the building corner and layout of circulation. The activated ground plane and F&B offerings within the development will spill out to occupy the shaded public space under the canopy.

In the surrounding neighbourhood, canopy trees occupy the median strip and side pavements of Jonson, with the rainforest reserve further to the West. To the East the suburban character is of gardens and tree canopies. Our site sits on the intersection of these two environments and contributes to a green corridor between the two for bird and insect life.

b. Built environment

i. Integration within the existing street network

The through site links at ground level connect Jonson Street with Kingsley Street & Middleton Lane, adding to the vibrancy of the intersection and marking this an activity node at the midpoint of Jonson.

Middleton Lane is seen as an opportunity to enhance the interface between the proposed development and the church through the extension of the ground plane, new hard and soft landscaping creating an improved pedestrian experience.

Surface car parking along Kingsley is retained and improved, these are envisaged a short-term spaces for the retail and F&B visitors which add to the sense of activity on the corner.

ii. Emerging precinct of Jonson Street corridor

As discussed in the above point (2Bi) the existing built environment along Jonson Street is changing. The site and development negotiate between the Jonson Street frontage, the church to the East and the suburban character as the hill rises beyond that. Our architecture is a direct response to this evolving built environment.

iii. Neighbours to the South – equitable development

Discussions have been held with the neighbours to the South, and the ability for the redevelopment of their site considered in our built form to boundary. If we provide setbacks and outlook on the South boundary, the resultant setbacks for No. 125 from the heritage dwelling at No. 127 and our Southern boundary significantly compromise the development opportunity of their site. Instead, the opportunity is provided for North facing central dwellings into our garden space, together with East and West facing dwellings, with vertical circulation and corridors on the Southern part of the site.

3. To achieve comfortable and healthy street environments and landscapes for pedestrians in terms of daylight, sense of enclosure and wind mitigation.

a. Pedestrian routes

i. Ground plane handed back to pedestrians

As discussed in 2b(i) our internal courtyard spaces link with the internal street network and revitalise it. A vibrant, walkable environment linking Jonson Street, Kingsley Street and Middleton Lane with the garden courtyard is underpinned by retail and F&B spaces that bridge between.

ii. Residential amenity at roof level

The private amenity for residents is removed from the courtyard space and located at Level 01 and roof level to allow the entire ground level to be public.

iii. Retail cross flow

Retail spaces generally benefit from a street frontage and a courtyard space. This has the effect of drawing street activity into the courtyard gardens and providing a comfortable environment for pedestrians within a vibrant retail precinct.

iv. Through site public linkages

As discussed previously these are at the heart of the design response and designed for the benefit of pedestrians and the public.

b. Wind mitigation

i. The courtyard

Has a high degree of modelling through changes in level, hard landscape features, walkways and balconies.

ii. Building roughness, and modulation

Externally the building façade incorporates street canopies, balconies and modulation which assist with wind mitigation

iii. Avoidance of large smooth facades

c. Sense of enclosure

i. The courtyard has been designed as a public space that provides a sense of enclosure and comfort throughout the seasons.

d. Shade

i. The central public space provides a range of shaded and partially covered areas, at the street edge canopies provide for this.

e. Landscaping

i. The essence of our design approach is based on landscape integration.

4. To protect streetscapes, vistas and skyline views.

a. Response to streetscape

We have integrated the building with a direct response to the local streetscape and surrounding street network [refer to 1b and 2b]. The building offers back to the local environment and providing a local scale and vibrant ground level experience.

b. Vistas

The building does not adversely affect any long vistas.

c. Skyline views

Plant, lift overrun and rooftop pool are set well inboard to the site to minimize impact on skyline views.

5. To enable comfortable and high-quality internal environments and allow natural day lighting, natural ventilation and visual and acoustic privacy.

a. Cross ventilation
    i. All apartments

b. Great daylighting
    i. Orientation
    ii. No south facing apartments
    iii. Good daylight penetration

c. Visual privacy
    i. The courtyard acts as visual privacy device from apartment to apartment
    ii. Bedroom windows onto walkways are separated from circulation through the implementation of sub-tropical screening elements.
    iii. Internal and external overlooking is mitigated within the design.

d. Acoustic environment
    i. The protected internal courtyard environment provides a quiet outlook for bedrooms to the Jonson Street apartments. Living spaces are buffered with balcony edge and parapets.

6. To ensure adaptability of buildings for future uses.

a. Structural grid allows modification to infill walls for future layouts
b. Lift access to all levels
c. Full breaks in the built form allows staged adaptations or differing uses rather than single volume

7. To enable and encourage buildings with minimal environmental footprint and a reduced reliance on electricity.

a. Walkable environment, both
    i. Horizontally with walkways and the ground level public space
    ii. Vertically through open stairs connecting levels

b. Reduce reliance on private car-based transport
    i. Lots of parking for bikes and scooters
    ii. Walking based transport encouraged through local amenity provision and mixed use development.
    iii. Elec charging stations for EV's
    iv. Car share

c. Minimize urban heat island effect
    i. Greening of roof and horizontal surfaces reduces reflected heat and stops building fabric warming

d. Sustainable storm water design
    i. Mitigation of storm surge into drainage system through landscape, rain gardens and onsite detention

e. Natural cross ventilation
    i. All apartments have good cross ventilation
    ii. The retail is through building and flows onto external shaded spaces, providing ability to cross ventilate or reduce heating and cooling.

f. Shading
    i. Provided to the public realm and street
    ii. Provided to glazing; particularly North and West.

g. Orientation
    i. As discussed under point 2 the building is orientated to allow a North / South main garden space and eliminate South facing apartments.