

Our Reference: J7453A-119-123 Jonson St-TIA_LET02-RevC

Wednesday, 19 March 2025

Byron Shire Council

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Mullumbimby NSW 2482

Via email: council@byron.nsw.gov.au

**DA Modification
Carpark Requirements
119-123 Jonson St, Byron Bay 2481**

This Letter has been prepared to support the modification for the proposed development located at 119-123 Jonson St, Byron Bay in regard to required number of carparks for the site. With the current approval, Condition 18, 20, and 135 require the following number of carparks:

- 11 carparks on Kingsley St including 1 accessible carpark.
- Additional 4 carparks in Jonson St including 1 accessible carpark.
- 83 total parking spaces in the basement including:
 - o 47 Residential Parks.
 - o 36 Commercial parks including 7 carshares.

The proposed modification includes slight alterations to the development resulting in minor increases to the GFA and accordingly, the required carparking numbers. The proposed modification increases the commercial area GFA by approximately 20m² to total to approximately 1220m² GFA.

Based on the proposed updates, the following conditions are proposed to be amended as part of this mod application.

- **Condition 18b:**
 - o Current condition.

(vii) Redesign the 45° metered parking to 90° metered parking to accommodate a minimum of 11 parking spaces including 1 accessible parking;

- o Proposed Amendment.

(vii) Redesign the 45° metered parking to 90° metered parking to accommodate a minimum of 12 parking spaces including 1 accessible park;

- **Condition 20:**
 - o Current condition.

d) Accessible parking in accordance with AS2890.6

- o Proposed Amendment.

d) Accessible parking in accordance with AS2890.6 or to an alternate performance solution by a qualified consultant

- **Condition 20:**
 - o Current condition.

m) eighty three (83) parking spaces consisting of: -

- *forty seven (47) residential spaces comprising of 37 × user class 1a and 3 × user class 4 and 1 × wash bay*
- *twenty nine (29) commercial spaces comprising of 27 × user class 3, 1 × user class 1a and 1 × user class 4;*
- *7 carshare spaces*

- o Proposed Amendment.

m) a minimum of eighty four (84) parking spaces consisting of: -

- A minimum of forty seven (47) residential spaces comprising of 44 × user class 1a and 3 × user class 4
- A minimum of thirty seven (37) commercial spaces comprising of 35 × user class 3 (including 7 carshare spaces) and 2 × user class 1a.

- **Condition 135:**

- o Current condition.

83 car parking spaces including 4 accessible parking spaces & 7 Carshare, 8 motorcycle spaces, 16 bicycle spaces and 1 MRV loading bay are to be provided and maintained, together with all necessary access driveways and turning areas, to the satisfaction of Council.

(iii) Commercial Parking

Tenants and customers of the development must have unrestricted access to the car parking spaces including Carshare, motorcycle spaces and bicycle spaces on a daily basis during business hours of the development.

No car parking spaces are to be reserved (generally or specifically) for any tenant or customer.

(iv) Residential Parking

41 carparking spaces including 3 accessible carparking spaces and 5 visitors carparking spaces and 1 × wash bay/visitor required for the residential component of the development are to be reserved and made available for particular residents.

Tandem parking spaces are to be allocated to one (1) residential unit only and are not to be shared with other residential units.

- o Proposed Amendment.

A minimum of 84 car parking spaces including 3 accessible parking spaces & 7 Carshare, 8 motorcycle spaces, 29 bicycle spaces and 1 MRV loading bay are to be provided and maintained, together with all necessary access driveways and turning areas, to the satisfaction of Council.

(iii) Commercial Parking

Tenants and customers of the development must have unrestricted access to the car parking spaces including Carshare, motorcycle spaces and bicycle spaces on a daily basis during business hours of the development.

No car parking spaces are to be reserved (generally or specifically) for any tenant or customer.

(iv) Residential Parking

A minimum of 47 carparks including 3 accessible carparks and 6 visitors carparks required for the residential component of the development are to be reserved and made available for particular residents.

Tandem parking spaces are to be allocated to one (1) residential unit only and are not to be shared with other residential units.

It should be noted that, 2 x commercial accessible parks have been provided at street level in lieu of providing basement commercial accessible carparks. This allows people with disabilities to access/egress to/from the site more easily avoiding the need to navigate between building levels.

The above mentioned amendments will ensure parking numbers are provided in accordance with BSC DCP Chapter B4 as per detailed in the attached parking letter. Updated carpark calculations have been completed in accordance with BSC guidelines to demonstrate that suitable carpark numbers have been provided. Refer below for a summary of the calculations:

- 47 Residential carparks required including:
 - o 38 carparks (3 x 2 bed units, 16 x 3-4 bed units).
 - o 3 x accessible carparks (3 x 4 bed adaptable units).
 - o 6 x residential visitor carparks (22 units).
- Commercial carparks
 - o Commercial carpark requirements = 61 parks (1220m² GFA).

The basement layout currently includes the following:

- 49 Residential carparks required including:
 - o 40 carparks.
 - o 3 x accessible carparks.
 - o 6 x residential visitor carparks.
- Commercial carparks
 - o 37 Basement Carparks.

Therefore, a suitable number of residential carparks has been provided. However, there is a deficit in commercial parks provided. Accordingly, for the development to comply with BSC requirements, the following is proposed:

- Total commercial carparks provided within the basement = 37 carparks (61 required, deficit of 24 parks).
- Provision of 8 motorcycle parks for a reduction 2 parks = 59 carparks required (deficit of 22 parks).
- Provision of 7 carshares for a reduction of 14 parks = 44 parks (deficit of 8 parks).
- Provision of formalised street parking at 25% increase = 10 street carparks to be provided (25% increase on 8 carparks).
- Provision of 10 x formalised street parking as follows:
 - o 4 additional street parks on Jonson St (reinstatement of driveway crossovers).
 - o 3 additional street parks on Kingsley St (reinstatement of driveway crossovers).
 - o 3 x parking credit due to Council requests noted below:
 - 1 x credit for requested removal of Kingsley St carpark adjacent to public art.
 - 2 x credit for requested accessible parks at street level on both Jonson St and Kingsley St.

Therefore, the proposed modification provides an appropriate number of carparks.

We trust the above provides satisfactory confirmation that the carparking requirements are in accordance with BSC guidelines. However, should any queries/concerns be raised please feel free to contact Jake Bentley on 02 6687 4666 or via email on JakeB@Planitconsulting.com.au.

Yours sincerely



Jake Bentley
Civil Engineer