



119-123 JONSON

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# Community engagement report

24th January 2023



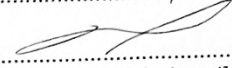
*Caroline Desmond*

community engagement

## Statutory Declaration

I, Caroline Desmond, do solemnly and sincerely declare that I have prepared this community engagement report and undertaken the community consultation activities in accordance with the Byron Shire Council Development Control Plan 2014 Part A, Clause A13.4. I make this solemn declaration consciously believing the same to be true and by virtue of the provisions of the *Oaths Act 1990*.

Declared at Lennox Head on 24 January 2023

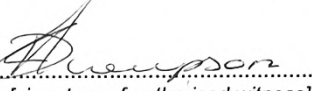
  
[signature of declarant]

in the presence of an authorised witness, who states:

I, Keren Thompson, a NSW JP # 251014,  
[name of authorised witness] [qualification of authorised witness]

certify the following matters concerning the making of this statutory declaration by the person who made it:

1. I saw the face of the person; and
2. I have confirmed the person's identity using an identification document and the document I relied on was a Driver's Licence. NSW Driver Licence No. 11367109

  
[signature of authorised witness]

24 January 2023  
[date]

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## 1.0 EXECUTIVE SUMMARY

Together with architect Bayley Ward, JD Property Group had devised a draft scheme for the 2725m<sup>2</sup> site covering 119 – 123 Jonson Street in Byron Bay. The proposal was for a mixed use precinct consistent with the B2 Local Centre zoning. In November and December 2022 a pre lodgement community engagement program was undertaken.

Despite wide coverage including a letterbox drop to all properties within a 500m radius, a press ad in the Byron Shire Echo and a site notice, only one property made contact regarding the proposal. A further six neighbours, all of whom we contacted by phone or email, provided feedback. All seven properties who provided feedback are in the immediate vicinity of the site.

It is thought that perhaps the comprehensive project website was able to provide sufficient information and answer questions for most people.

Whilst there were questions and there was feedback (almost all of it was positive and none of it was negative), there were no requests for changes to the draft proposal. There were no questions or feedback items mentioned more than once with the exception of positive feedback (mentioned by five properties) and the construction time frame and duration (mentioned by two properties).

The developer Jason Dunn, who lives in Byron and grew up here, has established relationships with neighbours through this engagement program that he did not previously have. This is immensely valuable for all parties. Even those neighbours who chose not to make contact may still have the letterbox drop flyer or the website link or the press ad should they wish to contact JD Property Group in the future.

## 2.0 BACKGROUND

Together with architect Bayley Ward, JD Property Group had devised a draft scheme for the 2725m<sup>2</sup> site covering 119 – 123 Jonson Street in Byron Bay. In November and December 2022 a comprehensive pre lodgement community engagement program was undertaken.

The intention was to communicate the draft scheme to neighbours and the broader local community and seek feedback. And further to establish relationships with those neighbours that were not previously known to the developer.

119 – 121 Jonson Street is currently occupied by function and event venue Secret Garden, with a liquor licence trading to 11:30pm. Prior to that it was a preschool for many years. The land was originally given to the Anglican Church by George Flick's family to be used as a horse paddock so that people had a place to put their horses when they came to town (and more specifically so they could go to church).

123 Jonson Street is currently occupied by holiday accommodation.

The entire site is zoned B2 Local Centre.

The community engagement website for the project stated:

*A mixed use precinct across the 2725m<sup>2</sup> land parcel is proposed. Three separate interconnected buildings with soft curved edges would be placed around a 15 metre wide, 38 metre long public courtyard. The built form at the Jonson and Kingsley Street corner would be set back around the existing melaleuca tree.*

*As well as the public courtyard and a pool for the residents living above, the ground floor would house 1000m<sup>2</sup> of retail and commercial tenancies across the three buildings. Two upper levels would house 22 apartments including 6 x 2 bedroom apartments, 11 x 3 bedroom apartments and 5 x 4 bedroom apartments. Generous balconies would provide residents with private outdoor living in addition to rooftop terrace gardens for level two apartments.*

*One level of basement parking would provide for 79 car parks with provision for electric charging. Access would be off Middleton Lane, which would be significantly upgraded under this proposal.*

*The draft scheme has prioritised the creation of housing and open public landscaped areas (38% of the ground floor area).*

## 3.0 ENGAGEMENT PROCESS

Action	Date
Personal contact with neighbours	Since 25 <sup>th</sup> November*
Letterbox drop	29 <sup>th</sup> November
Project website live	29 <sup>th</sup> November
Press ad published	30 <sup>th</sup> November
Site notice erected	2 <sup>nd</sup> December
Community engagement sessions	12 <sup>th</sup> December

\* The developer had spoken with some neighbours prior to this date.

It was made clear in all communication that the proposal had not yet been lodged with Byron Shire Council and that residents had until 12<sup>th</sup> December to provide feedback.

### 3.1 Letterbox drop

An A5 double sided flyer (refer Appendix 1) was delivered to residences and businesses within 500 metres of the site (refer Appendix 2) on 29<sup>th</sup> November. With the closest residential neighbours a personal letter was attached asking them to make contact (refer Appendix 3).

Where a “no junk mail” or similar sticker was on a letterbox in the vicinity of the proposed development site the material was placed in an envelope and “Dear neighbour” was hand written on the envelope.

### 3.2 Community information website ([www.119-123jonson.com.au](http://www.119-123jonson.com.au))

A comprehensive community information website went live 29<sup>th</sup> November (refer Appendix 4). This was timed so those receiving the letterbox drop could go straight to the website for more information.

### 3.3 Press advertisement

A press ad was published in the Byron Shire Echo 30<sup>th</sup> November (refer Appendix 5).

### 3.4 Site notice

A site notice was erected on the site 2<sup>nd</sup> December and taken down 14<sup>th</sup> December (refer Appendix 6).

### 3.5 Community engagement sessions

A private function room at the Byron Bay Services Club (central location, easy and free parking) was booked all day and night (8:00am – 9:30pm) for 12<sup>th</sup> December.

Two community engagement sessions were promoted – 2:30pm and 6:00pm. It was felt that this gave a daytime option and an after work option. Despite this information being promoted from 29<sup>th</sup> November, there were no bookings received by 11<sup>th</sup> December. At 9:30pm on 11<sup>th</sup> December the 6:00pm option was deleted on the Eventbrite booking system. The 2:30pm option remained available.

Even though there were still no bookings received we went ahead with the 2:30pm session on December 12<sup>th</sup> in case there were drop ins or last minute bookings. Present was the developer Jason Dunn from JD Property Group, myself and Architect Nick Bayley from Bayley Ward, who flew up from Melbourne to be present. Nobody showed up to attend the event.

### 3.6 Email

No emails were received on the project email – enquiries@119-123jonson.com.au

### 3.7 Phone

The project phone number – 0281880139 – received one phone call, on 5<sup>th</sup> December from a neighbour on Middleton Lane.

### 3.8 Personal contact

The following neighbours were contacted:

**Next door to the south** is 125 Jonson Street, a residence which is currently being renovated to provide additional commercial space in town. Two meetings were held with this neighbour. One with myself and developer Jason Dunn on 29<sup>th</sup> November and a second with Jason and Architect Nick Bayley on 12<sup>th</sup> December. A letter of support from this neighbour is attached (refer Appendix 7).

Next to that to the south is a private residence at 127 Jonson Street. Communication with this neighbour was via phone and email.

**Next door to the east** is the Anglican Church. In addition to emails and phone calls a meeting was held with three key members of the Church, myself and Jason Dunn on 8<sup>th</sup> December. Communication with the Anglican Church is ongoing.

**Across the road on Kingsley Street** is the Fire Station, the old Cheeky Monkeys site which was purchased by Merivale and is being developed as a hospitality venue and a collection of three houses which are currently for sale as a development site. Communication with all of these neighbours was via phone and email.

In the vicinity of the proposed development **on Jonson Street** the following properties were contacted:

- A Teams meeting was held with one of the owners of Mercato and their town planner on 7<sup>th</sup> November.
- Email and phone correspondence was held with the owners of Lord Byron Resort, who also own a number of the apartments next door at 120 Jonson

- Street. These properties are directly across the road from the proposed development.
- The owners of the apartments at 120 Jonson Street which are not owned by the people behind Lord Byron Resort were emailed. And the commercial premises at 120 Jonson Street were emailed and visited with the letterbox drop flyer.
- Email and phone correspondence was held with Podia (developers of 116-118 Jonson Street "The Bonobo").

Further, the community engagement website offered private meetings after explaining the community engagement sessions:

Alternatively, please contact us to arrange a private meeting.

One request for a private meeting was received, from the property on Middleton Lane who telephoned. That meeting was held 7<sup>th</sup> December.

An email was sent to Detective Inspector Matt Kehoe from Byron Bay Police with a link to the engagement website, offering a meeting. A meeting was not requested.

## 4.0 FEEDBACK

Whilst we engaged with numerous neighbours (refer 3.0 above), feedback was received from only seven properties, all of them within the immediate vicinity of the site. Six of these seven properties were contacted by the developer by phone or email. There was only one property that made contact after receiving the letterbox drop. No feedback was received from the broader local community.

It is thought that perhaps the comprehensive project website was able to provide sufficient information and answer questions for most people.

All feedback received is incorporated in the table below and there is a letter from the adjoining neighbour attached (refer Appendix 7).

The “comments” are all direct quotes unless italicised.

A new paragraph represents comments from a different person.

Topic	Email	Private meeting	Flyer delivery	Comments	Developer response
<b>General positive feedback</b>	3	3		<p>Scheme looks great, well done Jason and team.</p> <p>Looks amazing!!</p> <p>It looks very attractive. But the pictures of Mercato looked attractive. If it does look as it seems. And it's very green.</p> <p>I'm good with it. Let's hope you get your approval in record time.</p>	Thank you.

Topic	Email	Private meeting	Flyer delivery	Comments	Developer response
				<p>It seems an attractive building. And it seems a reasonable scale. It's not unreasonable.</p> <p>At this stage the Parish can offer in principle support to the proposal.</p>	
<b>Construction duration and timing</b>		2		<p>Timing – if everything goes as you expect, when do you think you will turn your first sod. And when do you think the development will open?</p>	<p>We cannot know how long it will take to achieve an approval. Once that is in hand, we estimate 6 months for design and apartment sales then a further 18 months for construction.</p>
<b>Interested in purchasing apartment</b>	1			<p>Definitely keep us in the loop when you guys are ready to start selling off the plan!</p>	
<b>Overshadowing</b>	1			<p>It looks as though you'll be breaching the height control, so the only thing we'd like to see are the shadow diagrams and whether there is an impact on our building. I suspect there might be, we just want to understand what this is.</p>	<p>Shadow diagrams were provided to this neighbour which showed that there is no overshadowing of their property.</p>
<b>Information website</b>	1			<p>Info on website is great. Super clear.</p>	<p>Thank you.</p>
<b>Commercial space needed</b>			1	<p>We need to move out and can't find anywhere to rent.</p>	

Topic	Email	Private meeting	Flyer delivery	Comments	Developer response
<b>Airbnb</b>		1		<i>Will there be Airbnb?</i>	The property is located in the B2 Commercial Zone so the State Government policy means that it is permissible. The 22 apartments will be of a high quality. Therefore we see it as unlikely that people will holiday let these homes and in the event that they do it is even more unlikely that they will be “party houses”. The property will be managed to prevent such disturbances anyway.
<b>How many apartments</b>		1		How many apartments?	22 apartments are proposed - 6 x 2 bedroom apartments, 11 x 3 bedroom apartments and 5 x 4 bedroom apartments.
<b>Rooftop</b>		1		<i>Will there be a rooftop bar? Is the rooftop area open to the public or private?</i>	11 private rooftop terraces are proposed for the level two apartments. These will be accessed via stairs from each level two apartment. In addition to this, we propose a communal pool for the sole use of the residents of the apartments on a section of rooftop. There will not be a rooftop bar.
<b>Middleton Lane</b>		1		My laneway. It's the front of my house. There are a lot of kids and dogs. People like me who walk down the lane. With the cars is it going to be really busy? Water runoff into our property is a big problem, I've put sandbags in front of our property to stop the water runoff and we did get Council out to look at	We discussed with this neighbour that the traffic management would be the same situation as at Jonson Lane. Which is working well. We suggested that they go and have a look at the traffic management there.

Topic	Email	Private meeting	Flyer delivery	Comments	Developer response
				<p>the road. Could you help us get the Lane and the curb and gutter upgraded on Middleton Lane.</p>	<p>You won't be able to turn left into this development from Middleton Lane if you are coming from the south. And when you exit the development on Middleton Lane there will be a sign saying "No right turn" so you won't be able to turn right down Middleton Lane.</p> <p>We discussed that an upgrade of Middleton Lane to the boundary of our property (119 – 123 Jonson Street) would be undertaken. And we advised that we would discuss the water overflow matter with Council's engineering team.</p>

## 5.0 OUTCOMES

It is a rather unusual situation in that there were no requests for changes to the draft proposal during the engagement period (or since).

Adjoining and immediate neighbours seem happy with the proposal including the design and scale of the built form. There were a number of comments made to this effect. The Anglican Church, located across Middleton Lane to the east, has offered “in principle” support at this stage. A letter of support is attached from 125 Jonson Street, the adjoining neighbour to the south. There was no feedback received from the broader local community.

Whilst there were no requests for changes to the draft proposal from the community engagement process, changes to the draft proposal were made due to requests from Byron Shire Council’s Design Excellence Panel (comprised of Council staff and consultants).

The developer, who lives in Byron and grew up here, has established relationships with neighbours through this engagement program that he did not previously have. This is immensely valuable for all parties. Even those neighbours who chose not to make contact may still have the letterbox drop flyer or the website link or the press ad, should they wish to contact JD Property Group in the future for any reason.

## 6.0 APPENDICES

### Appendix 1 – Letterbox drop flyer

# Invitation to engage

After twelve months of research and planning, we are ready to share our draft scheme for the site covering 119–123 Jonson Street in Byron Bay. The site lies on the corner of Jonson and Kingsley Streets, where the Secret Garden event venue and holiday housing is located now.

A mixed use precinct across the 2727m<sup>2</sup> land parcel is proposed. The scheme has prioritised the creation of housing (22 apartments) and open public landscaped areas (38% of the ground floor area). Three separate interconnected buildings with soft curved edges would be constructed around a 15 metre wide, 38 metre long public

courtyard. The built form at the Jonson and Kingsley Street corner would be set back around the existing melaleuca tree.

Apartments would occupy the two upper levels, with level two apartments enjoying private rooftop gardens. As well as the open landscaped areas for the public and a pool for residents living above, the ground floor would house 1000m<sup>2</sup> of commercial tenancies in line with the B2 Local Centre zoning. One level of basement parking accessed off Middleton Lane, which would be significantly upgraded under this proposal, would provide 79 car parks.



*Jonson Street view\_artists impression indicative only*

119-123jonson.com.au | enquiries@119-123jonson.com.au | 0281 880 139

Elevated gardens would soften the facades and rooftops, with foliage draped over the external faces. Additional trees planted on the streetscapes and corner and lawn seating would improve the pedestrian experience. Pathways would link pedestrians through and between the three buildings, with the internal garden areas providing refuge from busy Byron streets.

We have not yet lodged a DA with Byron Shire Council. We will be listening to feedback until December 12th, after which time

we will update our planning and lodge a DA.

Further information can be found at [www.119-123jonson.com.au](http://www.119-123jonson.com.au) Please contact us with any questions, feedback or just to chat. We will be holding community engagement sessions in the Byron Town Centre on December 12th. Bookings are essential and can be made through the website or by contacting us directly.

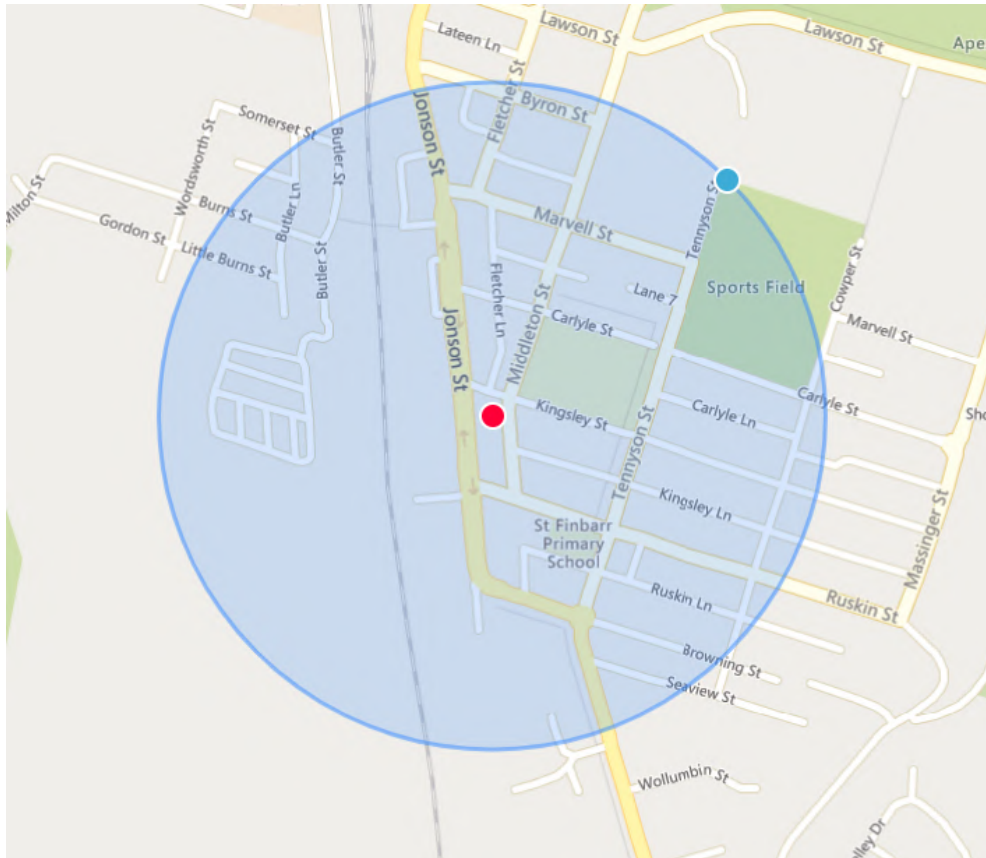
Thank you.



*Artists impression public courtyard\_indicative only*

[119-123jonson.com.au](http://119-123jonson.com.au) | [enquiries@119-123jonson.com.au](mailto:enquiries@119-123jonson.com.au) | 0281 880 139

## Appendix 2 – Letterbox drop delivery area



## Appendix 3 – Letterbox drop cover letter to close neighbours



29 November 2022

Dear Neighbour

Please see attached flyer regarding a proposed development at 119 – 123 Jonson Street. Please contact us directly to chat about it, ask any questions and/or give us your feedback.

There is a fair amount of information at [www.119-123jonson.com.au](http://www.119-123jonson.com.au)  
And we can sit down with you at your convenience to go through the draft plans.

The work proposed includes:

- Rebuilding Middleton Lane between Kingsley Street and the boundary of 123 Jonson Street.
- Building footpath infrastructure on the southern side of Kingsley Street.
- Rebuilding the footpath infrastructure on the eastern side of Jonson Street.
- Creating 11 additional kerbside car parks across Jonson and Kingsley Streets.
- Significantly improving the streetscapes on Jonson and Kingsley Streets with landscaping including mature planting.

We have not yet lodged a DA with Byron Shire Council. We are talking to our neighbours first and listening to feedback until 12<sup>th</sup> December. After that time we will consider all feedback, finalise our proposal and lodge a DA with Council.

Thank you for your consideration.

Sincerely

A handwritten signature in black ink, appearing to read 'Jason Dunn', written over a horizontal line.

Jason Dunn  
JD PROPERTY GROUP

[119-123jonson.com.au](http://119-123jonson.com.au) 0281880139 [enquiries@119-123jonson.com.au](mailto:enquiries@119-123jonson.com.au)

## Appendix 4 – Community information website



After twelve months of research and planning, we are ready to share our draft scheme for the site covering 119 – 123 Jonson Street in Byron Bay with our neighbours and the local Byron community. The 2725m<sup>2</sup> land parcel lies on the corner of Jonson and Kingsley Streets.

We have not yet lodged a DA with Byron Shire Council. We will be listening to feedback until 12<sup>th</sup> December, after which time we will update our planning, finalise reports and lodge a DA.

Please take some time to have a look through this website, and please **contact us directly** with any questions, feedback or just to have a chat.

Thank you.

## PROJECT

The proposed redevelopment site lies in the Byron Bay town centre on the corner of Byron Bay's main street, Jonson Street, and Kingsley Street.



119 – 121 Jonson Street is currently occupied by function and event venue Secret Garden, with a liquor licence trading to 11:30pm. Prior to that it was a preschool for many years.



123 Jonson Street is currently occupied by holiday accommodation.



## Proposal summary

A mixed use precinct across the 2725m<sup>2</sup> land parcel is proposed. Three separate interconnected buildings with soft curved edges would be placed around a 15 metre wide, 38 metre long public courtyard. The built form at the Jonson and Kingsley Street corner would be set back around the existing melaleuca tree.

As well as the public courtyard and a pool for the residents living above, the ground floor would house 1000m<sup>2</sup> of retail and commercial tenancies across the three buildings. Two upper levels would house 22 apartments including 6 x 2 bedroom apartments, 11 x 3 bedroom apartments and 5 x 4 bedroom apartments. Generous balconies would provide residents with private outdoor living in addition to rooftop terrace gardens for the level two apartments.

One level of basement parking would provide for 79 car parks with provisions for electric charging. Access would be off Middleton Lane, which would be significantly upgraded under this proposal.

The draft scheme has prioritised the creation of housing and open public landscaped areas (38% of the ground floor area).

## Zoning

**The entire site is zoned B2 local centre**, the objectives of which are:

*"To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. To encourage employment opportunities in accessible locations. To maximise public transport patronage and encourage walking and cycling. To encourage vibrant centres by allowing residential and tourist and visitor accommodation above commercial premises".*



Byron LEP 2014 Zoning Map - B2

## Context

The site lies at the southern end of Byron's main street, Jonson street. The southern Jonson Street precinct is undergoing redevelopment in line with the Byron Bay Town Centre Master Plan, which was the result of significant community input:

*"The south of Jonson Street should, over time, gradually transition into a mixed use district that supports medium density living and local business. By achieving this outcome a greater population of residents and works can be located within walking distance of the village centre".*

This proposed development is surrounded by sites that are or are proposed to be redeveloped to 11.5 metres in height, which is significantly higher than the proposed 9.0 metre height for this project.



Byron LEP 2014 Height Map

Directly across the road at 116-118 Jonson Street "The Bonobo" (formerly "The Barbotine") mixed use precinct, with an approved building height of 13.5 metres, is under construction now. Directly across the road on the corner of Kingsley and Jonson Streets Cheeky Monkeys, which was purchased by Merivale hospitality group, is likely to be redeveloped as a food and beverage venue. It lies within the 11.5m Height Of Building Zone. To the north 90 – 96 Jonson Street, located in the old Woolworths carpark and Plaza, is being redeveloped as a mixed use precinct with residential apartments on the upper levels and retail on the ground floor. This site as well as the site of the old Woolworths building at 102 Jonson Street, which is in the process of DA lodgement, will be redeveloped to at least 11.5 metres in line with the existing Mercato complex.

The adjoining property to the south, 125 Jonson Street, has been recently purchased and there are intentions to redevelop this site and construct a building with a minimum height of 9.0m.

### Emerging Jonson Street scale and character



## DESIGN

In addition to the creation of housing, **two primary goals** were to bring about a softness in form and to establish welcoming and restful spaces for the public at ground level. Places where you might read your book on your lunch break or pause on your walk home. Places with direct sunlight but also with the offer of shade and shelter.

There are two distinct users of the site – the public and the residents of the 22 apartments. Private balconies, private rooftop terraces and a private ground floor swimming pool have been provided for residents. Leaving the bulk of the ground floor open area – **38% of the total site area – for public recreation.**

The inspiration for the softened building edges came from the Byron Bay coastline, and in particular the way the ocean meets the shoreline – creating soft sinuous curves and leaving behind sculptural rock formations.

**The sub-tropical architecture** is characterised by deep reveals (windows set back from the building façade) and eaves for shading, gardens and mature trees that thrive 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.



View from Jonson Street\_artists impression indicative only

Warm natural coloured brickwork, off-form concrete, natural timber (in less-exposed areas), stone and fluted masonry are intended to evoke a sense of craftsmanship and human scale. These robust and low maintenance **materials** will age gracefully.



119-123 Jonson architecture and materiality character references

### Landscape and ecology

*"We looked into the hinterland at Killen Falls and Miron Falls and drew inspiration for the central courtyard from the curved voids in the landscape with dappled light flooding in". Nick Readett-Bayley, Architect*

Key and convenient desire lines for pedestrian pathways were mapped. Islands of planting adjacent to these pathways were formed that will cool, soften and green the internal garden spaces as islands of refuge and a place to pause from busy Byron streets. Planting will be both endemic and native – suited to the local environment and selected for long term survival. The various micro-climates will demand groupings in different parts of the site and this variation will enrich the garden aesthetic.

**Elevated gardens** will soften and green the facades and rooftops. Foliage draped over the external faces will diminish the bulk and scale of the built form and make for a more attractive facade.

*"Podium planting will succeed due to our tried and proven successful program of soil, drainage and irrigation. We have extensive experience in delivering these highly efficient and nourishing gardens up in the sky". Luke Jones, Landscape Architect*

**Ground level trees and palms** will also help to minimise any urban heat island effect. New trees planted on the streetscapes and street corner will improve the pedestrian experience and cool carparks.

Where possible, feature pavements, decking and landscape materials will be locally sourced and recycled materials will be selected. Combined with endemic planting, this will help to ground the buildings into their setting.



Central public courtyard\_artists impression indicative only

Specific landscape plans including species can be viewed on the *Plans* tab.

The information below is extracted from the draft report from Biodiversity Assessments and Solutions:

*“The site was historically cleared. The current mixed landscaping consists of isolated small to medium sized native and exotic trees, shrubs and palms. There are no recognisable native plant community types on the subject land.*

*Habitat loss or disturbance would be negligible as the development footprint is proposed for an existing commercial and residential lots, encompassed on three sides by roads, and situated on the intersection of two busy roads in the Byron Bay CBD. The likely utilisation of vegetation as habitat on the subject land for most native species is considered unlikely, and for threatened species with the potential to occur, utilisation is highly unlikely. The degree of historical and current disturbance on the subject land and surrounds is likely to dissuade almost all threatened species from occurring.*

*To accommodate the proposal, a total of eleven small to medium sized native trees, shrubs and ferns would require removal. This vegetation, whilst proximal to good habitat to the west, is separated from these native vegetation communities by approx. 150 m, by the major road through Byron Bay, other commercial developments, the railway corridor, and existing fences. It is highly unlikely that vegetation at the site is utilised by native fauna species beyond temporary opportunistic occasions, and likely limited to common locally abundant native avian species”.*

To compensate for the removal of 11 native trees, shrubs and ferns, thousands of native and endemic trees, shrubs and ferns would be planted on the site. In addition, native trees would be planted and maintained offsite through Brunswick Valley Landcare.

The proposed landscape scheme is intended to foster healthy spaces as the gardens create nooks and microclimates for local airborne fauna and flora to nest and visit. Bee and butterfly attracting plants will welcome native microorganisms and birdlife.



Examples of similar scale landscape treatment styles

## Pedestrian experience

Both hard and soft landscaping will extend beyond the property boundaries to improve the pedestrian experience around the site:

- The melaleuca tree on the corner of Jonson and Kingsley Streets is a focal point and will become an area where people can meet and sit. This tree has informed the design of the building corner and the circulation layout. Landscaping will spill out to occupy the shaded public space under the canopy.
- The Jonson Street footpath will be upgraded.
- The Kingsley Street footpath will be upgraded:



- Middleton Lane will be upgraded:



The soft lines of the architecture flow into the laneways, drawing you into the central courtyard. The retail outlets on the ground floor are accessed both from within the courtyard and from Kingsley and Jonson Streets. The built form is further broken up with the entries to the retail outlets on Jonson Street being set back from the pedestrian zone.

## Apartments

The two upper levels would house 22 apartments including 6 x 2 bedroom apartments, 11 x 3 bedroom apartments and 5 x 4 bedroom apartments. Numerous design elements have contributed toward the upper two storeys reading as one.

*"The scale of the building is designed to read as two elements: a strongly expressed ground floor and canopy, with the apartments above reading as a secondary recessive element".* Nick Bayley, Director BayleyWard

The development is designed to include an embedded network to accommodate 100% renewable energy supply, with no fossil fuels including natural gas. On-site solar panels complement this efficiency and zero-carbon energy commitment. They are occupant focused, highly liveable homes:

- *Private outdoor areas* All apartments will have large balconies and semi private areas at their home entrance where kids can play or residents can store surfboards and bikes, grow herbs, sit and relax etc. Level two apartments will have private rooftop garden terraces.
- *Orientation* The east/west location of the apartments and the north/south void mean there will be no south facing apartments or balconies.
- *Visual privacy* The courtyard acts as a visual privacy device from apartment to apartment. Bedroom windows onto walkways are separated by voids and green screening. Living spaces are buffered with balcony planters and parapets.
- There will be natural *cross ventilation* to every apartment.



Ground floor plan showing laneways and recessed shopfront entries

This porousness helps to blend the internal and external outdoor spaces and soften the overall scheme. The hope is that the public recreation areas are accessed by a wide cross section of the local community.

Within the courtyard there will be sheltered outdoor spaces and sunlit outdoor spaces. On the streetfronts the eaves will provide protection. Public seating will be integrated into the landscaping within the internal courtyard.



Three bedroom apartment layout

## WHO

### Owner and developer JD Property Group

Byron Bay based JD Property Group are boutique property specialists with significant experience in both the development and management of residential and commercial real estate. The Group's capabilities and projects span many facets of the property industry across both investment and development.

With Director Jason Dunn having grown up in Byron the projects are personal.

### Architecture Bayley Ward

Architecture, interior design and urban design firm Bayley Ward has created some of Australia's most awarded and cherished spaces since its establishment in 2013. With a reputation for collaboration and design focused solutions, their portfolio spans commercial, multi residential, institutional, public and leisure projects.

*"We believe our clients share our view that excellence in design requires a profound respect for the past, an acute awareness of the present, and the ability to anticipate the demands of the future. In every case our aim is to complement and enhance the existing condition; to consider not only site but the wider context and civic contribution".*

Recent accolades include:

2021

Urban Developer Awards, Finalist: Residential Development of the year (medium scale): Caspian Apartments  
Urban Developer Awards, Finalist: Residential Development of the year (small scale): Elysian Townhouses  
Designers Australia Awards, Category: Place (Shortlisted)  
Australian Interior Design Awards, Winner: Citizen.MDW | Sustainability Advancement Shortlisted: Citizen.MDW | Installation Design  
Sustainable Building Awards, Winner: Commercial Architecture (Small) Acre Farm Eatery

2020

Sustainable Building Awards, Highly Commended: Waste Elimination | Citizen.MDW  
Australian Interior Design Awards, Shortlisted: Retail Design | Act of Wine

2019

Eat Drink Design Awards, Shortlisted: (Best Bar Design) Kicks  
Dulux Colour Awards, Finalist: Blue Moon

### Landscape Architecture LARC

Luke Jones established Bangalow based LARC in 2012 after returning from a year long adventure. Prior to this his work with firms such as RPS Group and Conics saw him designing for projects of national and international significance.

Luke's passion to get soil under everyone's fingernails stems from his Mediterranean upbringing — spending endless hours in the garden with his grandad. Luke believes in operating ethically for both the land and the custodians of each individual site.

*"We aren't boring, and neither is our work".*

Recent accolades include:

Landscape Queensland Construction Excellence Award – West Village Arcadia  
Byron Shire Council Public Art Panel – Happy Hoops Sculptural Bike Racks

### ESD HIP V. HYPE

Collaborating with a number of private, non-profit and public sector clients across Australia, HIP V. HYPE provides advice for best practice action on sustainability in our built environment. Their evidence-based work is underpinned by a multi-disciplinary team comprising engineers, town planners and environment professionals.

Widely recognised for their approach that balances people, planet and prosperity, HIP V. HYPE has been listed on the Australian Financial Review's 2022 Sustainability Leaders List for their commercially grounded yet ambitious solutions.

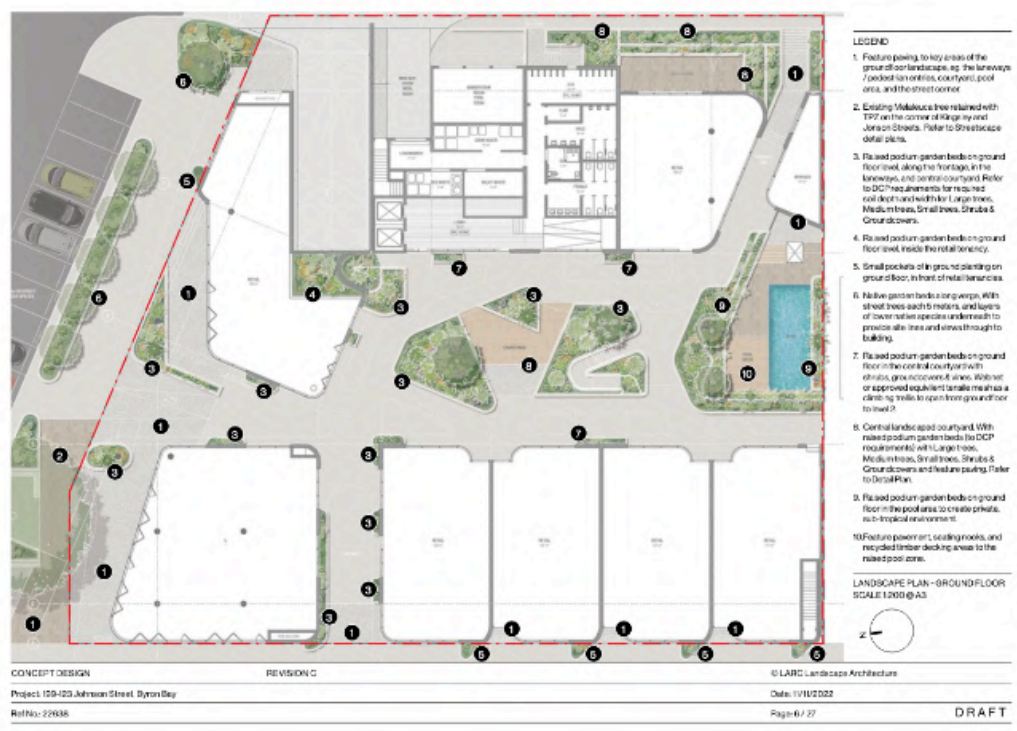
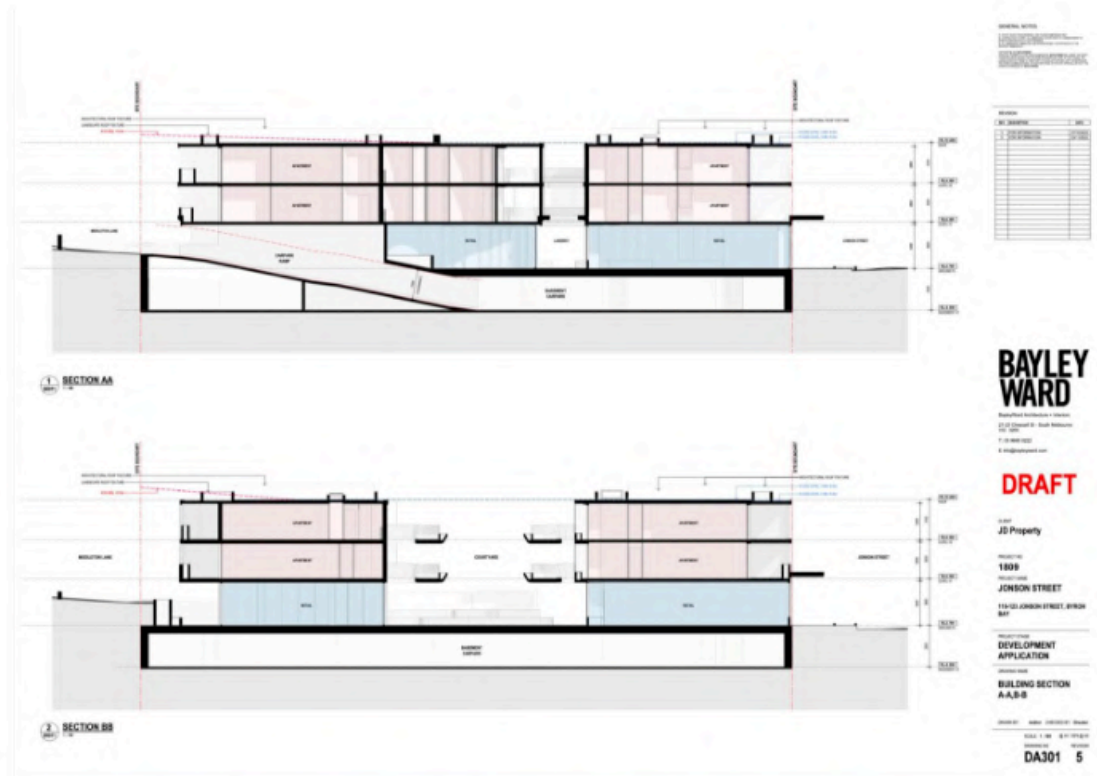
*"Our responsibility is to leave our cities and regions in a better condition than we found them. Our advice helps to deliver buildings that are more comfortable, have cleaner, fresher air, cost less to operate and tread lightly on the environment."*

The firms listed above are supported by a team of local consultants.











- LEGEND**
1. Stairs from landscaped courtyard up to level 1 (internal balconies).
  2. Line of awning cover streets. Refer to Streetscape Detail Plans.
  3. Raised podium garden beds on level 1 (private balconies, along the street facing facade). Refer to DCP requirements for required soil depth and width for Shrubs & Groundcovers.
  4. Raised curved podium garden beds on level 1 to cascade down into the laneway. Refer to DCP requirements for required soil depth and width for Shrubs & Groundcovers.
  5. Trellis vertical garden areas scanning from ground floor to level 2. With tubs, groundcovers & vines. Winnet or approved equivalent trellis mesh as a climbing trellis board to wall.
  6. Raised podium garden beds on edge of level 1 outdoor walkways, to cascade down into the courtyard below. Refer to DCP requirements for required soil depth and width for Groundcovers.
  7. Feature paving to outdoor bridge/ circulation spaces.
  8. Feature paving to prioritise outdoor outdoor spaces.

LANDSCAPE PLAN - FIRST FLOOR  
SCALE 1:500 @ A3



CONCEPT DESIGN

REVISION C

BLARC Landscape Architecture

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- LEGEND**
1. Landscaped courtyard and stairs below.
  2. External stairs from level 1 up to level 2.
  3. Raised podium garden beds on level 1 (private balconies, along the street facing facade). Refer to DCP requirements for required soil depth and width for Shrubs & Groundcovers.
  4. Raised curved podium garden beds on level 1 to cascade down into the laneway. Refer to DCP requirements for required soil depth and width for Shrubs & Groundcovers.
  5. Trellis vertical garden areas scanning from ground floor to level 2. With tubs, groundcovers & vines. Winnet or approved equivalent trellis mesh as a climbing trellis board to wall.
  6. Raised podium garden beds on edge of level 1 outdoor walkways, to cascade down into the courtyard below. Refer to DCP requirements for required soil depth and width for Groundcovers.
  7. Feature paving to outdoor bridge/ circulation spaces.
  8. Feature paving to prioritise outdoor outdoor spaces.

LANDSCAPE PLAN - SECOND FLOOR  
SCALE 1:500 @ A3



CONCEPT DESIGN

REVISION C

BLARC Landscape Architecture

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- LEGEND**
1. Existing Melaleuca tree retained with T12 on the corner of Kingsley and Jonson Streets. Refer to Streetscape detail plans.
  2. Native garden beds along verge. With short trees each 5.6 x 7m on Kingsley & Jonson Streets respectively and layers of lower native species under mesh to provide shade and views through to building.
  3. Raised podium garden beds on level 1 private balconies, along the street facing facades.
  4. Raised curved podium garden beds on level 1 to cascade down into the laneway below.
  5. Raised podium garden beds on roof level, along building frontages and between roof terraces to cascade over, and provide privacy.
  6. Key landscape area, articulated public domain space on the corner of Kingsley and Jonson Streets, is defined by the existing grand tree. Refer to detail streetscape plans.

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Project: 119-123 Johnson Street, Byron Bay      Date: 11/10/2022  
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STREETSCAPE PLAN - KINGSLEY ST  
SCALE: 1200 @ A3



- LEGEND**
- 1. Existing beautiful Melaleuca tree retained with TPO on the corner of Kingsley and Jonson Streets. Proposed landscaped public space underneath the tree.
  - 2. Raised garden beds on natural ground level along the streetscape with street trees (ST) where shown, and layers of lower native species underneath to provide a safe view through to building.
  - 3. Garden beds on natural ground level along the streetscape planted with native local endemic species.
  - 4. Seating, lawn, bike parking areas, and landscape elements providing for usable amenity around the feature tree.
  - 5. Feature pavement treatment.
  - 6. Exposed aggregate concrete pavement or similar along verge.
  - 7. In-ground garden area along verge in front of retail tenancy.
  - 8. Street Trees along Kingsley Street, planted each 5 meters. Refer to planting schedule for proposed native species.
  - 9. Feature illuminated pavement type to Middleton Lane, to allow traffic and provide safe pedestrian flow.
  - 10. Car parking spaces on Kingsley St (x10)

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STREETSCAPE PLAN - JONSON ST  
SCALE: 1200 @ A3



- LEGEND**
- 1. Existing beautiful Melaleuca tree retained with TPO on the corner of Kingsley and Jonson Streets. Proposed landscaped public space underneath the tree.
  - 2. Raised garden beds on natural ground level along the streetscape where shown.
  - 3. Garden beds on natural ground level along the streetscape planted with native local endemic street trees (ST) and layers of lower native species underneath to provide a safe view through to building.
  - 4. Street Trees along Jonson Street, planted each 7.5 meters. Refer to planting schedule for proposed native species.
  - 5. Sleepers through garden to provide safe pedestrian flow from car parking space to paved verge.
  - 6. In-ground garden area along verge in front of retail tenancy.
  - 7. Feature pavement treatment.
  - 8. Exposed aggregate concrete pavement or similar along verge.
  - 9. Car parking spaces on Kingsley St (x10)

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DETAIL PLAN - CENTRAL COURTYARD  
SCALE 1:100 @ A3



LEGEND

1. Large sub-tropical rainforest native trees, planted in raised garden area on ground floor courtyard space, refer to DCP requirements for soil depth.
2. Medium, small and palm sub-tropical rainforest native trees, and tree ferns, planted in raised garden area on ground floor courtyard space, refer to DCP requirements for soil depth.
3. Lower layer of shade tolerant native sub-tropical rainforest species (ignora, pandanus, shrubs and groundcover), 825mm minimum depth planter, as per DCP.

4. Large coastal native trees (eg. Pandanus / Banksia), planted in raised gardens on ground floor courtyard and pool areas, refer to DCP requirements for soil depth.
5. Medium, small and palm coastal native trees, planted in raised garden area on ground floor courtyard space, refer to DCP requirements for soil depth. Skyline trees available.
6. Lower layer of coastal native shrubs and groundcover species, 825mm minimum depth planter, as per DCP.
7. Linear raised podium garden area along boundary wall behind pool, 825mm depth minimum. Planted with native lush sun tolerant shrubs and groundcover.

8. Raised podium planter on ground floor, with shrubs, groundcovers and climbing vine species. Webrail or approved equivalent tactile mesh base outside to wall as a climbing trellis to span from ground floor to level 2.
9. Exposed aggregate concrete pavement.
10. Feature pavement to courtyard and pool areas.
11. Feature recycled veneered decking in courtyard and pool.
12. Line of level 1 walkways and building over.

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DETAIL SECTION - COURTYARD  
SCALE 1:100 @ A3

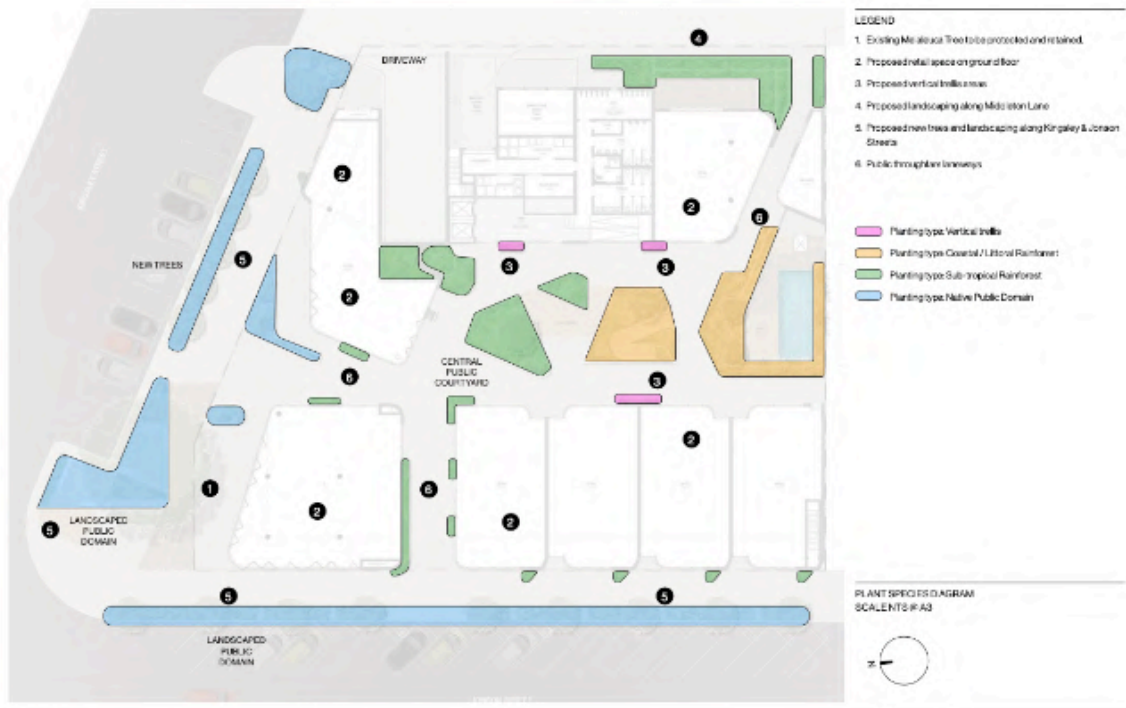
LEGEND

1. Large sub-tropical rainforest native trees, planted in raised garden area on ground floor courtyard space, refer to DCP requirements for soil depth.
2. Medium, small and palm sub-tropical rainforest native trees, and tree ferns, planted in raised garden area on ground floor courtyard space, refer to DCP requirements for soil depth.
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4. Large coastal native trees (eg. Pandanus / Banksia), planted in raised gardens on ground floor courtyard and pool areas, refer to DCP requirements for soil depth.
5. Medium, small and palm coastal native trees, planted in raised garden area on ground floor courtyard space, refer to DCP requirements for soil depth. Skyline trees available.
6. Lower layer of coastal native shrubs and groundcover species, 825mm minimum depth planter, as per DCP.
7. Linear raised podium garden area along boundary wall behind pool, 825mm depth minimum. Planted with native lush sun tolerant shrubs and groundcover.

8. Vertical trellis primary, Webrail or approved equivalent tactile mesh fixed to baby to wall as a climbing trellis to span from ground floor to level 2.
9. Podium garden on level 1 & 2 balcony edges, with groundcovers to spill over into the courtyard space, 775mm depth min.
10. Raised podium gardens on roof level. Small trees, shrubs & groundcovers planted on roof terraces.

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**STREETSCAPE / PUBLIC DOMAIN**

STREET TREES, EDIBLE WHITIE POSSIBLE, LARGE SHRUBS, NATIVE ENDEMIC SPECIES TO CONTRIBUTE TO THE LOCAL INDUSTRY.



OLPANDORHIS barkwala



SAPHORA integrifolia



L. LAUCATIUS ph. maxima



SYZIGIUM riberry



BACKHOUSIA laetiflora

**NATIVE SUN TOLERANT SHRUBS, AND GRASSES**



XANTHOCHLOA palmata



L. MARITIMA confertifolia



WESTINGIA orea



CASUALTIA grassmoss



AUSTROCYTISUS gila (midgem berry)

**SPRAWLING NATIVE GROUNDCOVERS, AND EDIBLE POSSIBLY TO SPILL OVER RASSED PLANTERS & EDGES**



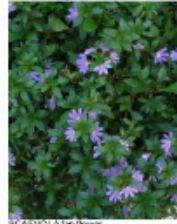
CASUARINA coussini II



ROSEMARY humington carpet



CARPENTERUS glaucosus 18



SCAEVOLA lan flower



NYMPHOPHUM galii fol. am

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**CENTRAL COURTYARD MIDDLETON LANE**

**SUB-TROPICAL RAINFOREST**

NATIVE TREES, PALMS AND LARGE SHRUBS, SOME TOLERANT TO A LOT OF SHADE. BEING BETWEEN THE BUILT FORM AND ON THE EAST FACING LANDWAY.



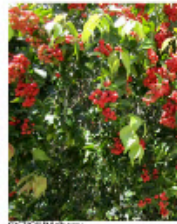
RAVENALOA palm



M. SCHNEIDERIANA (blueberry)



RAVENALOA palm



SYZIGIUM riberry



F. ELEGANS (candle)

**MID-STORY LARGE SHRUBS AND SUB-TROPICAL LUSH PLANTS, BIG LEAVES, LOW LIGHT TOLERANT**



C. WATERERII (coco)



M. SCHNEIDERIANA (blueberry)



B. VANTHUS (palm)



M. DUCASIA (bush)



C. WATERERII (coco)

**SHADE TOLERANT SMALL SHRUBS FERNS, GRASSES AND GROUNDCOVERS**



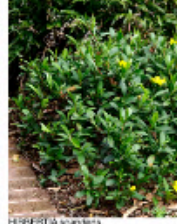
ASPLENIUM fern



M. SCHNEIDERIANA (blueberry)



B. VANTHUS (palm)



H. BERTIA (bush)



M. SCHNEIDERIANA (blueberry)

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**POOL AREA  
PODIUM & ROOF GARDEN AREAS**

**COASTAL SPECIES & LITTORAL RAINFOREST AREAS**

PLANT SPECIES AS PER MY LOCAL NATIVE GARDEN GUIDE FROM COUNCI

A COASTAL MIXTURE OF SUN TOLERANT NATIVE TREES WITH SHRUBS, NATIVE GRASSES AND CASCAING GROUNDCOVERS TO SPILL OVER SIDES & SOFTEN THE BUILT FORM.

**CASCADING & GROUNDCOVERS**

SALT TOLERANT COASTAL DOME SPECIES TO CASCADE OVER THE BUILT FORM

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**SOLEDITH  
ANALYSIS PLAN  
SCALE 1:500**

Minimum planting depths have been considered into the design of the building. All containerised podium planting on ground and upper levels is proposed in accordance with Byron Shire Council Development Control Plan (DCP). Minimum soil depths are set out below.

- 775mm min depth podium planting on ground floor with vertical walls spanning up to level 2.
- 825mm min depth podium planting on ground floor level 1 & level 0 garden areas.
- Depth vary, 1525mm min depth where large trees are placed, stepping down to lower garden levels with medium trees, small trees, shrubs and groundcovers, to ground floor courtyard & pool planting areas.
- Site-specific planting, ingers and related planters on parking ground.
- 1525mm min depth podium planting on rooftop terrace level allowing for small trees, shrubs and groundcovers.

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## FAQ

### – What is proposed?

A mixed use precinct across the 2725m<sup>2</sup> land parcel is proposed. Three separate interconnected buildings with soft curved edges would be placed around a 15 metre wide, 38 metre long public courtyard. The built form at the Jonson and Kingsley Street corner would be set back around the existing melaleuca tree.

As well as the public courtyard and a pool for the residents living above, the ground floor would house 1000m<sup>2</sup> of retail and commercial tenancies across the three buildings. Two upper levels would house 22 apartments including 6 x 2 bedroom apartments, 11 x 3 bedroom apartments and 5 x 4 bedroom apartments. Generous balconies would provide residents with private outdoor living in addition to rooftop terrace gardens for level two apartments.

One level of basement parking would provide for 79 car parks with provision for electric charging. Access would be off Middleton Lane, which would be significantly upgraded under this proposal.

The draft scheme has prioritised the creation of housing and open public landscaped areas (38% of the ground floor area).

### – What about vehicle access?

Vehicle access would be via the two way Middleton Lane. We would rebuild and significantly upgrade the existing laneway road infrastructure.

### – Are you providing enough car parks?

Proposed car parking – at 79 parks (including three accessible) in total across both the commercial and residential components – is compliant. We are also creating 11 additional kerbside car parks across Jonson and Kingsley Streets. Parking will be via one level of underground car parking accessed off Middleton Lane, where electric charging will be provided. Parking for 12 bicycles will be provided at ground level.

### – How have you considered ESD?

The development is designed to include an embedded network to accommodate 100% renewable energy supply, with no fossil fuels including natural gas. On-site solar panels complement this efficiency and zero-carbon energy commitment.

The following initiatives were adopted by the project team and underpin the sustainable design approach:

- Passive design to target a minimum average NatHERS rating of at least 6.0-Stars, minimising the need for active energy systems.
- Maintain comfortable internal temperatures passively, using little or no energy, providing comfortable living spaces year round and protecting inhabitants from extreme weather events.
- Improved air quality and energy use through ERV/HRV ventilation strategy combined with air-tight building envelope.
- Create healthy homes, including reduction in the use of harmful VOCs in glues, sealants and paints, and protection from dust and other external airborne pollutants.
- Cost effective design that provides a sustainable outcome, avoiding over engineering and providing for simple maintenance over time.
- Minimise consumption of natural resources, including water and raw materials.
- Minimise environmental impacts through operation, including energy consumption, waste creation and discharge of pollutants.
- Promote sustainable, integrated, convenient travel through the provision of secure bike parks, end of trip facilities and electric vehicle charging (supplied by 100% renewable energy).
- Promote urban ecology via:
  - Large outdoor communal courtyard.
  - Roof terrace gardens.
  - Landscaping measures to minimise local urban heat impacts and preserve biodiversity values.
  - Locally indigenous, native or adaptive species to reduce maintenance associated with upkeep, irrigation, and pest management.
  - External façade planters to allow plants to trail down the external façade.
  - A tap and floor waste provided on each balcony to encourage plants to be grown on balconies.

### – Did the site flood during the 2022 flood events?

No. The site is located in an area which is significantly higher than the area located near the Great Northern Hotel on Jonson Street which flooded in the recent events. Access to the underground carpark is located on the highest side of the property being Middleton Lane, which is above the 2050 Flood planning level.

## – Is your proposal compliant?

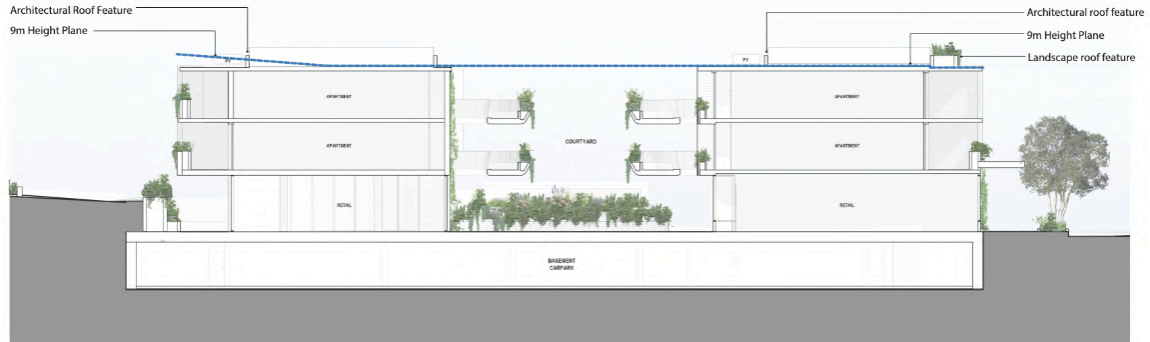
Our proposal is **compliant with the Floor Space Ratio (FSR)** of 1.30x.

Our proposal is **compliant in terms of setbacks** on all sides.

Our proposal is **compliant in terms of parking requirements**.

Our proposal is **compliant with the Local Environment Plan Building Height** limit of 9.0m:

The development sits under the LEP height control of 9m above topography and flood level. Height variations exceeding height controls are restricted to architectural roof features including planters, glass balustrades and photovoltaics and will not result in significant privacy or overlooking issues and do not noticeably change the bulk and scale of the building or its consistency with the character of the town centre. Additionally, rooftop planting will reduce the urban heat island effect and create ecological amenity in line with the DCP objectives.



## ENGAGE

We have provided this website so that you can better understand what is being proposed, as well as the thinking behind it. Please take some time to have a look through.

Please contact us with any questions and feedback on 0281880139 or [enquiries@119-123jonson.com.au](mailto:enquiries@119-123jonson.com.au).

We will be holding community engagement sessions on Monday 12<sup>th</sup> December in the Byron town centre for those who would prefer to provide their feedback in person. Bookings are essential and can be made [here](#). Alternatively, please contact us to arrange a private meeting.

We are listening to feedback formally until 12<sup>th</sup> December, after which time we will update our plans, finalise our DA documents and lodge a DA with Byron Shire Council. There will then be further opportunities for input later, when Council hold their own public exhibition period.

Please feel welcome to contact us any time with feedback or just to have a chat.

Thank you.

## Invitation to engage

A mixed use precinct across the 2727m<sup>2</sup> land parcel at 119-123 Jonson Street is being proposed, and the local Byron community is invited to view the plans and provide any feedback.

The scheme has prioritised the creation of housing (22 apartments) and open public landscaped areas (38% of the ground floor area). Three interconnected buildings with soft curved edges would be constructed around a 15 metre wide, 38 metre long public courtyard. The built form at the Jonson and Kingsley Street corner would be set back around the existing melaleuca tree.

Apartments would occupy the two upper levels, with level two apartments enjoying private rooftop gardens. As well as the open landscaped areas for the public and a pool for residents living above, the ground floor would house 1000m<sup>2</sup> of commercial tenancies in line with the B2 Local Centre zoning. One level of basement parking accessed off Middleton Lane, which would be

significantly upgraded under this proposal, would provide 79 car parks.

Elevated gardens would soften the facades and rooftops. Additional trees planted on the streetscapes and corner would improve the pedestrian experience. Pathways would link pedestrians through and between the three buildings, with the internal garden areas providing refuge from busy Byron streets.

We have not yet lodged a DA with Byron Shire Council. We will be listening to feedback until December 12th, after which time we will update our planning and then lodge a DA. Please contact us with any questions or feedback or just to chat.

We will be holding community engagement sessions in the Byron Town Centre on December 12th. Bookings are essential and can be made through the website or by contacting us directly.

Thank you.

119-123jonson.com.au | 0281 880 139  
enquiries@119-123jonson.com.au

## Invitation to engage

A mixed use precinct across the 2727m<sup>2</sup> land parcel at 119-123 Jonson Street is being proposed, and the local Byron community is invited to view the plans and provide any feedback. The site is currently home to the Secret Garden event venue (at 119 – 121 Jonson Street) and holiday housing (at 123 Jonson Street).

The draft scheme has prioritised the creation of housing (22 apartments) and open public landscaped areas (38% of the ground floor area). Three interconnected buildings with soft curved edges would be constructed around a 15 metre wide, 38 metre long public courtyard. The built form at the Jonson and Kingsley Street corner would be set back around the existing melaleuca tree.

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Thank you.

119-123jonson.com.au  
0281 880 139 | enquiries@119-123jonson.com.au



## Appendix 7 – Letter of support from immediate neighbour to the south

**EAST HALIFAX PTY LTD**  
c/- Burke Urban Developments Pty Ltd  
21 Franklin Street,  
Adelaide 5000

3<sup>rd</sup> January 2023

Byron Shire Council  
100 Station Street  
Mullumbimby NSW 2482

To Whom It May Concern,

I am writing to you as the landowner of the property at 125 Jonson Street, Byron Bay, NSW.

The applicants of the proposed development neighbouring our property at 119-123 Jonson Street sat down and discussed their proposed development application, which was summarised in the community engagement website <https://119-123jonson.com.au>

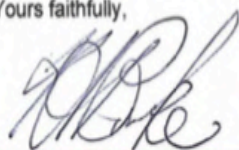
We discussed, in the spirit of cooperation, the location of the proposed buildings on the site and the boundary setbacks and have read excerpts of the Apartment Design Guide noting that the side boundaries in Central Business District areas can be built up to the boundary with no windows / balconies overlooking the neighbouring site. It is anticipated that the Lot 125 development application would in due course seek to mirror that boundary built form.

It is noted that the feature central courtyard area in the project running north to south would create a public space through the centre and a space which might be accessed by tenants or users of facilities located on our Lot 125 property.

We have discussed and will seek cooperation and formal assurances to allow for connectivity between our respective sites and boundary walling to accommodate some feature panelling and potential wall creeper to be planted by us as neighbours.

East Halifax Pty Ltd is supportive of the proposed Development Application subject to continued cooperation on the above interface proposals. We believe this proposal at 119-123 Jonson Street will complement the development of our site with similar commercial and residential scale and character in due course.

Yours faithfully,



**Kym Burke**  
Director  
Mobile 0418 845 907

**EAST HALIFAX PTY LTD**  
21 Franklin Street Adelaide 5000