

REV A - June 2023

BAYLEY WARD

119-123 JONSON STREET

Byron Bay, NSW - DA Design Report

We acknowledge the
Traditional Owners
of the Land, the
Arakwal peoples of the
Bundjalung nation and
pay respect to Elders
past, present and
emerging.

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1. Vision
2. Location & Context
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This report forms the Development Application for the redevelopment of 119-123 Jonson Street, Byron Bay.

Should you have any queries about this report, or other enquiries please don't hesitate to contact:

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— Subject Site

Image Source: TBC



1.0

VISION

Vision

The project strives to create new diverse social hub to encourage locals and visitors to come together - centered around a new public courtyard activated with retail, lifestyle and well-being to create a unique and authentic place in Byron Bay.

This vision seeks to aligns with the aspirations of the Byron Bay Town Centre Masterplan to "connect the Centre of Byron Bay with the spirit of its community." As such this is has been the main focus through the design process.



Development Summary

119 -123 JONSON STREET

Site Area 2,727sqm

Planning Controls

- Land Zone: B2 Local Centre
- FSR: 1.3:1
- Maximum GFA: 3,545m²
- Max Building Height: 9m

PROPOSED DEVELOPMENT

Retail Area 1,073sqm

Residential Area 2,406sqm

Total GFA 3,554sqm

Carparking

Retail Parking 44 spaces

Residential Parking 41 spaces

Total Parking 85 spaces



2.0

LOCATION & CONTEXT

Site Location

GREATER BRYON BAY

The site is centrally located in Byron Bay's Town Centre on the main commercial street within walking distance of the beach and retail and commercial amenities.

A - SITE LOCATION

B - BYRON BAY BEACH - 750M

C - BALLINA AIRPORT - 35KM | 0.5 HRS

D - CAPE BYRON LIGHTHOUSE - 3.6KM

E - GOLD COAST - 93KM | 1.5-2 HRS



Site Location

EXISTING SITE

The site is located on the main commercial street of Byron Bay about 750m from Main Beach with a 60m frontage to Jonson Street, 52m frontage to Kingsley Street and 44m frontage to Middleton Lane.

The site is surrounded by a mixture of commercial and future multi-residential properties to the north and west and a church and low density housing to the east and south.

The topography of the site rises 2m from Jonson Street to the East continuing to rise to the east into the R2 zoning.

The corner of the site to the north west is marked by a significant existing Melaleuca tree that will be retained as part of the proposal.

- A - SITE / 119-123 JONSON STREET
- B - ST PAULS CHURCH
- C - FIRE AND RESCUE NSW
- D - BYRON BAY PUBLIC SCHOOL
- E - MERCATO ON BYRON
- F - 116-118 JONSON STREET - BONOBO
- G - THE LORD BYRON HOTEL
- H - MELALEUCA TREE

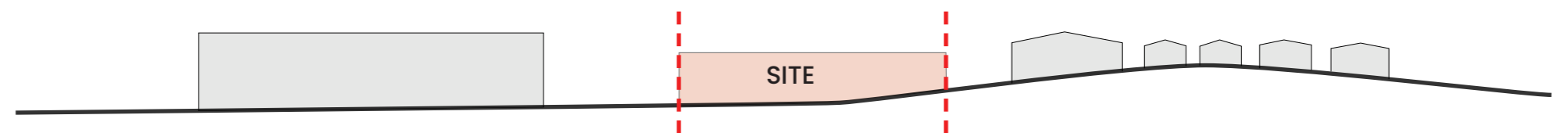


Site Location

SITE CHARACTER & GEOGRAPHY

The site is located in the Town Centre Commercial zone bordering the R2 Residential zoning to the east. The Town centre zoning along the primary commercial street, Jonson Street, is characterised by larger consolidated lots which contain commercial, hotel or mixed use developments. To the east in the R2 Residential zone a finer grain block pattern with a mix of school, church and single detached residential dwellings.

The site location bridges these zones and responds to the topography by volumetrically stepping with the contours of the site.



Site Location

ADJACENT LANDSCAPE & BUILT FABRIC

The site is located on Jonson Street, between Kingsley Street to the North, Middleton Lane to the East, 125 Jonson Street to the South and Jonson Street to the West.

Jonson Street is the main commercial street in Byron Bay and the site is surrounded with a mix of commercial and hotel uses with approved future mixed use developments.



Corner of Jonson Street & Kingsley Street



Middleton Lane & St Pauls Church



1-5 Kingsley Street



St Pauls Church from Middleton Lane



125 Jonson Street

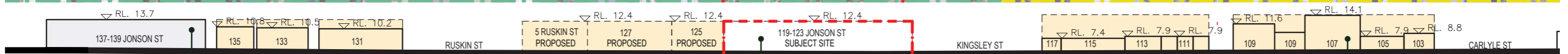
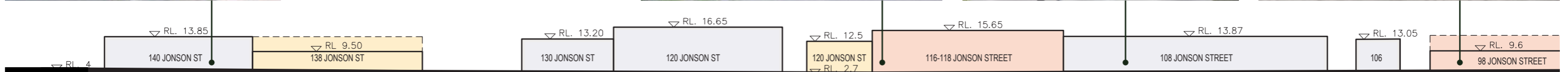


120 Jonson Street



Lord Byron Hotel

Emerging Context



- Existing
- DA Approved Developments
- Future Developments
- Site
- 11.5m Height Limit - LEP 2014
- 9m Height Limit - LEP 2014

3.0

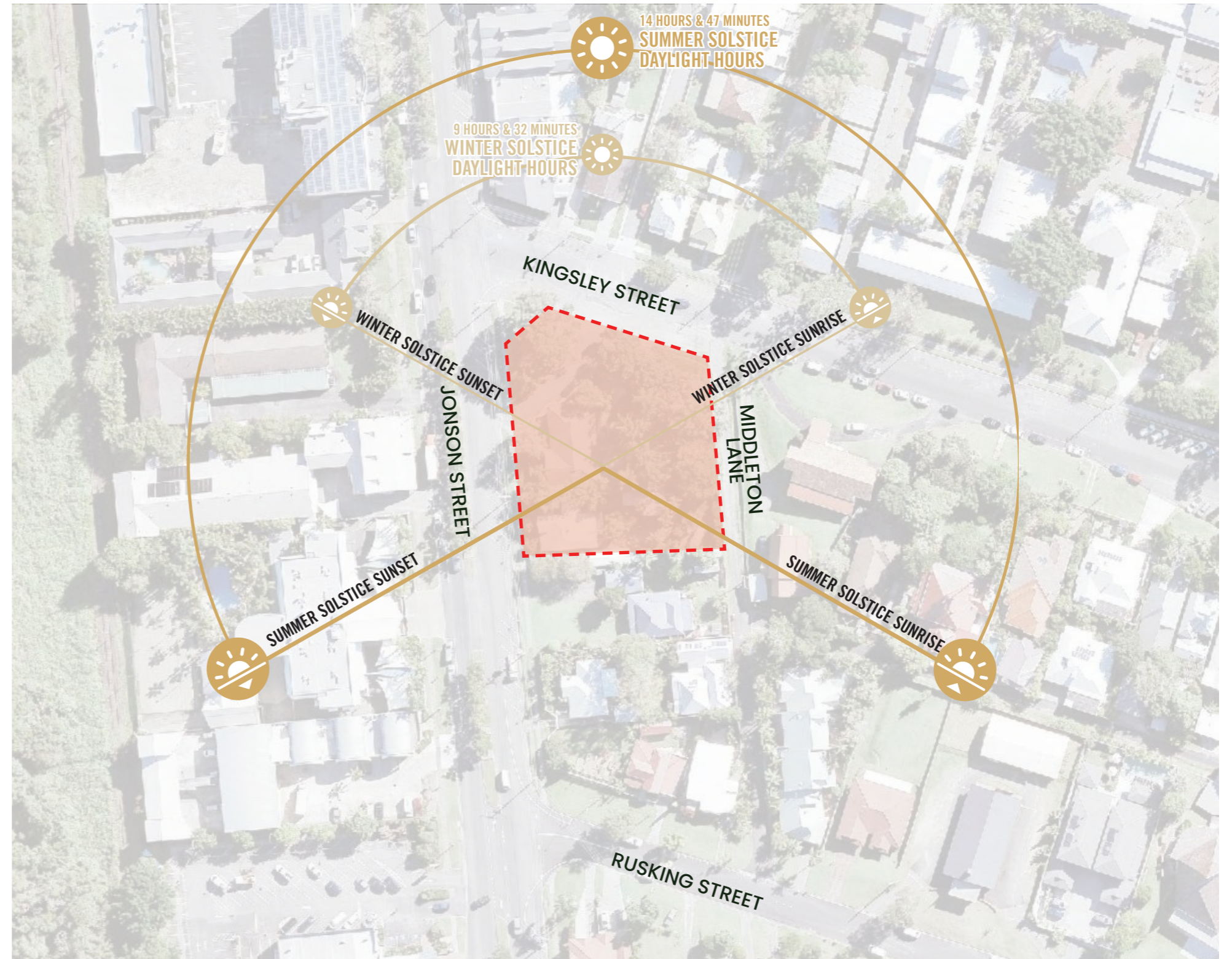
SITE ANALYSIS

Urban Analysis

SITE CONNECTIVITY



SOLAR ANALYSIS



4.0

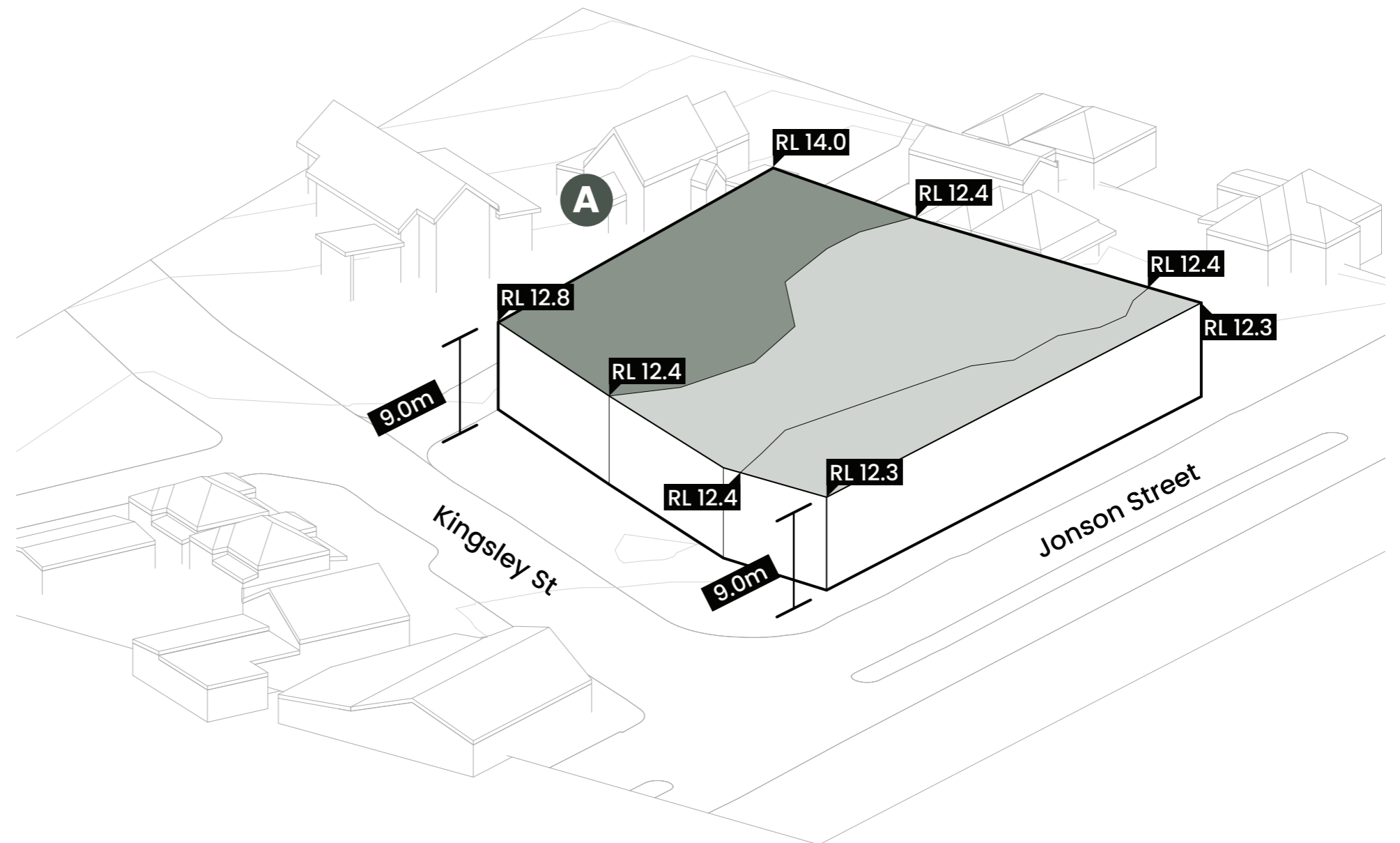
DESIGN PRINCIPLES

Building Massing

HEIGHT PLANE ANALYSIS

A Height Plane

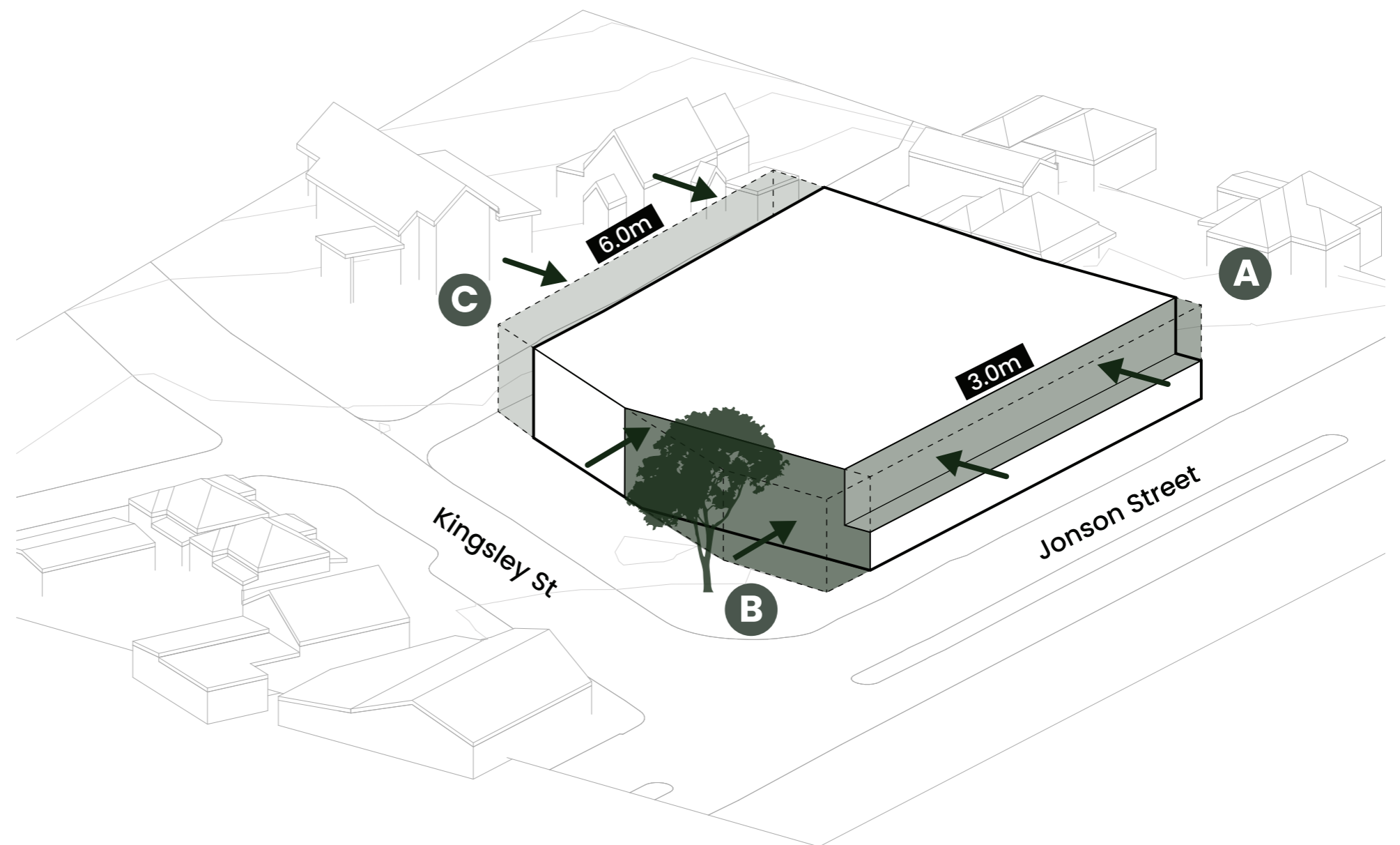
The LEP Height of Buildings Map indicates a maximum building height of 9m. The site is subject to a building height allowance provision and the +9m height is measured from the LEP specified level.



Building Massing

SITE SETBACKS

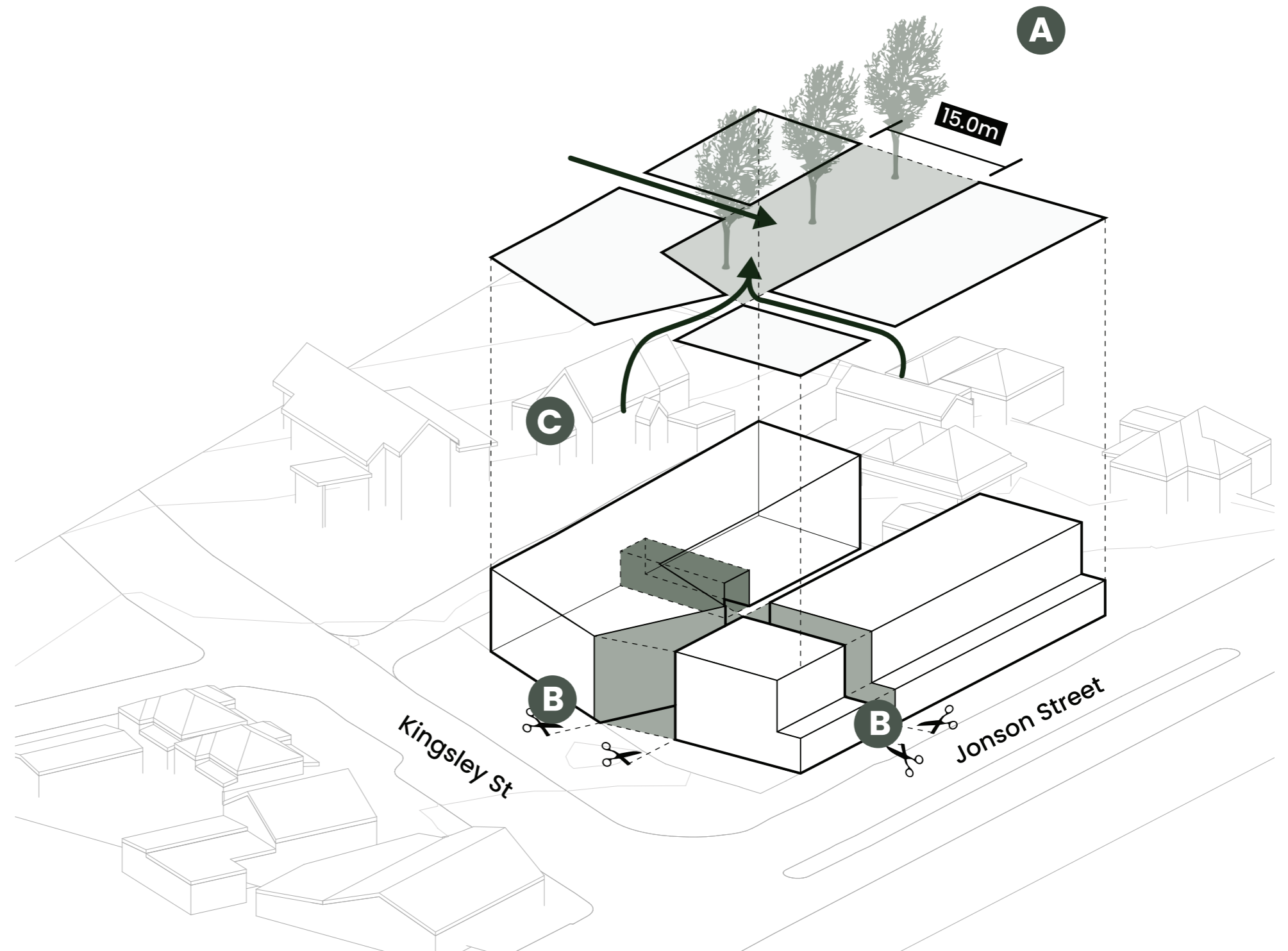
- A** Jonson Street Setback - DCP requires a 3m setback to upper stories from Jonson Street, noting that balconies can occupy this zone.
- B** Corner Setback - a mature melaleuca tree is the predominant feature of the north west corner of the site and we intend to set back the built form to maintain the tree and to create a generous zone for outdoor seating, activating the public domain.
- C** Rear Setback - a 6m setback to Middleton Lane is proposed to create garden spaces and allow for deeper soil planting.



Building Massing

CENTRAL COURTYARD & LANEWAYS

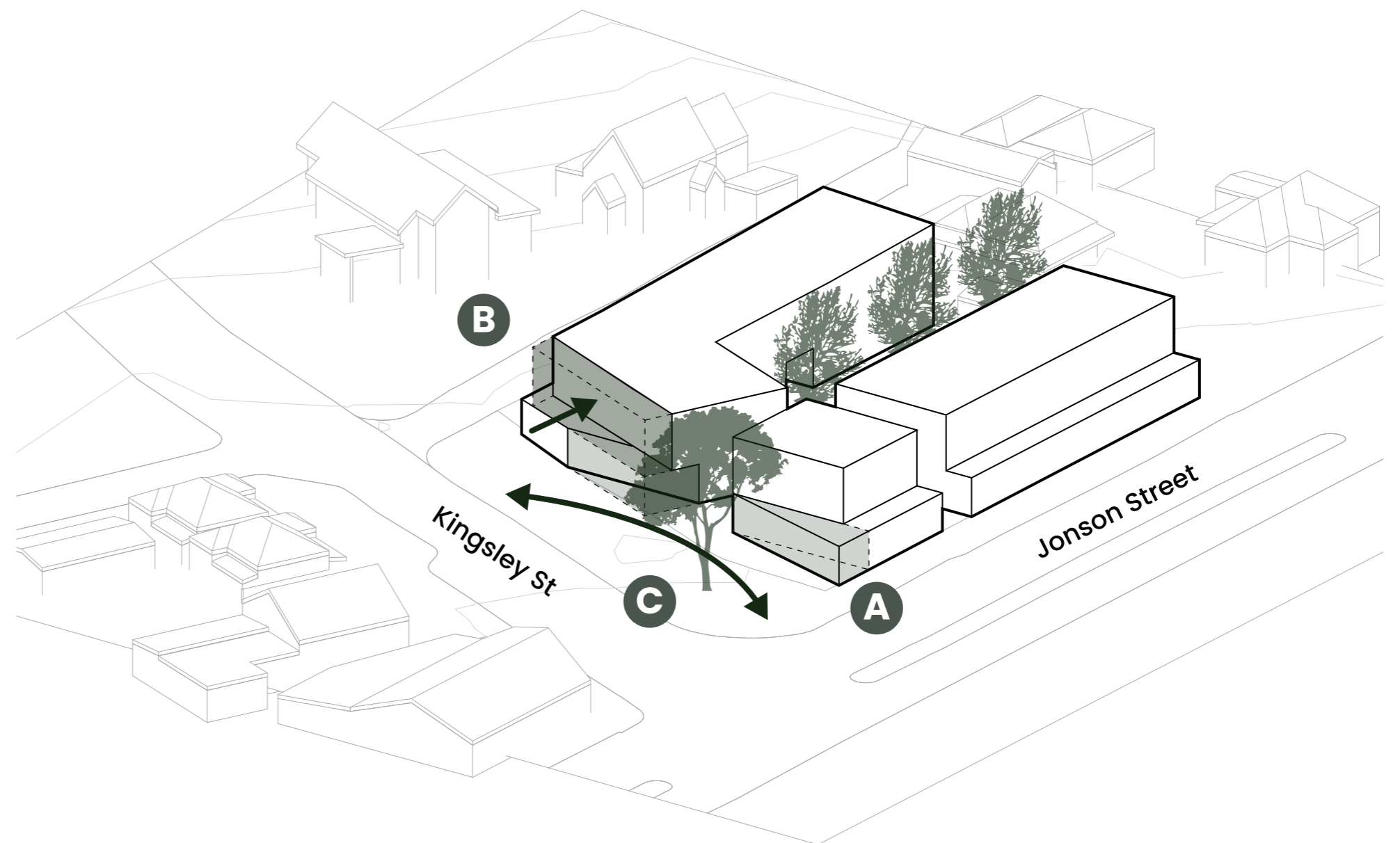
- A** A 15m wide central courtyard was introduced to create a subtropical oasis buffered by the building mass on Jonson Street. This courtyard creates a space shared by public and residents while providing amenity to residential apartments and retail units.
- B** Laneways off Jonson Street and Kingsley Street introduced to create cross site links connecting central courtyard and retail units into the surrounding street network and public spaces.
- C** Through site link through to Middleton Lane provides connection to secondary lane network and low density Residential behind.



Building Massing

ARTICULATION KINGSLEY ST

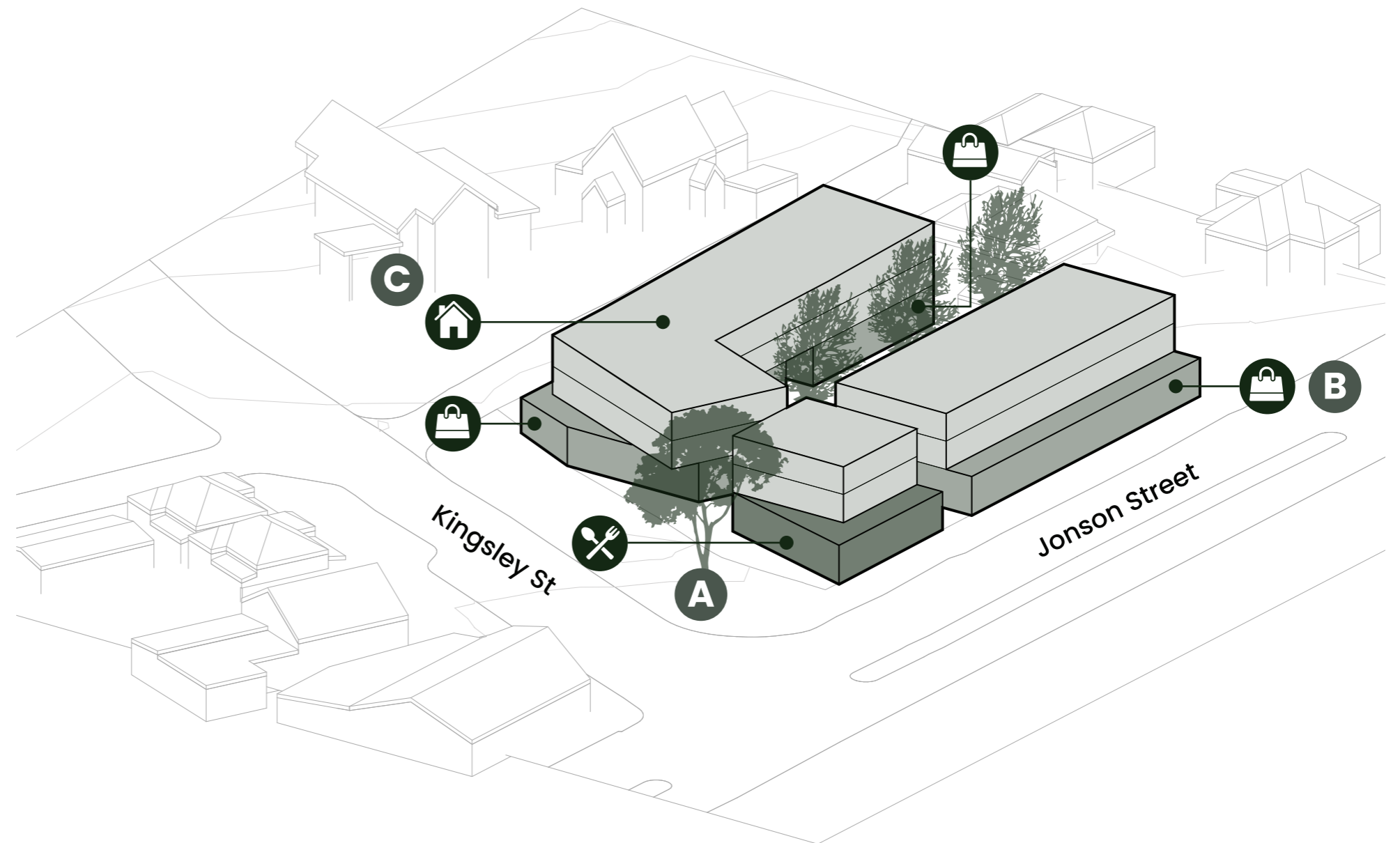
- A** The ground floor volume is set back to create a public plaza to the northern Jonson Lane corner under the existing feature Melaleuca tree supported by food and beverage offering.
- B** Residential levels set back 3m with balconies within the setback zone
- C** Public gathering space created around existing Melaleuca tree supported by additional landscape and public seating fostering a sense of community and connection.



Program

MIXED USE PROGRAM

- A** Food and Drink Premises to pivotal corner ground floor tenancy that activates the main corner of the site and supports the new public domain under existing Melaleuca tree.
- B** Commercial Premises - ground floor retail units with full height glazing to street front and through to courtyard courtyard.
- C** Residential Accomodation - two upper levels of residential accomodation with a mix of 2, 3 and 4 bed apartments fronting Jonson, Kingsley and Middleton Lane.



Program

GROUND PLANE ACTIVATION

- A** Laneway/Through Site Link
- B** Courtyard
- C** Commercial Premises
- D** Food and Drink Premises
- E** Residential Entry
- F** Bike Storage/End of Trip Facilities
- G** Carpark Entry of Middleton Lane
- H** Loading Dock
- I** Public Gathering Space



Ground Floor Plan

Architectural Response

GROUND PLANE ACTIVATION



Public Plaza to Jonson Street Corner



Activated Jonson Street Retail Streetscape

Architectural Response

GROUND PLANE ACTIVATION



Activated Laneway connections



Shared Public Subtropical Central Courtyard

Program

RESIDENTIAL PROGRAM

- A** Courtyard (below)
- B** Central Core
- C** Breezeway Circulation
- D** Apartment Entry
- E** Window Box/Void
- F** Single Storey Apartments
- G** Mezzanine Apartments



Typical Residential Floors - Level 01 & 2 Plan

Architectural Response

BREEZEWAY CIRCULATION: BALANCING COMMUNITY AND AMENITY

Integrated planting to walkways and window boxes, seating and landing spaces create spaces in which residents can occupy and interact fostering a sense of community among residents.

The central courtyard and elevated walkway strategy also provide a variety of spatial and climatic environments for the public and residents alike with sunny open central courtyard featuring sub tropical landscaped planters and seating as well as covered spaces providing shade in the summer and protection from wind and rain. The courtyard is also central to pedestrian links from Jonson Street, Kingsley Street and Middleton Lane promoting a vibrant and walkable environment linked by retail and landscape.

On the residential levels the walkways are offset from the facade to allow for daylight amenity to bedrooms while still allowing sunlight to courtyard planted areas.



Walkway



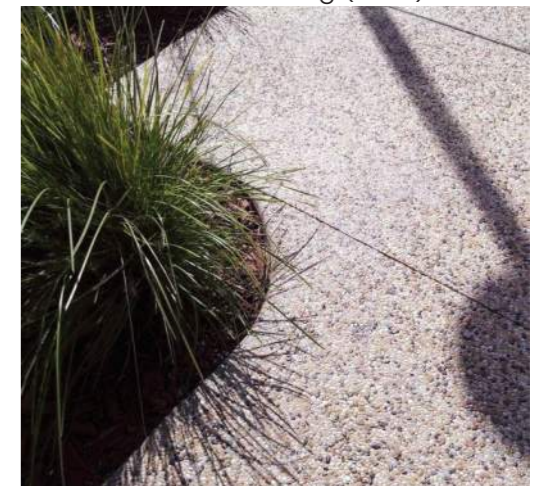
Access Strategy - Proposed External Courtyard Stairs Central Courtyard with Central access stair



Off form concrete (CON01)



Timber Batten Cladding (TM01)



Exposed Aggregate Concrete (FL01)

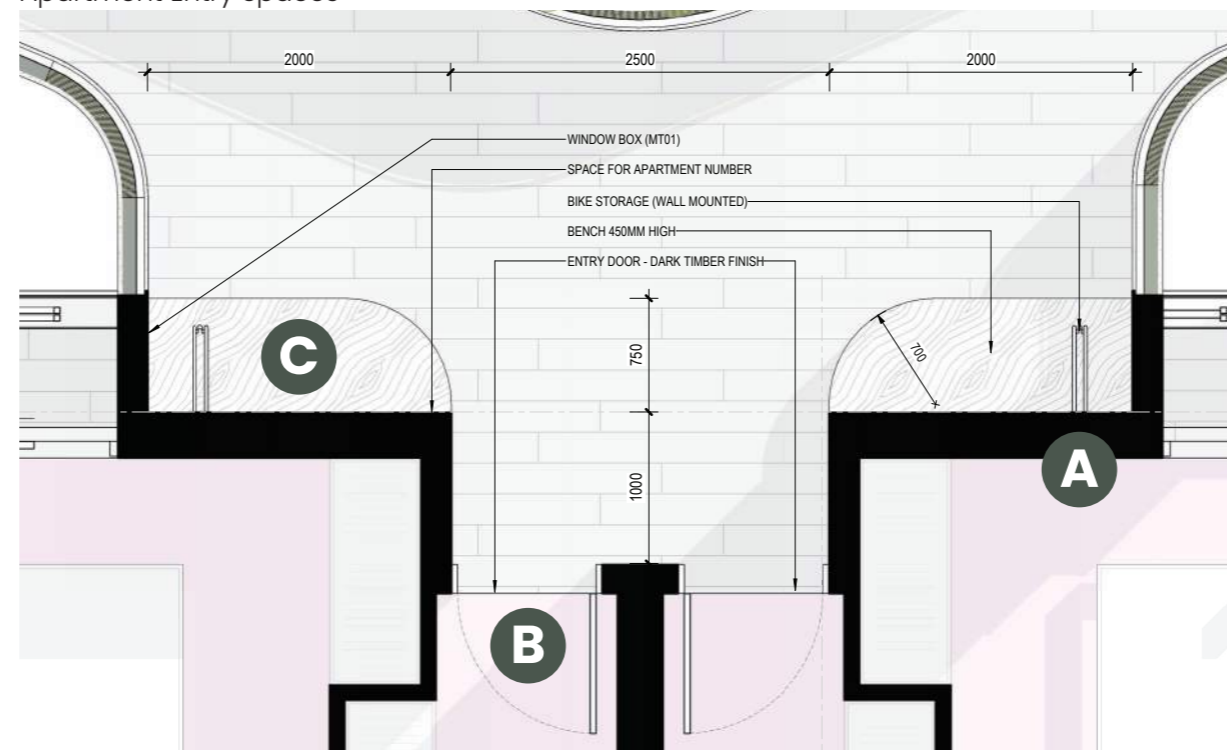
Architectural Response

APARTMENT ENTRY EXPERIENCE

Apartment entry spaces have been designed with generous areas adjacent to front doors. These areas can accommodate bike or surfboard storage, planting or place to sit and interact with neighbours. These spaces extend private amenity into the semi public walkways promoting a sense of ownership, connectivity and community among residents.



Apartment Entry Spaces



Apartment Entry Space Plan

- A** Dedicated Bike/Surfboard Rack
- B** Entry Door (Timber)
- C** Entry Bench (Timber) with Storage



Brick (BR01)



Green Metallic Finish (MT01)



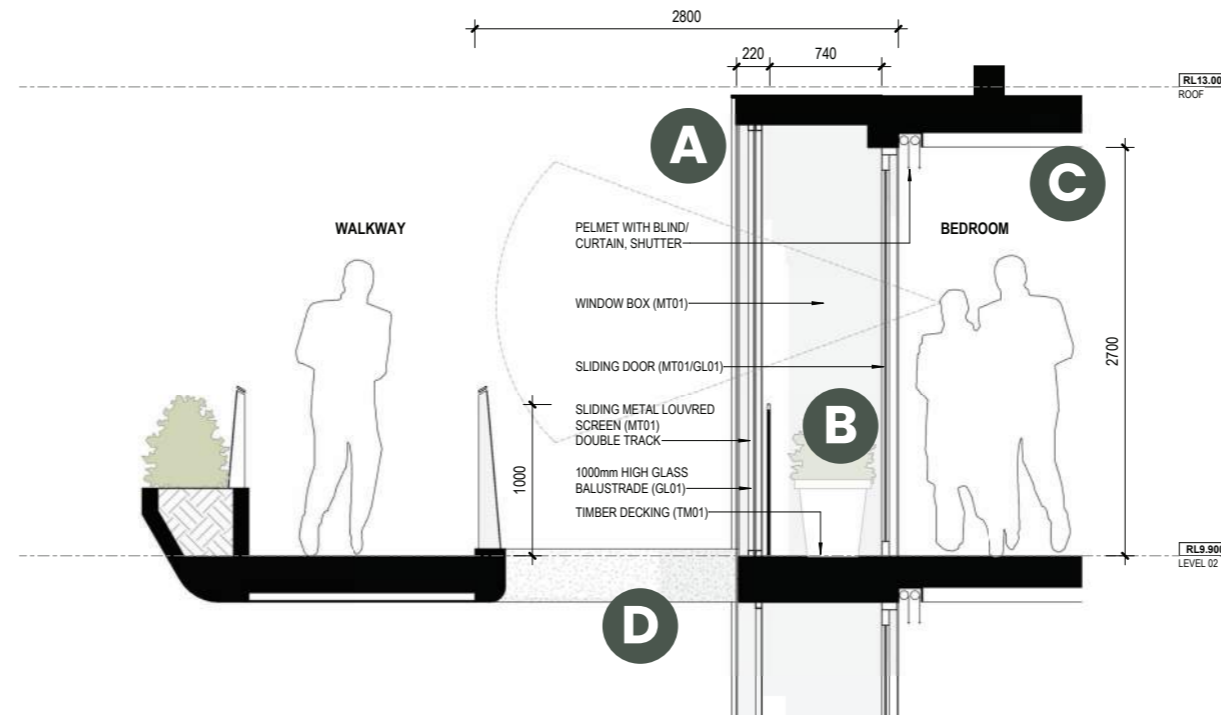
Expanded Metal Mesh with planting

Architectural Response

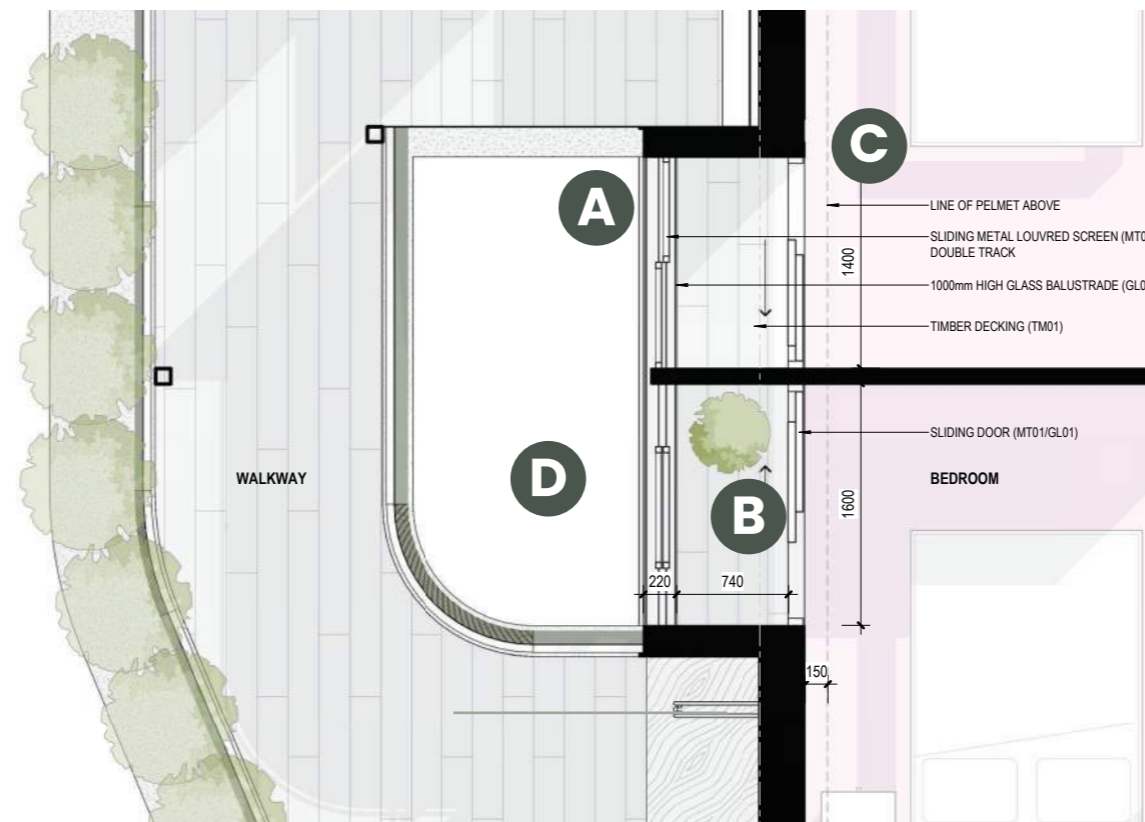
RESIDENTIAL WINDOW BOXES

The walkway access to residential apartments on the upper levels is pulled away from the facade to allow for daylight amenity to the bedrooms facing the courtyard and privacy through separation.

The windows to the rooms facing the courtyard are framed by a projecting window box in which there are two additional layers of privacy options in the form of external sliding privacy louvres and internal pelmets for curtains and blinds allowing residents to customise their level of privacy and interaction with the semi-public walkways.



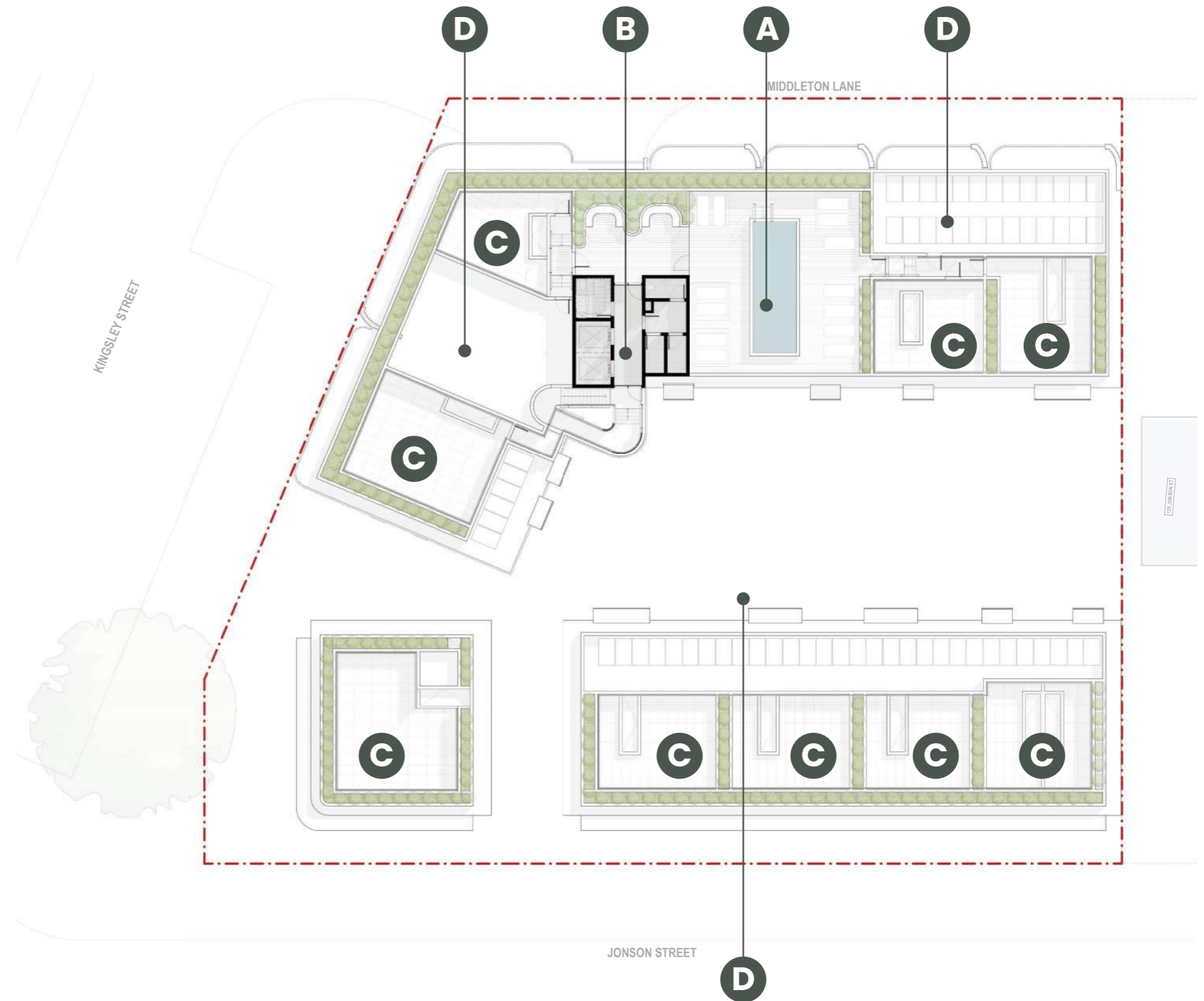
- A** External Privacy Screens
- B** Juliette Balcony with Sliding Doors
- C** Blinds/Curtains
- D** Void



Program

ROOF LEVEL AMENITY LEVEL

- A** Pool
- B** Central Core
- C** Private Roof Terraces
- D** Solar Array
- E** Plant



Roof Plan

Architectural Response

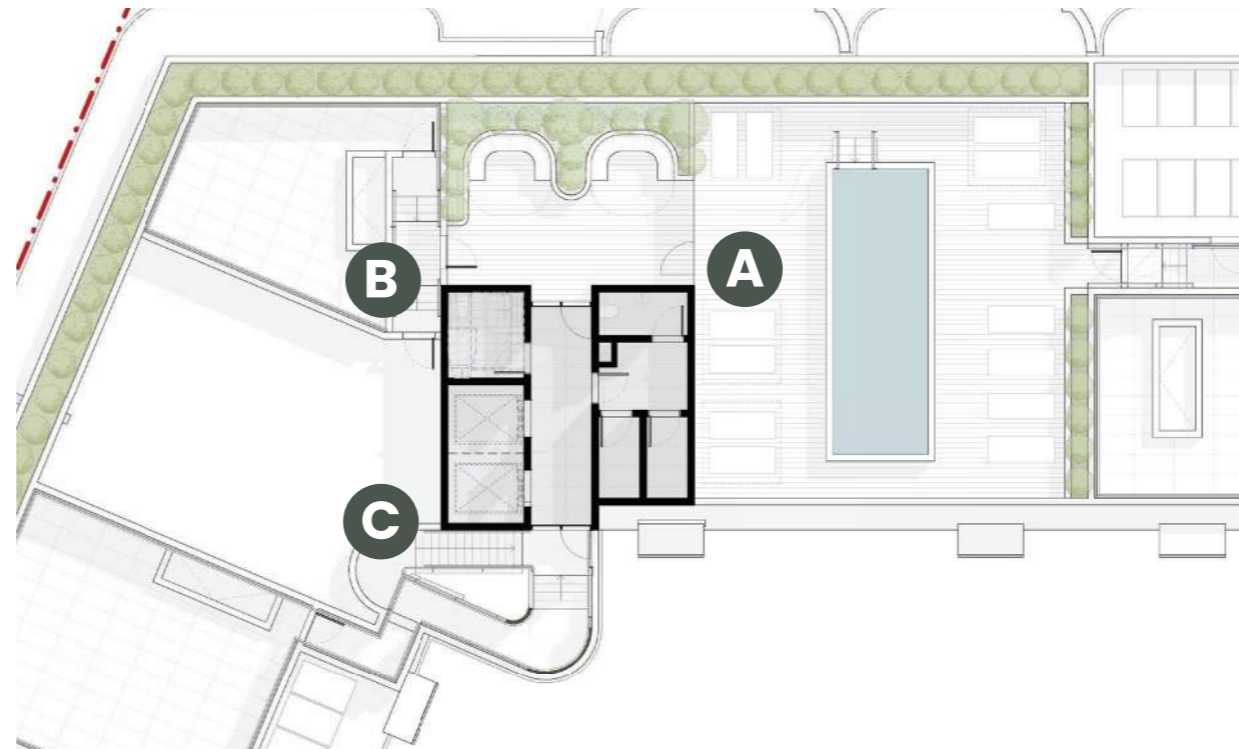
RESIDENTIAL POOL AREA

The rooftop pool area is accessed from the main core and will include a semi in-ground pool as well as a variety of seating areas where residents can gather and entertain supported by change and bathroom facilities.

This pool area is accessed by lift and stair from the central core ensuring all residents can enjoy the additional open space and amenities. Additionally there is direct access from the surrounding private roof terraces.



Pool Area Look and Feel



- A** Pool (9mx3.3m) & Pool Deck
- B** Sitting Area
- C** Lift Lobby, Entry & Pool Amenities



Off Form Concrete (CON01)



Stone Paving (ST01)



Landscaping

5.0

URBAN DESIGN RESPONSE

Urban Design Evolution in collaboration with Byron DEP

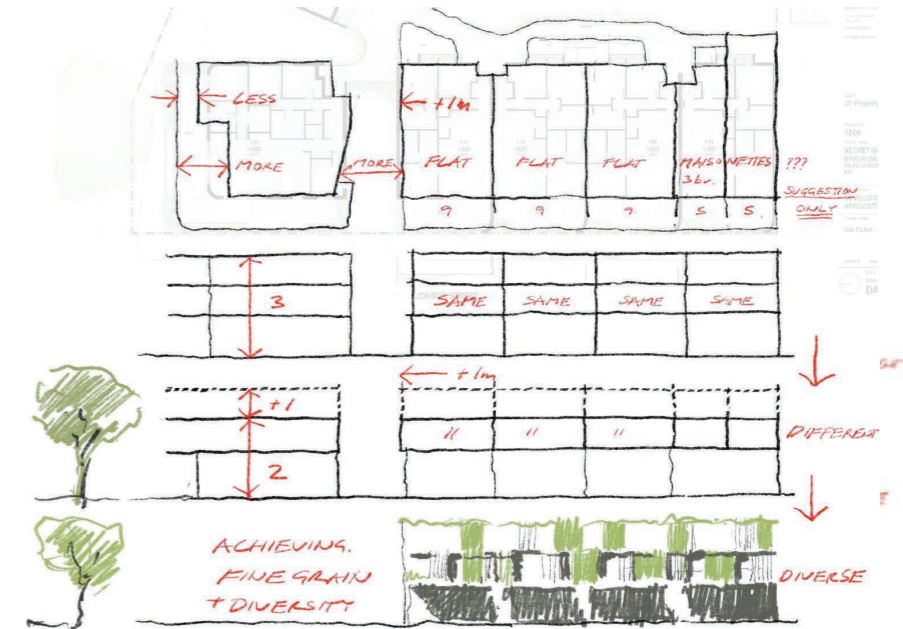
DESIGN EVOLUTION

The client and design team has developed an architectural response that addresses key issues discussed during the consultation process with the Byron Bay Design Excellence Panel.

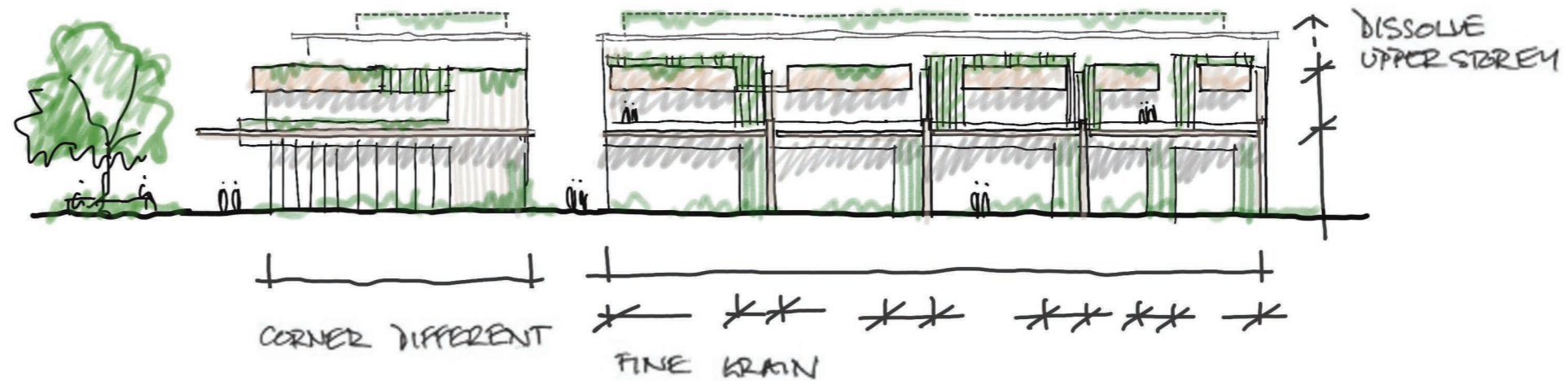
In considering the urban design response to Jonson Street it was recommended that there is a two storey expression on Jonson Street with a recessed in alignment with the objectives of the Byron Shire DCP to support the desired street character. This two storey expression has been incorporated into the proposal with an accentuated ground floor retail storey with a masonry balcony element articulating the second storey above. The upper levels are set back and expressed as a darker recessive masonry materiality to minimise visual impact when viewed from the streetscape.

The facade is articulated with a series vertical masonry elements that respond to the mix of single level and mezzanine style apartments and the retail units at ground providing a varied rhythm to the bay expression. Secondary layers of trellis screening and planting integrated with balustrade elements provide a varied, fine grain character layering to the facade in line with the objectives of the Byron Bay Town Centre Masterplan that seek to provide a eclectic village character through high quality design.

10



DEP Feedback Reference January 2023



Proposed Scheme June 2023

Urban Design Evolution in collaboration with Byron DEP

DESIGN EVOLUTION - JONSON STREET



December 2022



January 2023



Final Proposal May 2023

Urban Design Evolution in collaboration with Byron DEP

DESIGN EVOLUTION - KINGSLEY STREET NORTH EAST CORNER



December 2022



January 2023



Final Proposal May 2023

Urban Design Evolution in collaboration with Byron DEP

DESIGN EVOLUTION - JONSON ST/KINGSLEY ST CORNER



December 2022



January 2023



Final Proposal May 2023

Urban Design Evolution in collaboration with Byron DEP

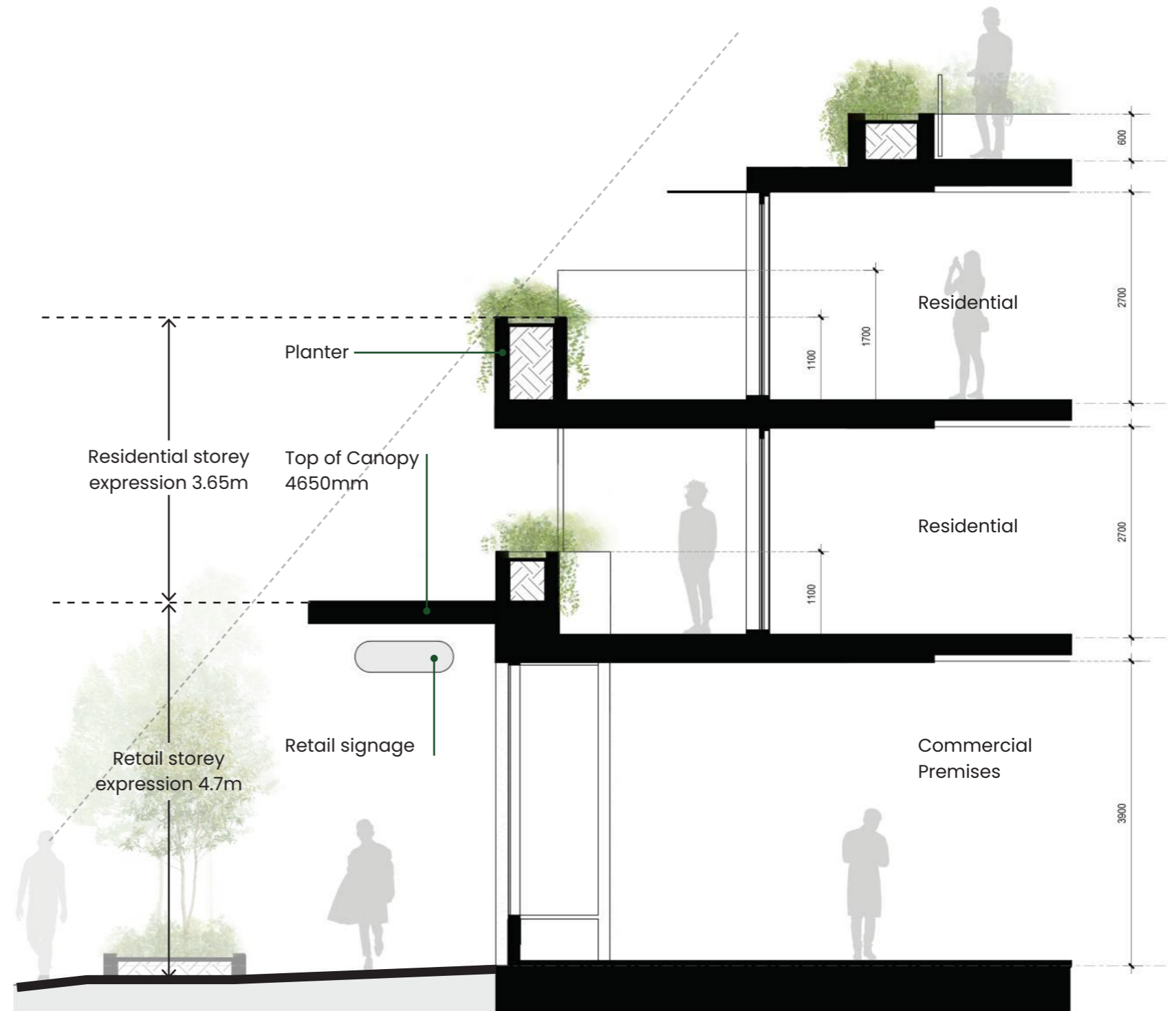
2 STOREY EXPRESSION TO JONSON STREET

Streetscape response

The Ground floor storey is expressed as a stretched retail level protected by a masonry canopy with the upper residential storey capped by a masonry planter box to Level 3 balcony completing the composition as a 2 tiered expression.

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 streetwalls such as the Woolworths precinct at 108-114 Jonson and the approved mixed use development opposite at 116-118 Jonson Street, 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.



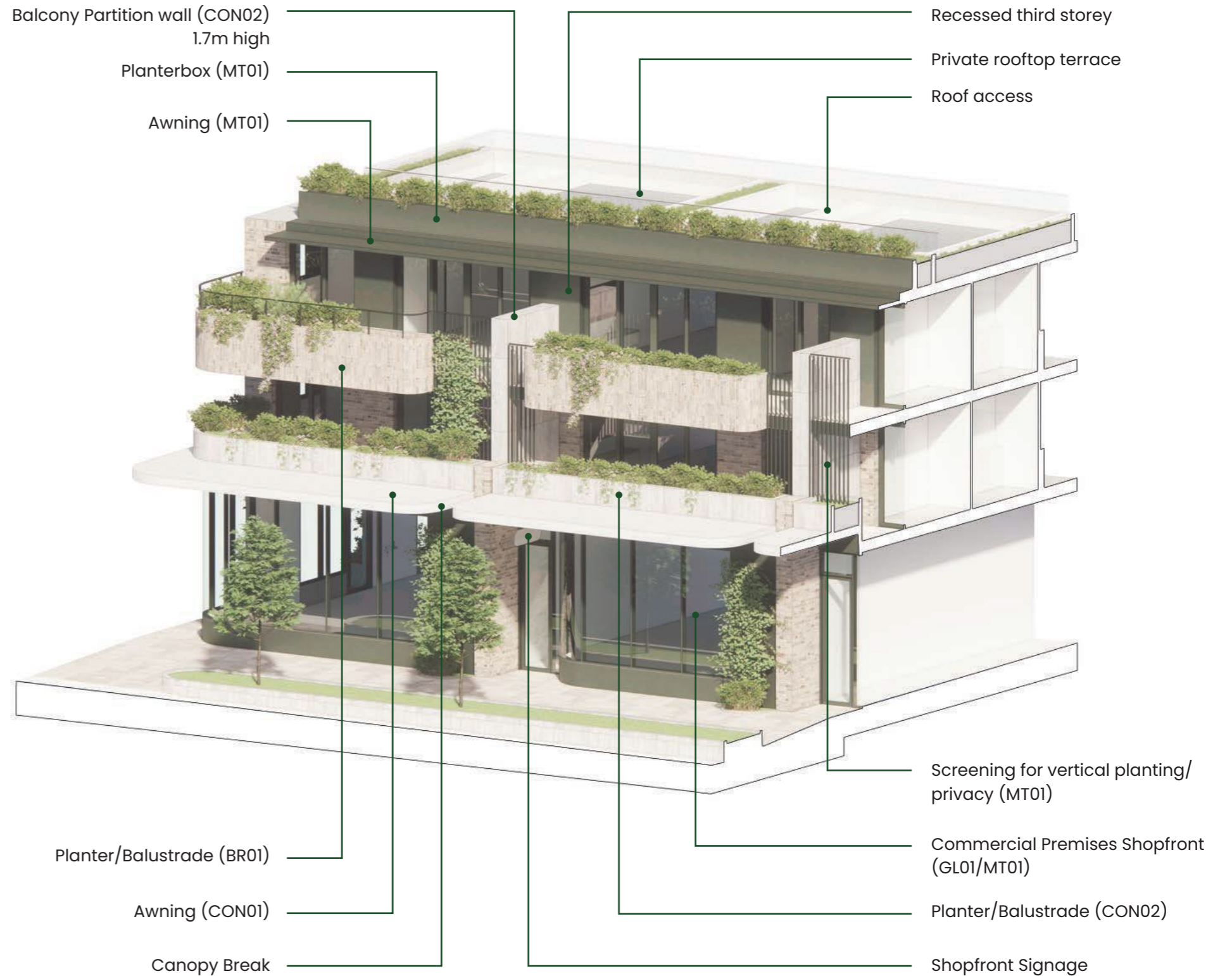
Architectural Response

FINER GRAIN FACADE RESPONSE

The proposed development has a robust material palette of brickwork, off form and board form textured concrete as primary architectural elements forming retail canopy, residential balcony planters and vertical articulation between apartments.

Landscape is integrated with architectural elements through ground vertical planting, balcony and rooftop planters and vertical trellis elements. This is complemented by green metalwork to windows, balustrades and architectural metalwork.

This palette of robust, natural and low maintenance materials that will age gracefully ensuring the development will withstand the test of time.



Architectural Response

MATERIALITY



External Brick work



Off Form Textured Concrete



Off form concrete



Powdercoat - Glazing/
Balustrades



Exposed Aggregate
Concrete



Roof/Balcony Planting

Landscape Response

LANDSCAPE INTEGRATION

The landscape design and architecture have been integrated to prioritise varied high quality public spaces and connections, activated streetscapes and green elevated spaces for residents on all levels.

The feature Melaleuca tree on the corner of Jonson and Kingsley Streets will be retained, and become a focal point and meeting space, surrounded by an activated landscape space and retail frontages.

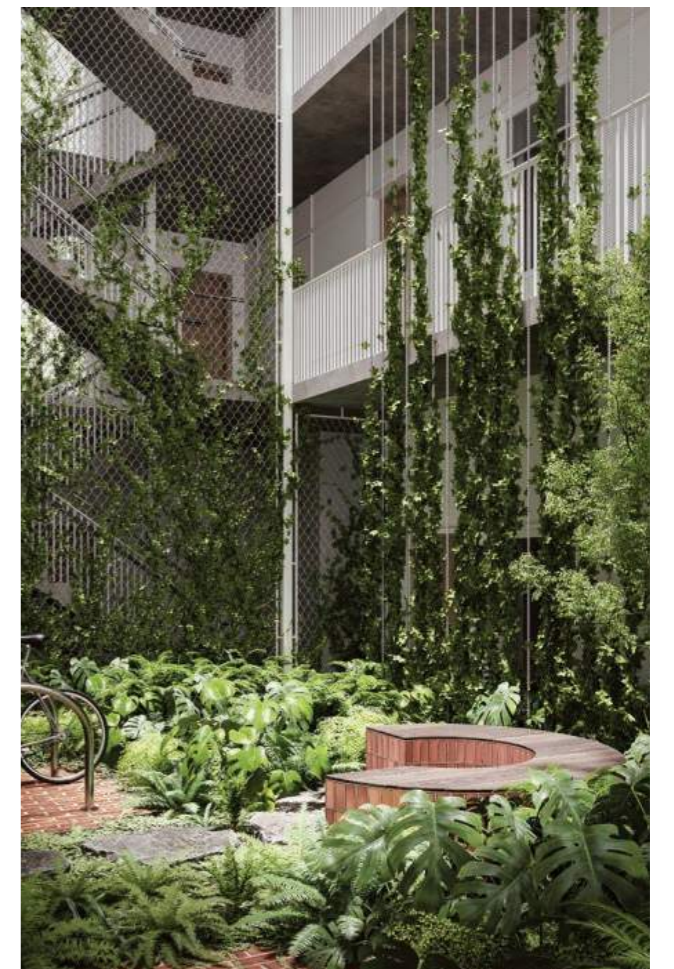
Elevated planting on residential walkways, balconies and rooftops will create gardens in the sky that enhance the outdoor experience for residents and support local biodiversity.



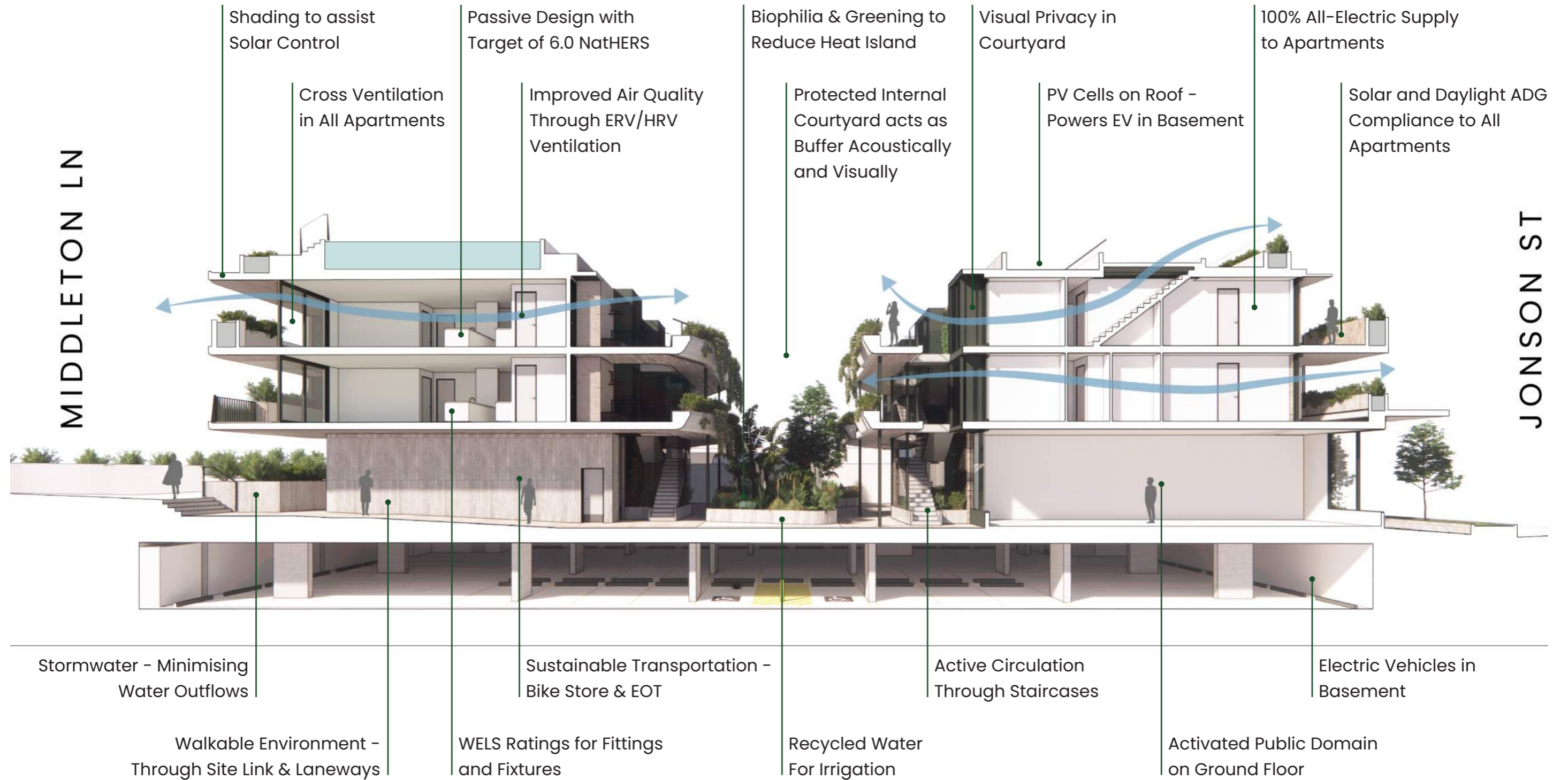
Proposed Subtropical Courtyard



Landscape Precedent Images



Holistic Design Response



6.0

COMPLIANCE

Solar Access



1 SOLAR ACCESS COMPLIANCE - LEVEL 01
DA201 1:200

SOLAR ACCESS SUMMARY	
APARTMENT NUMBER	SOLAR ACCESS
1.01	YES
1.02	YES
1.03	YES
1.04	YES
1.05	YES
1.06	YES
1.07	YES
1.10	NO
1.11	NO
1.12	YES

NOTE
1. SOLAR ACCESS TABLE ILLUSTRATES ACHIEVING 3 HOURS ON 21ST JUNE 9AM-3PM TO LIVING SPACES AND PRIVATE OPEN SPACES
2. APT. 1.10 & 1.11 ACHIEVE 2 HOURS ON 21ST JUNE 9AM-3PM TO LIVING SPACES AND PRIVATE OPEN SPACES



2 SOLAR ACCESS COMPLIANCE - LEVEL 02
DA201 1:200

SOLAR ACCESS SUMMARY	
APARTMENT NUMBER	SOLAR ACCESS
2.01	YES
2.02	YES
2.03	YES
2.04	YES
2.05	YES
2.06	YES
2.07	YES
2.08	YES
2.09	YES
2.10	YES

NOTE
1. SOLAR ACCESS TABLE ILLUSTRATES ACHIEVING 3 HOURS ON 21ST JUNE 9AM-3PM TO LIVING SPACES AND PRIVATE OPEN SPACES

 2 HOURS SOLAR ACCESS ON 21ST JUNE 9AM-3PM TO LIVING SPACES AND PRIVATE OPEN SPACES
 3 HOURS SOLAR ACCESS ON 21ST JUNE 9AM-3PM TO LIVING SPACES AND PRIVATE OPEN SPACES

Ventilation



1 CROSS VENTILATION COMPLIANCE - LEVEL 01
DA201 1:200

CROSS VENTILATION SUMMARY	
APARTMENT NUMBER	CROSS VENTILATION
1.01	YES
1.02	YES
1.03	YES
1.04	YES
1.05	YES
1.06	YES
1.07	YES
1.10	YES
1.11	YES
1.12	YES



2 CROSS VENTILATION COMPLIANCE - LEVEL 02
DA201 1:200

CROSS VENTILATION SUMMARY	
APARTMENT NUMBER	CROSS VENTILATION
2.01	YES
2.02	YES
2.03	YES
2.04	YES
2.05	YES
2.06	YES
2.07	YES
2.08	YES
2.09	YES
2.10	YES

Solar Study



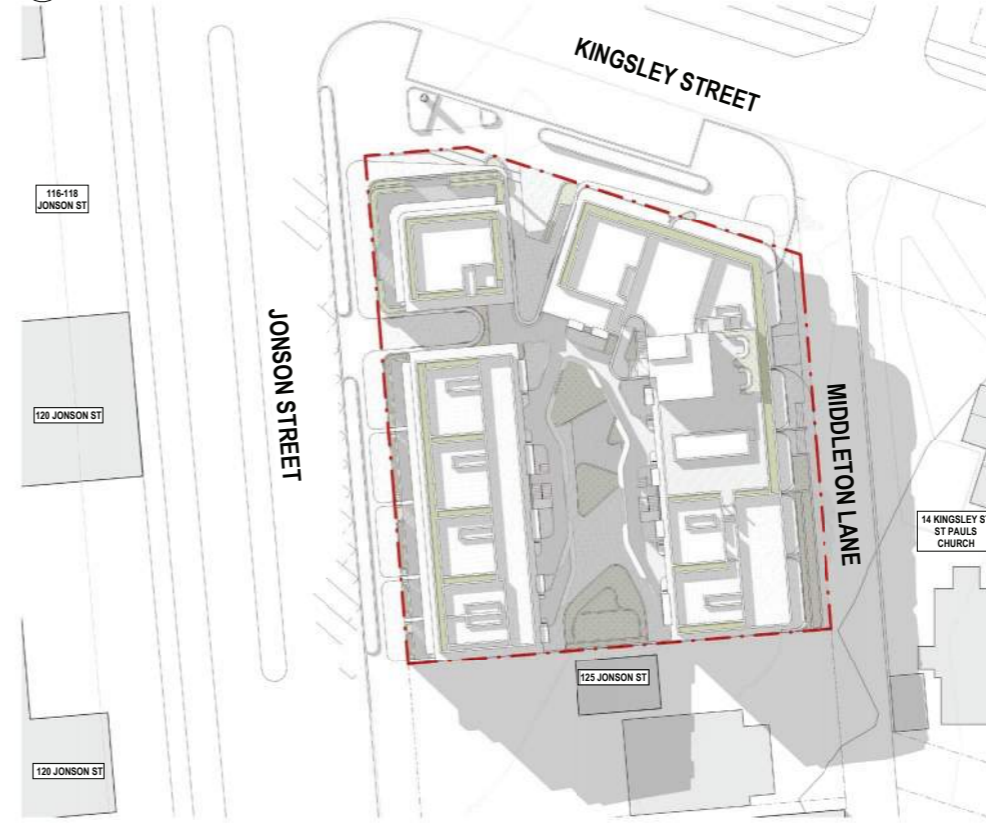
1 21 JUNE - 9AM
DA201 1:350



2 21 JUNE - 11AM
DA201 1:350

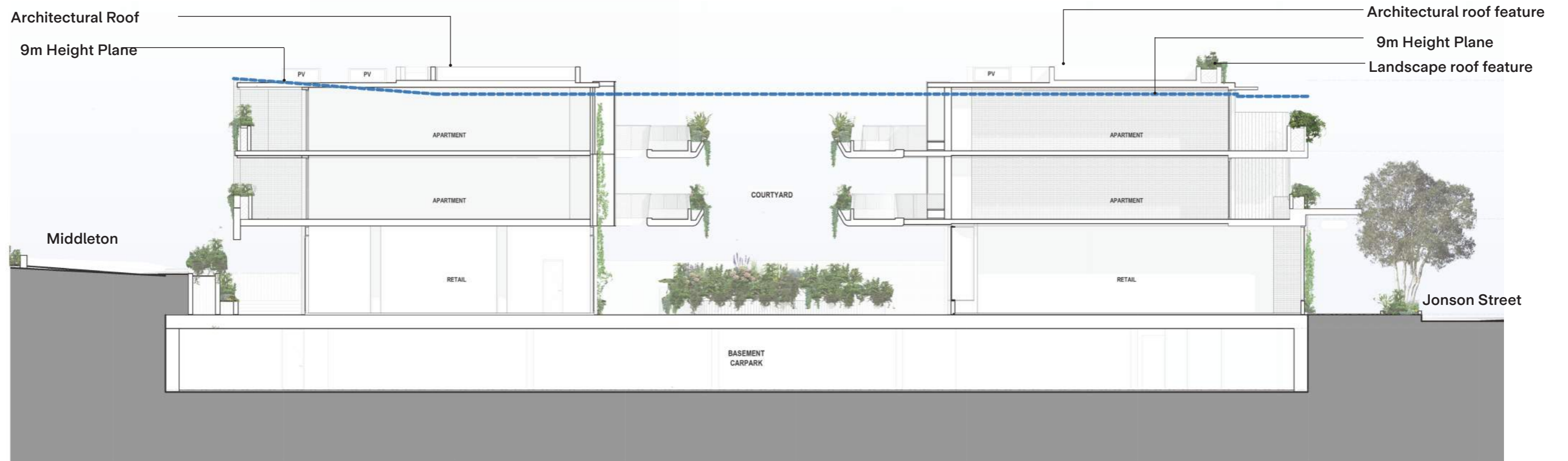


3 21 JUNE - 1PM
DA201 1:350



4 21 JUNE - 3PM
DA201 1:350

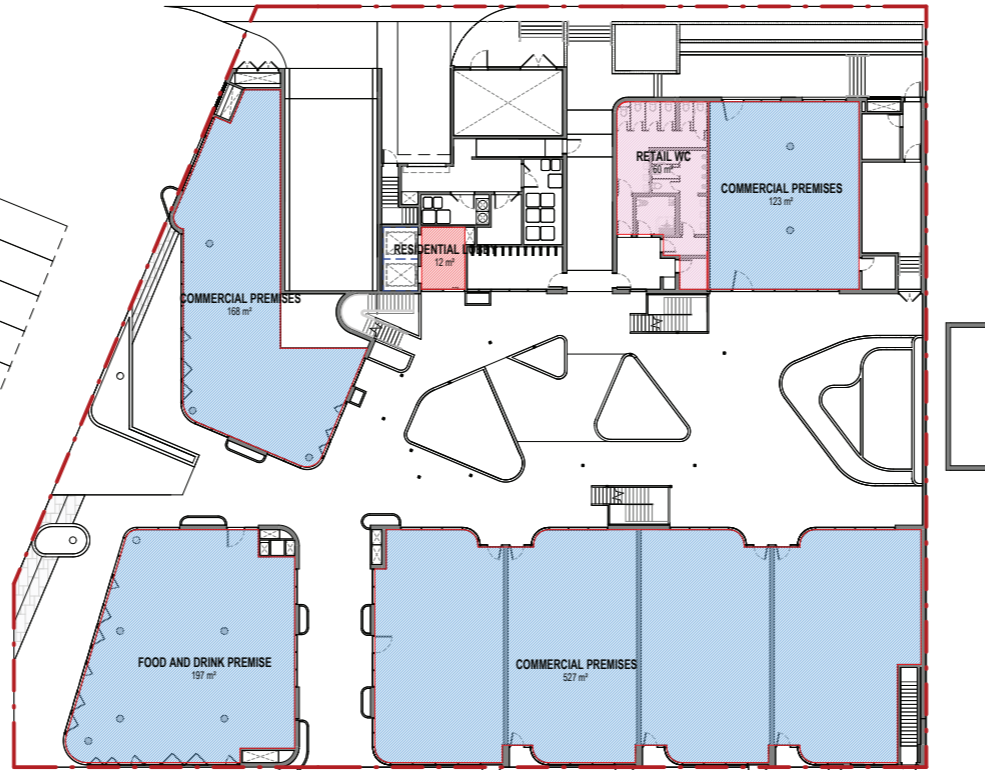
Height Analysis



GFA Plans



3 GFA DIAGRAM - BASEMENT 01
DA301 1:250



4 GFA DIAGRAM - GROUND FL
DA201 1:250

GFA SUMMARY		
BASEMENT 01	RESIDENTIAL	12 m ²
GROUND FL	EOT	12 m ²
GROUND FL	RESIDENTIAL	60 m ²
GROUND FL	RETAIL	1014 m ²
LEVEL 01	RESIDENTIAL	1086 m ²
LEVEL 02	RESIDENTIAL	1221 m ²
LEVEL 03	RESIDENTIAL	1221 m ²
ROOF	RESIDENTIAL	1212 m ²
ROOF	RESIDENTIAL	22 m ²
TOTAL GFA		3554 m ²

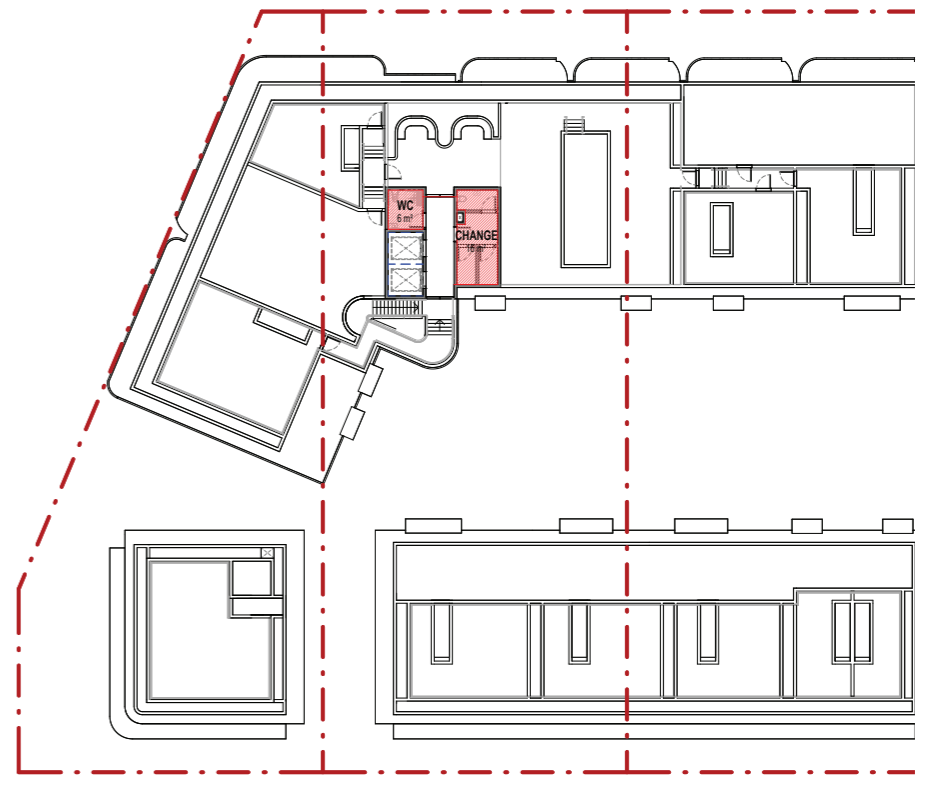
FSR SUMMARY	
SITE AREA	2727m ²
RESIDENTIAL AREA	2406m ²
RETAIL AREA	1073m ²
COMMON AREA	75m ²
TOTAL GFA	3554m²
FSR	1.30:1

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic.

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) carparking to meet any requirements of the consent authority (including access to that carparking), and
- (h) terraces and balconies with outer walls less than 1.4 metres high, and
- (i) voids above a floor at the level of a storey or storey above.



7.0

RENDERS



BAYLEYWARD



BAYLEYWARD

**BAYLEY
WARD**