ARCHITECTURAL STATEMENT

JONSON STREET MIXED USE DEVELOPMENT - BYRON BAY

PROJECT ADDRESS:	137 JONSON ST 139 JONSON ST & 3 BROWNING ST
PREPARED FOR:	JDG DEVELOPMENTS
ARCHITECT:	MYERS ELLYETT
REVISION:	01
DATE:	15.08.2017 DA ISSUE

01 INTRODUCTION

The proposed mixed use development at the corner of Jonson and Browning streets presents a major opportunity to deliver a benchmark building in terms of ESD principles, coastal apartment living and vibrant business uses. The sites prominent corner location perfectly lends itself to a mixed-use program and has been designed to 'stich' into Byron's existing urban, cultural and commercial fabric. High on the developments agenda is to set a benchmark in environmentally sustainable design through the careful consideration and implementation of core ESD principals.

Responding to the current and future urban conditions, the proposed development incorporates a highly activated laneway space which encourages pedestrian movement and allows the building to 'breathe'. New planting within the laneway and streetscape further enrich these spaces whilst bolstering the ESD agenda.

The proposal includes an offering of active retail and shops, a mix of 1bed, 2bed, 3bed apartments, serviced apartments and a new child care centre catering for 65 children. Carparking is provided in the 2 level basement.

CONTENTS

01

02 DEVELOPMENT SUMMARY

LOCATION

137 & 139 JONSON ST & 3 BROWNING ST

SITE AREA

2834 SQM

PROPOSED GFA

4470 SQM

PARKING

STANDARD	113
PWD	9
BICYCLE SPACES	25
MOTORCYCLE	10

GROUND FLOOR USES

SHOP	617 SQM
CAFE	120 SQM
CHILDCARE INDOOR	372 SQM
CHILDCARE OUTDOOR	455 SQM
MANAGER OFFICE	18 SQM
END OF TRIP FACILITY	30 SQM

SHOP TOP HOUSING

1 BED APARTMENTS	6
2 BED APARTMENTS	16
3 BED APARTMENTS	2
SUB TOTAL	24

SERVICED APARTMENTS

STUDIOS	16
2 BED APARTMENTS	8
3 BED APARTMENTS	2
SUB TOTAL	26

TOTAL DWELLINGS	50

02

03 URBAN CONTEXT

EXISTING SITE

1. EXISTING SITE PLAN

The prominent corner site - 137-139 Jonson Street & 3 Browning Street, Byron Bay - is located in the 'Jonson Street South' precinct, just outside the town centre core and on the periphery of the Byron Bay Town Centre Masterplan (BBTCM) study area. It is located within walking distance of Byron Bay Town Centre and approximately 1km from the beach. The site is currently three separate titles, each lot containing detached residential buildings. Surrounding the site is a development mixture of short term and permanent residential, retail and commercial.

It is expected that over time, the South Jonson Street precinct will transform into a mixed use area made up by medium density development and local business to support the movement of retail and commercial concentrated towards Byron Bay Town Centre. Further, the southern end of Jonson Street will soon see the introduction of the Butler Street bypass that will terminate at the Jonson Street / Browning Street junction.

Lot 1 DP247289 137 Jonson Street (1 x 2 Story Residence + 1 Single Story Residence

Lot 5 Section 51 DP 758207 139 Jonson Street (Single story residence & detached Garage)

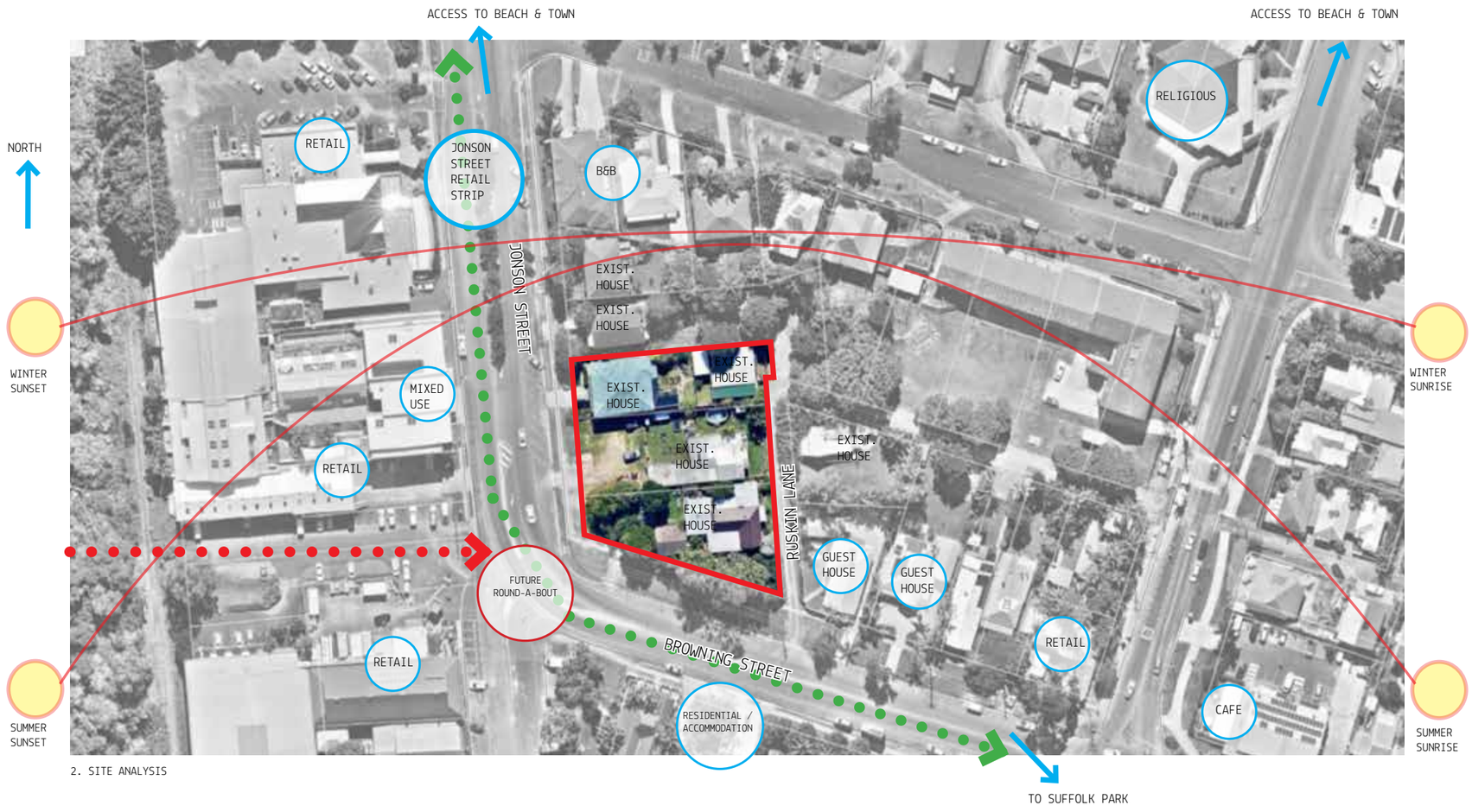
Lot 6 Section 51 DP 758207 139 Jonson Street (Single story residence & detached Garage)

TOTAL / COMBINED SITE AREA: 2834 M2

03

03 URBAN CONTEXT

EXISTING SITE



2. SITE ANALYSIS

1. EXISTING SITE PHOTO - RUSKIN LANNE

2. EXISTING SITE PHOTO - JONSON STREET

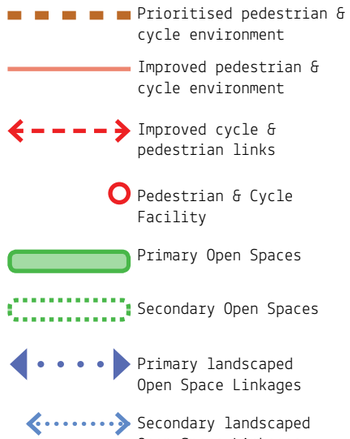
3. EXISTING SITE PHOTO - BROWNING STREET

4. EXISTING SITE PHOTO - JONSON STREET

5. EXISTING SITE PHOTO - FROM CORNER

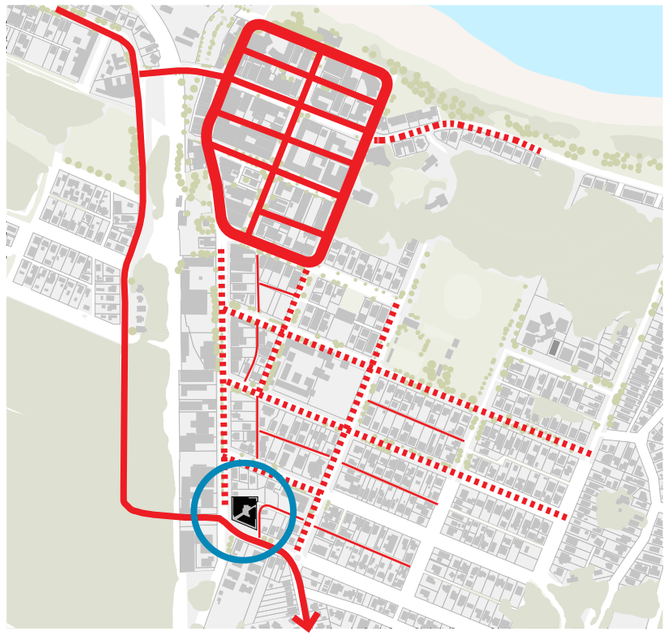
03 URBAN CONTEXT

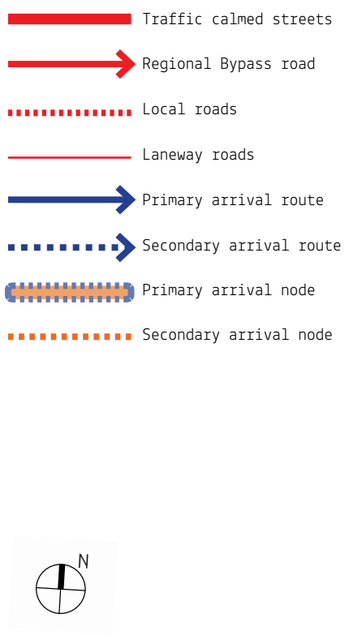
BYRON BAY TOWN CENTRE MASTERPLAN 2016 RESPONSE



1. A People Prioritised Centre

2. An Open Space Circuit





3. A traffic calmed centre

4. A memorable village arrival

1. A People Prioritised Centre

A future upgrade to the pedestrian and cycle realm will result in Jonson St South being an important threshold into the town centre. The site presents an opportunity to continue the pedestrian & cycle prioritised urban linkages to encourage alternate forms of movement into the Town Centre.

2. An Open Space Circuit

The site provides an opportunity to create a quality urban landscaped space to serve the broader 'open space circuit'

3. A traffic calmed centre

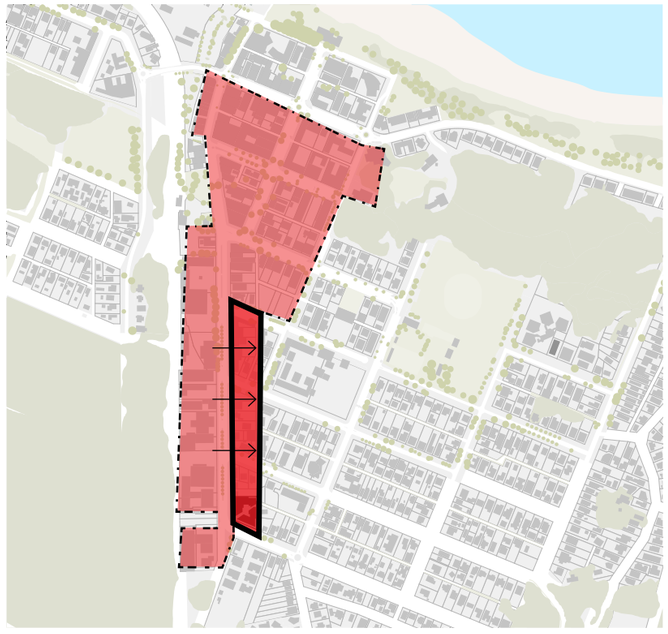
The site contains three road frontages each containing a different traffic condition serving a 'traffic calmed' town centre. Further, the site will front the gateway to the Butler Street bypass diverting traffic away from the town centre. The three traffic conditions provide opportunities for varying architectural responses with activated and functional street interfaces.

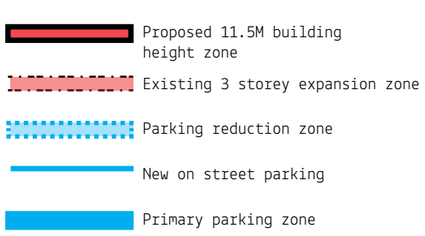
4. A memorable village arrival

The corner site location as an extension of the town centre arrival boundary presents an opportunity to create a strong sense of arrival into Byron Bay from the south, Bangalow Road / Browning Street end and a memorable, first impression of the town. This can be achieved through an active and dynamic frontage and strong, articulated built form

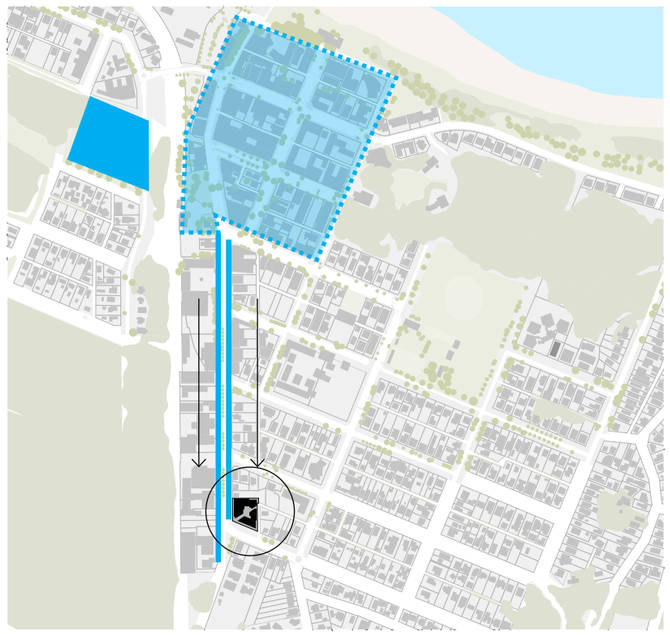
03 URBAN CONTEXT

BYRON BAY TOWN CENTRE MASTERPLAN 2016 RESPONSE

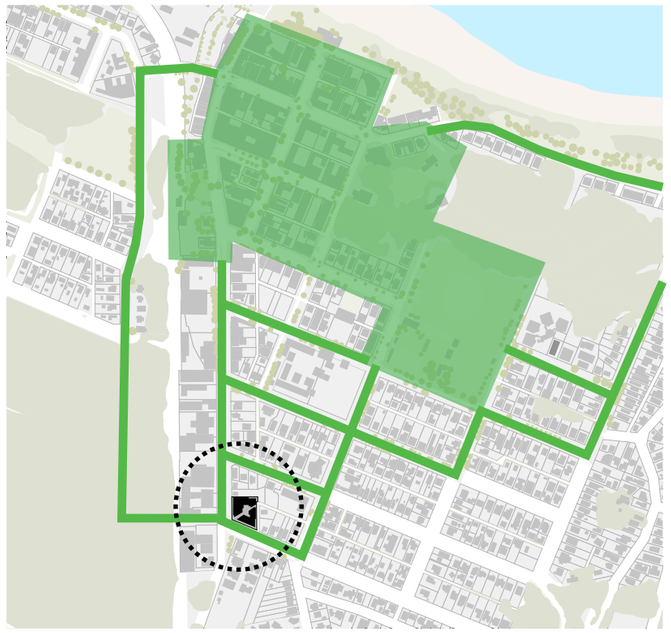


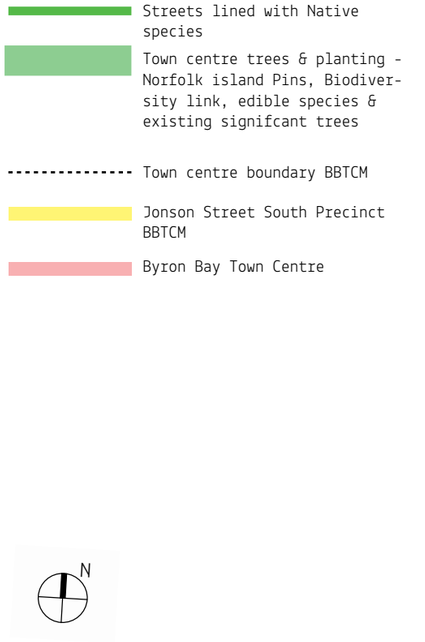


5. A VARIED & DEFINED CENTRE

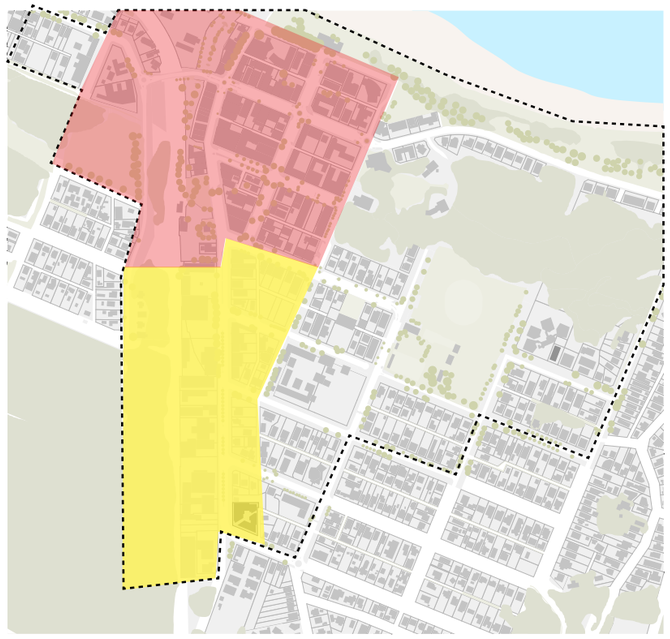


6. PARKING OUT, PEOPLE IN





7. A RICH STREET TREE NETWORK



8. JONSON STREET SOUTH PRECINCT

5. A varied and defined centre

With the proposed expansion of 3 storey height zone (11.5m), the site provides an opportunity to increase density and building height to create broader diversity in form, typology and program and improved street definition in the Jonson Street South precinct. Adjacent to the site, the current scale varies from single & two storey detached dwellings to three storey buildings on the western side of Jonson Street.

6. Parking Out, People In

To improve the pedestrian environment in Byron Bay Town Centre, Jonson Street South will be utilised for on street parking due to it's close proximity to the town core. The site should therefore respond to the increased pedestrian and vehicle activity.

7. A Rich Street Tree Network

The landscape strategy for the site will be to provide an 'extension' to Jonson Street, earmarked for the establishment of native trees to assist with the reduction of air temperatures and increased level of amenity and pedestrian experience.

8. Jonson Street South Precinct

The site will support a development outcome to provide mixed use accommodation within walking distance to the town centre to further enable diversity of land use, program and scale

04 DESIGN RESPONSE

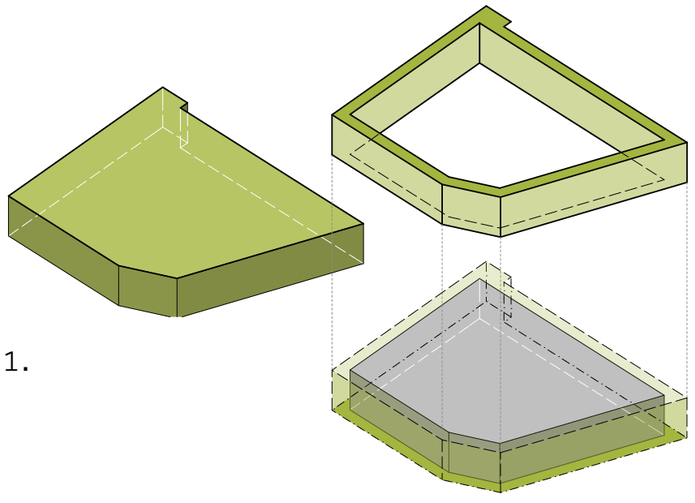
04

ARTIST'S IMPRESSION - JONSON STREET

ARTIST'S IMPRESSION - BROWNING STREET

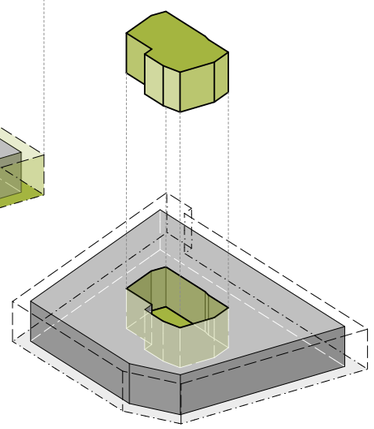
04 DESIGN RESPONSE

BUILDING FORM & ARTICULATION

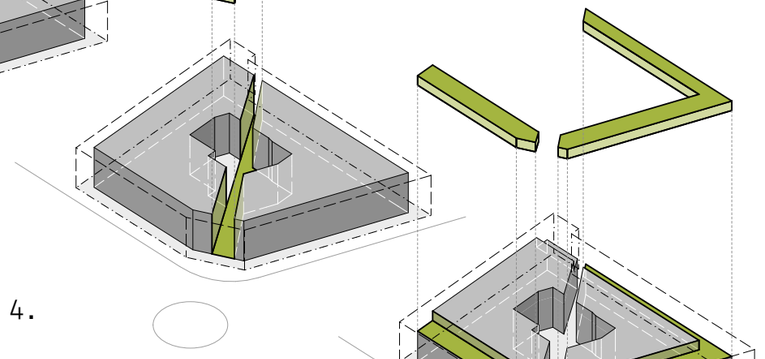


1.

2.



3.



4.

5.

1. SITE FOOTPRINT - 137 - 139 Jonson Street & 3 Browning Street
Total combined site area: 2834 M2.

2. SITE SETBACKS
Building setback dependent on use

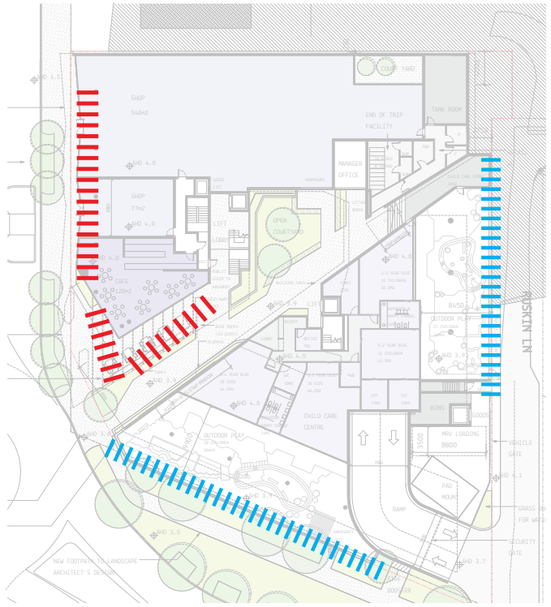
3. BREAKDOWN OF MASS - The Courtyard
Introduction of a central couryard space provides amenity, cross ventilation & natural light deep into the plan.

4. BREAKDOWN OF MASS - The Laneway
Introduction of a laneway space breaks down development mass, provides a key sense of arrival memorable urban gesture at the new roundabout.

5. REDUCTION OF PERCEIVED HEIGHT
Breakdown & setback of upper level to reduce visible height of the building from street level.

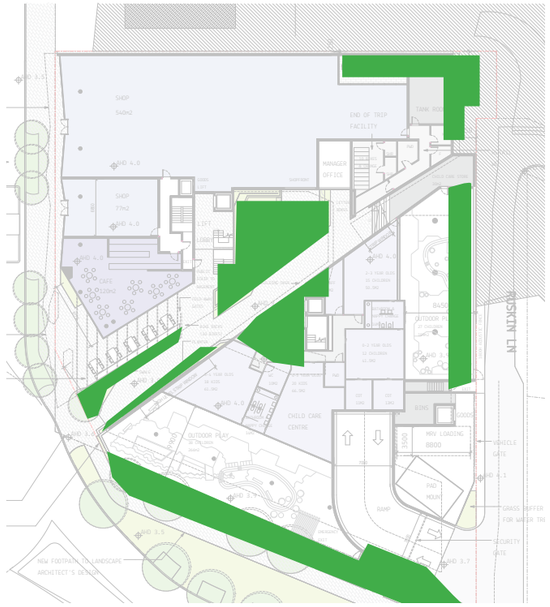
04 DESIGN RESPONSE

SITE STRATEGIES

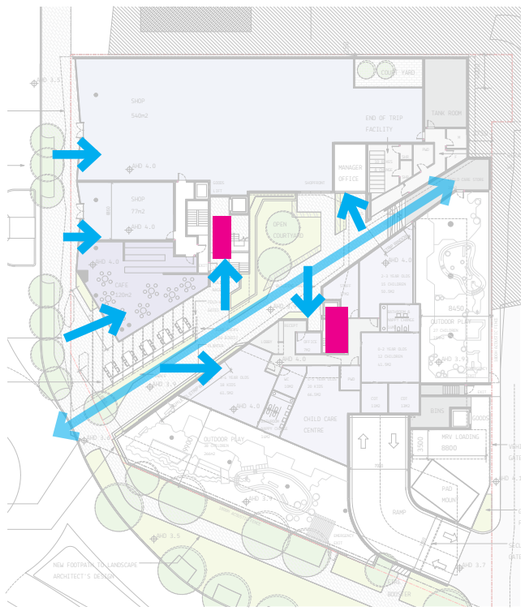


1. STREET ACTIVATION

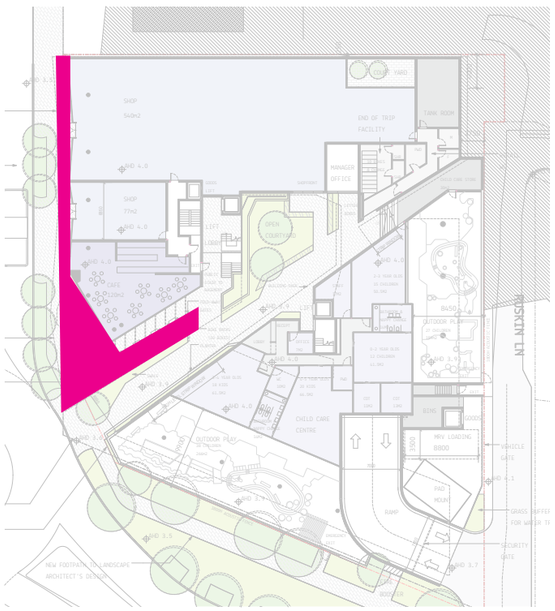
2. LANEWAY AND COURT



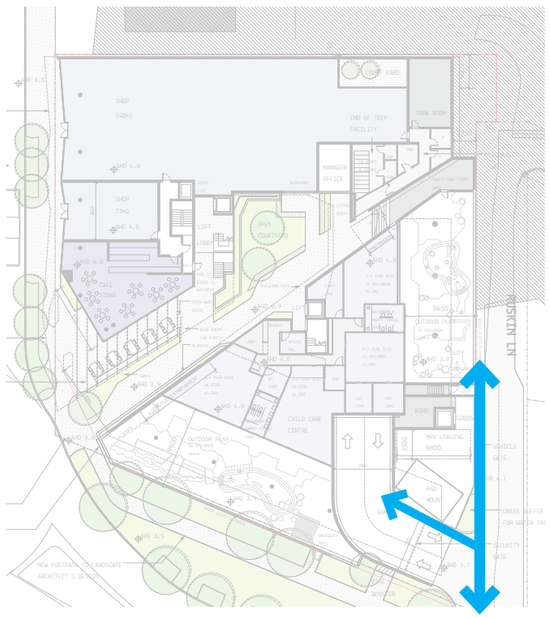
3. LANDSCAPE ZONES



4. PEDESTRIAN ACCESS



5. JONSON STREET AWNING



6. VEHICLE ACCESS

1. Street Activation
The proposal provides a key commercial frontage to Jonson Street and secondary frontage to Browning Street. It is proposed that Ruskin Lane is used to provide vehicle access to the basement, loading bay and utilities areas.

2. Laneway and Court
The laneway & courtyard provide many benefits to the proposal, namely: reduction in perceived mass, increased light, ventilation and amenity to apartments, flexible, landscape open space and a memorable point of arrival to Byron Bay (with the introduction of the new round-a-bout).

3. Landscape Zones
The ‘fine grain’ ground plane provides a variety of quality landscape open space zones to provide privacy, cooling, shade, amenity, biodiversity and articulation.

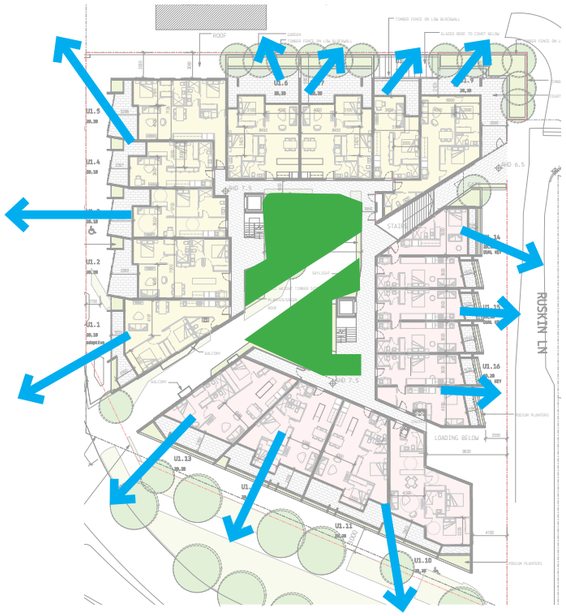
4. Pedestrian Access
Primary pedestrian access to the site is located on Jonson Street with the Childcare facility providing the primary frontage to Browning Street.
Accessible access is provided to the front doors of all retail and commercial premises (including child care). PWD car spaces are located in Basement 1 with elevator access.

5. Awnings & Shade
A street awning along Jonson Street footpath provides weather protection and shade on the west along with a sense of entry to the retail / commercial tenancies

6. Vehicle Access
Primary vehicle access to the site is from Ruskin Lane on the east providing access to the Basement Ramp, loading bay and utilities areas

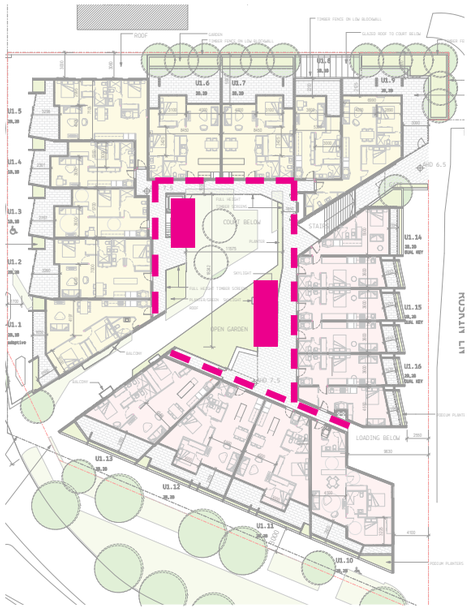
04 DESIGN RESPONSE

SITE STRATEGIES



1. AMENITY

2. CROSS VENTILATION



3. ACCESS (ACCESSIBLE TO EVERY FRONT DOOR))

1. Amenity
The apartments each contain external living areas / balconies which provide deep shade with permeable fixed & sliding privacy / sun control screens to articulate and provide a high level of public amenity.

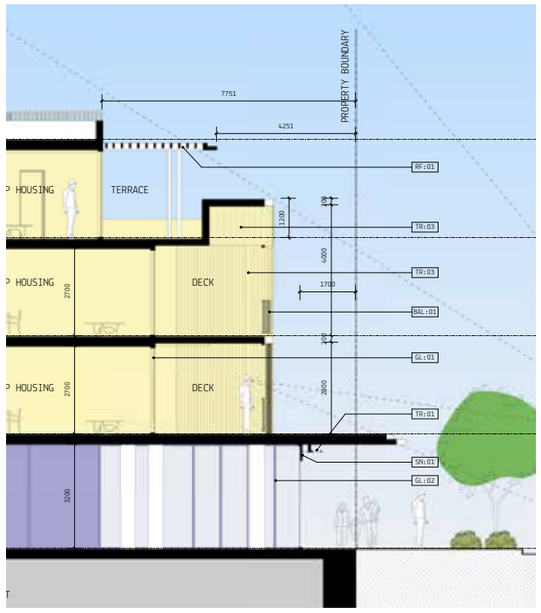
2. Cross Ventilation
The introduction of a laneway and central courtyard create a thin plan form resulting in high performance passive cooling outcome.

3. Access
Access to the apartments is along an external walkway space overlooking a landscape courtyard to improve the user exeperience in spaces that are otherwise benign, internal passages.
Accessible access is provided to the front door of all apartments, retail and commercial premises.
PWD parking spaces are provided in Basement 1 with elevator connection.

04 DESIGN RESPONSE

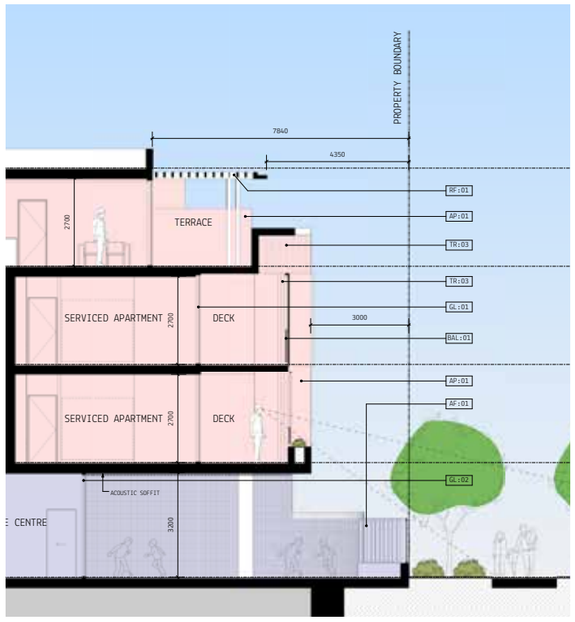
STREETSCAPE RESPONSE

1. JONSON STREET



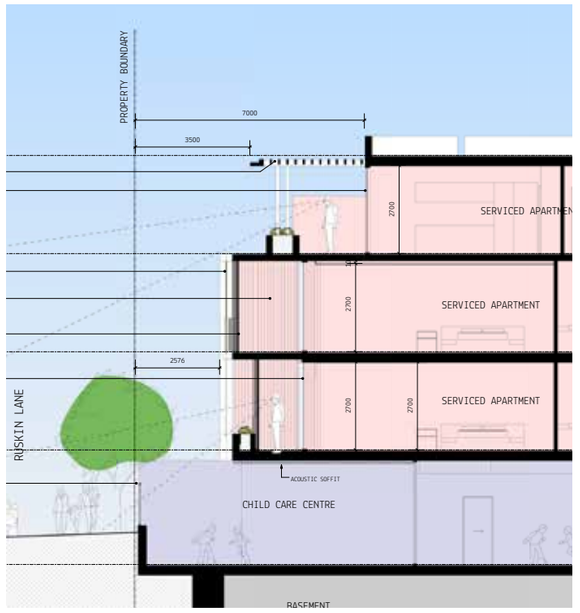
JONSON STREET SECTION

2. BROWNING STREET



BROWNING STREET SECTION

3. RUSKIN LANE



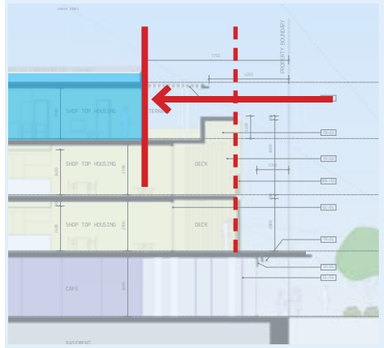
RUSKIN LANE SECTION

JONSON STREET ARTIST'S IMPRESSION

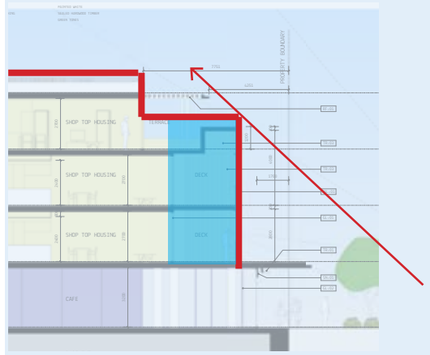
BROWNING STREET ARTIST'S IMPRESSION

RUSKIN LANE ARTIST'S IMPRESSION

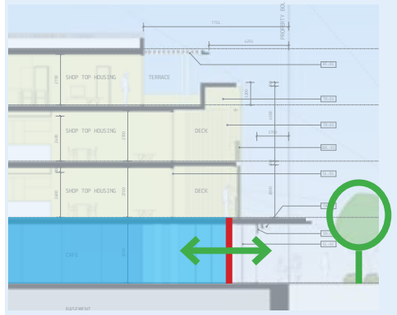
BUILDING MASSING STRATEGY:



TOP LEVEL PUSHED BACK
(LESS VISIBLE FROM STREET LEVEL)



MIDDLE 2 LEVELS MADE PROMINENT
(BUILDING EXPRESSED AS 3 STOREY WITH RECESSED 4TH STOREY)

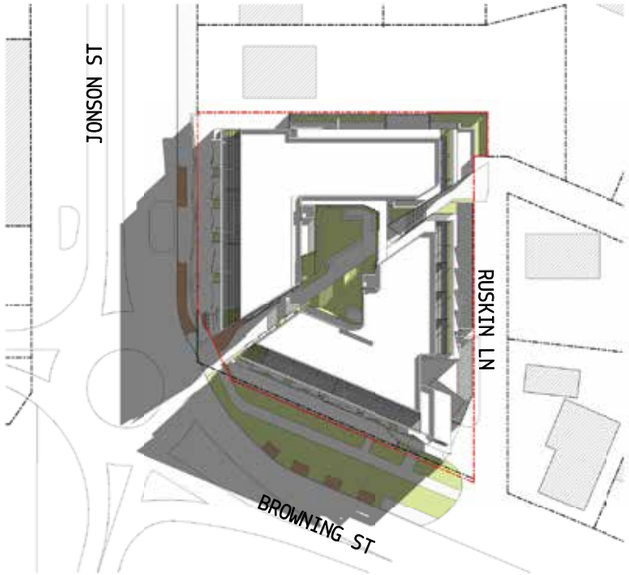


ACTIVATED RETAIL / STREET LIFE

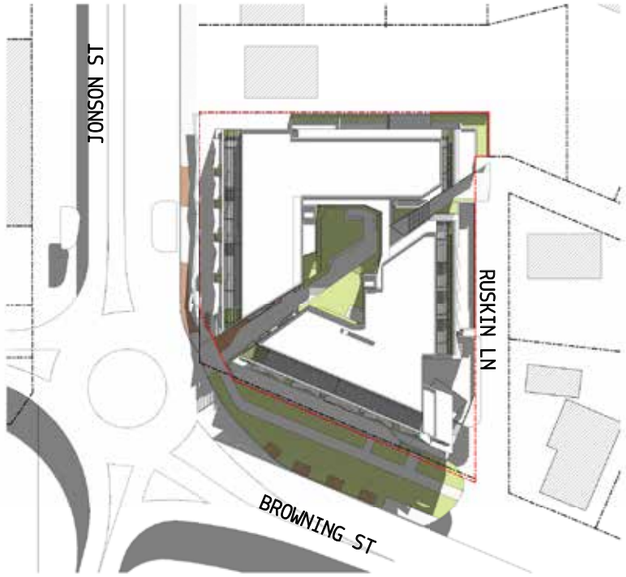
04 DESIGN RESPONSE

SUN SHADING DIAGRAMS

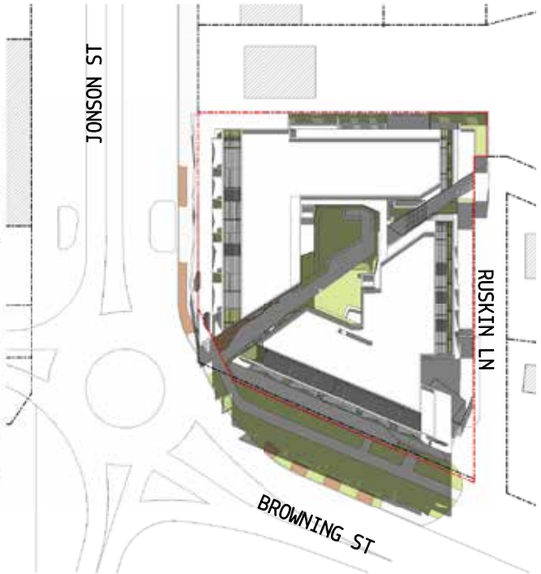
WINTER



SITE SUN STUDY - WINTER 9AM
SCALE 1 : 500



SITE SUN STUDY - WINTER 11AM
SCALE 1 : 500



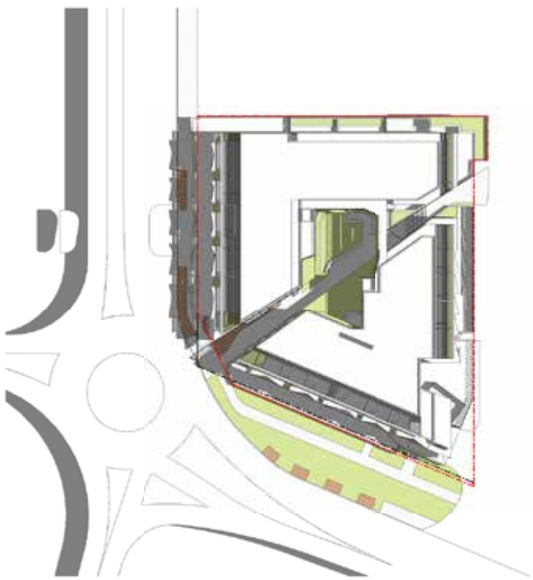
SITE SUN STUDY - WINTER 12PM
SCALE 1 : 500

SITE SUN STUDY - WINTER 1PM
SCALE 1 : 500

SITE SUN STUDY - WINTER 3PM
SCALE 1 : 500

04 DESIGN RESPONSE

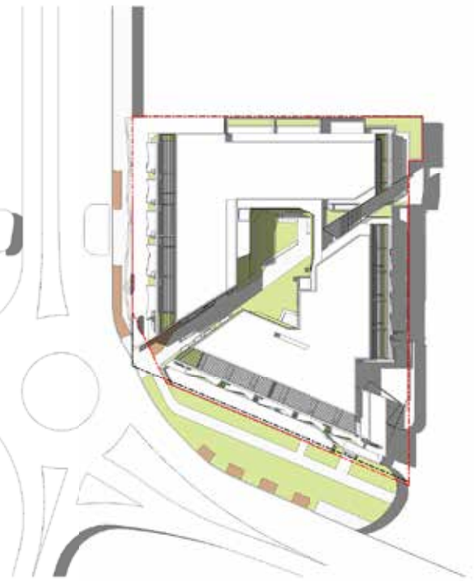
SUN SHADING DIAGRAMS



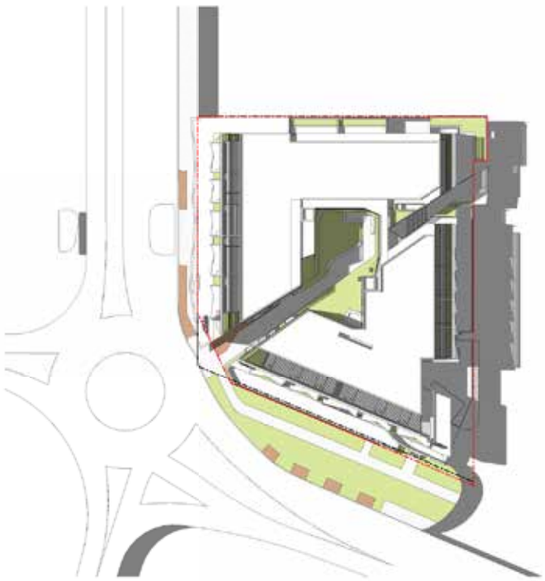
1 SK300 SITE SUN STUDY - SUMMER 9AM
SCALE 1 : 500

2 SK300 SITE SUN STUDY - SUMMER 11AM
SCALE 1 : 500

3 SK300 SITE SUN STUDY - SUMMER 12PM
SCALE 1 : 500



4 SK300 SITE SUN STUDY - SUMMER 1PM
SCALE 1 : 500



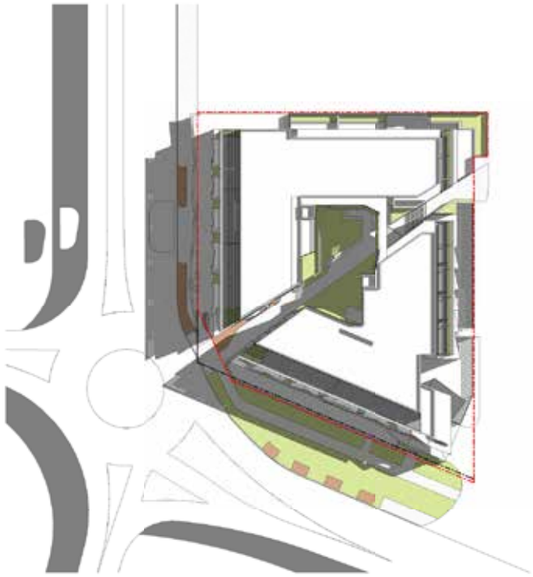
5 SK300 SITE SUN STUDY - SUMMER 3PM
SCALE 1 : 500

SUMMER

04 DESIGN RESPONSE

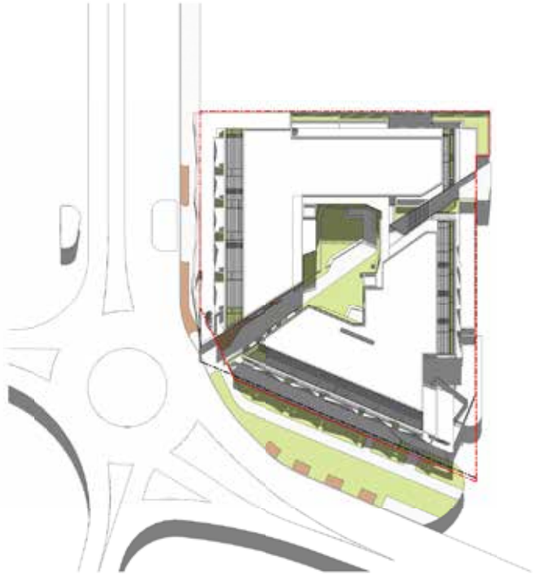
SUN SHADING DIAGRAMS

EQUINOX

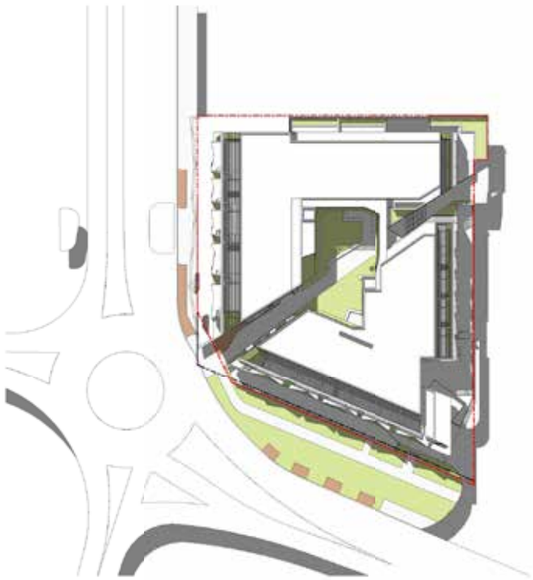


1 SK200 SITE SUN STUDY - EQUINOX 9AM
SCALE 1 : 500

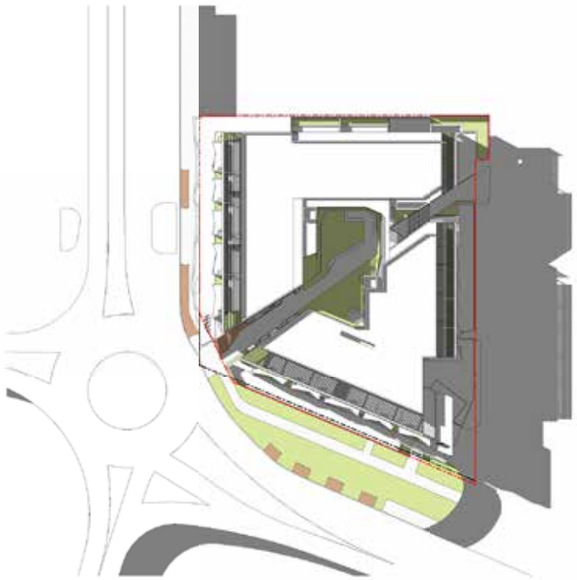
2 SK200 SITE SUN STUDY - EQUINOX 11AM
SCALE 1 : 500



3 SK200 SITE SUN STUDY - EQUINOX 12PM
SCALE 1 : 500



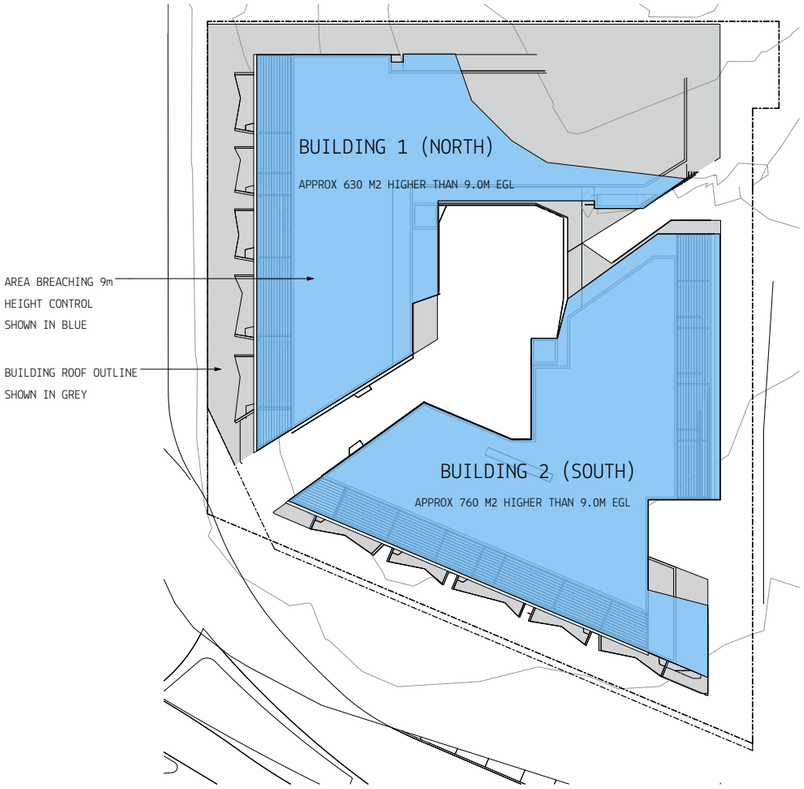
4 SK200 SITE SUN STUDY - EQUINOX 1PM
SCALE 1 : 500



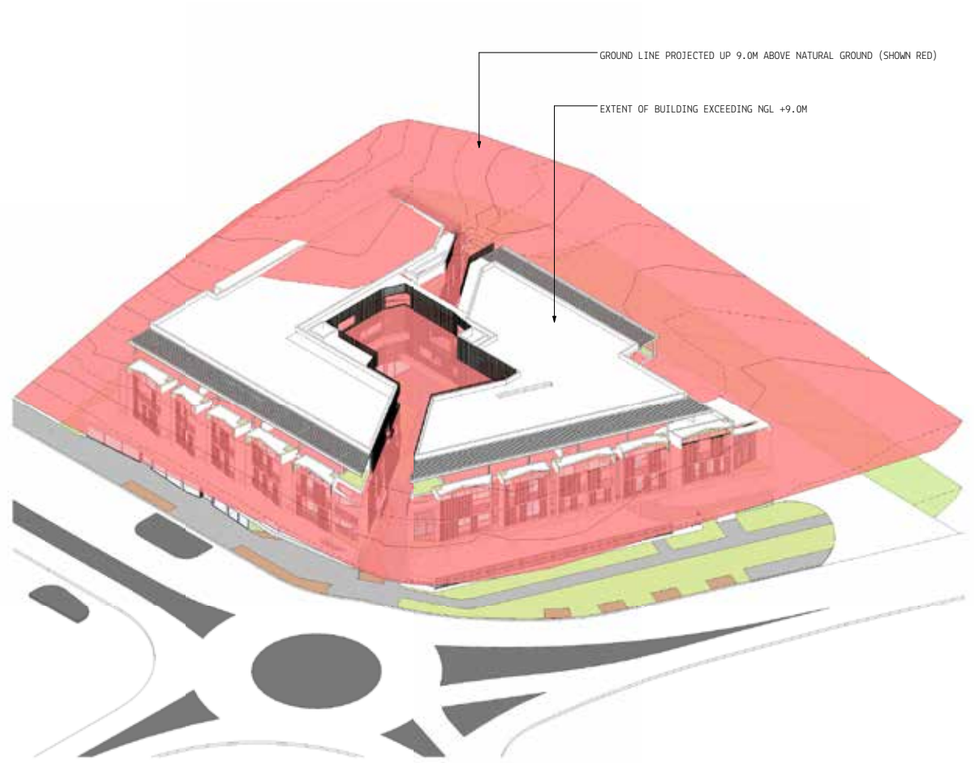
5 SK200 SITE SUN STUDY - EQUINOX 3PM
SCALE 1 : 500

04 DESIGN RESPONSE

BUILDING HEIGHT DIAGRAM



1 ROOF PLAN — PLAN VIEW - BUILDING HEIGHT DIAGRAM
SCALE: 1 : 250



2 — ISOMETRIC - BUILDING HEIGHT DIAGRAM
SCALE

1. HEIGHT DIAGRAM - ROOF PLAN

2. 3D HEIGHT DIAGRAM

04 DESIGN RESPONSE

ASPIRATIONAL IMAGES - COURTYARD & STREETSCAPE

ARTIST'S IMPRESSION - CAFE & LANEWAY

ARTIST'S IMPRESSION - CAFE & LANEWAY

05 ESD INITATIVES

1. WATER USE

Connection to and use of the towns recycled water supply. To be used for landscape irrigation.

Use of Ecosol Stormpods to treat roof water before discharge to kerb.

Use of dedicated swale to treat pavement water run-off before discharge to kerb.

Use of water saving sanitary fittings & fixtures as specified in the BASIX report.

2. SOLAR ACCESS

Photovoltaic array on the roof to provide 20 peak kw of power to be used for building common areas, lifts, basement exhaust and car/bike battery charging.

Hot water to be provided by a central solar hot water system with additional solar cells added on the roof and central tank to the basement.

3. PLANTING & LANDSCAPING

The use of green walls, balcony gardens and courtyard planting to provide amenity, shade and improve air quality.

Significant streetscape planting.

Native plant selection.

Deep soil planting.

4. VENTILATION

Orientation of apartments to gain access to natural breezes and ventilation.

Single loaded floor plates to achieve cross-ventilation.

Large balconies to promote outdoors occupation.

5. ELECTRICITY

Energy efficient appliances.

Ceiling fans to reduce AC dependency.

Energy efficient lights.

Solar panels on the roof to supply batteries for car and bike charging and hot water heating.

Ac units in each apartment to cut out when external doors are left open.

6. BUILDING

Large roof overhangs to prevent rooms overheating.

Screens to shield afternoon sun.

Adequate wall, floor and roof insulation as per the BASIX report.

High performance and double glazing as per the BASIX report.

7. CYCLE AND WALK

Increased number of bicycle parking spaces to encourage bicycle use.

End of trip facility provided to encourage staff to cycle to work.

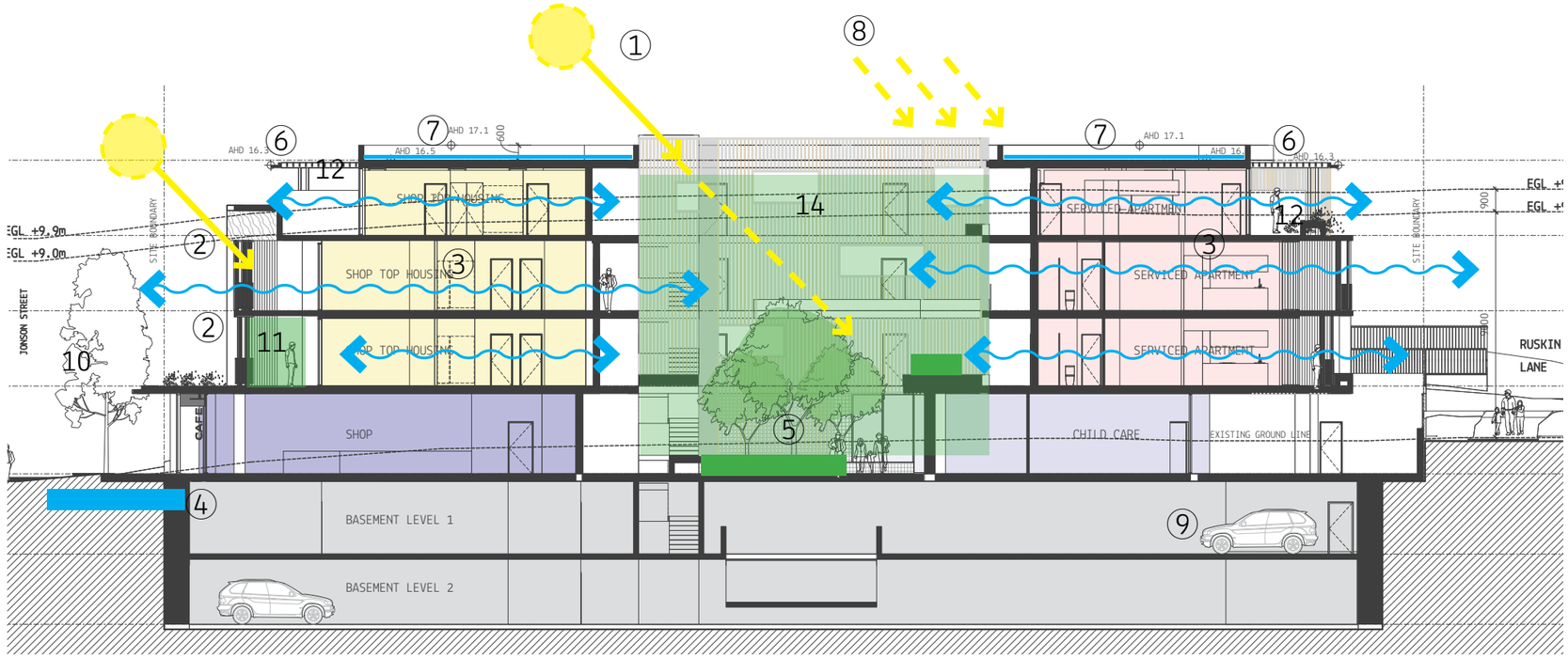
Pedestrian path provided through the block to encourage occupants to walk.

8. BASIX CERTIFICATE

The overall building performance exceeds the minimum requirements of the BASIX assessment.

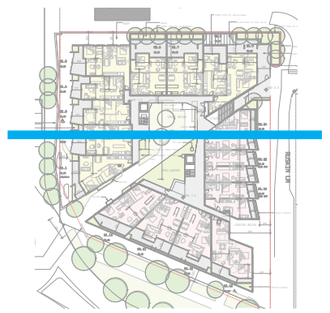
Refer to the BASIX certificate prepared for this project.

05 ESD INITATIVES



TYPICAL SECTION DEMONSTRATING ESD MEASURES

1. NATURAL DIRECT/IN-DIRECT DAYLIGHTING WITHIN COURTYARD
2. SCREENS TO BLOCK WESTERN SUN
3. APARTMENT CROSS VENTILATION
4. CONNECTION TO THE TOWNS RECYCLED WATER MAINS
5. LANDSCAPED COURTYARD
6. SUNSHADE TO BLOCK SUN
7. COLLECTION AND TREATMENT OF ROOF AND SITE WATER VIA SWALE AND STORM PODS
8. SOLAR PANELS ON ROOF FOR ELECTRICITY AND WATER HEATING
9. ELECTRIC BIKE AND CAR CHARGING POINTS IN THE BASEMENT
10. SIGNIFICANT STREETSCAPE PLANTING
11. LARGE BALCONIES TO PROMOTE OUTDOOR OCCUPATION
12. PLANTING TO UPPER BALCONIES
13. HIGHLY PEDESTRIANISED GROUND LEVEL TO PROMOTE WALKING
14. GREEN WALLS AND VERITCAL VINE SCREENS WRAPPING ENTIRE COURTYARD



SECTION CUT

06 CHILD CARE CENTRE

06

06 CHILD CARE CENTRE

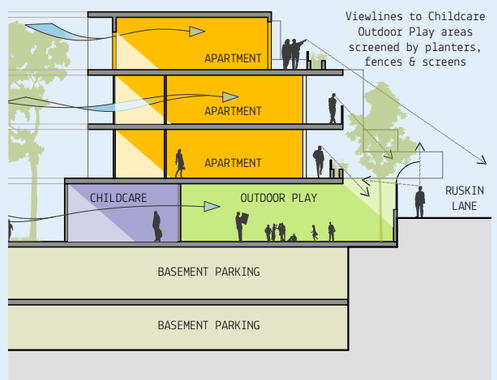
1. CHILDCARE PLAN
Scale 1:100 @ A3

SUMMARY

65 CHILDREN

0-2	12
2-3	15
3-4	18
4-5	20

INTERNAL AREA	372 SQM
EXTERNAL AREA	455 SQM
CAR SPACES	15
PWD CAR SPACES	2



2. SIGHTLINES SECTION
Scale NTS @ A3

06 CHILD CARE CENTRE

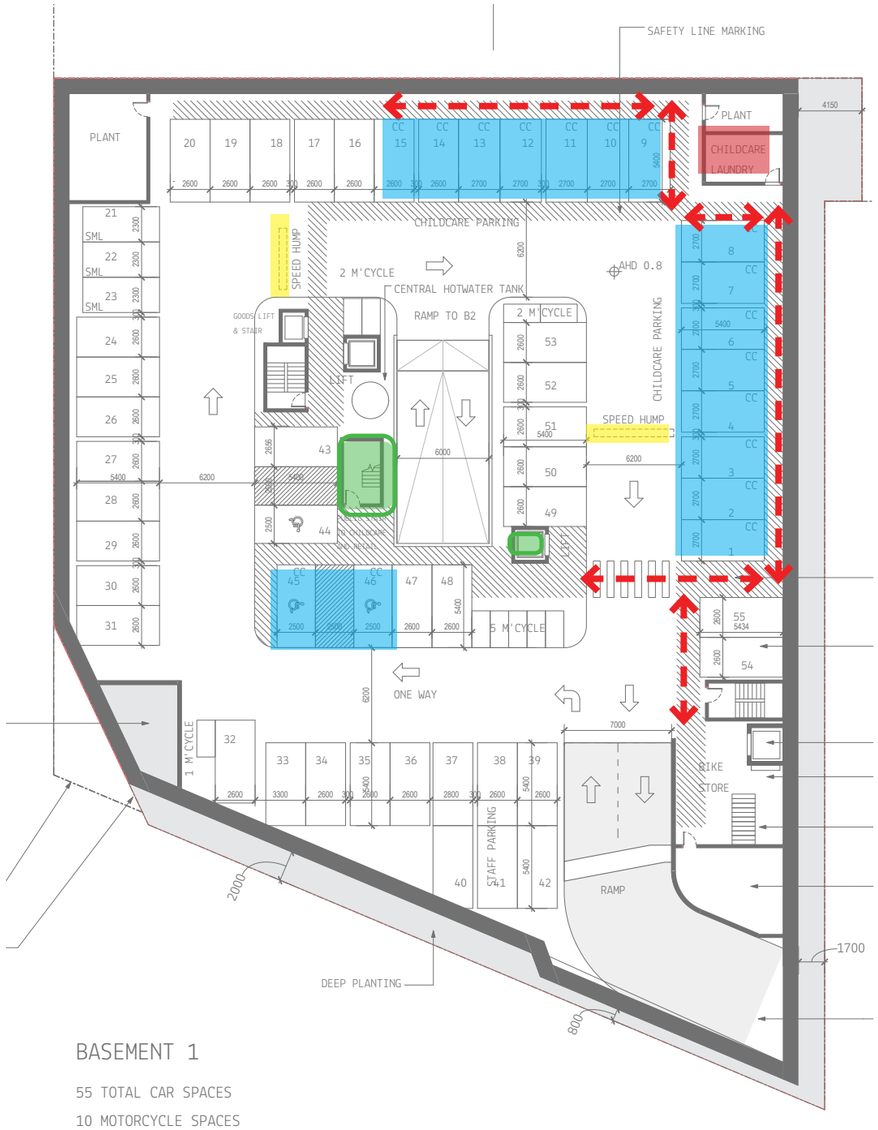
BASEMENT PLAN

BASEMENT 1

55 TOTAL CAR SPACES

10 MOTORCYCLE SPACES

BASEMENT PLAN - CHILDCARE USES



BASEMENT 1

55 TOTAL CAR SPACES

10 MOTORCYCLE SPACES

SAFE CIRCULATION

CHILDCARE PARKS

STAIR UP TO CHILDCARE

SPEED HUMP

LAUNDRY

LIFT TO CHILDCARE

07 APARTMENT DESIGN

07

07 APARTMENT DESIGN

FLOOR PLATES

LEVEL 1 & 2

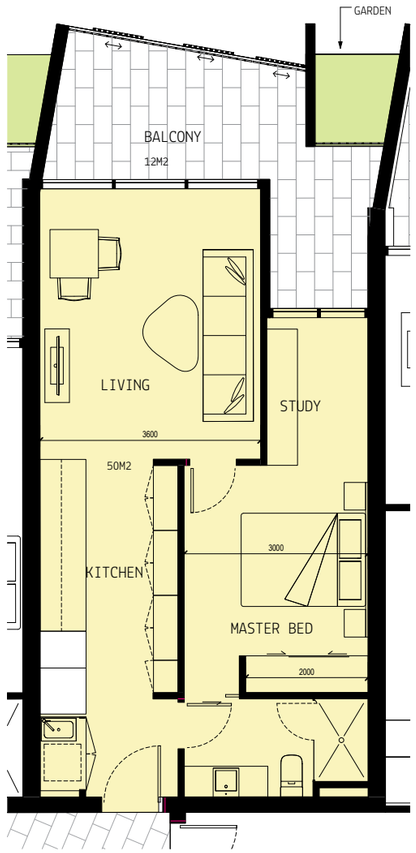
LEVEL 3

APARTMENT AREAS (MIN.)

	INTERNAL	BALCONY
STUDIO	35	4
1 BED, 1BATH	50	8
2 BED, 1BATH	70	10
2 BED, 2BATH	75	10
3 BED, 2 BATH	95	12

07 APARTMENT DESIGN

TYPICAL APARTMENTS



TYPICAL 1 BED

Internal Area: 50m2

Balcony Area: 12m2

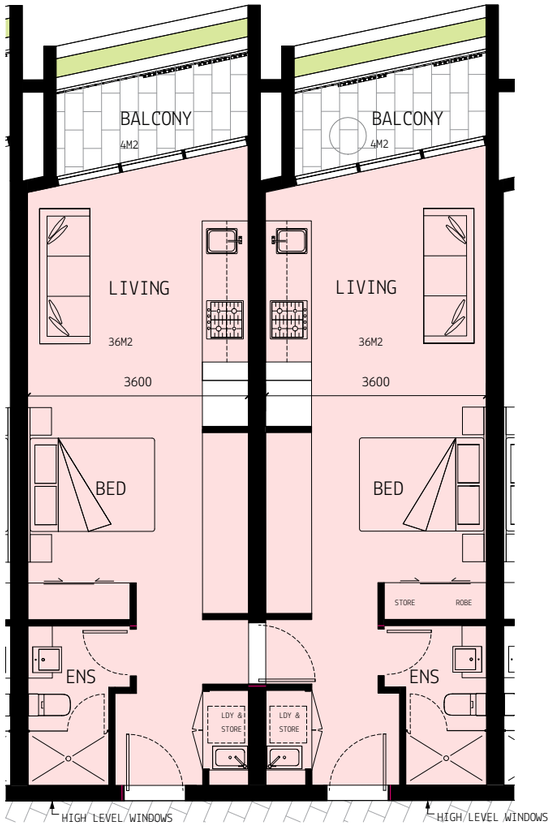
TYPICAL 2 BED, 2 BATH APARTMENT

Internal Area: 79m2

Balcony Area: 20m2

07 APARTMENT DESIGN

TYPICAL APARTMENTS



TYPICAL STUDIO - DUAL KEY

Internal Area (EACH): 36m2

Balcony Area (EACH): 4m2

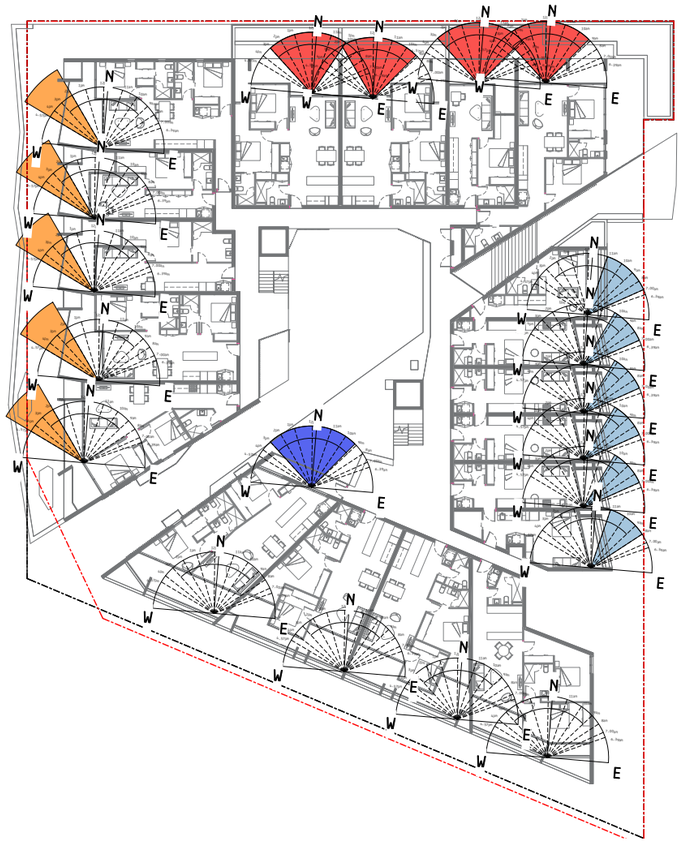
TYPICAL 3 BED APARTMENT

Internal Area: 106m2

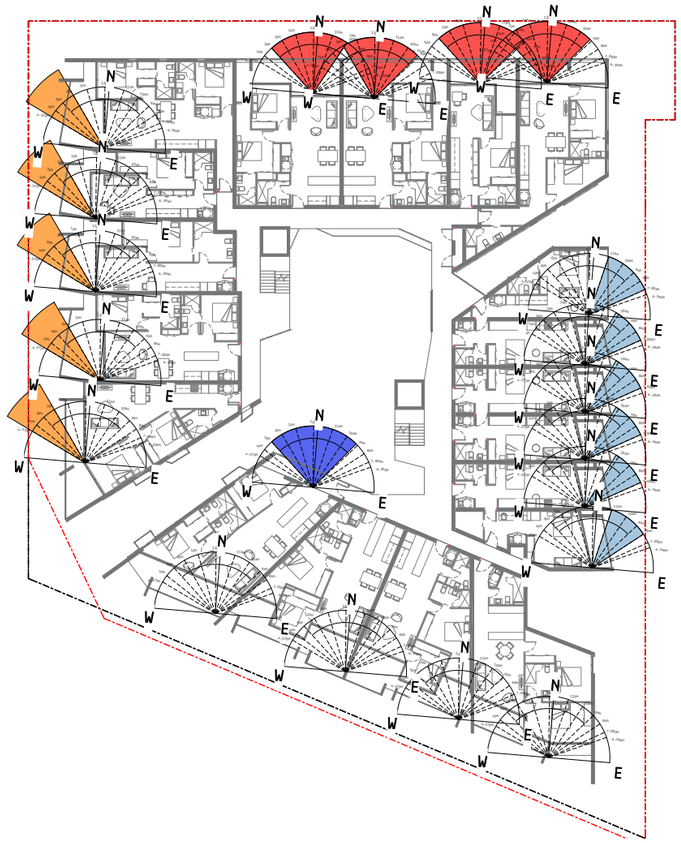
Balcony Area: 41m2

07 APARTMENT DESIGN

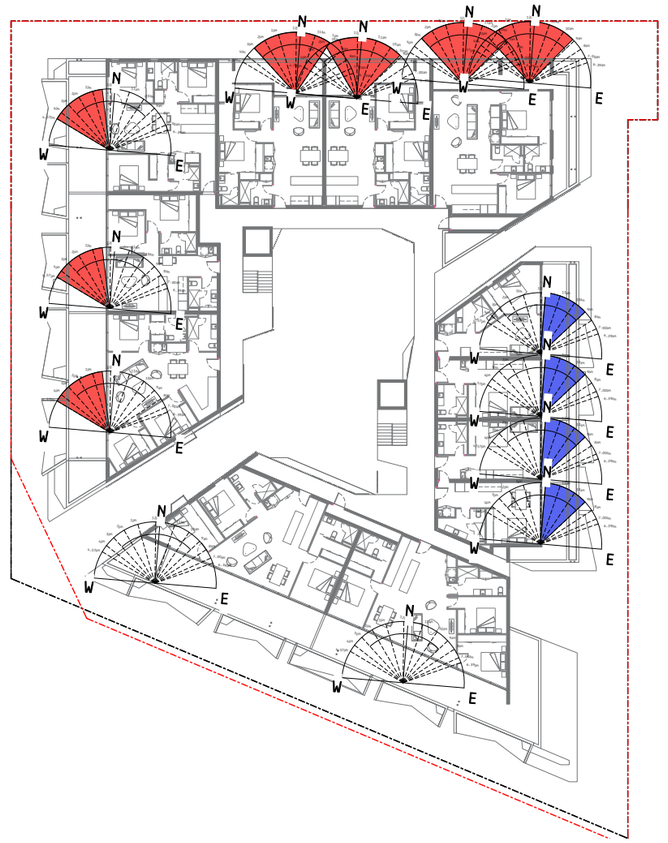
SOLAR ACCESS



LEVEL 1



LEVEL 2



LEVEL 3

SHOP TOP HOUSING

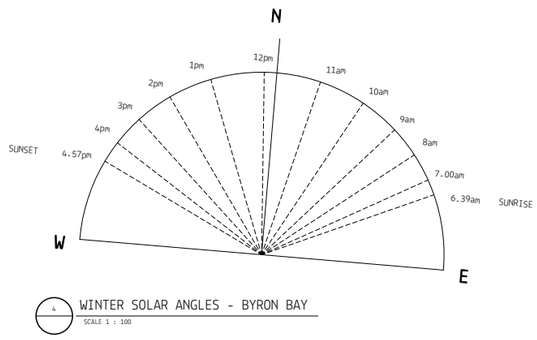
APARTMENT RECEIVES A MIN OF 3 HOURS DIRECT SUNLIGHT BETWEEN 9AM & 3PM DURING MID-WINTER

APARTMENT RECEIVES A MIN OF 3 HOURS DIRECT SUNLIGHT BETWEEN 8AM & 5PM DURING MID-WINTER

SERVICED APARTMENTS

APARTMENT RECEIVES A MIN OF 3 HOURS DIRECT SUNLIGHT BETWEEN 9AM & 3PM DURING MID-WINTER

APARTMENT RECEIVES A MIN OF 3 HOURS DIRECT SUNLIGHT BETWEEN 8AM & 5PM DURING MID-WINTER

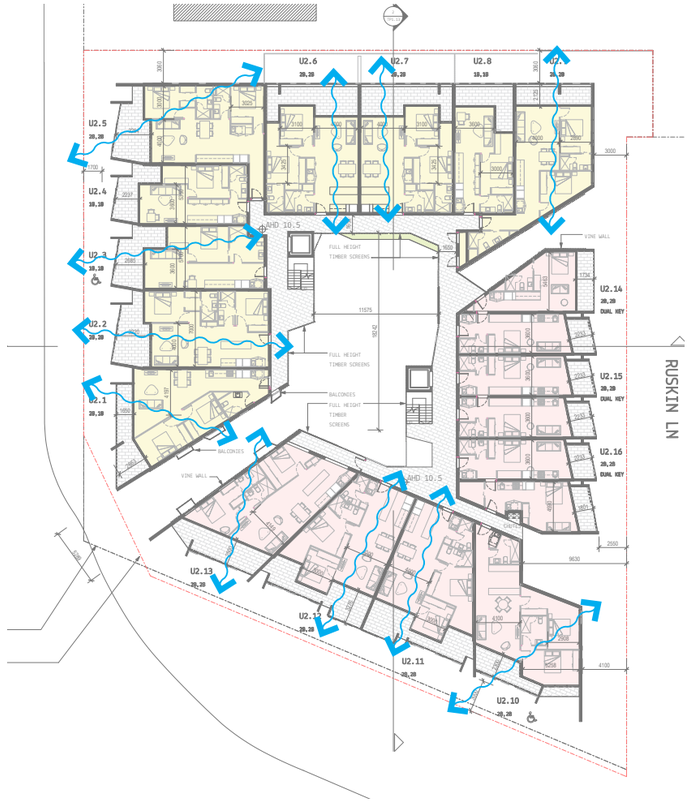


WINTER SOLAR ANGLES - BYRON BAY
SCALE 1 : 100

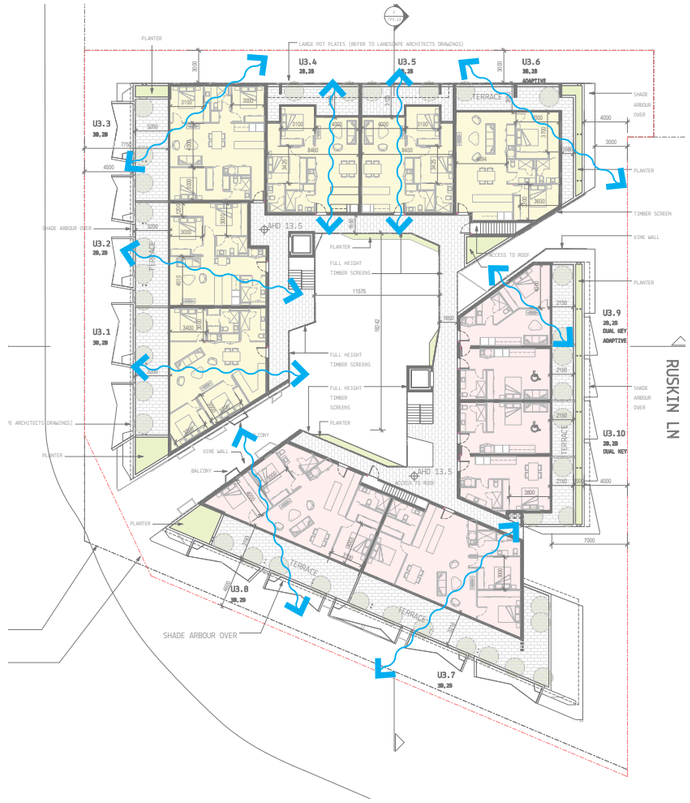
07 APARTMENT DESIGN

SOLAR ACCESS

LEVEL 1



LEVEL 2

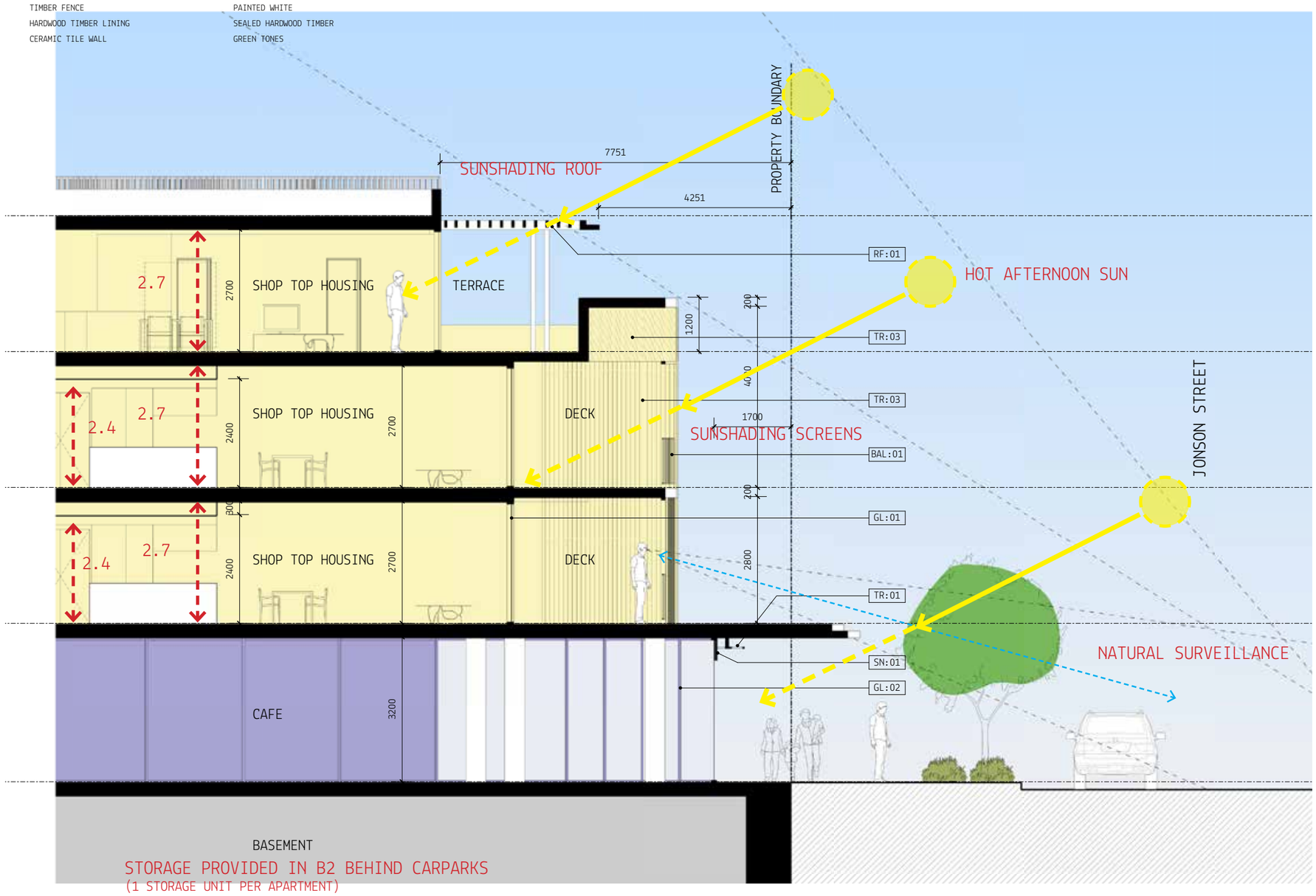


LEVEL 3

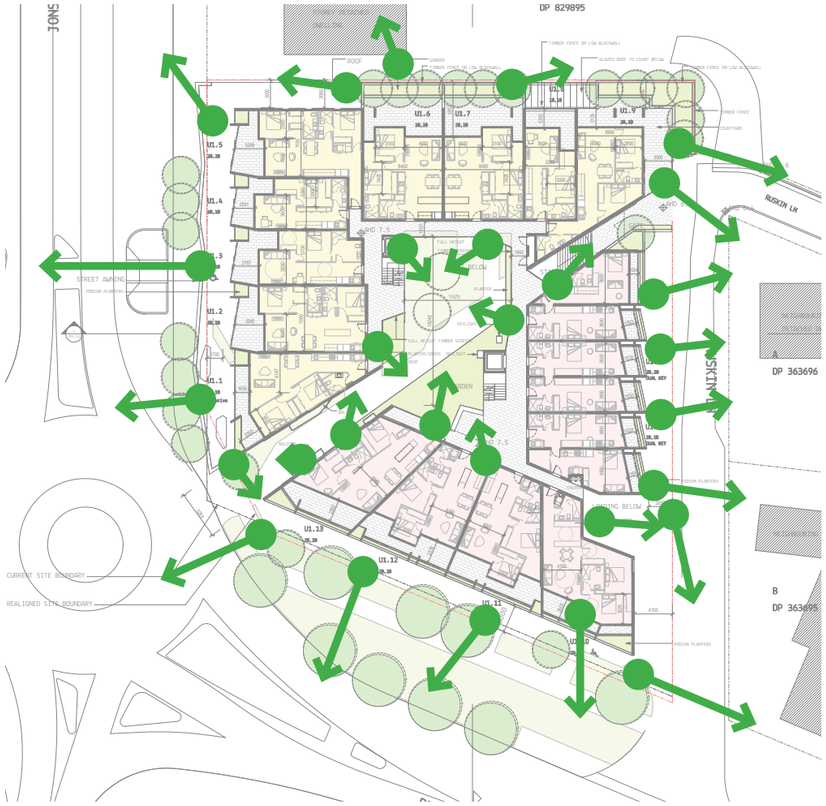
CROSS VENTILATION ACHIEVABLE

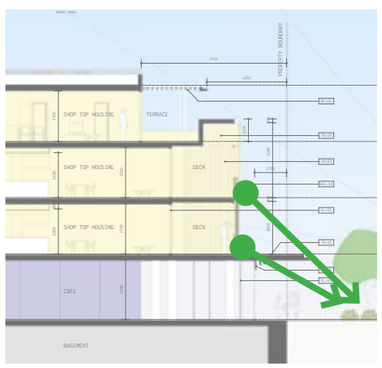
07 APARTMENT DESIGN

TYPICAL APARTMENTS

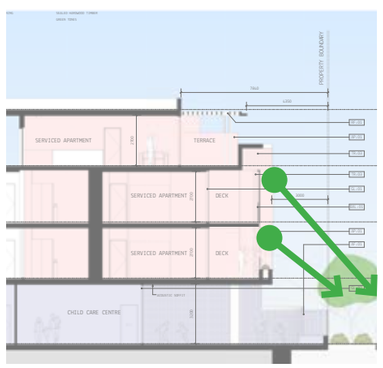


08 SAFETY & CPTED

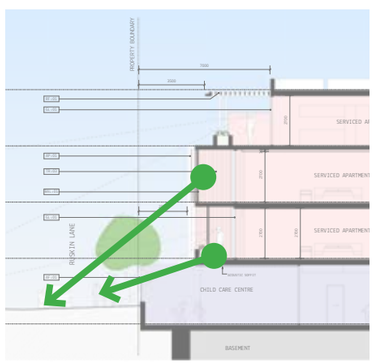




NATURAL SURVEILLANCE OVER JONSON STREET



NATURAL SURVEILLANCE OVER BROWNING STREET



NATURAL SURVEILLANCE OVER RUSKIN LANE

USER THOROUGHFARE

PUBLIC THOROUGHFARE
(REMOVAL OF 'HIDE AWAY' SPACES)

GATES - SWIPE CARD ACCESS AFTER HOURS.
(MAIN COURTYARD SECURED AFTER HOURS)

PLANT AREA FENCE AND GATE

BASEMENT GATE - LOCKED AFTER HOURS

NATURAL SURVEILLANCE FROM A BALCONY

NOTE:
PUBLIC AREAS OF BUILDING TO BE COVERED WITH CCTV CAMERAS. CAMERAS FEED TO MANAGERS OFFICE

CYCLIST DISMOUNT PATH

MYERS ELLYETT

21 Agars Street
Paddington Qld 4064
Phone 07 3876 6040
www.myersellyett.com.au

JONSON STREET MIXED USE DEVELOPMENT - ARCHITECTURAL WRITTEN STATEMENT - CHILD CARE CENTRE

15 AUGUST 2017

REV 01 - DA ISSUE

PROJECT:	JONSON STREET MIXED USED DEVELOPMENT
PROJECT ADDRESS:	137 & 139 Jonson St & 3 Browning St, Byron Bay.
PREPARED FOR:	JDG DEVELOPMENTS
ARCHITECT:	MYERS ELLYETT
HOURS OF OPERATION:	Proposed 6.30am - 6.30pm

This statement has been prepared by Myers Ellyett Pty Ltd to form part of the development application for the proposed mixed-use development at the above-mentioned property. The statement is in regard the proposed childcare centre and is to read in conjunction with the following documents:

- Architectural DA drawings and statement.
- Landscape design report prepared by RPS.
- Proposed child care centre report prepared by First Years Early Childhood Consulting.

I confirm that I was responsible for designing the development, and that the development meets the Design Quality Principles and the Design Criteria.

The design is also consistent with Part 4.3 of the National Early Childhood Education and Care Regulations.

The design does comply with the areas referred to in regulations 107 and 108 relating to unencumbered indoor and outdoor space.

Yours Sincerely,

Jade Myers

Director

Myers Ellyett Pty Ltd

NSW Architects Registration Number 9820

QLD Architects Registration Number 4322

Figure 1. Aerial view of site with 200m radius marked.

The proposed child care centre forms part of a larger mixed-use development located on the corner of Jonson and Browning Streets Byron Bay. The proposal includes an offering of active retail and shops, a mix of 1bed, 2bed, 3bed and shop top housing and serviced apartments and a new child care centre catering for 65 children. Carparking for 17 vehicles is provided for the childcare centre in the 2 level basement.

The prominent corner site - 137-139 Jonson Street & 3 Browning Street, Byron Bay - is located in close proximity to the centre of Byron Bay, approximately 1km from the beach. Surrounding the site is a development mixture of short term and permanent residential, retail and commercial. Given its zoning, the precinct has capacity to transform over time into a mixed-use area made up by medium density development and local business to support the movement of retail and commercial concentrated towards Byron Bay Town Centre. Further, the southern end of Jonson Street will soon see the introduction of the Byron Bay bypass that will terminate at the Jonson Street / Browning Street junction.

Overarching Design Criteria

The development as designed achieves the overarching design criteria:

---

1. **CONTEXT**

   The proposed child care centre keys into its physical, cultural and economic context. The facility offers a total of 65 places available to the whole Byron community. As indicated by our client's market research there is real demand for child care facilities in the area. The 65 places cater for children ranging from 6 weeks-5 years old.

   Located within walking distance to the Byron Town Centre and surrounding residential areas, the proposed location is ideal for child care use. With largely commercial uses to the north on Jonson street and residential uses to the south and east, the proposal is conveniently located between these existing uses.

   The centre further takes advantage of its proposed location by offering on-site parking, bicycle parking, a café and shops and it is walking distance to the Town Centre.

2. **BUILT-FORM**

   The child care centre is part of a larger mixed-use development. An extract from the architectural statement regarding built form is as follows:

The design of the proposed development responds to its existing context and neighbourhood character but also considers the proposed future development likely for this area. It is likely over time that the Jonson Street precinct will transform into a mixed-use area made up by medium density developments and local businesses. The immediate context of the projects includes a mix of 1 & 2 storey houses, 2 & 3 storey mixed-use buildings and 1 & 2 storey local business. To which, the project responds to.

……

Building bulk and scale are addressed by use and the deliberate expression of a base, middle and top. The proposal includes a clear and distinct ground floor use (businesses, building access, laneway) and 3 levels of highly articulated apartments above. The upmost level of apartments have been deliberately setback to reduce their visual prominence from the street and to allow a lightweight roof-scape to be expressed. The apartments generally have been designed with larger than required balconies and fitted with operable screens allowing the for a high level of articulation in terms of light, shadow, depth and material - rather than presenting flat facades.

The ground floor is typically recessed and provided with a deep street awning to Jonson street enriching the public domain.

The splitting of the overall building mass into parts, north and south, further reduces the perceived mass by providing a visual break at the very prominent corner location. Within the site, the laneway & courtyard provides light, amenity, natural ventilation, open space and a rich landscape to all users of the building.

The landscape design further contributes to the public domain and courtyard by adding new trees, gardens and shade.

The child care centre is located at the ground floor with external play spaces fronting Browning Street & Ruskin Lane. The internal spaces are setback 19.4m to Browning Street and 9.7m to Ruskin Lane with external play space, including landscaping, fronting the streets. This softens and enhances the visual appearance of the ground floor whilst offering the children a unique and engaging play space. The child care centre includes a perimeter acoustic fence which provides a clear delineation between the public and private domain whilst offering acoustic separation from the road noise of Browning street and to the neighbours of Ruskin Lane.

3. ADAPTIVE LEARNING SPACE

Internal learning spaces are provided at a rate of 3.25m2 per child of unencumbered indoor space (Regulation 107). External learning spaces are provided at a rate of 7.0m2 per child of unencumbered outdoor space (Regulation 108).

The external play areas feature a range of highly engaging & adaptive learning spaces. The design includes a range of tactile surfaces and materials including water, sand, rock, wooden logs, bark chips, native planting and more. In addition a large verandah space adjacent to the internal play areas offers - covered and highly flexible break-out space. Refer to the landscape architects report and child care specialist report for further details.

4. SUSTAINABILITY

The child care centre is part of a larger mixed-use development. Refer to the architectural statement for a full list of ESD measures (page 4).

5. LANDSCAPE

Refer to the Landscape Architects report.

The external play spaces are as integral to the childcare centre as they are to the building as a whole. Given their location fronting Browning Street and Ruskin Lane, they offer a softened streetscape appearance which contributes to an overall streetscape character. The landscape design within the

childcare centre features numerous sustainable measures, including the use of recycled water for irrigation and the selection of native plant species.

More specifically the detailed design includes a range of tactile surfaces and materials including water, sand, rock, wooden logs, bark chips, native planting and more. In addition, a large verandah space adjacent to the internal play areas offer large covered and highly flexible break-out space. Refer to the landscape architects report and child care specialist report for further details.

6. AMENITY

The child care centre achieves a good level of amenity for children, staff and visitors. The layout is suitable for a max. 65 children with an internal area of 372m2 and external area of 455m2. Included in the facilities are storage (164m3), staff room (17m2), reception and office, cot rooms, nappy change, bathrooms and toilet facilities.

The child care centre has an external area 33% open to the sky affording good solar access. The large verandah space offers excellent shaded play space (67%) facilitating a range of activities that can occur in most weather conditions. The internal spaces are fronted with full width and height glazing to afford views and vistas to the outside and allow natural light to inside. Visual privacy is afforded by the external acoustic fence and landscape design. All apartments located directly above include a planter bed to the front edge of their balconies to reduce overlooking from above.

The fences are solid for acoustic purposes

7. SAFETY

The child care centre is part of a larger mixed-use development. An extract from the architectural statement regarding safety is as follows:

> *The proposed development optimises safety and security within the development and the public domain. By virtue of the apartments above, the entire perimeter and central courtyard of the development is afforded natural surveillance from the apartment balconies and walkways.*
>
> *The public domain along all frontages, including the laneway, are clearly defined and well observed from the building uses either adjacent or above. The central courtyard is secured after hours and for building residence only. CCTV is proposed to monitor all key public zones and to be centralised in the manager's office.*
>
> *The basement is secured after hours and the entry monitored by CCTV.*

The childcare centre layout includes internal spaces which are secured with access occurring through a single 'front door' and reception area that will be monitored by the centre staff. Children are to be signed in and out at this point.

The external play spaces are secured by fencing and are afforded excellent natural surveillance by virtue of the 'outward looking' plan shape which provides direct sightlines from inside to out.

Additional safety measures are included within the childcare parking area. Cleary demarked walking zones behind the vehicle spaces have been included in addition to traffic calming devises including speed humps, signage and line markings. Refer to the architectural statement for further details including a diagram of the operational layout.

-

End.

MYERS ELLYETT

21 Agars Street
Paddington Qld 4064
Phone 07 3876 6040
www.myersellyett.com.au

JONSON STREET MIXED USE DEVELOPMENT - ARCHITECTURAL WRITTEN STATEMENT

15 AUGUST 2017

REV 01 - DA ISSUE

PROJECT ADDRESS: 137 & 139 Jonson St & 3 Browning St, Byron Bay.

PREPARED FOR: JDG DEVELOPMENTS

ARCHITECT: MYERS ELLYETT

This statement has been prepared by Mr Jade Myers, Architect, who verifies that he designed and directed the design of the development.

The following provides an explanation that verifies how the applicable parts of the development:
(i) addresses how the design quality principles of State Environmental Planning Policy No. 65 - Design Quality of Residential Apartment Development (SEPP 65) are achieved, and
(ii) demonstrates, in terms of the Apartment Design Guide, how the objectives in Parts 3 and 4 of that guide have been achieved.

It is noted that the SEPP does not apply to the serviced apartments, the childcare centre or commercial uses. It was however used to test as much as possible the design criteria of the serviced apartments.

The Apartment Design Guide requires:
(a) an explanation of how:
(i) the design quality principles are addressed in the development, and
(ii) in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development - Refer below.
(b) drawings of the proposed development in the context of surrounding development, including the streetscape, - Refer Development Plans.
(c) development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations - Refer Architects Statement.
(d) drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context - Refer Landscape Plans.
(e) if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts -Refer Architects Statement.
(f) photomontages of the proposed development in the context of surrounding development - Refer Architects Statement and drawings.
(g) a sample board of the proposed materials and colours of the façade - Supplied to Council.

(h) detailed sections of proposed facades - Refer Development Plans and Architects Statement.
(i) if appropriate, a model that includes the context.

This statement has been prepared by Myers Ellyett Pty Ltd to form part of the development application for the proposed mixed-use development at the above-mentioned property. The below outlines our response to the requirements as set out in the SEPP 65 Apartment Design Guide.

PROJECT DESCRIPTION

The proposed mixed use development at the corner of Jonson and Browning streets presents a major opportunity to deliver a benchmark building in terms of ESD principles, coastal apartment living and vibrant business uses. The sites prominent corner location perfectly lends itself to a mixed-use program and has been designed to 'stich' into Byron's existing urban, cultural and commercial fabric. High on the developments agenda is to set a benchmark in environmentally sustainable design through the careful consideration and implementation of core ESD principals.

The proposal includes an offering of active retail and shops, a mix of 1bed, 2bed, 3bed shop top housing and serviced apartments and a new child care centre catering for 65 children. Carparking is provided in the 2 level basement.

The building mass responds to the urban context and has been split through its centre to create a semi-public laneway connection across the site. A central courtyard has been embraced to enhance amenity within the centre of the site which is further bolstered by a rich landscape design. The building appearance is highly articulated and includes large balconies with operable timber screens. Green walls, vine screens and planting soften the buildings edges and provide privacy and visual amenity.

The following statements are made in regard to each of the design quality principles.

Principal 1: Context and Neighbourhood Character

The design of the proposed development responds to its existing context and neighbourhood character but also considers the proposed future development likely for this area. It is expected over time that the Jonson Street precinct will transform into a mixed-use area made up by medium density developments and local businesses. The immediate context of the projects includes a mix of 1 & 2 storey houses, 2 & 3 storey mixed-use buildings and 1 & 2 storey local business. To which, the project responds.

At the broader scale the proposal responds to its urban context by embracing the prominent corner location and by 'keying' in to existing laneway network. The proposed ground floor uses and apartments above face outwards towards Jonson and Browning streets contributing to a highly activated and articulated building. The proposal offers a new semi-public laneway that directly links the corner of Jonson and Browning Streets through the site to Ruskin Lane promoting safe pedestrian movement through the site, to access its many uses, and beyond to the Byron town centre.

It has been identified that the proposed project uses will provide benefit beyond that of its occupants. The child care centre, retail and flexible business spaces will offer a positive outcome to the Byron community. The

diverse offering of apartment types, too, provide additional options for short and long-term residency within Byron Bay.

The detailed site analyses as outlined in the diagrams contained in the architectural statement identifies a number of specific constraints and existing conditions to which the design has had to respond to. The site geometry, being essentially square in shape, and the 3 street frontages presents numerous challenges in terms of solar orientation vs desired outlook vs streetscape design. Although not strictly compliant with all parts of the SEPP 65, a reasonable balance is achieved between solar access, streetscape design, visual amenity, privacy and ventilation.

Principal 2: Built Form & Scale

The bulk, height and scale of the proposal is appropriate for the desired future character of the area with regards to current and future zoning. It is noted that directly opposite the site exists a 3 storey mixed-use development. It is expected over time that the Jonson Street precinct will transform into a mixed-use area of a similar scale to this proposed development.

Building bulk and scale are addressed by the use and the deliberate expression of a base, middle and top. The proposal includes a clear and distinct ground floor use (businesses, building access, laneway) and 3 levels of highly articulated apartments above. The upmost level of apartments have been deliberately setback to reduce their visual prominence from the street and to allow a lightweight roof-scape to be expressed. The apartments generally have been designed with larger than required balconies and fitted with operable sliding screens allowing the for a high level of articulation in terms of light, shadow, depth and material - rather than presenting flat facades.

The ground floor is typically recessed and provided with a deep street awning to Jonson Street enriching and adding comfort to the public domain.

The splitting of the overall building mass into parts, north and south, further reduces the perceived mass by providing a visual break at the very prominent corner location. Within the site, the laneway & courtyard provides light, amenity, natural ventilation, open space and a rich landscape to all users of the building.

The landscape design further contributes to the public domain and courtyard by adding new trees, gardens and shade.

Principal 3: Density

The proposed development achieves a density that is appropriate for its area whilst maintaining a very high level of amenity for the residential and business uses. As advised by our client, there currently exists a high demand for residential uses and child care facilities within the town centre and as such the development will provide benefit beyond that of its occupants. The child care centre, retail and flexible business spaces will offer a positive outcome to the Byron community. The diverse offering of apartment types, too, provide additional options for short, long term and accessible residency within Byron Bay.

The apartment floor plate has been conceived foremost with occupant amenity in mind. Each apartment has orientated to face outwards to capture near and distance views. Each apartment has larger than required balconies to gain access to sunlight and breezes. The ‘single-loaded’ corridor design and central courtyard

further permits apartment cross ventilation and offers a rich landscape further enhancing amenity, privacy and air quality.

Principal 4: Sustainability

A key imperative of the proposed development is to achieve a high level of ESD to increase the amenity and liability of residence and building users, in addition to the long-term environment benefits. Numerous sustainability initiatives have been adopted in the proposed development. The overall ESD outcomes are over and above the minimum requirements.

Basix Certificate:

The overall building performance exceeds the minimum requirements of the BASIX assessment.

Refer to the BASIX certificate prepared for this project.

Note: All commercial areas to comply with Section J of the NCC and a report will be provided at the CC stage.

Water Use:

Connection to and use of the towns recycled water supply. To be used for landscape irrigation.

Use of Ecosol Stormpods to treat roof water before discharge to the kerb.

Use of dedicated swale to treat pavement water run-off before discharge to kerb. This is located in the laneway.

Use of water saving sanitary fittings & fixtures as specified in the BASIX report.

Solar:

Photovoltaic array on the roof to provide 20 peak kw of power to be used for building common areas, lifts, basement exhaust and car/bike battery charging.

Hot water to be provided by a central solar hot water system with additional solar cells added on the roof and central tank to the basement.

Landscape:

The use of green walls, balcony gardens and courtyard planting to provide amenity, shade and improve air quality.

Significant streetscape planting.

Native plant selection.

Deep soil planting.

Deep soil and planting areas are outlined in the landscape report.

Ventilation:

Orientation of apartments to gain access to natural breezes and ventilation.

Single loaded floor plates to achieve cross-ventilation.

Large balconies to promote outdoors occupation.

Energy Use:

Energy efficient appliances.

Ceiling fans in all living and bedrooms to reduce AC dependency.

Energy efficient lights.

Solar panels on the roof to supply batteries for car and bike charging and hot water heating.

Ac units in each apartment to cut out when external doors are left open.

Building Design & Materials:

Large roof overhangs to prevent rooms overheating.

Screens to shield afternoon sun. Adequate wall, floor and roof insulation as per the BASIX report.

Double glazing provided to all apartments to enhance thermal and acoustic performance.

Transport:

A greater number than required of bicycle parking spaces to encourage bicycle use.

End of trip facility provided to encourage staff to cycle to work.

A strong and legible laneway path provided through the block to encourage occupants to walk.

Principal 5: Landscape

Refer to landscape plans and report for further details.

The proposed development responds to the unique Byron Bay culture and local character. Natural forms and materials integrate with the built form connecting the precinct into its surrounding context. The landscape materiality, language and form reflect the Byron Bay character, natural environment and the functional requirements of the individual spaces.
More specifically the proposed development includes a rich and immersive landscape proposal. The streetscapes of Jonson and Browning Streets include significant native tree planting and numerous planting beds offering shade, visual amenity and connectivity to the surrounding context. The overall streetscape design aligns with the zoning intent and provides equitable access to and past the building site.

The central courtyard features significant native tree planting and low-level garden beds which enhance the visual amenity, privacy and air quality. The courtyard and laneway spaces include full height timber screens which act as green vine walls with planting beds below, again contributing to enhancements of amenity and privacy. A large percentage of apartment balconies contain either a planter of large pot plant to further enhance the buildings landscape character and visual appearance. Lastly the child care centre features a diverse layout of play zones designed around a various zones of planting and garden beds.

Irrigation of planting is via the towns recycled water main.

Deep soil and planting areas are outlined in the landscape report.

Principal 6: Amenity

The apartment floor plate has been conceived foremost with occupant amenity in mind. Each apartment has been orientated to face outwards to capture near and distance views and to avoid any overlooking. Each apartment has

larger than required balconies to gain access to sunlight and breezes. The 'single-loaded' corridor design and central courtyard further permits apartment cross ventilation and offers a rich landscape further enhancing amenity, privacy and air quality. Apartment sizes have been designed to meet or exceed the minimum requirements and includes adequate provision for storage. The proposal includes 6 x accessible apartments.

Priority has been given to the shop top housing apartments in terms of orientation and amenity given that higher occupancies are expected than the serviced apartments.

The business and retail uses are offered high levels of exposure to those passing by being located on the Jonson and Browning Street frontages. The western facing businesses include a large street awning to provide shading from the western sun.

The childcare centre is offered high levels of amenity via 2 street frontages, Browning Street & Ruskin Lane, in addition to natural light provided from the laneway and courtyard. An adequate percentage of the external child care play area has access to open sky. The play area design allows for diversity of play modes and features a rich hard and soft landscape design.

Principal 7: Safety

The proposed development optimises safety and security within the development and the public domain. By virtue of the apartments above, the entire perimeter and central courtyard of the development is afforded natural surveillance from the apartment balconies and walkways.

The public domain along all frontages, including the semi-public laneway, are clearly defined and well observed from the building uses either adjacent or above. The central courtyard is secured after hours and for building residence only. CCTV is proposed to monitor all key public zones and to be centralised in the manager's office. The loading zone too is monitored by CCTV and features a security fence and gate.

Additional safety measures are included within the childcare parking area. Cleary demarked walking zones behind the vehicle spaces have been included, in addition to traffic calming devises including speed humps, signage and further line markings.

The basement is secured after hours and the entry monitored by CCTV.

Principal 8: Housing Diversity and Social Interaction

The proposed development features a diverse range of shop top housing and services apartments, both offering a mix of 1 bed, 2 bed and 3 bed dwellings and the service apartments offering studios. This diverse range provides housing choice for the current and changing demographics of Byron.

Inclusive are 6 accessible apartments which been spread across the building to maximise choice. As directed by our client, the majority of the apartments are 2 bed, 2 bathroom to respond to the current local need.

In addition the offering of a childcare centre and large commercial spaces provide Byron with uses that benefit the larger community.

Principal 9: Aesthetics

The proposed development demonstrates good design and provides a built form of balanced proportions and composition. The duality of architecture and landscape provide a highly articulated building, softened by a rich green landscape.

The proposal includes a clear and distinct ground floor use (businesses, building access, laneway) and 3 levels of highly articulated apartments above. The upmost level of apartments has been deliberately setback to reduce their visual prominence from the street and to allow a lightweight roof-scape to be expressed. The apartments generally have been designed with larger than required balconies and fitted with operable screens allowing the for a high level of articulation in terms of light, shadow, depth and material.

The proposal reflects the materiality of the existing mixed use development on Jonson street, being rendered masonry, glass, timber screens and metal roof.

The following statements are made in regard to Parts 3 and 4 of the Apartment Design Guide:

PART 3 – Siting the Development

Criteria	**Response to Objectives, Design Guidance & Design Criteria**
3A - Site Analysis	Refer to architectural statement report document. Extensive site and urban analysis completed.
3B - Orientation	3B-1: The apartments and businesses address the street frontage of Jonson Street, Browning Street & Ruskin Lane. Where not a street frontage, the apartments address a northern aspect. The site geometry and building massing result in several apartments with a southerly aspect or reduced access to natural sunlight. Where possible these apartments are proposed as serviced apartments (as SEPP 65 does not apply). 3B-2: The site is benefited by road reserves on 3 sides and therefore overshadowing issues are significantly reduced. Very minimal shadows are cast on neighbouring buildings during 9am and 3pm mid-winter. Refer to response below for 3D & 4A objectives.
3C – Public Domain Interface	3C-1: Transition between public and private domain is achieved by a number of conditions. Refer to architectural statement report document which contains detailed sections through these interfaces. Generally the ground floor contains a business or the child care centre and above are balconies with excellent natural surveillance looking down. Multiple casual interaction points are provided within the central courtyard and communal walkways. 3C-2: Amenity of the public domain is enhanced by a full footpath and landscape upgrade. This enhanced design continues within the laneway and central courtyard. Refer to the landscape architect's documents for full details. The main vehicle loading zone, electrical substation and bin area is located away from the main public interfaces.
3D – Communal and Public Open Space	3D-1: Communal open space has an area of 15% of the site. The communal open space is made up of the central courtyard, semi-public laneway and level 1 courtyard. Total area of 448m2. 20% of the open communal space receives 3 hours of sunlight in mid-winter between house of 9am and 3pm.

	Although this does not meet the desired percentages of the SEPP 65, it is noted that the development is in very close proximity to numerous recreation and communal areas including the beach, recreational grounds and sporting fields. All of which are easy accessible via walking or cycling. Further the development features larger than required balconies which provides residence excellent access to outdoor living spaces. It is further noted that the development is located within an increasingly urbanised zone and is part of the inner town centre (B2 zone) which encourages a medium density blend of commercial, retail, and residential uses. The development allows the numerous uses to co-exist whilst maintaining a reasonable level of amenity to all parts. 3D-2: The communal open spaces include landscaping, seating, informal seating, spaces for casual interaction, amenity and outlook for residence, opportunities for microclimates and informal play zones. Refer to the landscape architect's documents for full details. 3D-3: The communal open spaces are afforded excellent observation from surrounding screened walkways. 3D-4: The communal open spaces are well connected to the semi-public laneway and buildings main circulation walkways.
3E - Deep Soil Zones	3E-1: Approx 17% of the site area is to be landscaped in addition to streetscape planting. As per the landscape architects report, the site contains 71m2 of deep soil landscaping with the site boundary (2.5%), 438m2 of planting within the site boundary and 195m2 of deep soil streetscape planting. Although not meeting the desired percentages of the SEPP 65, it is noted that the development includes a high level of innovative landscaping outcomes (including extensive podium planting) to provide a reasonable level of amenity to a development. Refer to the landscape architect's documents for full details. Stormwater is to be managed by an engineered solution - refer to the storm water management plan. Additional landscaping occurs in the form of green walls, vine walls and large pot plants. Refer to the landscape architect's documents for full details.
3F - Visual Privacy	3F-1: Typically, all apartments face a road reserve with the exception of the shop top apartments facing the northern boundary. Apartments U1.5-U1.9, U2.5-U2.9, U3.3-U3.6 are located 3.0m from the northern (side) boundary and no closer than 5.7m from the existing 2 storey house to the north. Although not achieving the minimum dimensions stipulated in the SEPP 65, potential overlooking and privacy issues are mitigated by the following strategies for these apartments. **-U1.5, U2.5, U3.3**: Windows located in the northern wall to be opaque glazing up to 1.8m and clear glazing above. **-U1.6-U1.9:** A minimum 1.8m high blockwork and timber fence to be built on the site boundary to prevent overlooking. In addition a row of mature trees are to be planted along the northern boundary to further offer visual privacy. Refer drawing TP1.17. -**All other units noted above:** Balconies to have 1m high solid parapet low wall with operable full height privacy screens above to reduce overlooking. In addition a row of mature trees are to be planted along the northern boundary to further offer visual privacy. Refer drawing TP1.17. 3F-2: Full height timber screens are provided on the common walkways and

	lobbies facing the communal courtyard. Apartment balconies all face outward and are typically fitted with sliding timber privacy/sun shading screens.
3G - Pedestrian Access and Entries	3G-1: 2 building entries are provided for the apartment uses. These are located within the central courtyard and accessed via the semi-public laneway. They are in prominent locations and easily distinguished. Note: the laneway is to be secured afterhours with swipe access only for building users. 3G-2: Entries are clearly identified and demarcated. 3G-3: The laneway forms the main building pedestrian link and is physically connected to the communal courtyard.
3H - Vehicle Access	3H-1: The driveway is located on the corner of Browning Street and Ruskin Lane. Its location is recessed from the corner to minimise its visual impact from the street. A security gate is fitted to the driveway for after-hours security. Screen planting is proposed for the driveway wall along Browning street to further disguise its location.
3J - Bicycle & Carparking	3J-1: Sufficient carparking is provided based on the requirements of the Byron DCP. Refer to the traffic report for full details. 3J-2: Bicycle and Motorcycle parking has been provided with 25 bicycle spaces and 10 motor cycles spaces. In addition, an end-of-trip facility has been provided. Electric bike and car charging stations have been provided in the basement. 3J-3: Sufficient room is available in the basements to access all secondary use areas including stores, plant areas and alike. Stair and lift lobbies are easily distinguished. Additional safety measures are included within childcare parking area. Cleary demarked walking zones behind the vehicle spaces have been included, in addition to traffic calming devices including speed humps, signage and further line markings. 3J-4: The carparking is entirely underground.

PART 4 - Designing the Building

Amenity	
4A - Solar and daylight access	4A-1: The building has been orientated as described in criteria 3B above to address the 3 street frontage and northern exposure where possible. For shop top housing uses, 84% of the apartments receive a minimum of 3 hours direct sunlight between 8am and 5pm during mid-winter. 60% of these receive direct sunlight between the hours of 9am and 3pm during mid-winter. 0% of these apartments receive no direct sunlight between the hours of 9am and 3pm during mid-winter. Refer to drawing TP3.09. It is noted that the serviced apartments within the development do not receive the same level of solar access as the shop top uses. It is anticipated that the serviced apartments will be for tourist activities only. 4A-2: Courtyard high-level windows are used in apartments facing the courtyard. These are restricted to kitchens and bathrooms only. 4A-3: Northern, Eastern and western facing apartments are protected by balcony overhangs above and sliding operable vertical timber screens.
4B - Natural Ventilation	4B-1: The building has been orientated to capture the prevailing breezes from the north east. The internal courtyard further facilitates cross

	ventilation. 4B-2: All apartments have narrow depths with the maximum depth being 12.5m. Apartments have full height sliding doors opening onto balconies. 4B-3: 77% of the shop top houses achieve cross ventilation and the overall depth of the apartments do not exceed 18m.
4C - Ceiling Heights	4C-1: All shop-top houses have a minimum ceiling height of 2700mm for habitable rooms. Non habitable rooms have a minimum height of 2400mm. The ground floor retail and child care centre have a floor to floor height of 3500mm. 4C-2: Refer above response. 4C-3: NA
4D - Apartment Size and Layouts	4D-1: All shop-top houses equal or exceed the minimum requirements of the Apartment Design Guide. 4D-2: Given the ceiling height of all habitable rooms is 2.7, the max depth is 6.75m. All habitable rooms fall within this depth. Where open plan apartments the maximum plan depth is less than 8m to the forward most point of the rear room. 4D-3: All master and standard bedrooms equal or exceed the minimum requirements. All bedrooms have a minimum dimension of 3m. 1 bed apartments have a minimum living room width of 3.6m. 2bed and 3bed apartments have a minimum living room width of 4.0m.
4E - Private Open Space and Balconies	4E-1: Shop top housing balcony sizes equal or exceed the minimum requirements of the Apartment Design Guide. Typically, balcony sizes are as follows: 1 bed: 15m2, 2bed: 22m2, 3bed: 30-70m2. Refer to TP3.02 for all balcony areas. 4E-2: Balconies are located adjacent to living spaces. Secondary balconies are provided to bedrooms. Shop top housing balconies predominantly face north and west. 4E-3: Balconies and associated sliding screens are an integral part of the buildings articulation as described in the project 3d views. 4E-4: Balcony balustrades are designed to comply with NCC. A safety-in-design review would typically occur during later stages of the project.
4F - Common Circulation Spaces	4F-1: The building is served by 2 common lift/stair cores. A maximum of 9 apartments are served by each of the cores. Excellent natural light and ventilation is provided to each of these cores given there are open-air. The northern of these cores is dedicated to the shop top housing use. 4F-2: Common circulation spaces are safe and allow for social interaction.
4G - Storage	4G-1: For shop top housing, adequate storage is provided equal to or exceeding the minimum requirements of the Apartment Design Guide. Each apartment has storage within plus secure store located behind their respective basement car spaces. Letter boxes are located adjacent to the manager office. 4G-2: As above.
4H - Acoustic Privacy	4H-1: For shop top housing, the majority of apartments face street frontages or are orientated away from existing neighbouring buildings and the loading area/driveway. Double glazing is proposed to all apartments. Apartment dividing walls and floors separating apartments above/below are to be designed to meet the minimum standards of the NCC. 4H-2: Rooms of similar uses abut one another. Party walls to meet the NCC

	standards.
4J – Noise and Pollution	4J-1: The development is not a 'development near rail corridors and busy roads'. Balconies and double glazing offer acoustic separation.
4K – Apartment Mix	4K-1: The proposed development features a diverse range of shop top housing and serviced apartments, both offering a mix of 1 bed, 2 bed and 3 bed apartments and the serviced apartments offering studios. As directed by our client, the majority of the apartments are 2 bed, 2 bathroom to respond to the current local need. 4K-2: The floor plate is not repeated across all levels.
4L – Ground Floor Apartments	4L-1: U1.9 is the only ground floor apartment. This apartment features a larger terrace and deep soil landscaping. Direct access is provided from the laneway and the central courtyard. 4L-2: Ground level entries are safe and secure.
4M - Facades	4M-1: Refer above response *Principal 2: Built Form & Scale*
4N – Roof Design	4N-1: The building massing consists of a base, middle and top. The top level is recessed and the pergola roof is expressed forward. The top level contains larger units with large balconies. 4N-2: Roof space in not useable. 4N-3: Roofs overhang balconies below to provide shading and partial weather protection.
4O – Landscape Design	4O-1: Refer above response 3E, 4P and *Principal 5: Landscape* 4O-2: As above.
4P – Planting Structures	4P-1: Given the proposed density of the development, the design includes numerous landscape and planting strategies to provide amenity to all building occupants where possible. Although the stipulated deep planting areas are not met as per SEPP 65, the development achieves a total landscape area 17% of the site. This consists of deep soil planting, podium planting and vertical climbing screens. As described in the landscape documents the development includes extensive podium planters and/or larger pots throughout and on the majority of apartment balconies. A continuous timber screen is provided through the laneway and central court. Planting beds are located directly below to provide adequate growing conditions for climbing vines. For apartments facing street frontages: level 1 has planter beds to allow for podium planting. Level 3 contains large pot plants on their balconies. The childcare centre includes a rich and diverse landscape design which offers a variety of shaded play spaces and bolsters the streetscape design on Browning Street and Ruskin Lane. Refer to the landscape architect's documents for full details.
4Q – Universal Design	The proposal includes a total of 6 accessible apartments. An additional 4 apartments have been identified as adaptive. The total apartments that are assessible and adaptive are 20%. For shop top housing, 2 apartments are accessible and 2 are adaptive.
4R – Adaptive Reuse	N/A
4S – Mixed Use	4S-1: The development is engaging with the surrounding streetscape and includes a highly-activated retail and shop frontage to Jonson Street. It is anticipated that a café will occupy the corner tenancy fronting both

	Jonson Street, Browning Street and the laneway. Browning Street is presented with the childcare centre frontage with includes the landscaped external play area. 4S-2: Separation of commercial and residential uses is achieved by virtue of physical distance of the uses. Commercial uses are accessed directly off the street with a secondary entrance to the shop via the main courtyard. Residential uses are clearly demarked and accessed via stairs and lifts. Basement 2 carparking is secured for residents only.
4T – Awnings and Signage	4T-1: A continuous awning is provided along the Jonson street frontage. The awning provides solar protection to the shop and retail tenancies. 4T-2: A dedicated signage zone is integrated with the shop fronts. The childcare centre has signage integrated within the front fence. Refer to the building elevations.
4U – Energy Efficiency	4U-1: Refer response 4A. 4U-2: Passive solar design elements as incorporated as per response above *Principal 4: Sustainability* 4U-3: Natural ventilation is achieved. Refer response above 4B.
4V – Water Management and Conservation	4V-1: Water Management and Conservation is incorporated as per response above *Principal 4: Sustainability*
4W – Waste Management	4w-1: Bins are located within the ground level service/loading area. Bins are handled to Browning street for collection. Waste and recycling chutes are provided on levels 1-3.
4X – Building Maintenance	4X-1: Robust and low maintenance materials have been selected. Timbers to be hardwood species with reduced maintenance. The majority of doors and windows are covered by roofs or balconies above. 4X-2: All windows and screens are cleanable from each floor level. 4X-3: Paint selections to achieve minimise re-application intervals. Timber species to age well over time.

Yours Sincerely,

Jade Myers

Director

Myers Ellyett Pty Ltd

NSW Architects Registration Number 9820

QLD Architects Registration Number 4322