

DETAILS OF SITE INSPECTION

DATE	Wednesday, 13 September 2023, 9:00am – 9:40am
LOCATION	90-96 Jonson Street, Byron Bay

SUBJECT MATTER(S)

PPSNTH-225 – Byron – 10.2021.384.3 – 90-96 Jonson Street, Byron Bay – Modification to Approved Three (3) Storey Mixed Use Retail/Residential Development including Basement Parking with reduction in Units from 50 to 44 Apartments and Other Design Changes

PANEL MEMBERS

IN ATTENDANCE	Dianne Leeson (Chair), Stephen Gow, Michael Wright and Ian Pickles
APOLOGIES	Joe Vescio
DECLARATIONS OF INTEREST	Simon Richardson

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Rob Van Iersel
APPLICANT	Nil
OTHER	Nil

The Panel attended the site and noted the following issues:

- The Panel noted the application was lodged in June.
- Modification application – the mix of uses, site coverage and overall bulk is generally per the approved application. The extent of changes needs to be assessed to determine whether the application constitutes a modification or a new application.
- Reduction in apartment numbers, reduced mix of apartment sizes, roof access and individual terrace gardens for top floor apartments, fencing, architectural changes, increased lift cores
- Design Excellence Panel endorsement of original application and commentary on this application including: introduction of arches, LEP cl6.13 and Council's design/context guidelines.
- Revised CI 4.6 request
- Correspondence to applicant and due date for response.
- Panel briefing - 26 September

Planning Panels Secretariat