

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 26 September 2023, 11.00am and 11.44am
LOCATION	MS Teams Videoconference

BRIEFING 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, Joe Vescio and Ian Pickles
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Simon Richardson

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Chris Larkin and Rob Van Iersel
DEPARTMENT STAFF	Elliot Brown and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Site visit and site characteristics
- Council consideration of proposal being not substantially the same development, noting substantial design changes, including :
 - Architectural design – façade treatment and incorporation of arches
 - Internal layouts differences for each level, including parking (arrangement and number)
 - Reduction in number of apartments and percentage of 2-bedroom apartments
 - Proposal for individual rooftop terraces (private facilities)
 - Increased area of the roof (rooftop elements) exceeding maximum building height standard
- Bulk and scale and mix of uses generally consistent with approved development
- Design Excellence Panel – preliminary comments received in relation to design excellence; LEP cl 6.13 requirements
- Adjacent heritage site and recommendation for a more neutral colour scheme.
- SEPP 65 assessment to be undertaken
- 2 submissions to be received (one in support) – issues relate to existing operations on future residents

Panel Comments

Planning Panels Secretariat

- S4.55 modification – threshold issue; substantial changes proposed
- Status of conditions relating to short term rental accommodation (STRA); Independent Planning Commission recommendations
- Next steps: Council to contact applicant to discuss modification application and potential design amendments or potential withdrawal

TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be confirmed with Council