

From: noreply@byron.nsw.gov.au
Sent: Friday, 2 February 2024 10:56 AM
To: council
Subject: 10.2023.235.1. - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1641.pdf



10.2023.235.1. - eForm Submission Support - [REDACTED]

10.2023.235.1. - eForm Submission of Support - [REDACTED]
Receipt No. SUB1641

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	[REDACTED]
Email	[REDACTED]
Phone	[REDACTED]
Postal address	[REDACTED]
Application details	
Development application number	10.2023.235.1.
Street address	119 - 123 Jonson Street
Suburb	Byron Bay
Type of development proposed	Development - Mixed Use
Submission details	
Type of submission	Support

Grounds for submission	<p>Good morning Byron Council,</p> <p>I have reviewed the Development Application for the Secret Garden location. I am supportive of the Development Application. I think the design is very byron with the greenery and the landscaping and that the building size is in line with the evolving southern end of Jonson Street, I can see on the plans it is lower than the Bonobo and the Mercato location. Byron is in desperate need of additional housing and apartments in town in a very designed building is exactly what we need.</p> <div style="background-color: black; width: 150px; height: 30px; margin-top: 10px;"></div>
File upload	
Declarations	
Lodgement declarations	<p>I declare that the information in my submission is true and correct.</p> <p>I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.</p>

[REDACTED]

From:

Sent:

To:

Subject:

[REDACTED]
Monday, 5 February 2024 9:38 AM

council

Development Application (10.2023.235.1)

Demolition of Existing Site Structures and Construction of Commercial Premises with Public Courtyard at Ground Floor and Shop Top Housing on Two (2) Upper Levels comprising Twenty-Two (22) Apartments. Basement Car Parking for Retail Parking of Forty Four (44) Spaces and Residential Car Parking of Forty One (41) Spaces

Objection reason_

The above development is not in keeping with a number of aspects of the town masterplan with scale and height exceeded.

Overshading other lower properties to the north and the Anglican Church behind

Traffic chaos will create conflict with the nearby public school as well.

[REDACTED]

From: noreply@byron.nsw.gov.au
Sent: Friday, 2 February 2024 1:22 PM
To: council
Subject: 10.2023.235.1 - eForm Submission Object - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1650.pdf



10.2023.235.1 - eForm Submission Object - [REDACTED]

10.2023.235.1 - eForm Submission of Object [REDACTED]
Receipt No. SUB1650

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	[REDACTED]
Email	[REDACTED]
Phone	[REDACTED]
Postal address	[REDACTED]
Application details	
Development application number	10.2023.235.1
Street address	Jonson
Suburb	Byron Bay
Type of development proposed	mixed commercial
Submission details	
Type of submission	Object
Grounds for submission	Bulk & scale of the development, height exceedance and FSR increase.
File upload	

Declarations	
Lodgement declarations	<p>I declare that the information in my submission is true and correct.</p> <p>I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.</p>

From: noreply@byron.nsw.gov.au
Sent: Friday, 2 February 2024 2:41 PM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1651.pdf



10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1651

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	[REDACTED]
Postal address	[REDACTED]
Application details	
Development application number	10.2023.235.1
Street address	119 – 123 Jonson Street
Suburb	Byron Bay
Type of development proposed	Shops/retail, 21 apartments, landscaping and a courtyard
Submission details	
Type of submission	Support

Grounds for submission	<p>The architectural design is stunning and will set a new standard for Byron Bay. With the curved entrances to the laneways, and the detail in the building design.</p> <p>This is a really lovely looking development.</p> <p>Jonson Lane works so well and brings something different to Byron. So I have faith that this project will also be positive for Byron.</p> <p>It looks entirely different and that's exciting.</p> <p>I approve of building the apartments to such a high standard. While we need low cost accommodation there is also a really big call for quality apartment living.</p> <p>The Echo mentioned the height breeches I noticed the other day. But that 46% is for the lift overrun only. The overall height is in keeping with the surrounding area and it's the town centre anyway so I can't see that it will be a negative impact on the properties around it. Nine metres is pretty low for a town centre anyway.</p> <p>I wish this project every success.</p>
File upload	
Declarations	
Lodgement declarations	<p>I declare that the information in my submission is true and correct.</p> <p>I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.</p>

From: noreply@byron.nsw.gov.au
Sent: Monday, 5 February 2024 9:41 AM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1654.pdf



10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1654

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	
Postal address	
Application details	
Development application number	10.2023.235.1
Street address	119 – 121 and 123 Jonson Street
Suburb	Byron Bay
Type of development proposed	Commercial/retail and shop top housing
Submission details	
Type of submission	Support

Grounds for submission	The challenges and risks associated with undertaking a development of the magnitude proposed in this instance have significantly escalated. However, the developer has steadfastly maintained their commitment to the project's quality and sensibility. I recognize and commend this commitment. In the event of successful approval, which I earnestly anticipate, the precinct being created will contribute greatly to enhancing the vitality and liveliness of the southern sector of the Byron Town Centre. The mixed-use nature of the proposed precinct will be a great addition to the south Jonson street precinct.
File upload	
Declarations	
Lodgement declarations	I declare that the information in my submission is true and correct. I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.

From: noreply@byron.nsw.gov.au
Sent: Monday, 5 February 2024 10:36 AM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1656.pdf; IMG_2307.JPG



10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1656

Attachments: [IMG_2307.JPG](#)

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	[REDACTED]
Postal address	[REDACTED]
Application details	
Development application number	10.2023.235.1
Street address	119-121 Jonson Street
Suburb	Byron Bay
Type of development proposed	Integrated Development
Submission details	
Type of submission	Support

Grounds for submission	We are largely supportive of the proposed development as long as the plant is moved as we have discussed with Jason (the developer) today. In the current position the plant would cause an unacceptable hum. See attached file
File upload	IMG_2307.JPG
Declarations	
Lodgement declarations	I declare that the information in my submission is true and correct. I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.

From: noreply@byron.nsw.gov.au
Sent: Monday, 5 February 2024 6:52 AM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1653.pdf



10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1653

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	[REDACTED]
Postal address	
Application details	
Development application number	10.2023.235.1
Street address	119-121 and 123 Jonson Street
Suburb	Byron Bay
Type of development proposed	Three storey development broken up with laneways with rooftop pool and central courtyard
Submission details	
Type of submission	Support

Grounds for submission	<p>On special occasions we drive the twenty minutes to go to this developer's other Byron development at Jonson Lane. We choose Jonson Lane above so many other options because the restaurants are exceptional. What Jason Dunn and his team have done there has elevated the Byron Bay town centre.</p> <p>I encourage Council to support this developer. The plans for the old Secret Garden site look appealing and I trust that Jason would deliver something even better this time. Thanks.</p>
File upload	
Declarations	
Lodgement declarations	<p>I declare that the information in my submission is true and correct.</p> <p>I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.</p>

From: noreply@byron.nsw.gov.au
Sent: Monday, 5 February 2024 9:44 AM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1655.pdf



10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1655

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	
Postal address	
Application details	
Development application number	10.2023.235.1
Street address	119 – 121 & 123 Jonson st
Suburb	Byron Bay
Type of development proposed	Mixed use
Submission details	
Type of submission	Support
Grounds for submission	We're supportive of Jason's proposal and once complete will make a positive contribution to the Jonson / Kingsley intersection.

File upload	
Declarations	
Lodgement declarations	<p>I declare that the information in my submission is true and correct.</p> <p>I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.</p>

From: noreply@byron.nsw.gov.au
Sent: Monday, 5 February 2024 12:21 PM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1657.pdf



10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1657

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	[REDACTED]
Postal address	[REDACTED] [REDACTED]
Application details	
Development application number	10.2023.235.1
Street address	119 - 121 and 123 Jonson Street
Suburb	Byron Bay
Type of development proposed	Housing and commercial
Submission details	
Type of submission	Support

Grounds for submission	<p>I fully support this DA.</p> <p>The development as proposed for this site represents a sensitive investigation and response.</p> <p>The siting of the built form considers the Jonson and Kingsley Street corner, providing an attractive area where the building is set back.</p> <p>The fine grain architecture coupled with landscaping by LARC will make for an exciting streetscape. The openings to the built form along with the generous courtyard will make this a healthy and vibrant place for people to relax.</p> <p>The treatment of the three storeys, with the upper levels set back has been well executed.</p> <p>The development will be a leader in Byron in terms of its sustainable focus.</p>
File upload	
Declarations	
Lodgement declarations	<p>I declare that the information in my submission is true and correct.</p> <p>I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.</p>

From: noreply@byron.nsw.gov.au
Sent: Monday, 5 February 2024 3:51 PM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1658.pdf



10.2023.235.1 - eForm Submission Support -

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1658

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	[REDACTED]
Postal address	
Application details	
Development application number	10.2023.235.1
Street address	119 – 121 + 123 Jonson Street
Suburb	Byron Bay
Type of development proposed	Basement, ground floor retail/commercial, two levels of residential living and heavily landscaped open space
Submission details	
Type of submission	Support

Grounds for submission	<p>I am writing in support of this development proposal put forward by a local developer with a proven track record for excellent design and placemaking. The team behind this development and the brilliant designers give me comfort that the outcome will be exceptional, like their previous developments.</p> <p>The design and layout of the ground plane is well considered and porous so as to not present a solid development front to Jonson St, and to invite the public through the ground plane, activating the internal courtyard – similar to Jonson Lane. The street elevations to Marvel St and Middleton Lane are impressive and not overbearing. Materiality is great and I like how the building form steps back as the building gets higher. The landscaping throughout and on the building is a great touch and further breaks down the building mass – for the pedestrian perspective. It has an excellent sub-tropical design and feel, and the series of smaller buildings allows everything to breathe and integrate with landscape.</p> <p>This proposal is far superior to anything I have seen in Byron to date and the developer should be commended for committing to such a sensitive and considered plan and form. I see no issue with the 3 storey height to match nearby development and bringing some new well designed retail spaces and apartments to this part of town is welcome.</p> <p>I look forward to seeing this project approved and brought to life.</p>
File upload	
Declarations	
Lodgement declarations	<p>I declare that the information in my submission is true and correct. I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.</p>

From: noreply@byron.nsw.gov.au
Sent: Monday, 29 January 2024 2:30 PM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1632.pdf



10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
[REDACTED]

Receipt No. SUB1632

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	[REDACTED]
Email	[REDACTED]
Phone	[REDACTED]
Postal address	[REDACTED]
Application details	
Development application number	10.2023.235.1
Street address	119-123 Jonson Street
Suburb	Byron Bay
Type of development proposed	Retail and commercial downstairs, apartments on two upper levels with public courtyard
Submission details	

Type of submission	Support
Grounds for submission	I support this development application as it is another truly great initiative to the revitalization of Byron Bay CBD. These developers have bought us Jonson Lane and this vision will further add to the new paradigm of what Byron Bay is becoming.
File upload	
Declarations	
Lodgement declarations	I declare that the information in my submission is true and correct. I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.

[REDACTED]

From: [REDACTED] <[REDACTED]>
Sent: Tuesday, 30 January 2024 2:25 PM
To: council
Subject: 119-121 Jonson Street & 123 Jonson Street, Byron Bay (Our Ref:23-126)
Attachments: Attachment - [REDACTED]. Submission. DA 10.2023.235.1. F1.pdf; [REDACTED]. Submission. DA 10.2023.235.1. Final.pdf

Hello Steven,

Please see attached submission with regards to 119-121 Jonson Street & 123 Jonson Street, Byron Bay.

Kindly acknowledge receipt of the same.

Regards,

[REDACTED]

[REDACTED]

31 August 202

Byron Shire Council
PO Box 219
70 Station Street
Mullumbimby, NSW 2482

Attention: Mr Steven Denize

Dear Steven,

Re: No. 119-121 Jonson Street & 123 Jonson Street, Byron Bay ("the site")

Development Application 10.2023.235.1 – Demolition of Existing Site Structures and Construction of Commercial Premises with Public Courtyard at Ground Floor and Shop Top Housing on Two (2) Upper Levels comprising Twenty-Two (22) Apartments. Basement Car Parking for Retail Parking of Forty Four (44) Spaces and Residential Car Parking of Forty One (41) Spaces ("the proposal").

Bay with reference to the above-mentioned DA.

Our client's property comprises several food and drink premises which successfully co-exist with their neighbours and the mixed-use surroundings at the southern end of Jonson Street. These premises are located on the northern side of Kingsley Street at the intersection with Jonson Street. The site is located on the southern side of this intersection and is therefore in immediate proximity to our client's food and drink premises.

The provisions of Chapter D1 of the Byron Shire Development Control Plan are relevant in the consideration of any DA for residential accommodation (including shop-top housing) within the E1 Local Centre zone in which the site is located.

Section D.1.10.4 of Chapter D1 deals with sound proofing for shop-top housing developments and states as follows:-

"Objectives

- 1. To ensure that an adequate acoustic environment is provided for residents.*

Performance Criteria



Development must be designed to minimise the potential for noise impact upon the occupants of the dwellings, both from within the development and from adjoining developments, public areas and streets.

Prescriptive Measures

1. Development must be designed to **minimise external noise impacts** on residents and to **ensure that noise sensitive areas are screened from noise sources**. This can be facilitated through the design process, eg by locating noise tolerable areas towards noise sources (e.g. kitchens, laundries etc located toward major frontages with sleeping areas screened from road frontages, garbage collection areas, accessways and parking areas). Noise transmission between dwellings can be minimised by not locating living areas or garages adjacent to bedrooms of other dwellings.
2. Walls or ceilings of dwellings that are attached must have a sound transmission class (STC) of not less than that required by the Building Code of Australia.
3. **Applicants must demonstrate to Council's satisfaction that the design of dwellings in shop top housing adequately addresses the issue of sound proofing. A specialist acoustic report may be required to demonstrate that the development adequately achieves acceptable sound proofing for residential amenity.** (our emphasis)

An acoustic report prepared by "acousticworks" accompanies the DA (reference: 1022002 R01E 119-123 Jonson Street Byron Bay RTN ENV.doc). Section 9 of this report contains recommendations in relation to glazing and façade treatments which are required to be adopted in order to ensure that onsite and offsite activities do not affect future residential amenity. Section 9.1.1 specifies minimum glazing requirements including glazing thickness, compliance testing and acoustic seals. Section 9.2 of the report recommends the installation of an acoustic barrier to the southern boundary of the site.

We note that the DA plans have not been placed on Council's DA tracker. Reference to the landscape plans, however, shows that the proposal includes two floors of shop top housing above the proposed commercial tenancies located at ground floor. Several units and their bedrooms are orientated (in part) to the north towards our client's food and drink premises.

Should Council be minded to approve the DA, as a minimum, we would request that all of the acoustic recommendations set out in the DA acoustic report are adopted and their implementation appropriately conditioned in the consent. Furthermore, suggested wording for a suitable condition is set out below:

"1. The repeatable maximum LAeq (1 hour) for residential accommodation must not exceed the following levels:

- a) for closed windows and doors:
 - i. 35dB for bedrooms (10pm – 7am); and
 - ii. 45dB for main living areas (24 hours)
- b) for open windows and doors:
 - i. 45dB for bedrooms (10pm – 7am); and
 - ii. 55dB for main living areas (24 hours)



2. Where natural ventilation of a room cannot be achieved, the repeatable maximum LAeq (1 hour) level in a dwelling when doors and windows are shut and air conditioning is operating must not exceed:

- a) 38dB for bedrooms (10pm – 7am); and*
- b) 48dB for main living areas (24 hours)*

3. These levels are to include the combined measured level of noise from both internal sources and the ventilation system operating normally.

4. The overall design and layout of dwellings, where appropriate, is to include:

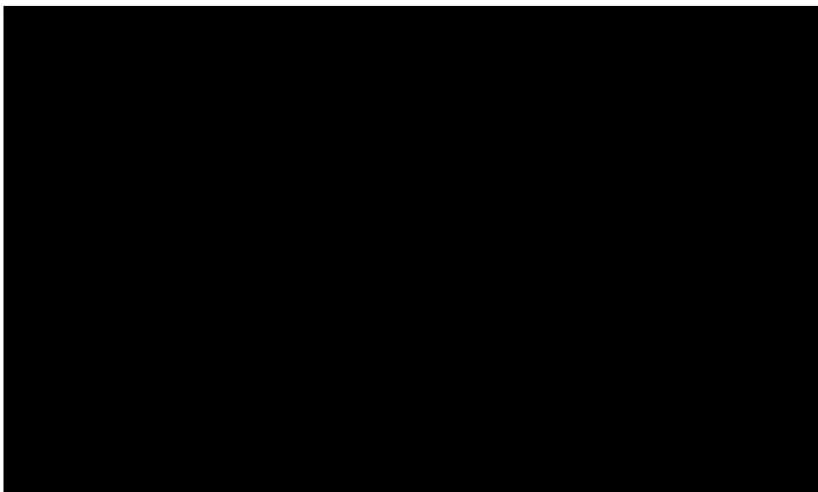
- ...
b) seals at entry doors to reduce noise transmission from common corridors or outside the building;*
- ...
e) double or acoustic glazing*

5. In relation to Condition 2 above, any assessment of noise from nearby licensed premises must be undertaken inside dwellings with the windows and doors closed and mechanical ventilation operating.”

The requested noise-related conditions above are a reasonable response to the circumstances of the case where new residents are proposed to be introduced to an area in which lawful, existing food and drink premises are operating and have operated for many years. Consistent with the ‘agent of change’ principle the new residents need to be protected from existing external noise sources. This will ensure that the potential for land use conflict is minimised, that existing businesses including night-time economy businesses, can continue to thrive and that new residents have their amenity protected through noise attenuation within the new apartments.

Thank you for the opportunity to make this submission. Should you require any further clarification, please do not hesitate to contact the undersigned or [REDACTED] on 01 [REDACTED]

[REDACTED]





30 January 2024



Byron Shire Council
PO Box 219
70 Station Street
Mullumbimby, NSW 2482

Attention: Mr Steven Denize



Dear Steven,

Re: No. 119-121 Jonson Street & 123 Jonson Street, Byron Bay (“the site”)

**Development Application 10.2023.235.1 – Demolition of Existing Site Structures and Construction of Commercial Premises with Public Courtyard at Ground Floor and Shop Top Housing on Two (2) Upper Levels comprising Twenty-Two (22) Apartments. Basement Car Parking for Retail Parking of Forty Four (44) Spaces and Residential Car Parking of Forty One (41) Spaces (“the proposal”).
Notification of amended plans.**

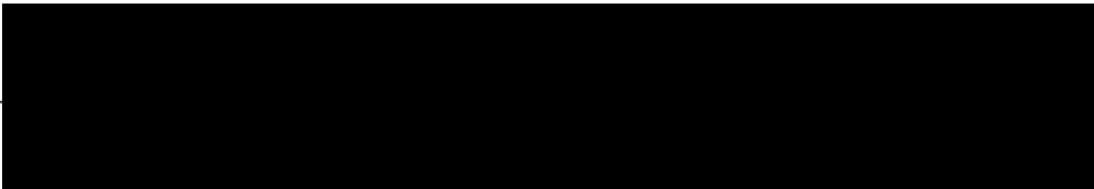


Byron Bay with reference to the above-mentioned DA. Our previous submission dated 31 August 2023 is attached for your reference.

As you can see from our previous submission, our client’s property comprises several food and drink premises which successfully co-exist with their neighbours and the mixed-use surroundings at the southern end of Jonson Street. These premises are located on the northern side of Kingsley Street at the intersection with Jonson Street. The site is located on the southern side of this intersection and is therefore in immediate proximity to (i.e. opposite) our client’s food and drink premises.

In our prior submission we drew attention to the provisions of Chapter D1 of the Byron Shire Development Control Plan. These provisions are relevant in the consideration of any DA for residential accommodation (including shop-top housing) within the E1 Local Centre zone in which the site is located and in that regard our prior submission set out the provisions in Section D.1.10.4 of Chapter D1 which deal with sound proofing for shop-top housing developments.

For reasons which are not clear to us the updated Statement of Environmental Effects dated December 2023 which has been submitted with the updated DA, whilst setting out the relevant provisions of the DCP on a clause-by-clause basis, omits any reference to Section D.1.10.4 of





Chapter D. (Reference to pages 88 – 90 of the updated SEE shows that it addresses D.1.10.1, D.1.10.2, D.1.10.3, D.1.10.5 and D.1.10.6 but not D.1.10.4?).

The requested noise-related conditions in our prior submission are a reasonable response to the circumstances of the case where new residents are proposed to be introduced to an area in which lawful, existing food and drink premises are operating and have operated for many years. Consistent with the 'agent of change' principle, the new residents need to be protected from existing external noise sources. This will ensure that the potential for land use conflict is minimised, that existing businesses including night-time economy businesses, can continue to thrive and that new residents have their amenity protected through noise attenuation within the new apartments.

Thank you for the opportunity to make this submission. Should you require any further clarification, please do not hesitate to contact the undersigned or [REDACTED] [REDACTED]

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: noreply@byron.nsw.gov.au
Sent: Tuesday, 30 January 2024 4:23 PM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1635.pdf



10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1635

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	[REDACTED]
Postal address	[REDACTED]
Application details	
Development application number	10.2023.235.1
Street address	119 – 123 Jonson Street
Suburb	Byron Bay
Type of development proposed	Demolition of Existing Site Structures and Construction of Commercial Premises with Public Courtyard at Ground Floor and Shop Top Housing on Two (2) Upper Levels comprising Twenty-Two (22) Apartments. Basement Car Parking for Retail Parking of Forty Four (44) Spaces and Residential Car Parking of Forty One (41) Spaces
Submission details	

Type of submission	Support
Grounds for submission	<p>I am writing to again share my support for the development that is proposed for the corner of Jonson and Kingsley Streets.</p> <p>The plans on the project website are very detailed. I think the approach that their architects have taken with the rounded building corners softens the effect.</p> <p>They have done an excellent job. I am also relieved to see the attention to solar, rainwater harvesting and the general set up to accommodate 100% renewable energy supply.</p> <p>It is difficult to think of another development in Byron that compares with this quality and so I am hopeful that that will be supported as it's a beautiful development for Byron Bay. Bravo.</p>
File upload	
Declarations	
Lodgement declarations	<p>I declare that the information in my submission is true and correct.</p> <p>I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.</p>

From: noreply@byron.nsw.gov.au
Sent: Friday, 2 February 2024 1:11 PM
To: council
Subject: 10.2023.235.1 - eForm Submission Object - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1649.pdf



10.2023.235.1 - eForm Submission Object - [REDACTED]

10.2023.235.1 - eForm Submission of Object - [REDACTED]
Receipt No. SUB1649

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	[REDACTED]
Postal address	[REDACTED]
Application details	
Development application number	10.2023.235.1
Street address	119-121 Jonson Street
Suburb	Byron Bay
Type of development proposed	Large commercial and appartments
Submission details	
Type of submission	Object

Grounds for submission	The proposal is well above the height plan for the area which is currently residential on that side of Jonson street. The high density living proposed will again stretch local resources and infrastructure and will create accessibility issues for the primary school and church.
File upload	
Declarations	
Lodgement declarations	I declare that the information in my submission is true and correct. I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.

From: noreply@byron.nsw.gov.au
Sent: Friday, 2 February 2024 11:49 AM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1648.pdf



10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1648

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	[REDACTED]
Postal address	
Application details	
Development application number	10.2023.235.1
Street address	119 - 123 Jonson St
Suburb	Byron Bay
Type of development proposed	
Submission details	
Type of submission	Support

Grounds for submission	<p>To The Council Officer,</p> <p>Regarding the proposed redevelopment of the venue located at 119 - 123 Jonson Street which is called The Secret Garden. Byron is currently very tired, unfortunately all these projects that have gone bust like the old woolies and adjoining carpark are making the beautiful town look outdated and dirty, Council should be making these people clean up the front of their buildings and pull down all this hoarding. I think the Secret Garden looks beautiful and is a welcome addition to Byron. I'm a supporter.</p> <p>Thanks,</p> <p>██████</p>
File upload	
Declarations	
Lodgement declarations	<p>I declare that the information in my submission is true and correct.</p> <p>I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.</p>

From: noreply@byron.nsw.gov.au
Sent: Friday, 2 February 2024 11:40 AM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1646.pdf



10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1646

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	
Postal address	Byron Bay
Application details	
Development application number	10.2023.235.1
Street address	119 121 Jonson Street
Suburb	Byron Bay
Type of development proposed	New project development
Submission details	
Type of submission	Support

Grounds for submission	<p>To the Council Staff,</p> <p>I have reviewed the plans for the proposed development at 119 to 121 Jonson Street in town and I have to say that I like the way it looks, I think it'll be great to have some more quality / well built properties in our town, good opportunity for retailers to show off the best that byron has to offer in terms of fashion and homewares - we have such a creative industry here and there should be more opportunity for them to be in town and not have everyone in the industrial estate. I'm supportive of this.</p>
File upload	
Declarations	
Lodgement declarations	<p>I declare that the information in my submission is true and correct.</p> <p>I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.</p>

From: noreply@byron.nsw.gov.au
Sent: Friday, 2 February 2024 11:24 AM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1644.pdf



10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1644

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	
Postal address	Byron
Application details	
Development application number	10.2023.235.1
Street address	119 123 Jonson Street
Suburb	Byron Bay
Type of development proposed	New development
Submission details	
Type of submission	Support

Grounds for submission	As a long term local and resident of Byron Bay, I'm impressed with this design of the proposed Secret Garden on Jonson Street, I think that the open courtyard will be great and inviting for people to sit in. It will be a nice addition to the streetscape for Byron and I like all the gardens. The building is similar to height to the other buildings in Byron and will fit in great. I think these sort of projects should be encouraged in Byron so that we can have high quality buildings in this town that we love so much. Thank you.
File upload	
Declarations	
Lodgement declarations	I declare that the information in my submission is true and correct. I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.

From: noreply@byron.nsw.gov.au
Sent: Thursday, 1 February 2024 5:07 PM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1638.pdf



10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1638

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	
Postal address	
Application details	
Development application number	10.2023.235.1
Street address	119 – 123 Jonson Street Byron Bay
Suburb	Byron Bay
Type of development proposed	Mixed use precinct with residential apartments, retail/commercial and landscaped open space.
Submission details	
Type of submission	Support

Grounds for submission	<p>As a home owner in Jonson Street I am very supportive of this proposal.</p> <p>We have seen what this very small local company has done at Jonson Lane and believe it to be a great asset for Byron.</p> <p>It's not an easy time to be putting forward a development, be it small or large scale.</p> <p>So I commend [REDACTED] for forging ahead with a high quality proposal at this time.</p> <p>There are numerous aspects to this proposal that make it exceptional. The design is soft and inviting, with careful attention to the street frontages to ensure the buildings are broken up and varied.</p> <p>The open public courtyard space in the middle of the precinct should work well, with the retail outlets opening to the courtyard as well as to the street.</p> <p>I am not averse to the variations sought for height and floor space ratio. 21 apartments will make a difference in the town centre. And it's actually impossible to do a quality three storey building within nine metres.</p> <p>The development will still be lower than many around it.</p> <p>Thank you for reviewing my submission.</p>
File upload	
Declarations	
Lodgement declarations	<p>I declare that the information in my submission is true and correct.</p> <p>I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.</p>

From: noreply@byron.nsw.gov.au
Sent: Friday, 2 February 2024 11:44 AM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1647.pdf; [REDACTED]
[REDACTED] letter of support - Mr [REDACTED].pdf




10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1647

Attachments: [REDACTED] [letter of support - Mr \[REDACTED\].pdf](#)

Contact details	
Name	[REDACTED]
Organisation (where relevant)	[REDACTED]
Email	[REDACTED]
Phone	[REDACTED]
Postal address	
Application details	
Development application number	10.2023.235.1
Street address	[REDACTED]
Suburb	Byron Bay
Type of development proposed	Redevelopment and construction of new building
Submission details	


Type of submission	Support
Grounds for submission	To Whom It May Concern Please see attached letter of Support in relation to the proposed development at 119 - 123 Jonson Street, Byron Bay, from the owner of the neighbouring property at [REDACTED], Mr [REDACTED].
File upload	[REDACTED] letter of support - Mr [REDACTED].pdf
Declarations	
Lodgement declarations	I declare that the information in my submission is true and correct. I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.



3rd January 2023

Byron Shire Council
100 Station Street
Mullumbimby NSW 2482

To Whom It May Concern,


I am writing to you as the landowner of the property at 


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

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

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

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

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



From: noreply@byron.nsw.gov.au
Sent: Thursday, 1 February 2024 5:11 PM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1639.pdf



10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1639

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	
Postal address	
Application details	
Development application number	10.2023.235.1
Street address	119-123 Jonson Street
Suburb	Byron Bay
Type of development proposed	21 apartments and retail at ground level
Submission details	
Type of submission	Support
Grounds for submission	In my opinion this design is sensitive to Byron and will be a welcome addition.

	<p>The detail is really very considered. From the landscape plan to the sustainability and public realm.</p> <p>It's very hard to be undertaking developments in the current climate and so I respect those who still strive to do it well.</p>
File upload	
Declarations	
Lodgement declarations	<p>I declare that the information in my submission is true and correct.</p> <p>I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.</p>

From: noreply@byron.nsw.gov.au
Sent: Thursday, 1 February 2024 10:00 PM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1640.pdf



10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1640

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	[REDACTED]
Postal address	[REDACTED]
Application details	
Development application number	10.2023.235.1
Street address	119 - 123 Jonson St
Suburb	Byron Bay
Type of development proposed	Mixed use project with public courtyard
Submission details	
Type of submission	Support
Grounds for submission	To Whom It May Concern,

	<p>My name is [REDACTED] and I live on Milton St in Byron Bay.</p> <p>I am supportive of the latest scheme proposed by JD Property Group for the Secret Garden site.</p> <p>The scheme appears to respond well to the surrounding architecture and scale of the existing and proposed buildings in the immediate vicinity.</p> <p>Kind regards, [REDACTED]</p>
File upload	
Declarations	
Lodgement declarations	<p>I declare that the information in my submission is true and correct.</p> <p>I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.</p>

From: noreply@byron.nsw.gov.au
Sent: Friday, 2 February 2024 11:34 AM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1645.pdf



10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1645

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	
Postal address	
Application details	
Development application number	10.2023.235.1
Street address	119 Jonson St, Byron
Suburb	Byron Bay
Type of development proposed	new development with basement carpark
Submission details	
Type of submission	Support

Grounds for submission	<p>Hi BSC Staff,</p> <p>I've read through the information on the council website about the proposed development at Jonson St in Byron called the Secret Garden. This town is changing and growing up in some ways, I think that end of town is a great location for new buildings given that the current properties there are old houses and not really being used for the best use and could house more people and tourists there. I think council should support this DA.</p>
File upload	
Declarations	
Lodgement declarations	<p>I declare that the information in my submission is true and correct. I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.</p>

From: noreply@byron.nsw.gov.au
Sent: Friday, 2 February 2024 11:01 AM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1642.pdf



10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1642

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	
Postal address	Byron Bay
Application details	
Development application number	10.2023.235.1
Street address	119-123 Jonson St
Suburb	Byron Bay
Type of development proposed	New building
Submission details	
Type of submission	Support
Grounds for submission	The town needs more beautiful spaces for work and live. The design is amazing and will continue to solidify Byron Bay as a

	<p>destination for travellers and owner occupiers to come and live and work here.</p> <p>It will continue on the commercial precinct which is now disjointed at best (especially with bordered up sites)</p> <p>We need more opportunity for work spaces in town as people are having to move out to the industrial estate which is also too congested already.</p>
File upload	
Declarations	
Lodgement declarations	<p>I declare that the information in my submission is true and correct.</p> <p>I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.</p>

From: noreply@byron.nsw.gov.au
Sent: Friday, 2 February 2024 11:13 AM
To: council
Subject: 10.2023.235.1 - eForm Submission Support - [REDACTED]
Attachments: SubmissionReceipt-DevelopmentApplicationSubmission-SUB1643.pdf



10.2023.235.1 - eForm Submission Support - [REDACTED]

10.2023.235.1 - eForm Submission of Support - [REDACTED]
Receipt No. SUB1643

Attachments:

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	[REDACTED]
Postal address	
Application details	
Development application number	10.2023.235.1
Street address	119 Jonson St
Suburb	Byron Bay
Type of development proposed	residential and retail building
Submission details	
Type of submission	Support
Grounds for submission	In my opinion this design is sensitive to Byron and will be a welcome addition.

	<p>The detail is really very considered. From the landscape plan to the sustainability and public realm.</p> <p>It's very hard to be undertaking developments in the current climate and so I respect those who still strive to do it well</p>
File upload	
Declarations	
Lodgement declarations	<p>I declare that the information in my submission is true and correct.</p> <p>I have read and acknowledge the Political Donations, Privacy Statement and Submissions and Confidentiality declarations.</p>