

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Friday, 11 June 2021 1:06 PM  
**To:** council  
**Subject:** 10.2021.291.1 - Submission of Support - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-1100

**DA number:** 10.2021.291.1

**Subject address:** 116-118 Jonson Street Byron Bay

**Application type:** Support

**Other details:**

**Grounds:** The approach to both the aesthetics of the development and the provision of space for community are impressive. I was very happy to see the brickwork. At last a development that is going to stand the test of time.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Friday, 11 June 2021 1:36 PM  
**To:** council  
**Subject:** 10.2021.291.1 - Submission of Support - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-1101

**DA number:** 10.2021.291.1

**Subject address:** 116-118 Jonson Street Byron Bay

**Application type:** Support

**Other details:**

**Grounds:** This is a great development for Byron Bay. The developer has listened to the community and presented a design and scheme that reflects quality architecture and placemaking. I particularly like the openness of the public realm on the ground plan - a place for the community to use and not just the residents. This will be a fantastic addition to the form and amenity of the town centre. It is obvious that their commitment is for the long term and we need more of this in Byron.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** NSW

[REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Monday, 14 June 2021 4:38 PM  
**To:** council  
**Subject:** 10.2021.291.1 - Submission of Support - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-1103

**DA number:** 10.2021.291.1

**Subject address:** 116-118 Jonson Street Byron Bay

**Application type:** Support

**Other details:**

**Grounds:** I really like how this project blends modernity with the strength of more historic buildings. It genuinely looks like something that will still be great in 100 years. They have used the space well – positioning all of the uses around a garden open to everybody and not giving up the ground floor to a private pool. It's nice to see a development that doesn't appear to follow trends.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Friday, 11 June 2021 5:06 PM  
**To:** council  
**Subject:** 10.2021.291.1 - Submission of Support - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-1102

**DA number:** 10.2021.291.1

**Subject address:** 116-118 Jonson Street Byron Bay

**Application type:** Support

**Other details:**

**Grounds:** The architects have done an incredible job ensuring that the Jonson Street frontage and courtyard area are both interesting and impressive. It's certainly going to be a place to go and relax. And it's good that they have the grassed area where people can meet and not feel like they have to spend any money. Having the pool on the roof instead of on the ground taking up space makes so much sense. Thank you for your consideration.

**Applicant name:** [REDACTED]

**Contact phone:**

**Contact email address:** [REDACTED]

**Contact address:**

[REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Monday, 21 June 2021 1:43 PM  
**To:** council  
**Subject:** 10.2021.291.1 - Submission of Support - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-1112

**DA number:** 10.2021.291.1

**Subject address:** 116 – 118 Jonson Street Byron Bay

**Application type:** Support

**Other details:**

**Grounds:** The proposed mixed use precinct ticks a lot of boxes for Byron. There is a green courtyard where locals and visitors can sit on the grass and do nothing. Not spending any money. The approach to retail by Richards & Spence will ensure that surrounding this natural space is a lively and exciting shopping and dining experience. The serviced apartments have been sensitively and brilliantly executed and will provide a high quality addition to the Byron Bay tourism offering. Once operating, I am confident that the development will be appreciated by those who live in Byron Bay as well as those who visit.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Tuesday, 22 June 2021 11:14 AM  
**To:** council  
**Subject:** 10.2021.291.1 - Submission of Support - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-1114

**DA number:** 10.2021.291.1

**Subject address:** 116-118 Jonson Street Byron Bay

**Application type:** Support

**Other details:**

**Grounds:** Our office is on the adjoining block 120 Jonson St. this new development will greatly improve this end of Jonson St . I feel it will be good for our business creating more foot traffic. This development will be a huge upgrade to the existing back packers generating more local jobs and much needed accommodation.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Wednesday, 23 June 2021 8:45 PM  
**To:** council  
**Subject:** 10.2021.291.1 - Submission of Support - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-1118

**DA number:** 10.2021.291.1

**Subject address:** 116-118 Jonson st Byron Bay

**Application type:** Support

**Other details:**

**Grounds:** I am very pleased to see such a landmark development proposed for the Byron Town Centre. No paint or frivolity – just great design that will last. I wish them well and look forward to seeing the site activated and enjoyed by all.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Wednesday, 23 June 2021 6:45 PM  
**To:** council  
**Subject:** 10.2021.291.1 - Submission of Support - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-1117

**DA number:** 10.2021.291.1

**Subject address:** 116 – 118 Jonson Street Byron Bay

**Application type:** Support

**Other details:**

**Grounds:** There is a lot of interest and variation in the design and I love the brickwork. And thank goodness the developer has made use of the roof space. Only in Australia do builders and developers waste the roof space. Bring it on and here's to more good design in Byron Bay.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:**

[REDACTED]



**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Wednesday, 23 June 2021 6:45 PM  
**To:** council  
**Subject:** 10.2021.291.1 - Submission of Support - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-1116

**DA number:** 10.2021.291.1

**Subject address:** 116 – 118 Jonson Street Byron Bay

**Application type:** Support

**Other details:**

**Grounds:** This is a well thought out proposal and to a very high standard which the area deserves. Looks like all aspects have been addressed including the (and importantly) environmental and opportunities for local businesses and locals.

**Applicant name:** [REDACTED]

**Contact phone:**

**Contact email address:** [REDACTED]

**Contact address:**

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Wednesday, 23 June 2021 5:44 PM  
**To:** council  
**Subject:** 10.2021.291.1 - Submission of Support - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-1115

**DA number:** 10.2021.291.1

**Subject address:** 116 – 118 Jonson Street Byron Bay

**Application type:** Support

**Other details:**

**Grounds:** There is a lot of subtle attention to ESD within this proposal. It appears to be a clever and contextually appropriate design for the site.'

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:**

[REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Thursday, 24 June 2021 12:15 PM  
**To:** council  
**Subject:** 10.2021.291.1 - Submission of Support - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-1121

**DA number:** 10.2021.291.1

**Subject address:** 116 – 118 Jonson Street, Byron Bay, 2481 NSW Byron Bay

**Application type:** Support

**Other details:**

**Grounds:** What a brilliant proposal, I love the idea of the internal "secret parkland". I would be really happy to stumble upon this unexpectedly. So many countries have their built form around the perimeter of the site with the open space central. It makes a lot of sense and will likely waste a lot less space. It also means the open space is more private and in many ways more meaningfully connected to the other uses of the site. I look forward to it being completed.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:**  
[REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Thursday, 24 June 2021 12:15 PM  
**To:** council  
**Subject:** 10.2021.291.1 - Submission of Support - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-1120

**DA number:** 10.2021.291.1

**Subject address:** 116-118 Johnson Street, Byron Bay, 2481 Byron Bay

**Application type:** Support

**Other details:**

**Grounds:** The architects have done a splendid job of designing some exciting retail spaces without being silly about it. It reminds me, in some ways, of the Queen Victoria Building. There is some style and agelessness about it. This will work well for the retailers. There will be a real sense of place.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:**  
[REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Thursday, 24 June 2021 4:45 PM  
**To:** council  
**Subject:** 10.2021.291.1 - Submission of Support - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-1122

**DA number:** 10.2021.291.1

**Subject address:** 116 – 118 Jonson Street Byron Bay

**Application type:** Support

**Other details:**

**Grounds:** An exciting proposal that will reinvigorate an important Byron CBD site. Local businesses will benefit from the increased commercial/retail opportunities, providing spaces to unite the community. I look forward to seeing this site come together.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** NSW

[REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Thursday, 24 June 2021 5:45 PM  
**To:** council  
**Subject:** 10.2021.291.1 - Submission of Support - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-1123

**DA number:** 10.2021.291.1

**Subject address:** 116-118 Jonson Street Byron Bay

**Application type:** Support

**Other details:**

**Grounds:** A worthy proposal for an important Byron CBD site

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

[REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Tuesday, 29 June 2021 10:48 AM  
**To:** council  
**Subject:** 10.2021.291.1 - Submission of Support [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-1126

**DA number:** 10.2021.291.1

**Subject address:** 116 – 118 Jonson Street Byron Bay

**Application type:** Support

**Other details:**

**Grounds:** I support this development as it is in need of tlc

**Applicant name:** [REDACTED]

**Contact phone:**

**Contact email address:** [REDACTED]

**Contact address:**

[REDACTED]

**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Monday, 5 July 2021 9:23 AM  
**To:** council  
**Subject:** 10.2021.291.1 - Submission of Support - [REDACTED]

**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-1127

**DA number:** 10.2021.291.1

**Subject address:** 116 – 118 Jonson Street, Byron Bay

**Application type:** Support

**Other details:**

**Grounds:** I am happy to provide my support for this project on Jonson Street. I can see that a lot of thought has gone into how the bulk of the Mercato development is dealt with and how that transitions. I also love the central courtyard space and how its open to the public. If only these were everywhere. Thank you

**Applicant name:** [REDACTED]

**Contact phone:**

**Contact email address:** [REDACTED]

**Contact address:**



**OWNER SUBMISSION TO DEVELOPMENT APPLICATION  
116 – 118 JONSON STREET, BYRON BAY, NSW**

To whom it may concern,

We refer to the above property and the proposed Development Application (DA) to develop a range of serviced apartments and ground floor retail.

The Millett Group are the owners of The Lord Byron at 120 Jonson Street, Byron Bay. We also own three (3) strata apartments at 120B Jonson Street, Byron Bay. Our properties adjoin the proposed development at **116-118 Jonson Street, Byron Bay.**

The Applicant/Developer (Aidop No 5 Pty Ltd & Aidop No 6 Pty Ltd) has engaged with us regarding their proposed plans to redevelop the site.

Currently the two (2) buildings that exist on the properties ('Holiday Village Backpackers') are old and run down and do not enhance the character of the street or offer any amenity to the broader community. The existing buildings provide limited off-street parking which creates additional congestion by increasing the demand for on-street car parking along Jonson Street.

The reimagined proposal for the site will make a positive contribution to the Byron Bay Town Centre and surrounding streetscape. The developer's vision to create an activated ground plane and a sense of place is welcomed and the appointment of architects Richards and Spence is fantastic news for Byron Bay. The architectural design proposed by Richards and Spence is fantastic and we are excited to hopefully see this vision become a reality.

In light of the above, we are pleased to offer our full and unwavering support for the proposed development application.

Should you have any questions regarding our support for this development, please do not hesitate to contact us.

Kind Regards,



Millett Group



HOSTELS AUSTRALIA



# Backpackers Holiday Village and Apartments Byron Bay

116 Jonson Street, Byron Bay N.S.W. Australia

Phone: (02) 6685 8888 Fax: (02) 6685 8777

A.C.N. 903 132 974



10 May 2021

Byron Shire Council  
70 - 90 Station Street,  
Mullumbimby, NSW, 2482

Via email: [council@byron.nsw.gov.au](mailto:council@byron.nsw.gov.au)

## REGISTERED PROPRIETORS SUBMISSION TO DEVELOPMENT APPLICATION 116 - 118 JONSON STREET, BYRON BAY, NSW

To whom it may concern,

We refer to the above Development Application (DA) and wish to provide Byron Shire Council with a formal submission in response to the application.

We are the Registered Proprietors of the properties at 116 and 118 Jonson Street, Byron Bay and since selling the properties to the Applicant/Developer (AIDOP NO 5 PTY LIMITED (ABN 85 613 932 881) ATF AIDOP NO 5 UNIT TRUST and AIDOP NO 6 PTY LIMITED (ABN 29 125 237 441) ATF AIDOP NO 6 UNIT TRUST), the Developer has engaged with us extensively regarding their proposed plans to redevelop the site.

Over the course of multiple emails and phone calls and face to face meetings, we are pleased to say that the Developer has collaboratively worked with us to clarify all of our concerns regarding the proposed plans for the site.

Generally speaking, we believe the proposal will make a positive contribution to the area and the streetscape by providing a beautifully designed building that will provide a superior accommodation offering that will elevate the standard of mixed-use development and serviced apartments in Byron Bay.

Our family have owned and operated at this site for 38 years and it is quite emotional letting go, however, we are so pleased with the architectural design and overall vision for the site that we are very seriously considering continuing our association with the property by purchasing one of the apartments within the development once completed.

In light of the above, we are pleased to offer our full and unwavering support for the proposed Development Application.

Should you have any questions regarding our support for this development, please do not hesitate to contact us.

Kind Regards,

[Redacted Signature]

PROPRIETOR/DIRECTOR  
Byron Bay Backpackers Pty Ltd  
ICS Walker Holdings Pty Limited

Scott, Noreen

From: noreply@openforms.com  
Sent: Wednesday, 7 July 2021 4:36 PM  
To: council  
Subject: 10.2021.291.1 - eForm Submission Object - [REDACTED]



## 10.2021.291.1 - eForm Submission Object - Steve

10.2021.291.1 - eForm Submission of Object - Steve

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	[REDACTED]
Postal address	[REDACTED]
Application details	
Development application number	10.2021.291.1
Street address	116 - 118 Jonson St
Suburb	BYRON BAY
Submission details	
Type of submission	Object
Grounds for submission	I wish to object to the development because the build height exceeds the council height limits. The design is very large and Bulky and it does not fit in the Byron Streetscape.
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.
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**Scott, Noreen**

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**From:** byroneforms  
**Sent:** Wednesday, 7 July 2021 8:25 PM  
**To:** council  
**Subject:** 10.2021.291.1 - Submission of Support - [REDACTED]  
**Importance:** Low

**Development Application - Submission notification**

**Submission ID:** BSC-005-1128

**DA number:** 10.2021.291.1

**Subject address:** 116 – 118 Jonson Street, Byron Bay, 2481 NSW Byron Bay

**Application type:** Support

**Other details:**

**Grounds:** Yes I love it. The thoughtfulness in the apartment design is evident. The garden will cool the entire space and I can feel a sense of whimsical joy overall. I think this will be a successful operation let alone an attractive precinct for the town centre. I believe it will be a wonderful addition to the area, and think it will add some much needed activation to that part of town.

**Applicant name:** [REDACTED]

**Contact phone:** [REDACTED]

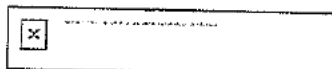
**Contact email address:** [REDACTED]

**Contact address:** [REDACTED]

[REDACTED]

Scott, Noreen

From: noreply@openforms.com  
Sent: Thursday, 8 July 2021 4:48 PM  
To: council  
Subject: 10.2021.291.1 - eForm Submission Object - [REDACTED]



## 10.2021.291.1 - eForm Submission Object - Alexander Croall

10.2021.291.1 - eForm Submission of Object - Alexander Croall

Contact details	
Name	[REDACTED]
Organisation (where relevant)	
Email	[REDACTED]
Phone	[REDACTED]
Postal address	[REDACTED]
Application details	
Development application number	10.2021.291.1
Street address	116-118 Jonson Street
Suburb	BYRON BAY
Submission details	
Type of submission	Object
Grounds for submission	<p>I have been in discussions with the developer directly this week around these concerns and are waiting for them to come back to me with design amendments, however I would like to submit them anyway as today is the cut off</p> <p>My apartment is [REDACTED] also known as [REDACTED] and is the closest to the southern boundary of the site.</p>



	<p>Here are my concerns:</p> <p><b>Construction Phase</b>  The turnover for the year in this apartment will be significant for holiday lets and this income will be affected by the noise and disruption in the construction phase especially in the first year of construction.  The noise will greatly affect the quiet enjoyment of the space for guests or if we used it residentially.</p> <p><b>Loss of sunlight</b>  The sun study shows that sunlight will be reduced almost entirely during winter months on our balcony and reducing sun to a few hours a day in summer. This changes the appeal of this property and will affect its market value considerably in a negative way. The recess that has been recently added into the design does not benefit my apartment at all and a giant wall very close to our balcony is what will be seen by myself and guests. To note, the developer is in the process of offering up an alternative design.</p> <p><b>View</b>  The view from the dining area and the balcony will now be entirely of a concrete wall very close to the balcony. About a distance of 4 metres. It dominates and blocks what was once a great view of the sky and open area below. This will negatively affect the value of the apartment.</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>