

No 8 Marvell Street

Summary of Proposed Development

The Site



Location

8 Marvell Street, Byron Bay

Lot 9 Section 33 DP758207

Land Use Zone

E1 Local Centre – Byron Local Environmental Plan 2014

Site Area

The site is rectangular in shape and approximately 1,012m² (20.12m wide x 50.29m long)

Development Proposal



The proposal involves the demolition of the existing cottage onsite, site preparation works (grading and vegetation removal), and the construction of a four storey mixed-use development containing ground floor retail uses and 12 residential apartments above.

The key elements as indicated on the **Architectural Plans** are summarised below:

- Basement car parking accessed off Marvell Lane;
- Two retail spaces at ground level with generous open communal areas and landscaping between, linking Marvell Street with Marvell Lane at the rear;
- Twelve residential apartments, including:
 - 6 three-bedroom apartments, including two 'penthouse' apartments; and
 - 6 two-bedroom apartments, 3 of which are affordable apartments that will be managed by a registered community housing provider for a minimum of 15 years.

The provisions of the NSW State Government's *State Environmental Planning Policy (Housing) 2021* provide that where affordable apartments are included in a development such as this, there is an allowable "bonus" of additional floor space and additional building height.

In this case, the inclusion of affordable apartments allows a maximum height of 14.95m instead of the 11.5m maximum height allowed in the *Byron Local Environmental Plan 2014* (Byron LEP).

This additional height is used to provide two penthouse apartments as a fourth storey. This top residential level is well set back from the Marvell Street building frontage, which reduces the apparent height of the building to three storeys, making the development less visually intrusive when viewed from the street.

Byron LEP prescribes an FSR of 1.3:1 for the site, however the additional bonus FSR of 30% permitted under SEPP (Housing) increases the maximum FSR to 1.69:1, which equates to 1,710m² (for the 1,012m² site). The proposal currently proposes an FSR of 1.69:1 (approx. 1,709m²) as demonstrated in the architectural plans.

The proposed plans are therefore compliant with the applicable FSR and building height controls for the site.

Process

The current community engagement is being undertaken before finalising the plans for lodgement with a **Development Application** to Council.

The application will be supported by:

- Detailed architectural plans for all aspects of the development;
- A Statement of Environmental Effects (SEE), which describes the development, identifies and assesses potential environmental, social and economic impacts, and addresses all relevant statutory and policy development controls; and
- Supporting technical reports that provide further detailed assessment of issues such as traffic (access and parking), stormwater management, waste management, flooding and the like.

Given that the estimated cost of this development is not likely to exceed \$30M, the development application will be **local**, meaning it will be assessed and determined by Byron Shire Council.

During Council's assessment, they will undertake further community consultation in accordance with Council's Community Participation Plan.

