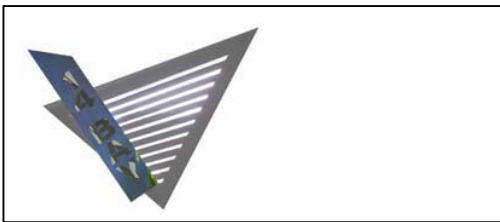


Project Summary



Project

The **14 BAY STREET** project summary describes how The Byron Bay Group Pty Ltd is approaching architectural design in the public domain.

The site is zoned 7f(2) Urban Coastal Land Zone.

Brief outline

14 BAY STREET is a mixed use building comprising of basements carparks, 4 retail tenancies, and 2 apartments. It interacts with the public park in front of Main Beach in Byron Bay

Significance of the project

14 BAY STREET project aims to interact with the very well loved street, Surf club, public park opposite, and of course Main Beach.

This building is built to the boundary and has 2 full boundaries in direct contact with the public realm. Bay Street is also very exposed to the elements, and does not have awnings out over the footpath. With these factors considered, client and architect agreed that 14 Bay Street should offer a sheltered, shady timber deck between shopfront and footpath – a free gift to the public realm.



The timber decking feels great to stand or sit on and helps in the 'de-sanding' process before entering the shops. Public are hanging out in the 'free' shade provided.

The shop fronts are completely open-able with wall to wall bi-folding doors.



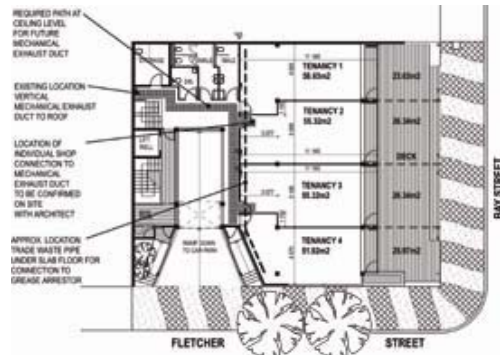
A low bench seat along the edge of the Bay Street footpath also has the important function of providing natural ventilation to the basement carpark, courtesy of that ol' northerly. Similarly, the garage doors are open battens that allow the sou'easter to blow through.

Fletcher street frontage has service entry steps, basement carpark entry and gas bottles all camouflaged with beachside timber battens. To improve pedestrian friendly-ness, the basement car entry exit is a swooped 2-lane-into-1, so that cars do not dominate the footpath.

If you look up, you see bedroom windows and shutters and decks. If Byron Bay was a European village from centuries ago you would have to dodge the slops bucket! Fortunately these days you're more likely to catch a glimpse and a waft of a barbeque on the verandah deck. This is almost the closest residents could be to the 'passing public parade'.

On the first floor there is 2 apartments. They have generous verandahs looking out over Bay Street and the beach that provide plenty of shade and much interaction with the passing parade in the street and park. These verandahs have sliding, adjustable louvre shutters for use when the northerly picks up. The verandahs aren't too shady in the winter though, as they are constructed from 2 layers of solar control polycarbonate which lets a soft filtered light through. The apartments break away from the constraint of their shared wall, and the layout feels more like a series of pavilions. When the northerly gets really strong it's time to retreat into the very private outdoor courtyard that the pavilions surround.

The highly exposed coastal location requires careful selection of durable materials that require minimal maintenance. Gutters and downpipes are marine grade stainless steel, along with screws, bolts, handles and balustrade systems. Feature timber trusses are recycled ironbark from a sugar mill in Mackay, decking is ironbark and battens and floors are spotted gum.



Roles of those involved

Design professionals and those involved with developing or managing the project.

The team below all worked in the spirit of achieving a positive outcome for the developer and the town.

Consultant	Function
Byron Bay Group	Developer
Tropo Architects Blue	Architects, Con. Admin
Bennett Constructions	Builder
Stephen J Connelly	Town Planners
Kate Singleton	Town Planners
Philip Wallace	Consulting Engineers
Nowlan Bryant	Certifier
Rider Hunt	Quantity Surveyor
Men At Work	Landscape Design
Morris Communications	Hi Fi Consultant
Aust. Safety Services	Mechanical Engineering
Utopia Creative	Signage
Interior Design	Alex Kidd Design
TTM	Traffic consultants