Former Mullumbimby Hospital Site Enquiry By Design Primer Pack

Byron Shire Council

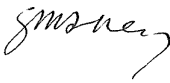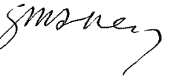**HIP V. HYPE**   austin maynard architects   **BYRON** SHIRE COUNCIL

WHO WE ARE

HIP V. HYPE Sustainability provides advice that is commercially grounded, yet ambitious. We pursue exceptional outcomes that are socially, economically and environmentally sustainable and enable action across government, institutions and organisations.

We seek to partner with those who are willing to think strategically to achieve better. We lead, collaborate and support others to deliver impact and build Better Cities and Regions, Better Buildings and Better Businesses.

REV	DATE	DETAILS	NAME, POSITION	SIGNATURE
0.1	06.11.23	Draft	Gavin Ashley, Lead	
1.0	09.11.23	Final	Gavin Ashley, Lead	

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Climate Active | Carbon Neutral ORGANISATION

ISO9001 Certified — QUALITY | ISO14001 Certified — ENVIRONMENTAL | ISO45001 Certified — HEALTH & SAFETY

HIP V. HYPE Sustainability Pty Ltd is a Climate Active certified carbon neutral business.

HIP V. HYPE is Equal Assurance ISO 9001, ISO 14001 and ISO 45001 certified.

Purpose and Agenda

The Mullumbimby Township has multiple layers of identity, ranging from traditional use of the land by the Arakwal people of the Bundjalung Nation, early European settlement, counter-culture of the 60s and 70s and more recently an evolving mix of people with a shared value of what makes Mullum unique. This identity is highly valued by the local community at the same time as there is growing recognition of increasing housing affordability issues in the region, which prompts the need to diversify housing options.

Re-development of the Mullumbimby hospital site is a key opportunity to improve housing and community infrastructure outcomes locally, through a site-responsive design which has strong social license from the community.

To guide the site's redevelopment, Byron Shire Council is leading an Enquiry by Design (EbD) process - seeking stakeholders' input into the project's conceptual design to ensure it benefits from a range of technical and local knowledge.

This 'primer pack' is intended to be read by participants in preparation for the EbD process. Please take time to read over a cuppa and mark up any notes or thoughts to unpack on the day!

PURPOSE

The purpose of the EbD process is to ensure knowledge held by key stakeholders influences the design process and fosters stakeholder ownership of the outcomes.

The EbD process will include:

- A rundown of previous work done to-date, including the technical assessments, strategies and community consultation led by Council
- Confirming the project's driving Vision and Principles
- A Site Visit to analyse the project's opportunities and constraints
- Active engagement in the project's conceptual designs, based on five key themes (see below)
- A presentation of the project's conceptual designs based on the outcomes of the EbD session

The work leading up to this EbD process has included a review of relevant Council policies and strategic documents, as well as project-specific technical assessments (e.g. biodiversity, bushfire, transport etc.) This has led to the development of five key themes that will inform discussions in the EbD Session:

- Transport and Access
- Housing and Built Form
- Blue and Green Infrastructure
- Climate
- People and Culture

Each of these key themes are explored further throughout this Primer Pack. The strategic and technical work that informed these themes will be discussed further in Day 1 of the EbD process.

AGENDA

When: 13 November - 14 November, 2023

Where: Mullumbimby Civic Memorial Hall, 55 Dalley St, Mullumbimby

Day 1

TIME	AGENDA
9.45 - 10 AM	Participants arrive
10 - 10.45 AM	Acknowledgment of Country, Welcomes and Introductions
10.45 AM - 12.30 PM	Activity 1: Establish the Context and Vision
12.30 - 1.30 PM	Lunch and Travel Time to Site
1.30 - 4 PM	Activity 2: Site Visit and Analysis

Day 2

TIME	AGENDA
9.45 - 10 AM	Participants arrive
10 AM - 12.30 PM	Activity 3: Designing the site
12.30 - 1.30 PM	Lunch
1.30 - 4 PM	Activity 4: Refining the Outputs
4 - 4.15 PM	EBD Finalisation

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Key Themes

Transport and Access
Site Context

Legend

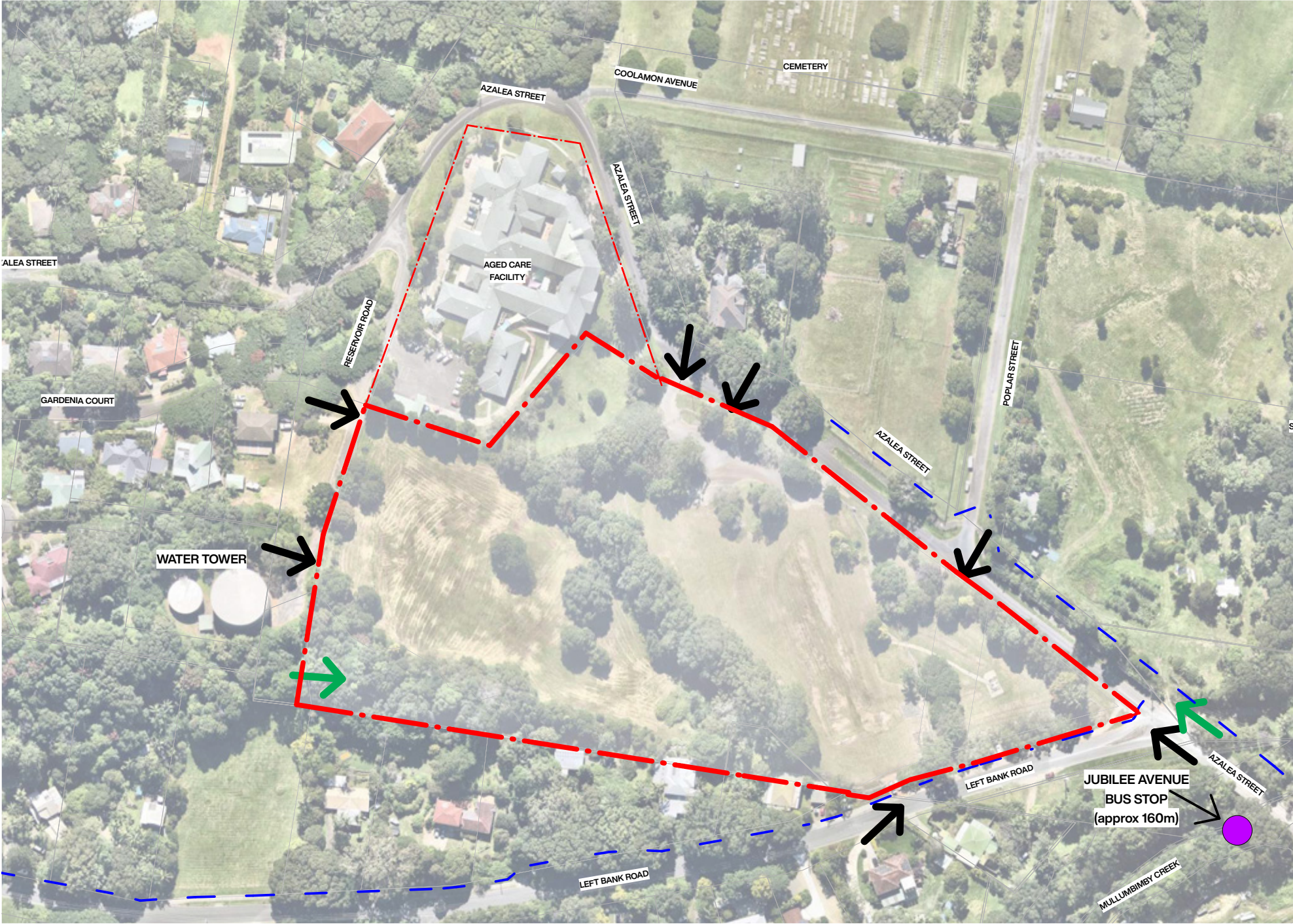— · — ·   Site boundary

— · — ·   Water pipeline

➡   Access points into site (car)

➡   Access points into site (pedestrian)

– – –   Existing shared path

🟣   Existing bus stop (approx. 160 metres south-east)

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Transport and Access
Precedents

CAR PARKING AND INFRASTRUCTURE

1. Car sharing infrastructure to support a reduction in car ownership and promote alternative sustainable forms of transport.

2. Shared road zones with low speed limits and artwork. Girrwaa road mural by Gumbaynggirr and Bundjalung artist Otis Hope Carey.

3. Promote electric vehicle use with communal EV charging stations. Cobe charging station Frederica Denmark. Image by Rasmus Hjortshøj.

4. Permeable paving to vehicle access ways, car parks and roads to improve drainage and growth of greenery. Charles House by Austin Maynard Architects.

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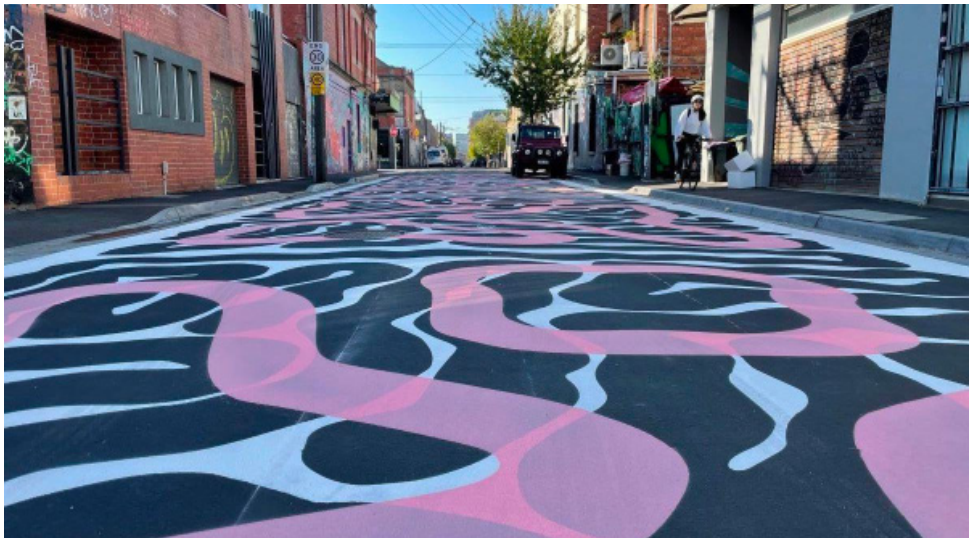
Transport and Access
Precedents

BIKE PARKING AND INFRASTRUCTURE

1. Designated 'walk and roll' pathways to promote public safety during active transport.

2. Secure and easily accessible bike storage within multi-residential buildings. ParkLife by Austin Maynard Architects. Image by Tom Ross.

3. Secure communal bike storage with integrated landscaping. Bike pavilion by WAW Architects. Image by Tim Van De Velde.

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Transport and Access
Precedents

INCLUSIVE AND ACCESSIBLE PATHS AND WAYFINDING

1. Raised walkways to limit the disruption of existing vegetation. Farum Midtpunkt by Henning Larsen.

2. Ensuring paths are designed to be inclusive and accessible, with gradients that account for the public realm's natural topography. Barcode by MVRDV. Image by Liam Wallis.

3. Meandering pathways between homes. ZE-05 by Zander Roth. Image by Michael Feser

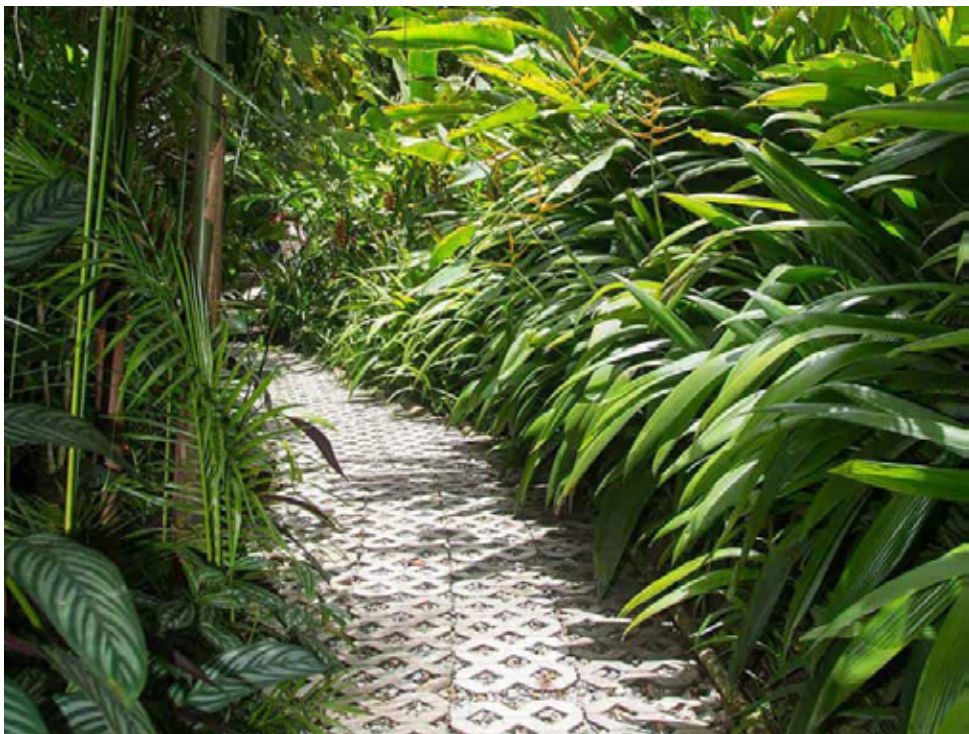4. Permeable paving to pathways to improve drainage and allow for landscaping opportunities.

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Housing and Built Form
Site Context

Legend

— ·— ·— Site boundary

— ··— ·· Water pipeline

[blue] 8m wide water pipeline easement

[pink] Up to 3 Storeys (11.5 m) residential development

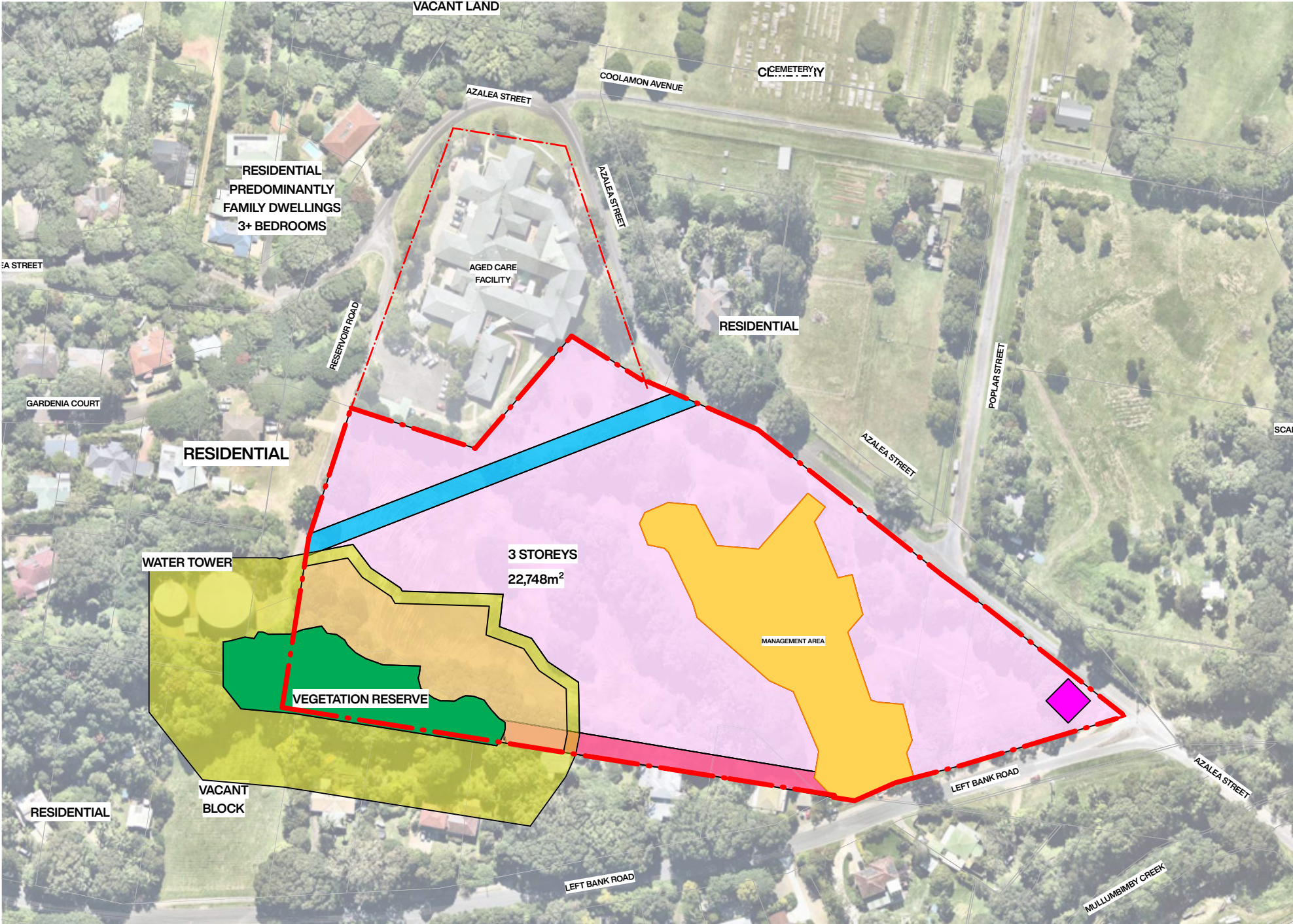Target of 20% affordable housing with mixed typologies (Planning Proposal 26.2023.2.1)

[orange] Management area*

[pink/red] Building separation zone to lots on southern boundary

[magenta] Potential landmark built form

[tan] 30 metre buffer from Subtropical Rainforest

*Allowable uses include: Daycare, Preschool, Primary school
High school, Residential land use with minimal opportunities for soil access, Public open spaces, Commercial land use
(Site Strategy and Urban Design Protocol - Former Mullumbimby Hospital Site)

VACANT LAND
CEMETERY
COOLAMON AVENUE
AZALEA STREET
AZALEA STREET
RESIDENTIAL PREDOMINANTLY FAMILY DWELLINGS 3+ BEDROOMS
AGED CARE FACILITY
RESIDENTIAL
POPLAR STREET
RESERVOIR ROAD
GARDENIA COURT
RESIDENTIAL
AZALEA STREET
3 STOREYS 22,748m²
WATER TOWER
MANAGEMENT AREA
VEGETATION RESERVE
VACANT BLOCK
RESIDENTIAL
LEFT BANK ROAD
AZALEA STREET
LEFT BANK ROAD
MULLUMBIMBY CREEK

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Housing and Built Form
Precedents

**MEDIUM DENSITY HOUSING &
ALTERNATIVE HOUSING MODELS**

1. 17 homes over 3 levels with basement car parking. Forest House Bendigo, by Austin Maynard Architects. Image by Meche.

2. 14 homes over 3 levels with basement car parking. Slate House, by Austin Maynard Architects. Image by Tess Kelly.

3. 27 homes over 2 levels with shared amenities. The Paddock Ecovillage, Castlemaine, by Crosby Architects. Image by The Paddock

4. 31 homes over 2 to 3 levels. The Village, Daylesford by Breathe Architecture. Image source from Hygge Property

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Housing and Built Form
Precedents

**MEDIUM DENSITY HOUSING &
ALTERNATIVE HOUSING MODELS**

1. **Shared open space creates increased amenity.** Lange Eng Cohousing by Dorte Mandrup. Image by Stamers Kontor

2. **Built form sitting within the landscape.** Green Solution House, by 3XN. Image by Adam Mørk.

3. **Multi-residential social and affordable homes.** Umarkoo Wayi – Ganbu Guljin by Breathe Architecture for Aboriginal Housing Victoria. Image by Andrew Wuttke.

4. **Multi-residential homes over 3 levels.** Andreasgarten Multigenerational Housing by Dorschner Kahl Architects + Heiner Mildner Architects. Image by Philip Heckhausen.

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Blue and Green Infrastructure
Site Context

Legend

- — · — · — Site boundary

- ─ ·· ─ ·· ─ Water pipeline

- Sewer rising and gravity mains

- 8m wide water pipeline easement

- Steeper slopes, views to Mount Chincogan

- Management area

- Trees (including Habitat Trees investigated to be retained (Biodiversity Assessment)

- Subtropical rainforest High environmental value (Biodiversity Assessment)

- Vegetation Dominated by Exotics (Biodiversity Assessment)

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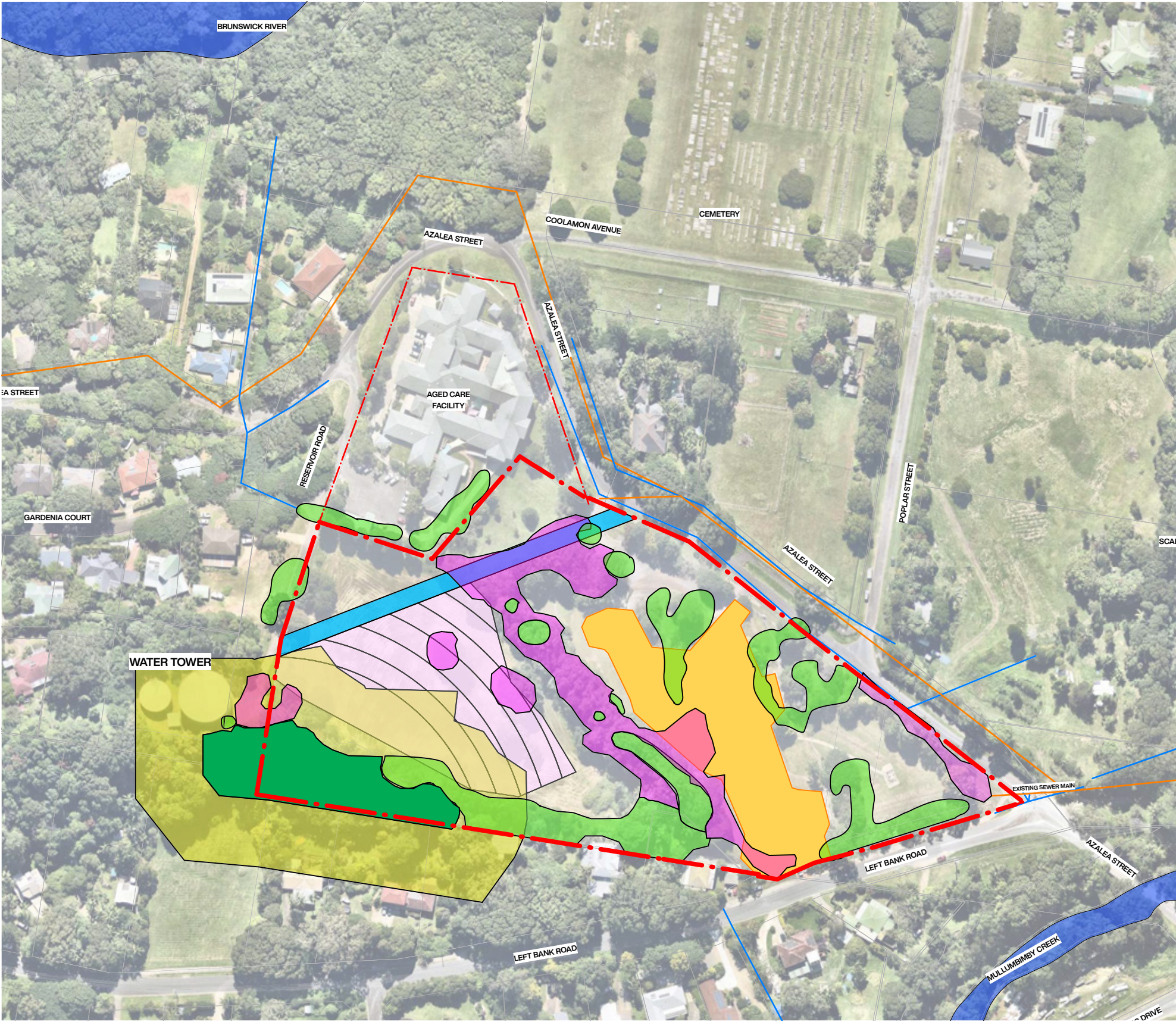
Blue and Green Infrastructure
Precedents

BLUE INFRASTRUCTURE

1. Rainwater capture from built form roof structures. Wooden Pavilions by Lake Flato Architects, Texas. Image by Casey Dunn.

2. Storing rainwater and maximising use of permeable surfaces. The Cape in Cape Paterson, Victoria. Image by Kim Landy.

3. Rain garden to treat on site stormwater. Sunvale Community Park by Brimbank City Council. Image by Emma Cross.

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Blue and Green Infrastructure
Precedents

GREEN INFRASTRUCTURE

1. Landscape communal rooftop terrace. Terrace House by Austin Maynard Architects. Image by Derek Swalwell.
2. Local species in landscaped areas. Image by Fig Landscapes.
3. Productive rooftop garden to residential buildings. Yin & Yang House by Penda Austria. Image by Penda Austria.
4. Productive above-ground communal gardens. Terracotta House by Austin Maynard Architects. Image by Derek Swalwell.
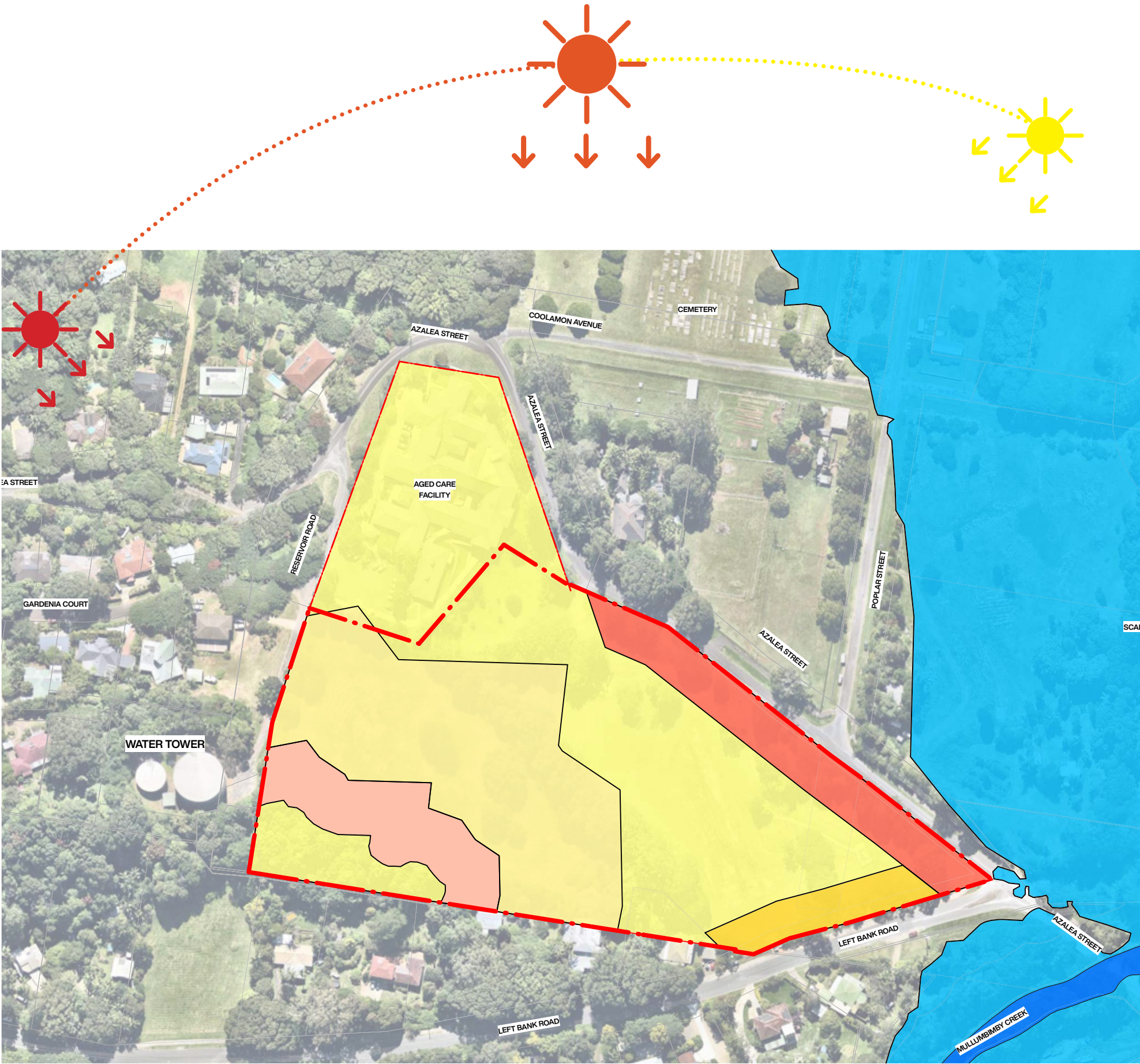

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Climate
Site Context

Legend

–·–·–	Site boundary
▬·▬·▬	Water pipeline
🟧	Bushfire asset protection zone 25m APZ (residential non-SFPP)*
🟨	Bushfire asset protection zone 81m APZ (SFPP)*
🟧	Bushfire asset protection zone 20m APZ (SFPP)
🟥	Bushfire asset protection zone 18m APZ (SFPP)
🟨	Bushfire inner protection zone
🟦	100 Year Flood (Site Strategy and Urban Design Protocol - Former Mullumbimby Hospital Site)

*Special Fire Protection Purpose Developments (SFPP) are a class of building whereby the occupants may be more vulnerable to bushfire attack (including schools, childcare centres, retirement villages and other purposes described in the Rural Fires Act 1977). Accordingly, additional measures are typically required for these classes of buildings in comparison to non-SFPP buildings (https://www.rfs.nsw.gov.au/plan-and-prepare/building-in-a-bush-fire-area/additional-information).

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Climate
Precedents

RESOURCE EFFICIENCY

1. Opting for locally-sourced, recycled building materials. Revival Studio, Melbourne. Image by Kim Landy.

2. Rooftop PV's for solar energy capture. Terrace House by Austin Maynard Architects. Image by Derek Swalwell.

3. Passive design principles to improve building efficiency. ParkLife by Austin Maynard Architects. Image by Tim Ross.

4. Re-using rainwater for irrigation. Terracotta House by Austin Maynard Architects. Image by Derek Swalwell.

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Climate
Precedents

CLIMATE RESILIENCE

1. **Public spaces designed to withstand heavy rainfall and flooding.** The Cape, Cape Paterson. Image by Kim Landy.

2. **Building materials chosen for the local climate.** Wye River House. Image by Paul Hermes.

3. **Light coloured materials and increased canopy cover to reduce urban heat.** White Gum Valley Estate, WA. Image sourced from ArchitectureAU.


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People and Culture
Site Context

Legend

The entire site is on Arakwal Country of the Bundjalung Nation

—·—·— Site boundary

Public Art (potential)

Management area*

*Allowable uses include: Daycare, Preschool, Primary school
High school, Residential land use with minimal opportunities for soil access,
Public open spaces, Commercial land use
(Site Strategy and Urban Design Protocol - Former Mullumbimby Hospital Site)
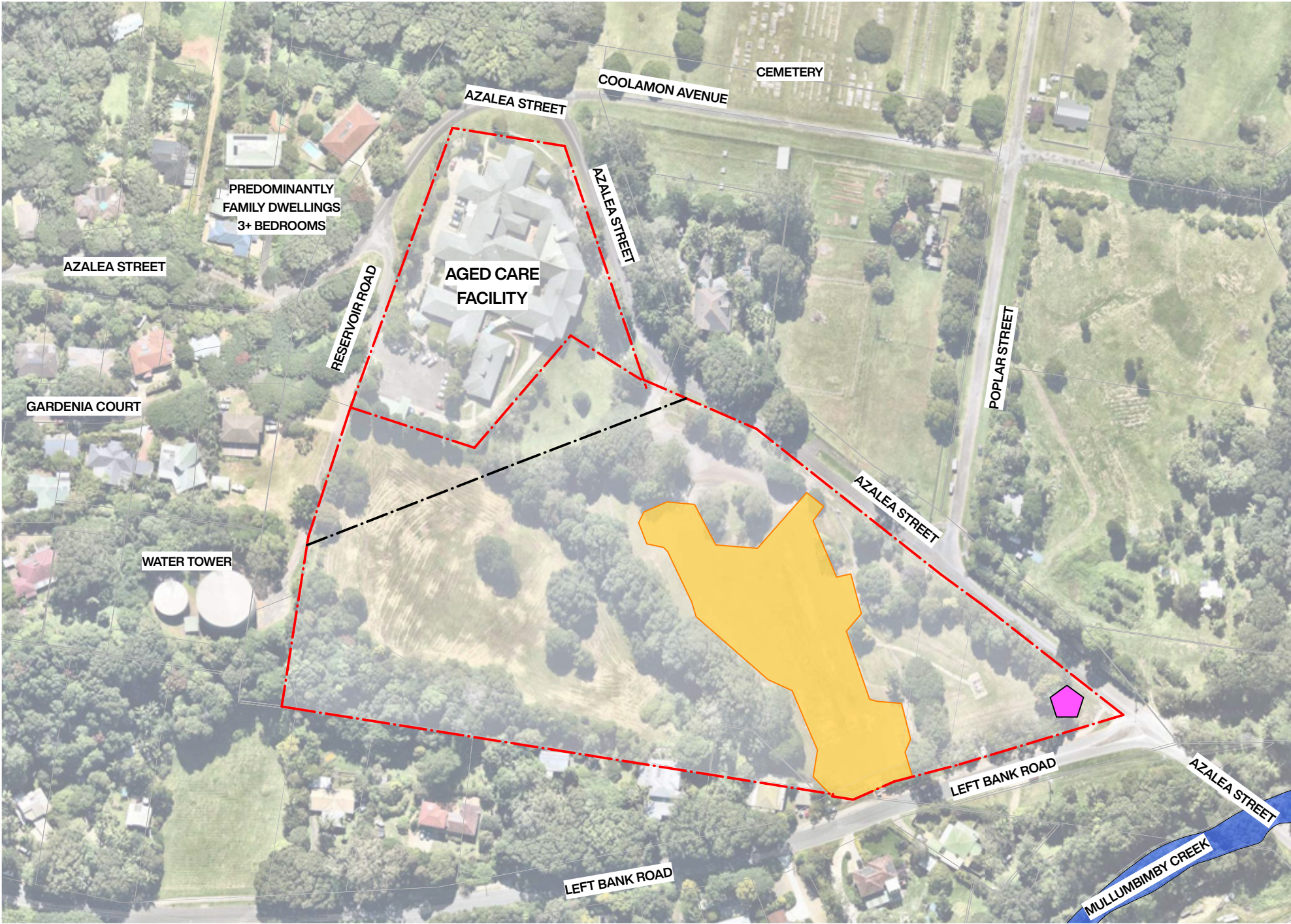
People and Culture
Precedents

EMBEDDING FIRST NATIONS CULTURE

1. Culture and knowledge expressed through a building's design in partnership with local First Nations' representatives. Designing with Wadawurrung at the Geelong Arts Centre. Art by Tarryn Love Image by John Gollings.

2. Bunjil by Bruce Armstrong.

3. Birrarung Wilam along the Birrarurung River. Art by Vicki Couzens (Kirrae Wurrong/Gunditjmara), Lee Darroch (Yorta Yorta, Mutti Mutti and Trawlwoolwav) and Treahna Hamm (Yorta Yorta). Image sourced from City of Melbourne.

4. Gannu, Bundjalung Gabanbaa Jagun #11 (Rainforest Country) by Melissa Ladkin (Awabakal /Wonnarua /Bundjalung) and Nickolla Clark (Bundjalung). Image sourced from Ninbella.

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People and Culture
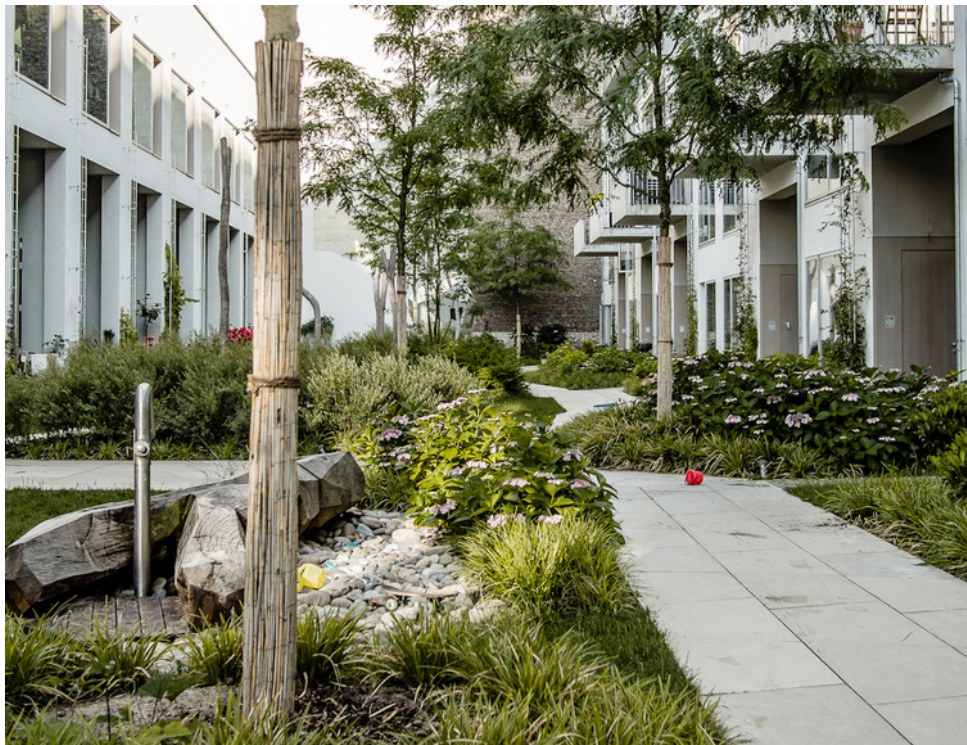## Precedents

COMMUNAL SPACE AND FACILITIES

1. **Shared Laundry.** ParkLife by Austin Maynard Architects. Image by Pablo Veiga.
2. **Active communal space integrated into landscaping.** Dymaxion Sleep by Adrian Buckwell and Jane Hutton.
3. **Landscape communal gardens.** ZE-05 by Zander Roth. Image by Michael Feser.
4. **Communal rooftop space.** ParkLife by Austin Maynard Architects. Image by Tom Ross.

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People and Culture
Precedents

COMMUNITY FACILITIES

1. **Open landscaped built form.** Youth Centre La C@va by Aquidos. Image by Pol Viladoms.
2. **Large naturally ventilated spaces.** Music House by Colectivo C733. Image by Yoshihiro Koitani.
3. **Built form integrated into landscape.** Bundanon Art Gallery by Kerstin Thompson. Image by Rory Gardiner.

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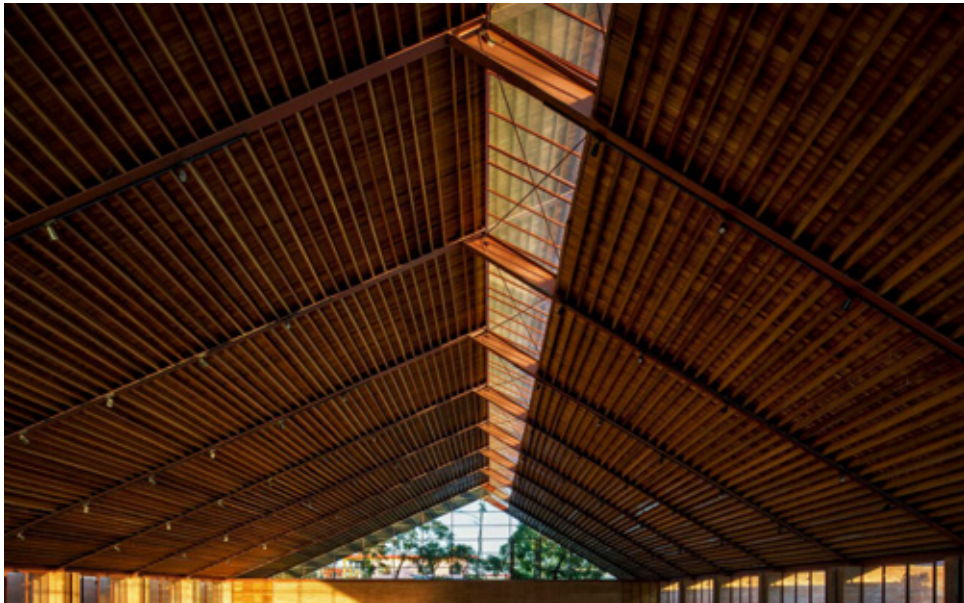
PUBLIC ART AND CULTURAL EXPRESSION

1. **Using natural materials and reflecting local biodiversity.** Lismore Regional Art Gallery. Image by Andy McPherson.

2. **Multi-sensory public art expressed through digital media.** Dungarimba Wandarahn (Lismore place of learning) by Craig Walsh. Image by Kate Holmes.

3. **Public art designed for interaction.** Root Bench by Yong Ju Lee Architecture. Image by Yong Ju Lee Architecture.

4. **Public Art integrated into landscape.** Celestial Vault by James Turrell.

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We respectfully acknowledge that every project enabled
or assisted by HIP V. HYPE in Australia exists on traditional
Aboriginal lands which have been sustained for thousands of
years.

We honour their ongoing connection to these lands, and seek to
respectfully acknowledge the Traditional Custodians in our work.

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For additional information, questions unturned, collaboration
opportunities and project enquiries please get in touch.

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