

Mullumbimby Hospital redevelopment



Submission date: 28 October 2022, 4:07PM

Receipt number: 2

Related form version: 1

Vision statement

Do you agree with the vision statement?

Somewhat

Leave any comments about the vision

Foot paths and bikepaths need to be installed .Mullum needs infrastructure improvements before increasing population

Project goals

Do you agree with the project goals?

Yes

Leave any comments about the project goals

Proposed land use

Do you agree with the proposed land uses?

Yes

Leave any comments about future land use.

Building height

Do you agree with the proposed building provisions relating to height?

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

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About you

Name

Liese Lovell

Please provide your email if you would like to be kept informed about this project.

From: John Davies
To: [FitzGibbon, Andrew](#); [Hughes, Kristie](#)
Subject: Mullumbimby Hospital Site
Date: Saturday, 29 October 2022 4:58:32 PM

Thank you for forwarding the information about the hospital site.

My comments are

1 The document is poorly written and shows no sign of editing. Statements are repeated and issues are raised but no resolution is given, maps are included but without an associated legend just to make it look good!! It would not pass as an undergraduate dissertation. I think we deserve better.

2 There is a confusion of ideologies. Speaking personally for one who has a mobility disability so I cannot ride a bike and walking is a bit difficult, to emphasis minimal parking would result in discrimination against those of us who have to rely on cars.

Acknowledgement is given to the Bundjalung People but nowhere does the document describe the impact of that acknowledgement. It does say that any development will include the results of consultation but surely consultation should have happened before the document was prepared. Such action implies that any consultation will be ignored.

3 There appears to be no geotechnical consideration, the results of which will limit the type of construction, be it roads or buildings. There is also no information on limits defined by the available infrastructure.

4 A significant architectural input is emphasised. Surely the first step is seeking the advice of a town planner who could offer the design restraints. It would be up to the individual land owners to comply.

5 Until the above constraints are defined, there is little point in asking for any form of input as people's efforts could be nullified by these constraints.

There would be more but the direction of the document is too confusing as it should be dismissed as inadequate for the purpose.

John Davies (Dr)



Mullumbimby Hospital redevelopment



Submitted on date: 30 October 2022, 4:42PM

Receipt number: 4

Related form versions: 1

Vision statement

Do you agree with the vision statement?

Somewhat

Leave any comments about the vision

Perhaps it might be inclusive of some homes with a proviso that they are leased to Arawkwal people who have been dispossessed of their rightful place on this land. It would be good to see a site that is affordable homes for elderly people, not care homes, but something with considered designing to help people age gracefully and comfortably.

Project goals

Do you agree with the project goals?

Yes

Leave any comments about the project goals

Proposed land use

Do you agree with the proposed land uses?

Yes

Leave any comments about future land use.

Building height

Do you agree with the proposed building provisions relating to height?

Somewhat

Leave any comments about building height.

If this is to be accessible, then there would need to be ramps, or all who anticipated ability challenges in the next few years would have to be housed on the bottom level

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

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About you

Name

Susan FEll

Please provide your email if you would like to be kept informed about this project.

Mullumbimby Hospital redevelopment



Submission date: 31 October 2022, 12:24PM

Receipt number: 5

Related form version: 1

Vision statement

Do you agree with the vision statement?

Yes

Leave any comments about the vision

cost recovery and affordable housing should be paramount

Project goals

Do you agree with the project goals?

Yes

Leave any comments about the project goals

Proposed land use

Do you agree with the proposed land uses?

Yes

Leave any comments about future land use.

maximize affordable housing that may include housing for the elderly

Building height

Do you agree with the proposed building provisions relating to height?

Yes

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

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About you

Name

michael bingham

Please provide your email if you would like to be kept informed about this project.

Mullumbimby Hospital redevelopment



Submission date: 31 October 2022, 1:37PM

Receipt number: 6

Related form version: 1

Vision statement

Do you agree with the vision statement?

Somewhat

Leave any comments about the vision

I was on the Reference Group and this is not very relatable to what was discussed then. Also, it does not have any detail of the important points. I think you should bring back the reference group for another meeting or two and discuss the details.

Project goals

Do you agree with the project goals?

Yes

Leave any comments about the project goals

Proposed land use

Do you agree with the proposed land uses?

Somewhat

Leave any comments about future land use.

Until we have the make of the residential and community facilities it is not advanced enough to comment on.

Building height

Do you agree with the proposed building form provisions relating to height?

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Invite the reference group back in for more discussions on this. I am a bit surprised that years have gone past - admittedly with site remediation - but these plans are not further advanced. No drawings, not developer partners????

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About you

Name

Michael M Murray

Please provide your email if you would like to be kept informed about this project.

Mullumbimby Hospital redevelopment



Submission date: 31 October 2022, 2:33PM

Receipt number: 7

Related form version: 1

Vision statement

Do you agree with the vision statement? **Somewhat**

Leave any comments about the vision statement.

Project goals

Do you agree with the project goals? **Somewhat**

Leave any comments about the project goals.

Proposed land use

Do you agree with the proposed land uses? **Somewhat**

Leave any comments about future land use.

Too many proposed dwellings. Not enough infrastructure in Mullumbimby town as it is for current residents let alone an increase of potential another 100+ residences

Building height

Do you agree with the proposed building form provisions relating to building height? **No**

Leave any comments about building height.

Maximum should be 8.5

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

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About you

Name

Nikki

Please provide your email if you would like to be kept informed about this project.

Mullumbimby Hospital redevelopment



Submission date: 31 October 2022, 2:47PM

Receipt number: 8

Related form version: 1

Vision statement

Do you agree with the vision statement? **Yes**

Leave any comments about the vision statement.

Project goals

Do you agree with the project goals? **Yes**

Leave any comments about the project goals.

Proposed land use

Do you agree with the proposed land uses? **Yes**

Leave any comments about future land use.

Building height

Do you agree with the proposed building form provisions relating to building height? **Yes**

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

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About you

Name

Please provide your email if you would like to be kept informed about this project.

Mullumbimby Hospital redevelopment



Submission date: 31 October 2022, 3:02PM

Receipt number: 9

Related form version: 1

Vision statement

Do you agree with the vision statement?

No

Leave any comments about the vision

Looks like a real estate cash in again.

Project goals

Do you agree with the project goals?

Somewhat

Leave any comments about the project goals

Proposed land use

Do you agree with the proposed land uses?

No

Leave any comments about future land use.

Building height

Do you agree with the proposed building form provisions relating to building height?

No

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Could have done with a youth centre. Somewhere for our kids to go.

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About you

Name

Amanda Gumbrell

Please provide your email if you would like to be kept informed about this project.

Mullumbimby Hospital redevelopment



Submission date: 31 October 2022, 10:44PM

Receipt number: 10

Related form version: 1

Vision statement

Do you agree with the vision statement? **Yes**

Leave any comments about the vision statement.

Project goals

Do you agree with the project goals? **Yes**

Leave any comments about the project goals.

Proposed land use

Do you agree with the proposed land uses? **Yes**

Leave any comments about future land use.

Building height

Do you agree with the proposed building form provisions relating to building height? **No**

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Major consideration towards traffic management of an already over used thoroughfare needs to be priority

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About you

Name

Please provide your email if you would like to be kept informed about this project.

Mullumbimby Hospital redevelopment



Submission date: 1 November 2022, 11:20AM
Receipt number: 11
Related form version: 1

Vision statement

Do you agree with the vision statement? **Yes**

Leave any comments about the vision statement.

Project goals

Do you agree with the project goals? **Somewhat**

Leave any comments about the project goals.

The corner nearest Azalea St/ Left Bank Rd should be left as public open space - a park for community gatherings and use. I'm worried that trying to recoup such a large debt will affect the affordability of living on the site.

Proposed land use

Do you agree with the proposed land uses? **Somewhat**

Leave any comments about future land use.

As mentioned previously, I think the park on the bottom corner should be left as open space for public enjoyment and use.

Building height

Do you agree with the proposed building form provisions relating to height? **Somewhat**

Leave any comments about building height.

I think a mix of housing types. Not only units in blocks, but also townhouses with courtyards and small gardens.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

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About you

Name **Joanne**

Please provide your email if you would like to be kept informed about this project.

Mullumbimby Hospital redevelopment



Submission date: 1 November 2022, 4:56PM

Receipt number: 12

Related form version: 1

Vision statement

Do you agree with the vision statement? **Yes**

Leave any comments about the vision statement

Project goals

Do you agree with the project goals? **Somewhat**

Leave any comments about the project goals

Feel that the strategy and design protocols need to be strengthened to measure success appropriately

Proposed land use

Do you agree with the proposed land uses? **Somewhat**

Leave any comments about future land use.

Think we need to ensure diversity of typologies and densities is included

Building height

Do you agree with the proposed building form provisions relating to height? **Somewhat**

Leave any comments about building height.

Should be dependent on location within the site. Wouldnt support on the higher parts of the site where it would have a visual impact

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

More work required with Tweed Byron LALC and Arakwal Corp to ensure culture is protected and celebrated

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About you

Name

Elle Davidson

Please provide your email if you would like to be kept informed about this project.

Mullumbimby Hospital redevelopment



Submitted on date: 2 November 2022, 10:22AM
Receipt number: 13
Related form version: 2

Vision statement

Do you agree with the vision statement? **Yes**

Leave any comments about the vision statement

Project goals

Do you agree with the project goals? **Somewhat**

Leave any comments about the project goals

Energy efficient and passive solar design should be built into the goals not only affordability.

Proposed land use

Do you agree with the proposed land uses? **Yes**

Leave any comments about future land use.

I believe a hospice and semi independent aged care living units should be included

Building height

Do you agree with the proposed building form provisions relating to building height? **No**

Leave any comments about building height.

3 storeys would mean that many people would have their views and cooling breezes blocked

Any other comments

Are there any other comments you would like to make about the Draft State Strategy and Urban Design Protocol?

I think sustainable, energy efficient, prebuilt and assembled onsite, modular buildings should be encouraged/incentivised. Both for affordability reasons and to minimise the time excessive construction is taking place in the precinct. Renew.org.au would be a good nonprofit organisation to advise on these. Also see house plans available from <https://liveatthecape.com.au/house-designs/pre-approved-designs/> and the features in this outstanding development in Victoria. It is also an ideal location to have a community battery to store solar energy generated onsite.

As many people need to relocate out of the flood zone help and funding should be sought from the NSW reconstruction authority that may help speed up the development.

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About you

Name

Katrina Shields

Email

Would you like to be kept informed about the project?

Yes

Mullumbimby Hospital redevelopment



Submitted on date: 3 November 2022, 7:11AM

Receipt number: 14

Related form versions: 2

Vision statement

Do you agree with the vision statement?

No

Leave any comments about the vision

This vision is not aligned with the proposed land use. Only 5% of the build area is for community facility. This is a thinly veiled vision purportedly promising community facilities whilst pushing through overheight residential development. This height relaxation is not in accordance to current and existing residential development. We have essentially lost a vital community service that was a hospital only to be replaced with over height development that promises to provide affordable housing. Let's be honest unless it is rent capped and build with accessibility for NDIS people and the aged this draft plan does not fulfil the vision. The compromise of liveability with floorplan size reduction, increased height and limited accessibility serves investors and developers only. Many low income and aged residents will have access issues with increased height to 3 levels and lack of car access to dwellings.

Project goals

Do you agree with the project goals?

Somewhat

Leave any comments about the project goals

Proposed land use

Do you agree with the proposed land uses?

No

Leave any comments about future land use.

More detail on number of dwellings and general access to these dwellings. Of course this does not have to be detailed floorplans but needs to specify number of dwellings and sqm of each dwelling before land use can be changed

Building height

Do you agree with the proposed building form provisions relating to **No** height?

Leave any comments about building height.

Accessibility issues for NDIS and aged residents. These people are often low income and require more accessibility. There is already a minimum amount of green space in this plan, increased heights leads to overshadowed green spaces, lack of natural light and general reduction in liveability.

Any other comments

Are there any other comments you would like to make about the Draft State Strategy and Urban Design Protocol?

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About you

Name **Kerri**

Email

Would you like to be kept informed about the project? **Yes**

Mullumbimby Hospital redevelopment



Submission date: 3 November 2022, 5:33PM

Receipt number: 15

Related form version: 2

Vision statement

Do you agree with the vision statement? **Yes**

Leave any comments about the vision statement.

Project goals

Do you agree with the project goals? **Yes**

Leave any comments about the project goals.

Proposed land use

Do you agree with the proposed land uses? **Yes**

Leave any comments about future land use.

Building height

Do you agree with the proposed building form provisions relating to building height? **Somewhat**

Leave any comments about building height.

Prefer 2 stories, but some flexibility for rooftop features - decks, gardens, social spaces

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Concerned about:

(1) parking - provided info says minimal, but residents will definitely require parking spaces. Otherwise will park on busy Left Bank Rd, narrow Azalea St, etc

(2) internal roads - more needed than just one from Left Bank Rd across to Azalea. This doesn't seem to have access to those two roads.

(3) definitely need a slip road or better access for drivers turning right from LB Rd into Azalea. This is a difficult intersection especially at morning school times, with buses and long traffic queues trying to get onto Dalley St to turn left & right. Bridge is a bottleneck at these times.

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About you

Name **Cecily McGee**

Email

Would you like to be kept informed about the project? **Yes**

Mullumbimby Hospital redevelopment



Submission date: 3 November 2022, 6:42PM

Receipt number: 16

Related form version: 2

Vision statement

Do you agree with the vision statement?

Somewhat

Leave any comments about the vision

What is your vision for parking, at least 2 car spaces per residence.

Project goals

Do you agree with the project goals?

Yes

Leave any comments about the project goals

Proposed land use

Do you agree with the proposed land uses?

Yes

Leave any comments about future land use.

If suitable parking is provided and not cars strewn all over the neighbourhood as per the rest of town.

Building height

Do you agree with the proposed building provisions relating to height?

No

Leave any comments about building height.

Let's not set a precedence, keep it 2 stories.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

I'd like to see the parking arrangements before I would agree.

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About you

Name

Vicki Kennedy

Email

Would you like to be kept informed about the project?

Yes

Mullumbimby Hospital redevelopment



Submitted on date: 3 November 2022, 11:05PM

Receipt number: 18

Related form version: 2

Vision statement

Do you agree with the vision statement? **Yes**

Leave any comments about the vision statement

Project goals

Do you agree with the project goals? **Yes**

Leave any comments about the project goals

Proposed land use

Do you agree with the proposed land uses? **Yes**

Leave any comments about future land use.

Building height

Do you agree with the proposed building form provisions relating to building height? **No**

Leave any comments about building height.

Building height limits should be kept at 8.5m on elevated rear section to limit the visual impact when looking at the reservoir hill ridge-line from the north and east, and also as to not obstruct views from the reservoir lookout when looking out over the top of the development. Over development allowing a 11.5m height limit will also be out of character with adjoining properties, particularly Coolamon Villa which is single storey for that part of the building situated on the crest of the hill.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

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About you

Name

Geoffrey Hopf

Email

Would you like to be kept informed about the project?

Yes

Mullumbimby Hospital redevelopment



Submission date: 4 November 2022, 12:38PM

Receipt number: 19

Related form version: 2

Vision statement

Do you agree with the vision statement? **Somewhat**

Leave any comments about the vision statement.

Project goals

Do you agree with the project goals? **Somewhat**

Leave any comments about the project goals. **Unsure**

Proposed land use

Do you agree with the proposed land uses? **Somewhat**

Leave any comments about future land use.

Building height

Do you agree with the proposed building form provisions relating to building height? **Yes**

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft State Strategy and Urban Design Protocol?

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About you

Name

Gsry Seaman

Email

Would you like to be kept informed about the project?

Yes

Mullumbimby Hospital redevelopment



Submission date: 4 November 2022, 10:09PM

Receipt number: 20

Related form version: 2

Vision statement

Do you agree with the vision statement? Yes

Leave any comments about the vision statement.

Project goals

Do you agree with the project goals? Yes

Leave any comments about the project goals.

Proposed land use

Do you agree with the proposed land uses? Yes

Leave any comments about future land use.

Building height

Do you agree with the proposed building form provisions relating to building height? Yes

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Make sure that it has a sound social and environmental plan sustained by economic activity

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About you

Name

Simone O'Brien

Email

Would you like to be kept informed about the project?

Yes

Mullumbimby Hospital redevelopment



Submission date: 7 November 2022, 10:54AM

Receipt number: 22

Related form version: 2

Vision statement

Do you agree with the vision statement? **Yes**

Leave any comments about the vision statement.

Project goals

Do you agree with the project goals?

Leave any comments about the project goals.

Proposed land use

Do you agree with the proposed land uses? **Yes**

Leave any comments about future land use.

Building height

Do you agree with the proposed building form provisions relating to building height? **Yes**

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

I was a member of the PRG and am a member of Mullumbimby Hospital Action Group. I am very pleased that the report is closely aligned with the recommendations of the PRG. The highest priority in terms of Council owned land use is housing for retirees, enabling them to remain in their community and putting more family size homes on the market. The other very high priority is affordable housing for essential workers and low income local people. This site has always been a much loved community initiative. The current plan is consistent with the original gifting of the land to the Mullumbimby community over one hundred years ago.

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About you

Name **Caroline Bass**

Email

Would you like to be kept informed about the project? **Yes**

Mullumbimby Hospital redevelopment



Submission date: 8 November 2022, 11:38AM

Receipt number: 23

Related form version: 2

Vision statement

Do you agree with the vision statement?

Somewhat

Leave any comments about the vision

Sounds beautiful but often these descriptions don't eventuate in reality.

Project goals

Do you agree with the project goals?

Somewhat

Leave any comments about the project goals

Proposed land use

Do you agree with the proposed land uses?

Somewhat

Leave any comments about future land use.

There needs to be more green space left. The paddock area has always been a natural area free of housing and humans therefore it is a wildlife area. Each time land is cleared, animals die. This was evidenced when 5 acres was cleared at the corner of Poplar St and Azalea St. a number of years ago and I and other neighbours found deceased possums and echidnas in the following weeks as well as the birds fighting for territory.

Building height

Do you agree with the proposed building form provisions relating to building height? Somewhat

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

At this point, I am concerned about traffic and safety. There are many people, especially children who use Azalea St for walking to and from school (often shortcutting to Tallowood) and with the increase of traffic, bike paths and footpaths need to be put in place. Also, the intersection of Azalea st and Left Bank Road is already quite dangerous. I have had many near misses as cars drive out of Left Bank Road without looking up or down Azalea st for cars. This needs to be sorted now, and if this development goes ahead, needs high consideration with the amount of increased traffic.

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About you

Name christina

Email

Would you like to be kept informed about the project? No

Mullumbimby Hospital redevelopment



Submitted on date: 8 November 2022, 12:06PM

Receipt number: 24

Related form version: 2

Vision statement

Do you agree with the vision statement?

Somewhat

Leave any comments about the vision

Project goals

Do you agree with the project goals?

Somewhat

Leave any comments about the project goals

Proposed land use

Do you agree with the proposed land uses?

No

Leave any comments about future land use.

I'm concerned about allowing for 11m high buildings. I'm also concerned about wildlife. I see echidnas bandicoots and wallabies regularly in the horse paddock and this will be the end of them.

Building height

Do you agree with the proposed building provisions relating to height?

No

Leave any comments about building height.

As a neighbour on the southern side I definitely don't want 3 storey buildings on my northern boundary. Also I just think that's too high a density for what has been a quiet and peaceful neighbourhood rich in wildlife.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

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About you

Name **Gigi Mackie**

Email

Would you like to be kept informed about the project? **Yes**

Mullumbimby Hospital redevelopment



Submission date: 8 November 2022, 12:54PM

Receipt number: 25

Related form version: 2

Vision statement

Do you agree with the vision statement?

Somewhat

Leave any comments about the vision

I believe we need more community facilities on this site

Project goals

Do you agree with the project goals?

Somewhat

Leave any comments about the project goals

more community facilities rather than personal dwellings

Proposed land use

Do you agree with the proposed land uses?

Somewhat

Leave any comments about future land use.

more community facilities over residential dwellings

Building height

Do you agree with the proposed building provisions relating to building height?

No

Leave any comments about building height.

the height of any building needs to remain at 8.5m not 2 storey

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

I believe since the site was a community site with a hospital on it for the local community.

That any further development needs to be focused majority at supporting the local community not residential housing

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About you

Name

Phil Ashton

Email

Would you like to be kept informed about the project?

Yes

Mullumbimby Hospital redevelopment



Submission date: 8 November 2022, 3:17PM

Receipt number: 27

Related form versions: 2

Vision statement

Do you agree with the vision statement?

Somewhat

Leave any comments about the vision

The site has to prioritise affordable housing for elderly and low to moderate income earners who have been living in the Byron Shire for two or more years and therefore, are invested in and have a connection with the community.

Project goals

Do you agree with the project goals?

Yes

Leave any comments about the project goals

If there is an emphasis on providing affordable housing for elderly people and care workers who are low income earners, then the minister for aged care within the federal government should be approached for funding to repay debt associated with remediation of contaminated land.

Proposed land use

Do you agree with the proposed land uses?

Somewhat

Leave any comments about future land use.

Affordable housing in perpetuity can only be guaranteed by creating the proposed Byron Land Trust.

Building height

Do you agree with the proposed building provisions relating to height?

Leave any comments about building height.

This would be fine if the proposal for quality buildings and design is carried out.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

I agree with this being a development for locals who have been pushed out of the area due to unaffordability. This means locals with a history of having lived in the area for some time and have a connection to the area e.g. families with children attending local schools, elderly people who have lived in the area for a long time, should be prioritised. There may have to be reassurance in the final draft that council is not building a low rent ghetto, but a vibrant community.

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About you

Name

Philippa Andreas

Email

Would you like to be kept informed about the project?

Yes

Mullumbimby Hospital redevelopment



Submission date: 8 November 2022, 6:11PM

Receipt number: 1

Related form version: 2

Vision statement

Do you agree with the vision statement?

Yes

Leave any comments about the vision

The multipurpose facility needs to be aimed at the wider community as well as those living on the site

Project goals

Do you agree with the project goals?

Yes

Leave any comments about the project goals

Proposed land use

Do you agree with the proposed land uses?

Yes

Leave any comments about future land use.

Low cost Medium to high density housing is desperately needed in Mullumbimby with supporting community spaces

Building height

Do you agree with the proposed building form provisions relating to height?

Yes

Leave any comments about building height.

I think the height increase to 11.5m is absolutely necessary to create the maximum affordable housing outcomes. With appropriate, creative design, a three story building can be beautiful and not imposing.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Looking forward to further involvement in this project. It has been a long process - November 2016 I led the Reclaiming our Homes Forum in Mullumbimby. It was roughly May 2017 when I organised the Save our Hospital on site rally and meeting at the Civic Hall with the Mullum Hospital Action Group where the announcement was made by NSW Health that council could purchase the site for \$1. In hindsight not such a great outcome but I think ultimately - eventually - if I live long enough - we will see much needed housing and community facilities and a historical display on this site.

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[Mullum Arts Hub Proposal.pdf](#)

About you

Name

Jeannette Martin

Email

Would you like to be kept informed about the project?

Yes



PROPOSAL by Jeannette Martin and Jennifer Grainger
Email mullumartshub@gmail.com
Phone

PROJECT OBJECTIVES

1. Provide affordable and accessible studio spaces for local creatives.
2. Provide lockers and co-working spaces for participation of general public
3. Facilitate income earning potential for upcoming artists from our exhibition/gallery spaces
4. Provide affordable tuition and support in a diverse range of artistic and creative endeavours including painting, drawing weaving, theatre, poetry, sewing, upcycling etc.
5. Reduce loneliness in our community by providing a space for social interactions involving art and creativity
6. Promote an environmental awareness of resource conservation, upcycling and reducing any detrimental environmental impacts of artistic endeavours.

FACILITY OVERVIEW

The Big Roof Mullumbimby Arts Hub is well suited to be built on the toxic areas of the Old Hospital site in Mullumbimby.

The Big Roof at a minimum of 60m x 25m will be an open sided riding arena/basketball stadium with a concrete floor. A larger roof allows for future growth. Services can be provided above ground.

Initially 10 Shipping Containers will be modified into Studios with benches, shelving and large glass sliding doors.. These will be strategically placed in order to create specific zones for various creative mediums.

Two containers will be modified to each hold 8 large lockers for storage of members' materials and equipment.

Two shipping containers can be fitted by a company in Lismore with disability toilets access, regular toilets and a shower.

A specialist textile room for soft fabric creations will feature fabric and haberdashery storage, 8 sewing machines and overlockers and areas for weavers and spinners.

A large central co-working area will be fitted out with benches, tables and chairs.

There will be at least 2 washup areas specifically plumbed to manage the various waste materials.

A performance stage, rehearsal room and storage facility for props will provide space for a variety of events including youth theatre, poetry nights, acoustic folk music etc

The gallery will open out onto gardens which will also provide an outdoor exhibition space for sculptures.

An online system for exhibiting the works of participants will supplement the physical gallery space.

An office will provide administration services to our members. The Management Committee of suitably qualified persons will supervise the full time manager and part time curator.

A coffee cart will provide light meals and refreshments for our participants and visitors.

The Arts Hub will be within walking distance to the town centre.

Accessibility for all abilities and ages is integral to the design with ramps rather than stairs, bright open spaces indoors and access to the outdoor gardens and adjacent parkland.

We aim to create a hub for artistic and creative endeavours but also a place where people can drop in for coffee and a chat.

Along with courses and workshops (that support rather than copy existing organisations (eg Shedding, Byron Community College and Byron School of Arts) we will also run a program of small, friendly, all age activities, eg knitting club, poetry performances and even a scrabble group, These activities will providing opportunities to combat loneliness in our community.

Open 7 days pw this facility is unique in our town.

ADDRESSING SERVICE NEED

In 2021, we ran a survey of 34 local artists and creative people in our local area to identify what kinds of creative facilities are required in Mullumbimby.

There were obvious trends in the responses with the most common (70%) being the need for studio and workspaces. There is limited availability of art and studio spaces in town and the wider area, these are reportedly expensive and become available infrequently. Studio spaces in backyards have also become very limited as short term holiday letting consumes our town.

We have also found a very sad state of affairs - too many creatives are now forced out of the rental market and are living in cars further reducing their ability to follow their passion.

The Mullum Arts Hub will fulfil this dire need for workspaces.

Another trend we find is that 90% of respondents want to continue to learn and develop their skills. The local community college and the Byron School of Arts do currently offer excellent but limited courses and we expect our members will continue to utilise their services. However, access to their facilities are limited to course hours. We proposed that the Hub will be accessible seven days per week.

The Byron Community College has only one art studio and has expressed interest in hiring the Hub facilities to expand their own programs.

The immediate need identified is: affordable studio space.

There is a continuing need for accessible and affordable creative activities. These activities will support the residents of the housing development on the hospital site.

The Arts Hub could form part of a larger community centre where a number of diverse services may be offered – health, library.

The Hub would be utilised as a flood proof gathering space when needed. A kitchen could be added later to enable food preparation for people displaced during adverse weather events.

PROPOSED DEVELOPMENT STAGES

Stage one:

- Negotiating the site with council
- Finalising the design, and the business, management, environmental impact, and traffic plans
- Formalising the Project team and negotiating an agreement with council
- Seeking funding

Stage two:

- Council Development Application and Construction Certificates
- Employ a project manager to co-ordinate the construction of the facility.

Stage 3

- Construction of the roof, floor, office, gallery, initial 10 studios, 2 x locker facilities and 2 x toilets, car park facilities
- Begin promotion of the facility to engage the community
- Employ an Arts Hub manager to establish membership, manage bookings and workshop programs
- The Management plan will be revised to ensure applicability.

Stage 4

- The textiles workspace completed
- An experienced Curator will be employed manage the gallery
- A performance/stage area will be established
- A public Launch/grand opening will be celebrated with open activities for all ages and a display of creative's works.
- Workshop program will be launched.

POSSIBLE FUTURE ADDITIONS

- Print Studio
- Blacksmiths Studio
- Pottery Kilns (additional to drill hall)
- Schools programs

MANAGEMENT OF THE FACILITY

How the Arts Hub will be managed is still up for negotiation. We suggest that options include:

- Formation of either:
 - an incorporated Association
 - a company limited by guarantee
 - a company with a not for profit department
 - an Artists co-operative

that leases land from council and builds the facility with grants and donations and employs staff.

Or

- Facility is built by council and managed by Section 355 committee
- Facility is built and managed by Council with paid employees

Note Issue to be sorted out – the facility run as Not for Profit but artists can sell their creations for personal gain???

STAKEHOLDERS

Currently we have an ever-growing spreadsheet detailing, 35 survey respondents expressing their interest in being engaged, and this survey could well be promoted again

We have identified another 40 organisations and individuals who are interested in utilising the facility for their activities.

Creative Mullumbimby inc. has auspiced one grant application which came very close to success but ultimately failed due to the site not be secured.

Malcolm Price, Steve Drake, Suvira MacDonald and Joey Roigruk of Creative Mullum have all had input into this project (submitting a larger proposal to this community input process of the future of the Hospital site. However we are just focussing our proposal on this simpler version. No doubt there will be further consultation between all the stakeholders.)

Once the site has been allocated for community use, council may choose to establish project reference group to further update the needs of the community and design the facility.

This could also be achieved without council involvement as we have the connections with appropriately qualified community members eg community development, architects, engineers etc. who can professionally run the entire process for a fraction of the price and time that it would cost council.

Community partnerships are a challenging process for council but I have absolutely no doubt at all, that community can build and manage an Arts Hub facility in Mullumbimby on council land. However without further communication with council staff, I do not presume to know how this would occur at this stage.

Attachments:

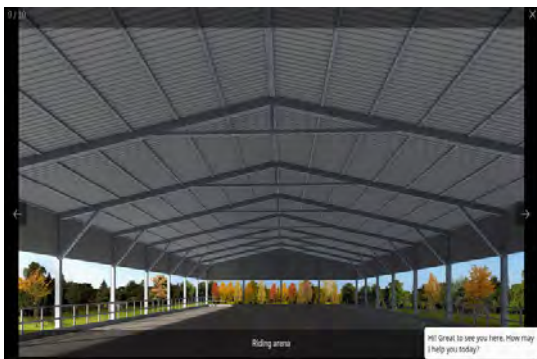
- Initial project proposal flier
- Survey results
- Photo suggestions

THE BIG ROOF

MULLUMBIMBY ARTS HUB

DRAFT CONCEPT

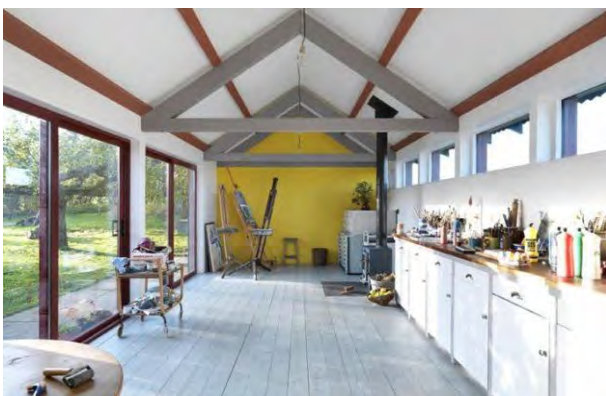
A BIG ROOF -



With co-working spaces



private studio spaces



and an exhibition space



And more – READ ON

THE VISION SO FAR

EXPLORING CREATIVITY TOGETHER

At the Big Roof, you will meet people who are interested in creating and learning, and people who want to share their creative talents and insights.

We aim create a supportive environment, where curiosity replaces critique, and people are encouraged to trust the artistic process, to take risks, and to try something new.



Learning and creating together

The Big Roof will be constantly evolving and developing new initiatives, according to the interests of the community. We will employ tutors, established artists and guest presenters to lead and co-create our programs and events.

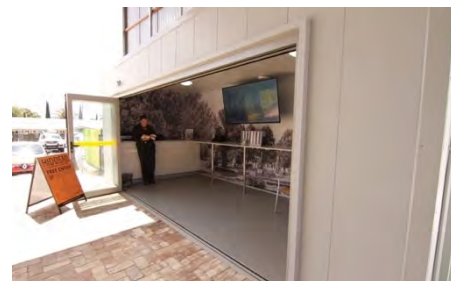
While the Big Roof – the Mullumbimby Arts Hub will be open to the public, we will offer memberships that will provide additional benefits. We will ensure arts hub initiatives are barrier-free and affordable.

VENUES AND SPACES

Along with teaching spaces, the Big Roof will also offer co-working spaces for casual use by creatives in all fields, promoting a friendly, social atmosphere for our community.

We also aim to have 12-20 studio spaces for rent at affordable rates. This has been identified as a much needed service in our community as available, affordable studio spaces are rare.

These could be modified shipping containers depending on costs and availability.



Studio spaces leased at affordable rates

We will rent storage areas to our regular members who don't need a studio but wish to store their materials and use the co-working spaces instead. These could be lockers in a shipping container.

VISITORS

The Big Roof will be open 7 days a week for visitors to enjoy the atmosphere, view the galleries and purchase local arts and crafts. We will run a small coffee cart to provide our community with coffee, tea, cakes and soups.

A gallery area will be curated to showcase and sell individual pieces created by members and the community. We will also offer an online gallery where artists are exhibit the full range of their works.



Community Art Gallery open to public



Poetry Performance space for all ages

POSSIBLE SITES

Mullumbimby Hospital Site has community space allocated in its masterplan. The Big Roof will be a valuable facility supporting the affordable housing component of the plan.

The Mullumbimby Recreation grounds could also be appropriate for the arts hub as would the Lot 22 residential development. We are still investigating these and other options in collaboration with Byron Shire Council.

THANKYOU

Creative Mullumbimby Incorporated has agreed to auspice this project. Their passionate support for the vision combined with their experience and skills will be very advantageous as the project unfolds.

We are also very grateful toto the creative community of the Byron Shire who have contributed their ideas to this proposal to date.

We have a survey which aims to dig even deeper into what facilities our community need in a community arts hub and how will it be managed.

The survey can be found on our Facebook page –The Mullumbimby Arts Hub and the Creative Mullumbimby website - creativemullumbimby.org.au.

We are continuing to identify stakeholders in our community and inviting them to assist us in crafting mutually beneficial outcomes in the creation of this hub.

It is only by working together as a community that we will make this Arts Hub a reality.

For more information contact:

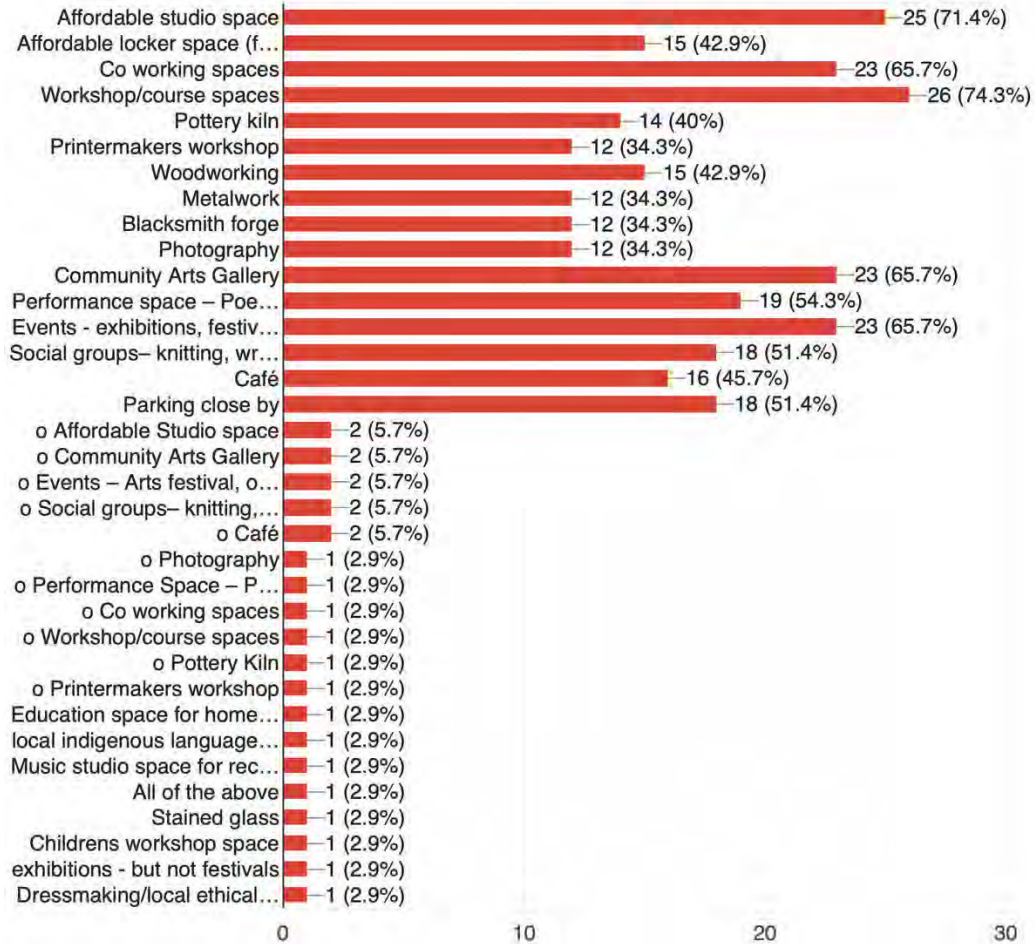
Jeannette Martin:

Email: mullumartshub@gmail.com

THE BIG ROOF ARTS HUB SURVEY RESULTS OCT 2021

1. What activities and facilities would you like to see in an Arts Hub in Mullumbimby?(tick as many boxes as you like)

35 responses



THE BIG ROOF ARTS HUB SURVEY RESULTS OCT 2021

2a. Would you be interested in managing any of these specialist areas?

35 responses



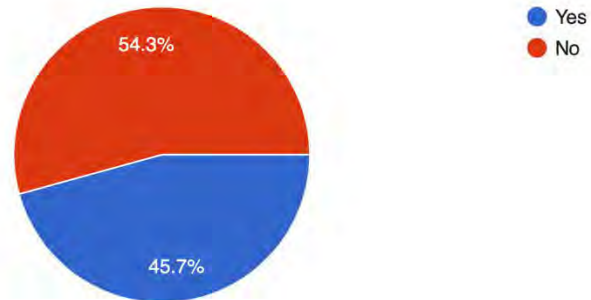
2b if yes which are your specialist areas?

- Writing, printmaking, leadlighting, couture
- Gallery, homeschool
- Events, Community Art Gallery, Performance Space
- Arts venue management, theatre director, events manager, curator
- Community Gallery
- Music Studio
- I may be interesting in managing small events and workshops, but not in being THE MANAGER of everything going on
- Painting and curation
- Currently manage mullumbimby clayworkers gallery
- 3D fabrication of most materials www.horneartstudio.com
- Video/photography. It systems. Musician and audio tech
- Woodworking Area/ Event management/ Gallery
- workshop space, art gallery, events
- project management, grant writing, admin - would need to be a paid position
- Macrame Knitting- Making Candles-Playing Piano
- Still undecided about my level of involvement on a managerial level at this stage. However interest areas include curation, artist cafe, installation and collaborative ventures
- Events - exhibitions, festivals, celebrations etc.
- Dressmaking/ethical garment production
- creative social group.

THE BIG ROOF ARTS HUB SURVEY RESULTS OCT 2021

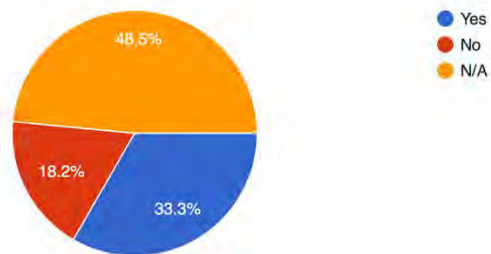
3a. Are you interested in leasing a studio space?

35 responses



3b. Would a shipping container with sliding glass doors and windows be a sufficient size for your studio? (6m x 2.4 x 2.4)

33 responses



3c. If no, what would be the minimum size would you require? (m2) 10 responses

- N/A
- 14 X 7 m
- 6 x 6 would be ideal

THE BIG ROOF ARTS HUB SURVEY RESULTS OCT 2021

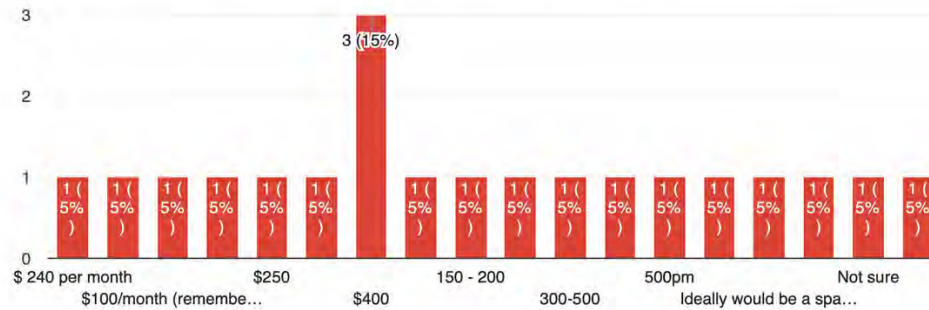
- 50 sq mtrs
- OK size but not a closed space
- 30square metres
- I would also require a covered out door space with great ventilation or air extraction
- If we can stack a few containers and have taller spaces that would be amazing.

Particularly for the exhibition spaces - we could stack and combine a few containers to create larger spaces.

- 50sqm

4a. What would you consider affordable rent per month for this space? (per month)

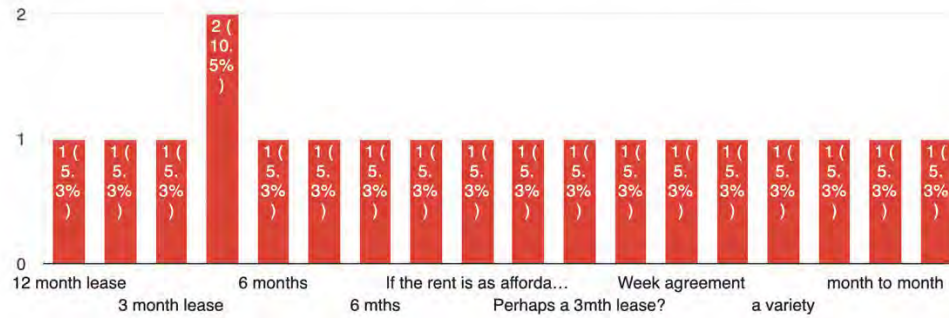
20 responses



THE BIG ROOF ARTS HUB SURVEY RESULTS OCT 2021

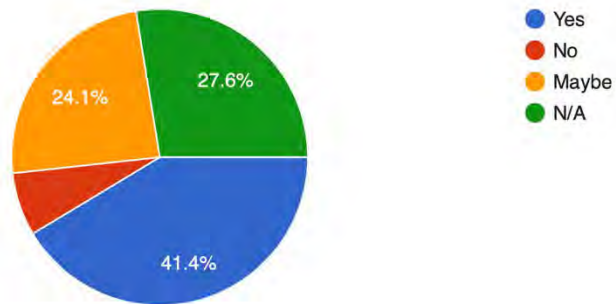
4b. Would you prefer a 6 month lease or a week to week agreement (if applicable)?

19 responses



5. Would you consider sharing a studio space?

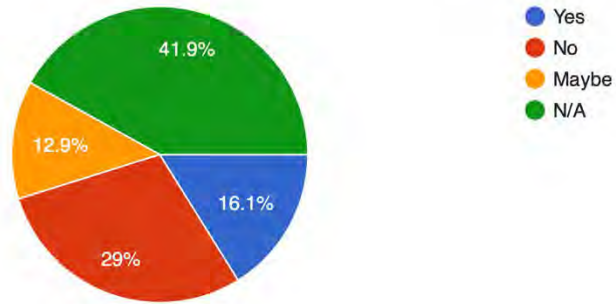
29 responses



THE BIG ROOF ARTS HUB SURVEY RESULTS OCT 2021

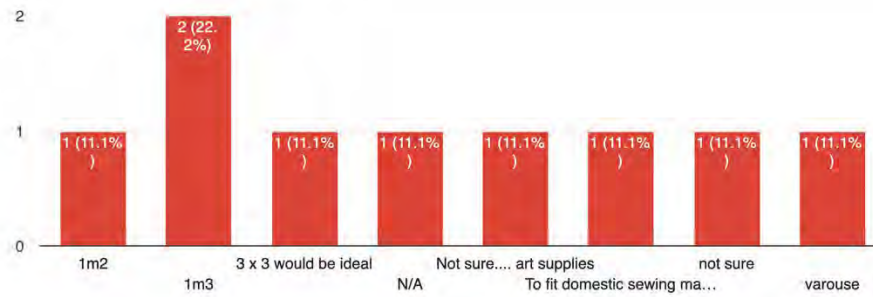
6a. If you don't need/can't afford a studio would you be interested in renting locker space for your equipment?

31 responses



6b. What size locker would you require? (m2)

9 responses



6c. What would you consider affordable rent for the locker? (per month)

9 responses

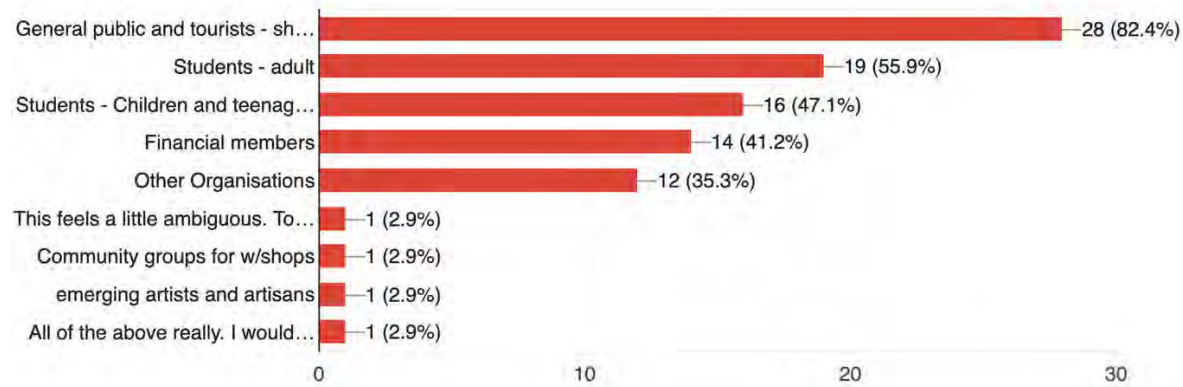
250
100-200

THE BIG ROOF ARTS HUB SURVEY RESULTS OCT 2021

?
100
50
\$50
\$100
\$80.00

7a. Who do you consider we should we target our opening hours at? (tick as many boxes as you would like)

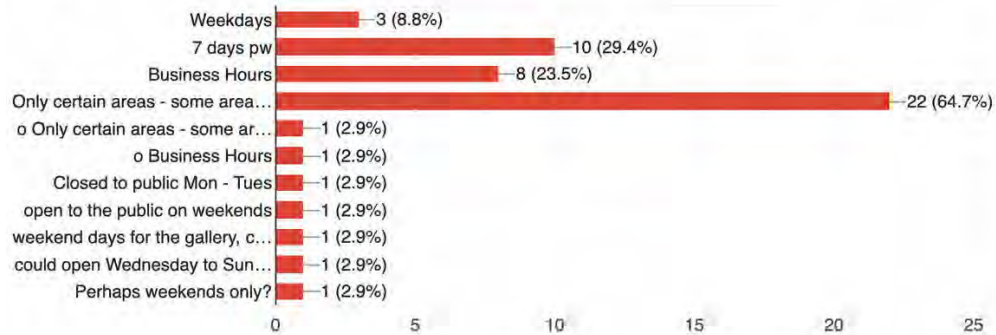
34 responses



THE BIG ROOF ARTS HUB SURVEY RESULTS OCT 2021

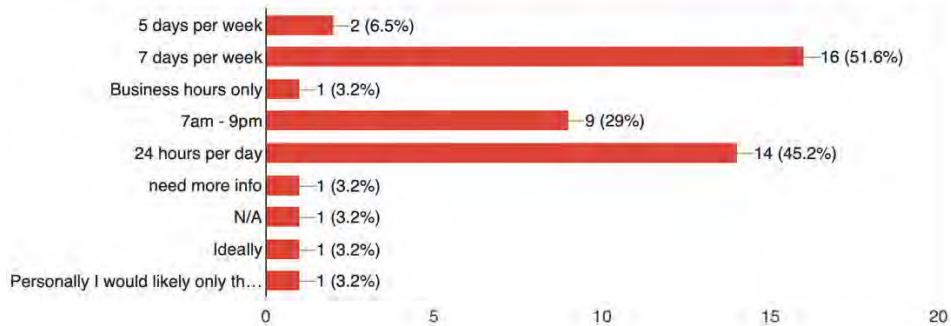
7b. Should the Arts Hub be open to the public? (tick as many boxes as you like)

34 responses



7b. As a financial member of the Mullum Arts Hub, what days and hours would you want access to your space in the Hub? (tick as many boxes as you like)

31 responses

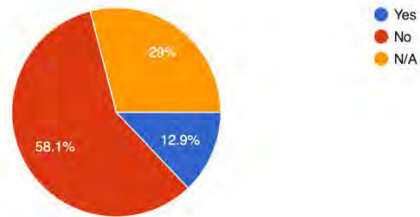


SAFETY AND SECURITY

THE BIG ROOF ARTS HUB SURVEY RESULTS OCT 2021

8a Do you use any toxic or dangerous materials or processes in your creative endeavours?

31 responses



8b. If yes, please give details and what safety measures do you take? 6 responses

- N/A
- Dye Powder. Gloves and contained or windless space for mixing.
- Some glazes, inks and paints are toxic, but i always aim for natural versions. Safety gloves, mask, eyeware Sand box etc
- proper WH&S for processes used. Correct infastructure and ventilation systems
- Sawdust from Woodwork...Dust extraction would be good.
- I do basalt sculptures. The dust is not safe. I use a mask and extractors (indoors) or blowers when outside

8c. Please share any safety or security concerns you may have regarding the Arts Hub? 14 responses

- Materials being stolen
- 24 hour security
- If members are given 24hr access a community watch or guardian will need to be appointed. Machines etc will need tagging.
- Need to be aware of National Construction Code requirements for this sort of building and the Australian Standards relevant to the proposed activities.
- Workshop and event space would be preferable if it can be privatised in terms of controlled entry/exit points (lockable doors to prevent random guests blowing in) and in terms of containing sound within the event/workshop space (so as not to bother so-users in surrounding spaces) as well as sound-proofed to exclude outside noises interfering in the workshop spaces.
- Security if alone.... good lighting

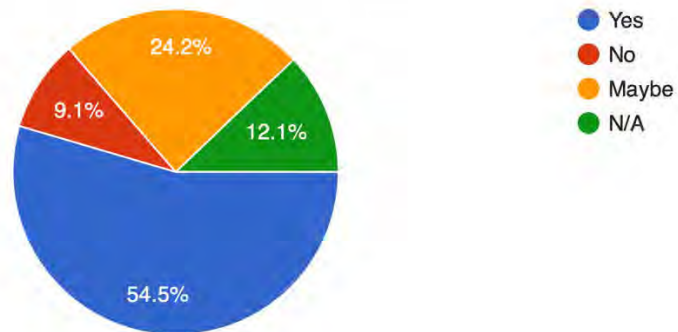
THE BIG ROOF ARTS HUB SURVEY RESULTS OCT 2021

- facilities should be set up to manage movement of children around equipment and artwork
- Unskilled or uneducated people using tools, machinery and/ or materials
- Vandalism
- security, disrespectful people,
- if there is a big communal space it could be attractive as a night time hang out and tagging etc could be an issue
- None
- Privacy of studio spaces - the ability to work in isolation if need be. Security of materials.
- Visitors of artists should remain in the public, exhibition and meeting spaces only

GALLERY

9a. Would you be interested in exhibiting and selling your creations in our community gallery?

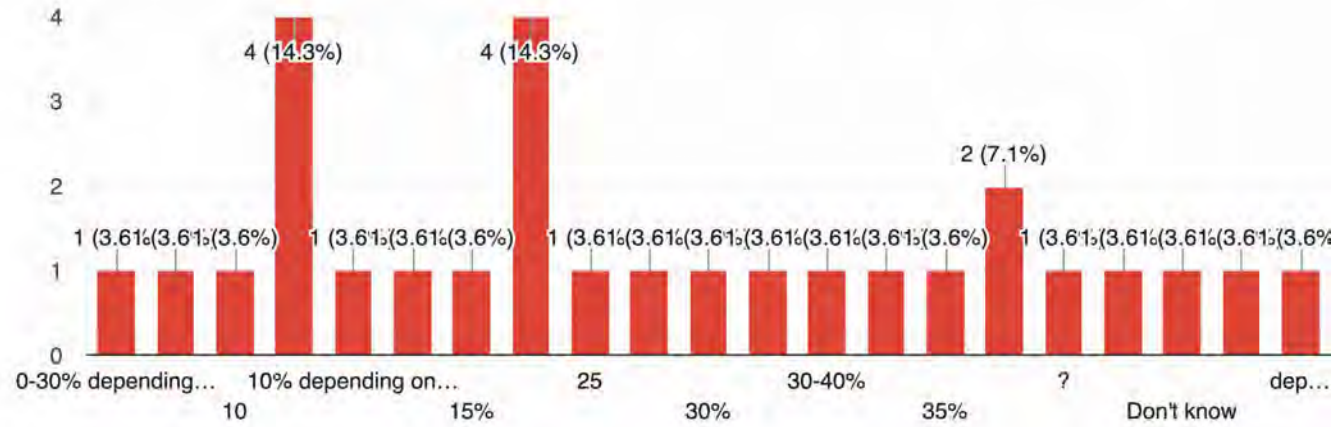
33 responses



THE BIG ROOF ARTS HUB SURVEY RESULTS OCT 2021

9b. What you consider to be a fair commission fee to be charged by the Gallery? (%)

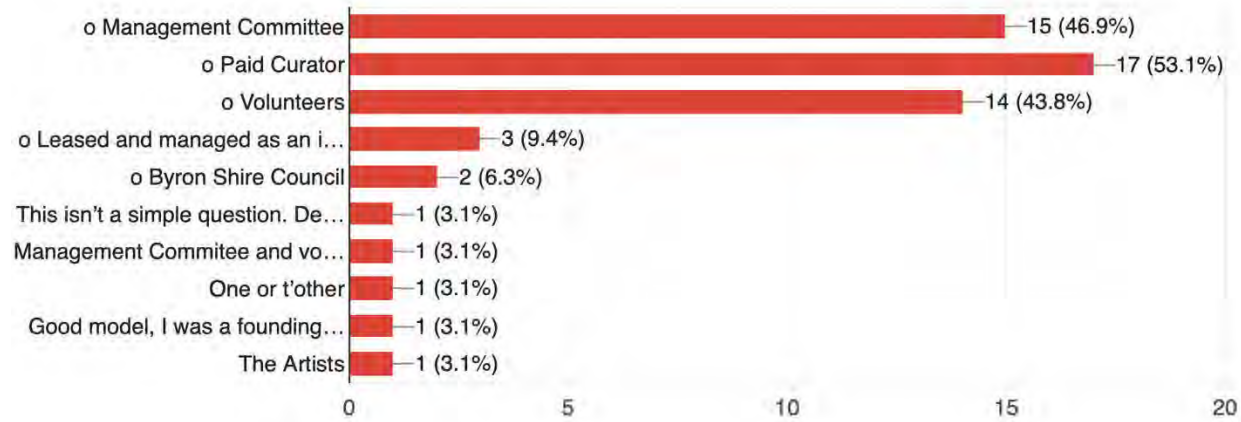
28 responses



THE BIG ROOF ARTS HUB SURVEY RESULTS OCT 2021

9c Who do you think a community gallery should be managed by?

32 responses

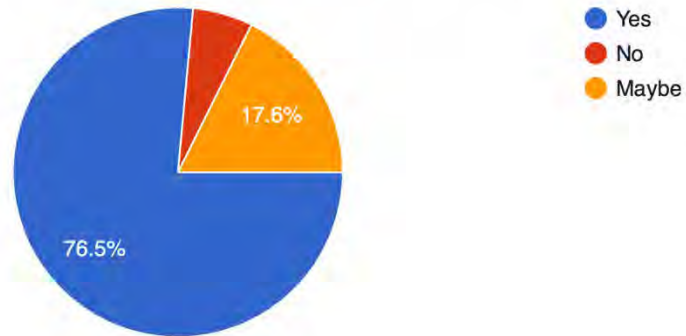


EDUCATION

THE BIG ROOF ARTS HUB SURVEY RESULTS OCT 2021

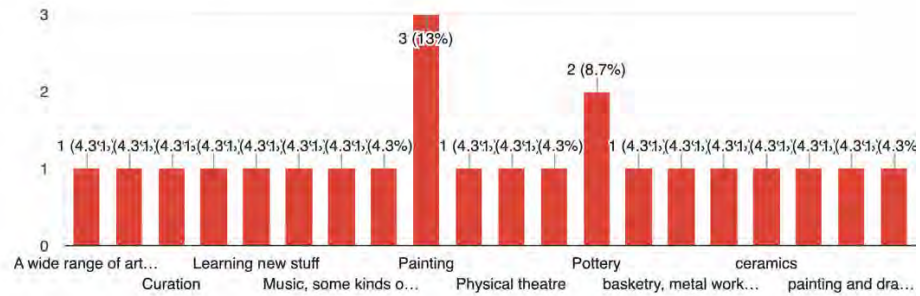
10a. Are you interested in learning or advancing your creative skills?

34 responses



10b. If so, what in particular?

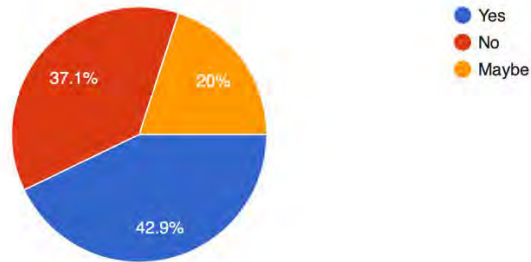
23 responses



THE BIG ROOF ARTS HUB SURVEY RESULTS OCT 2021

11.a Are you interested in teaching workshops or courses?

35 responses



11b. If so, what are your skills you would like to share? 22 responses

Upcycling from found objects

writing, leadlighting, couture

Guerilla Eco Film making Deep Ecology & Creative Expression

Theatre, movement theatre, arts management, clown, performing arts, commedia del Arte, multi-media arts, interdisciplinary arts

possible permaculture short course

Abstract painting, collage and colour

Music production, composition and performance

Linocutting, celtic knots beginner, clay

Music, calligraphy, meditation, arts culture

Painting, colour theory, art therapy

drawing, collage, ceramic surface decorations

Advanced sculpture fabrication

Dance

As above

Woodwork and sculpture, Performance Art

Ceramics handbuilding skills

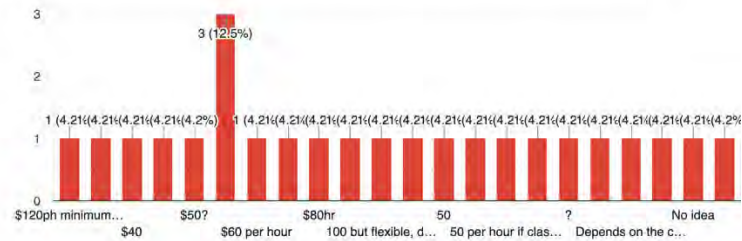
eco-dying and sewing

THE BIG ROOF ARTS HUB SURVEY RESULTS OCT 2021

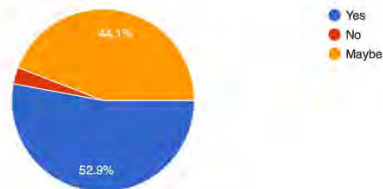
Oil and acrylic painting techniques.
 Macrame and candles make workshop
 obsoletia: the human consumerist waste
 Dressmaking
 Creativity, traditional drawing

11c. How much per hour would you want to be paid for facilitating a workshop or course? 24 responses

11c. How much per hour would you want to be paid for facilitating a workshop or course?
 24 responses



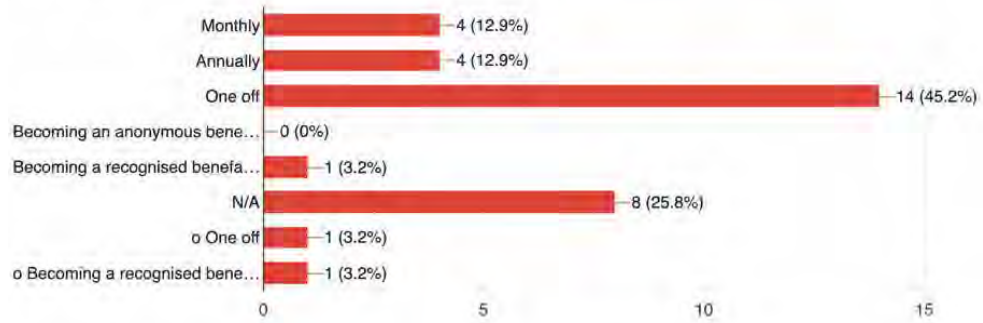
12a. Would you be interested in being a financial member of the Mullum Arts Hub and receive special concessions (eg able to lease a studio,abl...workshops, etc. - membership will be affordable)
 34 responses

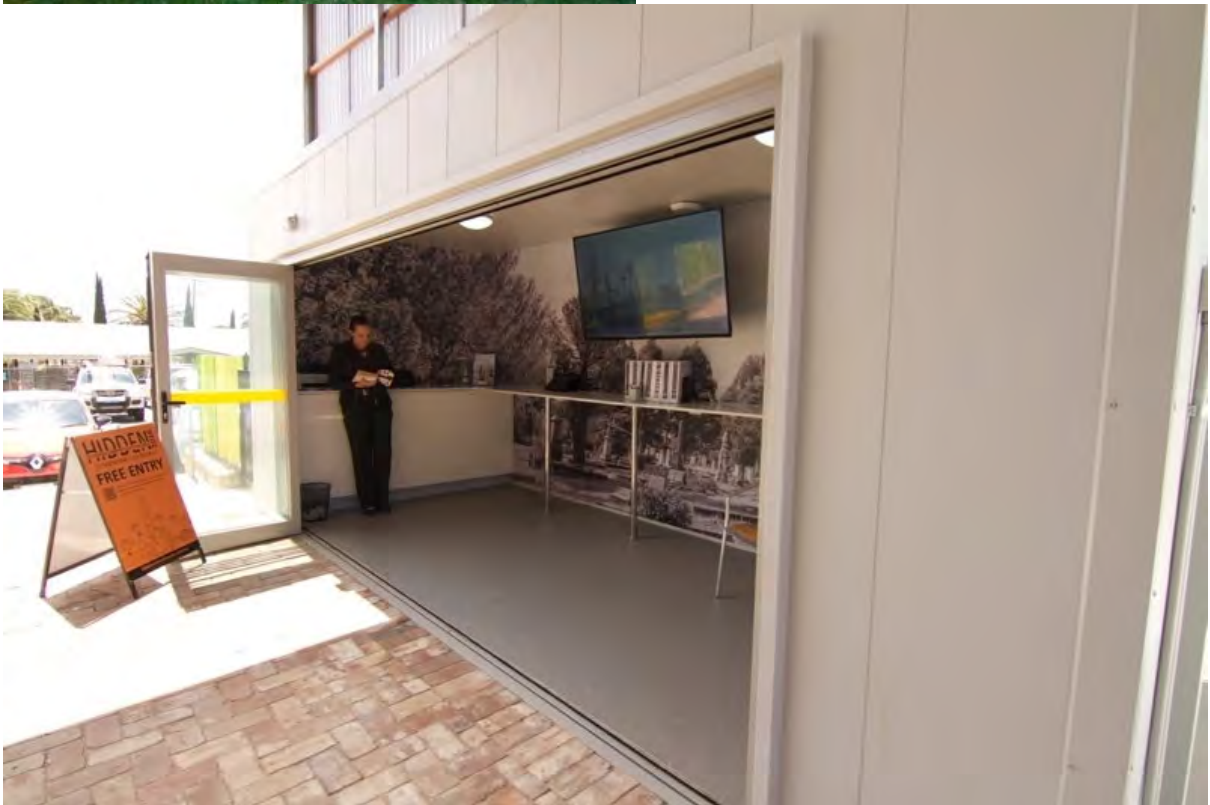


THE BIG ROOF ARTS HUB SURVEY RESULTS OCT 2021

12b. Would you be interested in donating to the establishment of the Mullumbimby Arts Hub? (tick as many boxes as you like)

31 responses











Mullumbimby Hospital redevelopment



Submitted on date: 10 November 2022, 6:43AM

Receipt number: 29

Related form version: 2

Vision statement

Do you agree with the vision statement? **Yes**

Leave any comments about the vision statement

Project goals

Do you agree with the project goals? **Somewhat**

Leave any comments about the project goals **Too much emphasis on housing, not enough space for community buildings**

Proposed land use

Do you agree with the proposed land uses? **Somewhat**

Leave any comments about future land use. **Too much housing, not enough for community use**

Building height

Do you agree with the proposed building form provisions relating to **Yes** height?

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Whilst acknowledging the need for housing in Mullum this should not be at the expense of community facilities. The amount of space allocated is pitifully small in the current plan. The site was never intended to be a housing development.

Upload a document

About you

Name

Niseema Tayler

Email

Would you like to be kept informed about the project?

Yes

Vision statement

A new neighbourhood located just 15-minutes walk to the centre of town and near regional schools and services.

Home to a diverse community – especially those who have been priced out of other areas of Byron Shire. This has been made possible by the provision of a range of affordable, attainable and accessible housing.

A beautiful, green neighbourhood with a rich character that draws inspiration from the local culture. It espouses the sustainability and resilience principles that are central values to the broader Mullumbimby community.

The multi-purpose facility and park is a place where the local community comes to have fun and relax together. The facility also supports local initiatives, work and education needs with its consultation, meeting and training rooms.

The neighbourhood is well connected by bus, cycle and walking paths to the centre of town, nearby schools, recreation and community facilities.

Do you agree with the vision statement? (Please circle) Yes / No / Somewhat

Leave any comments about the vision

SALES PROCESS WAS VERY POOR - MOST UNUSUAL + ONE OFF SALES PROCESS EVER CARRIED OUT.
 SOLD AT VALUERS FIGURE (ALWAYS 10% UNDER MARKET) TO 1ST IN 1ST DRESSING

The project will ultimately be considered a success if...

PAUL PRIOR

- The development vision is achieved in relation to land use outcomes, especially maximising the provision of affordable and attainable housing.
- Development is undertaken in accordance with the endorsed Site Strategy and Urban Design Protocol.
- Remediated land is developed in accordance with the recommendations of the Site Audit Statement and the Site Audit Report.
- Community-led governance methods are used at appropriate development stages.
- Debt associated with remediation of contaminated land is repaid.

Do you agree with the project goals? (Please circle) Yes / No / Somewhat

Leave any comments about the project goals

• DEVELOP ON-GOING REVENUE AS HOUSING PROVIDER + CONTROL SITE - OR PART OF. + HAVE REVENUE STREAM FUNDS COULD THEN BE USED TO DEVELOP OTHER SITES
 • WORK WITH PRIVATE DEVELOPER (VOLUNTARILY) TO ACHIEVE OUTCOMES
 • WHEN SALES MADE (IF ANY) WORK WITH AGENTS TO ACHIEVE BEST OUTCOMES - NOTE ROUNDHOUSE

Proposed land use

Predominately a diversity of residential with supporting community and associated infrastructure uses / facilities. And with the intention to maximise the amount of affordable, attainable and accessible dwellings.

We don't need to know specifically what exact residential dwelling types or community facilities or open space is needed at this point. The proposed zoning of R1 General Residential will enable all of these use types.

More detailed planning and design will happen at a later date.

Do you agree with the proposed land uses? (Please circle) Yes / No / Somewhat

Leave any comments about future land use.

Building height

The Draft Site Strategy and Urban Design Protocol recommends increasing the height limit potential over the site from 8.5m (2 stories) to 11.5m (3 storeys).

Do you agree with the proposed built form provisions relating to height?
(Please circle) Yes / No / Somewhat

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Attachments

About you

This is the first step of community consultation.

Extensive community consultation will be carried out as part of any future Planning Proposal to amend the Byron Local Environmental Plan regarding land use or development standards such as height.

Name: _____

Email: _____

Would you like to be kept informed about the project?

We'll use the email provided to send you updates. (Please circle) Yes / No

Vision statement

A new neighbourhood located just 15-minutes walk to the centre of town and near regional schools and services.

Home to a diverse community – especially those who have been priced out of other areas of Byron Shire. This has been made possible by the provision of a range of affordable, attainable and accessible housing.

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The neighbourhood is well connected by bus, cycle and walking paths to the centre of town, nearby schools, recreation and community facilities.

Do you agree with the vision statement? (Please circle) Yes / No / Somewhat

Leave any comments about the vision

As someone who is homeless & living on disability pension, I can speak for myself & anyone else in similar circumstances; we need this.

Project goals

The project will ultimately be considered a success if...

- The development vision is achieved in relation to land use outcomes, especially maximising the provision of affordable and attainable housing.
- Development is undertaken in accordance with the endorsed Site Strategy and Urban Design Protocol.
- Remediated land is developed in accordance with the recommendations of the Site Audit Statement and the Site Audit Report.
- Community-led governance methods are used at appropriate development stages.
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Leave any comments about the project goals

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Leave any comments about future land use.

Building height

The Draft Site Strategy and Urban Design Protocol recommends increasing the height limit potential over the site from 8.5m (2 stories) to 11.5m (3 storeys).

Do you agree with the proposed built form provisions relating to height?
(Please circle) Yes / No / Somewhat

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Attachments

About you

This is the first step of community consultation.

Extensive community consultation will be carried out as part of any future Planning Proposal to amend the Byron Local Environmental Plan regarding land use or development standards such as height.

Name: Damien Moses

Email: _____

Would you like to be kept informed about the project?

We'll use the email provided to send you updates. (Please circle) Yes / No

Vision statement

A new neighbourhood located just 15-minutes walk to the centre of town and near regional schools and services.

Home to a diverse community – especially those who have been priced out of other areas of Byron Shire. This has been made possible by the provision of a range of affordable, attainable and accessible housing.

A beautiful, green neighbourhood with a rich character that draws inspiration from the local culture. It espouses the sustainability and resilience principles that are central values to the broader Mullumbimby community.

The multi-purpose facility and park is a place where the local community comes to have fun and relax together. The facility also supports local initiatives, work and education needs with its consultation, meeting and training rooms.

The neighbourhood is well connected by bus, cycle and walking paths to the centre of town, nearby schools, recreation and community facilities.

Do you agree with the vision statement? (Please circle) Yes / No / Somewhat

Leave any comments about the vision

Project goals

The project will ultimately be considered a success if...

- The development vision is achieved in relation to land use outcomes, especially maximising the provision of affordable and attainable housing.
- Development is undertaken in accordance with the endorsed Site Strategy and Urban Design Protocol.
- Remediated land is developed in accordance with the recommendations of the Site Audit Statement and the Site Audit Report.
- Community-led governance methods are used at appropriate development stages.
- Debt associated with remediation of contaminated land is repaid.

Do you agree with the project goals? (Please circle) Yes / No / Somewhat

Leave any comments about the project goals

Residents of LEFT BANK RD, request lower sewerage in part of this development

Proposed land use

Predominately a diversity of residential with supporting community and associated infrastructure uses / facilities. And with the intention to maximise the amount of affordable, attainable and accessible dwellings.

We don't need to know specifically what exact residential dwelling types or community facilities or open space is needed at this point. The proposed zoning of R1 General Residential will enable all of these use types.

More detailed planning and design will happen at a later date.

Do you agree with the proposed land uses? (Please circle) Yes / No / Somewhat

Leave any comments about future land use.

Building height

The Draft Site Strategy and Urban Design Protocol recommends increasing the height limit potential over the site from 8.5m (2 stories) to 11.5m (3 storeys).

Do you agree with the proposed built form provisions relating to height?
(Please circle) Yes / No / Somewhat

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Attachments

Source Please.

About you

This is the first step of community consultation.

Extensive community consultation will be carried out as part of any future Planning Proposal to amend the Byron Local Environmental Plan regarding land use or development standards such as height.

Name: *Jenni Bellard*

Email: _____

Would you like to be kept informed about the project?

We'll use the email provided to send you updates. (Please circle) Yes / No

Mullumbimby Hospital redevelopment



Submission date: 10 November 2022, 8:15AM

Receipt number: 31

Related form versions: 2

Vision statement

Do you agree with the vision statement?

Somewhat

Leave any comments about the vision

Neighbourhood, conjures up a suburban feel, possibly the use of "precinct" may be included. The precinct design provides for development that responds to local community needs and the wider social context by delivering an appropriate mix of land uses, dwelling types and public spaces. The clause stating "particularly those who have been.....etc" should be removed leaving the emphasis on diverse community. There should be a feeling of community and tenure should be blind so more cohesive socio mix is engendered.

Project goals

Do you agree with the project goals?

Somewhat

Leave any comments about the project goals

There is an opportunity for a further reaching approach by creating an exemplar for a contextual societal shift for rural village living...A hybridised urban approach within a rural township setting. I am a little unsure in what context the phrase "especially maximising the provision of affordable and attainable housing" is defined. The project has the potential for the precinct to be a vibrant hub that is an attractive place to live, breathe and visit, that as a matter of course provides the required accommodation.

Proposed land use

Do you agree with the proposed land uses?

Somewhat

Leave any comments about future land use.

The urban design strategy should inform further what this looks like

Building height

Do you agree with the proposed built form provisions relating to height?

Leave any comments about building height.

Further investigation into the impact of limiting the heights to 11.5 m on portions of the site where gradients exceed a given grade should be undertaken. Provision should be in place to allow significant components of the built form to exceed 11.5 m. Set by percentage limits, sight lines, materials, use etc etc.....

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Will a procedural document for both the DSS and UDP be accessible to the community?

Greater consideration should be given to the “giving back” of some of the site to the community, there has been a tremendous loss to the community in general and a lot of grief over it.

Yes, the site is owned now by the BSC, but the site holds a lot of stories, both from living memory and from times forgotten or not even recognized. The strategy at this stage does not offer anything back that can be accessed at all times by everyone. Where is the “bone yard” ? Can a place be allocated for a small park as a gesture of a new beginning...the core of the new “bioregional” precinct to evolve from the site.

Further consideration should be given to the detailed land use based on the context....lots to explore here...in principal – don’t get caught in the false pretext that “that is the best land to build on” paradigm...you can build on anything, but you cant use any land for open space.

Upload a document

About you

Name **Steve Drake**

Ema

Would you like to be kept informed about the project? **Yes**

Mullumbimby Hospital redevelopment



Submission date: 10 November 2022, 8:19AM

Receipt number: 32

Related form version: 2

Vision statement

Do you agree with the vision statement?

Somewhat

Leave any comments about the vision

Project goals

Do you agree with the project goals?

Somewhat

Leave any comments about the project goals

I wonder if debt repayment must be a primary short term or medium term or even long term goal. If the income stream generated maintains debt repayment this can also be enough to align with best community outcomes.

Proposed land use

Do you agree with the proposed land uses?

Somewhat

Leave any comments about future land use.

The more compact the residential use, the more important becomes the supporting infrastructure....this implies that cultural infrastructure must also have an important place in the scheme.

Building height

Do you agree with the proposed building form provisions relating to height? Somewhat

Leave any comments about building height.

Yes possibly but not over all the sitethere should be a variations and not to the extent that there is a shadowy bloc produced.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Generally the allocation to community infrastructure seems to be grossly inadequate . To have that site, a remaining site of usable land entirely dominated by housing when there are so many other existing community needs, is rather poor strategy. Having more housing when there is already insufficient cultural provisions then creating more demand for these resources does not add up. It just houses people then creates more demands on an under resourced cultural sector. Apart from the health needs there is no specific allowance for an art presence (I know it has a public art point indicated) , but a place for ongoing creative pursuits and happenings.... a flexible space that generates interest: theatre, concerts, poetry, debate, exhibitions.... This community has many creatives and the opportunities for them to create and show are extremely limited.

Upload a document

About you

Name

Suvira McDonald

Email

Would you like to be kept informed about the project?

Yes

From:
To: [FitzGibbon, Andrew](#)
Subject: Re: Response to Mullum Hospital Redevelopment
Date: Thursday, 10 November 2022 9:47:29 AM
Attachments: [MullumHospitalSite.pdf](#)

Hi Andrew

As suggested, I have updated my submission and provided more detail.

Happy to chat again.

Good luck

Michael

Att: Andrew Fitzgibbon,
Place Planning Coordinator
Byron: Shire Council

Re: Feedback on a Draft Site Strategy and Urban Design Protocol for the former Mullumbimby Hospital site.

As a Participant of the Mullumbimby Hospital Site Reference Group, I wish to offer this feedback to the initial strategy. I understand and appreciate the complexity and difficulty required for a project of this nature. It will not be easy to complete the site and fulfill all the potential best outcomes. The following is just one of several alternative pathways.

The draft strategy is lacking in detail. The content and make of the type of housing envisioned is not mapped out and is probably still to be decided. However, from the text and your overview it seems you wish to place it all with a CHP and a single housing model. More could be achieved by having a section allotted to social housing while retaining the larger portion of the site for a variety of dwellings and activity/commercial.

Best practice master planning suggests a mixture of housing types and demographics usually provide the better outcomes for community liveability. The following is one option for possible steps to achieve the result required by council: affordable housing, social infrastructure and retaining council assets and potential income.

1. Recouping Debt

The debt incurred by the asbestos remediation on site needs to be recouped. The freehold sale of the section of land south of Catholic Care and accessed via Reservoir Road would come close to do this. A portion of around 5000 M2, once rezoned, would resolve most of the debt.

Council would be best to only sell it to an incoming buyer under condition it be developed for medium density dwellings. The easiest resale to a developer would be for five or six house single lots but that is not the best outcome for the communities need for more diverse mix of housing. A mix of top end 2/3-bedroom units plus smaller studios is best.

2. Financing Remaining Build

The rest of the site can be valued after rezoning is completed. The valuation of the site is then a suitable security for BSC to gain a 60% commercial loan on the agreed value. This is unlikely to cover 100% of the final build cost so council will need to lobby for grants or loans from Federal or State Government for the shortfall. Failing that option, BSC will still be able to borrow higher than the 60% if also showing rental returns after the completed build.

3. Preferred Development Partner (PDF)

BSC probably does not have the desire or capacity to take this project on as the developer. However, it is not outside an LGAs remit to develop their own property. Ballina Shire, for example, has a long and successful history of developing and managing developments and enjoying revenue from completed assets. This project does offer BSC an opportunity to look at evolving an asset management capacity than can be more entrepreneurial than currently experiencing.

Obviously, Byron Shire has an oppositional history to development and a community that is quick to blame and challenge decisions. The advantage of the PDP model is that council can be an equity partner with the PDP and still maintain some control and input while remaining at arm's length. In between the PDP and BSC there would need to be something like a new advisory volunteer board.

Members could include a councillor or two, council planning staff, an experienced local developer, representative from social services, architect, planner, etc. Since the expert panel is voluntary with no financial conflict of interest should go some distance to satisfying negative voices.

4. Social Service Providers

The balance between conducting community consultation and responding in a timely manner is difficult. Yes, there are many voices who wish to be heard. There are also a rising number of voices who understand the need is dire and decisions need to be made yesterday not in years' time. The new advisory panel would need to liaise with the board managing the Byron Hospital site and work together to ensure there is not an overlap providing social services. After a list of possible social service providers who need premises is drawn up, it can be divided between Byron and Mullum sites.

5. Build To Rent

Once the proportion of Social Housing and Social Service Providers is decided, the rest of the site can offer a mix of equally necessary dwellings and activity spaces. To be noted again: the advice to not take the easy road of handing everything over to Landcom and a CHP. BSC has the opportunity and the challenge to use the site to enhance local amenity as well as create an income stream for the future, while still delivering solutions to some pressing housing issues.

Once building finance is secured, dwelling spaces can be built by council but managed by a normal real estate agent, not a CHP. The PDP and BSC is also able to equity partner with any number of social impact investors who would be happy with this project that will deliver better than bank interest plus substantial ESG benefits.

It could be argued that the demand for housing is also acute for low-income artists, musicians and creatives who have been continually forced out due to rising housing costs. Also, dwellings suitable for key workers. Studio space, live/work, micro-spaces, terraces, co-housing, yoga/gallery/fitness. There is a widely held sentiment that it is this cohort that makes Byron Shire unique and different.

The ideal and achievable outcome is a place which is vibrant, creative and a desirable place to be, while concurrently easing some of our obvious social and housing needs. By including offices and spaces for charity and government service providers, emergency housing, domestic violence refuge, counselling, medical and therapy offices, etc, etc. But providing the later without the former, you run the risk of ghetto-ising and isolating the already disadvantaged and not providing an integrated community.

6. Successes

The current strategy is not without wins. The idea to increase the height limit to 11 metres is excellent. Also, it is encouraging to hear you are going to discuss the idea of including the Mullum High School land with the idea of swapping it for land on the Lot 22 site. This would be a good outcome as allowing more parking to fulfill the hospital sites potential for density. It would also make a good Emergency Assembly Area in case of future flooding events.

Good Luck with this venture. Please be assured that there are many capable and supportive professionals and organisations in the community who would be more than willing to provide input and assistance going forward. There a large and productive people resource there if you need it.

Michael Murray

From: [Christopher Dean](#)
To: [FitzGibbon, Andrew](#); [Hughes, Kristie](#)
Cc: [Christina Khumari](#); [Ellen Ferrier](#); [Joey Ruigrok](#); [Kelly Reiffer](#); [Malcolm Price](#); [Mark Franklyn](#); [Suvira](#); [gabrielle dalton](#); [jackie stockdale](#); [steve@drakearchitects.com.au](#) [Drake](#)
Subject: Redevelopment of Mullum hospital site
Date: Friday, 11 November 2022 9:25:35 AM

Just learned this is last day for comments

Will keep it brief:

Mullumbimby and our whole shire seriously lack a good Arts Precinct

This site offers great opportunity and it would be very compatible with residential planning in place

Creative Mullumbimby Inc has developed ideas about how an Arts Precinct can enhance amenity, employment and opportunity for our whole region. Remember this region is characterised as 'The Creative Region'. Lets make sure we support this idea at LGA level

Please develop this idea. It is desperately needed in this shire. We can jointly develop plans and gain financial support from Arts infrastructure grants and philanthropists. A substantial submission for such an idea was prepared for the old Scout Hall. We can readily share this data with the planning team.

Christopher Dean
Treasurer, Creative Mullumbimby
Principal: Marble Dreaming Studio

--

Christopher Dean
Byron Bay

From: Sonia Laverty

Sent: Friday, 11 November 2022 10:36 AM

To: Hughes, Kristie <khughes@byron.nsw.gov.au>

Subject: Expression of interest, Mullumbimby Old Hospital site

Hi Kirsty,

Please find attached an 'Expression of Interest' concerning the Mullumbimby Old Hospital Site, from MRA. Please contact me if you have any queries.

Best regards,

Sonia

Dr Sonia Laverty

Dalley St,

Mullumbimby, NSW 2482

Expressions of Interest concerning the development of the Mullumbimby old Hospital site.



Mullumbimby Residents Association

History of the site. The former Mullumbimby Hospital site has been part of the history of Mullumbimby since 1900 when an area of 13 acres (5.26 hectares) was set apart, by the NSW State Government, as Crown Reserve for Public Purpose. The site was then designated, by the State Government as ‘Mullumbimby Hospital Reserve’ in 1902 when the first trustees were appointed to manage the site.

This arrangement continued for the next 115 years with Trustees drawn from the local community. The last Board of Trustees was appointed in 2008, by the State Government, and dissolved by it in 2010. It is important to note that Mullumbimby operated as a separate Municipality, 1908-1980, when forced to amalgamate with Byron Shire. Byron Shire council offices relocated to Mullumbimby in 1990’s.

Over the years development of the hospital site has always been heavily reliant on funding raised by the community. For example it took 50 years before enough funding was secured to build the hospital and nurses home which opened in 1968. The Aged Care facility, built by St Vincent De Paul (NSW) and leased on a 33 years contract, recently renewed, was built in 1982, and, later, training rooms were made available for young adults with disabilities. The Birthing Centre was constructed in 1993.

Current demographics that influence decisions regarding the former hospital site.

Byron Shire Council’s Residential Strategy (2020) estimates population growth to 2036 will consist primarily of people aged 65 years with approximately 25% of the Shire’s population in this category. In fact ‘empty nesters’ and retirees grew by 4%, between 2011 and 2016, The largest change in age cohorts (BSC Residential Strategy2020). This foreshadows an increasing demand for smaller well equipped, easily accessible, well designed and appropriate locations for older residents.

Mullumbimby has historically been a service centre for many generations of residents in the Brunswick Valley. Currently, these residents must leave the area when needing to ‘downsize’ and move to a more suitable accommodation because of age and associated reasons.

The main housing issues for our older population, according to Byron Shire Residential Strategy (2020, page 20) include:

- “unmet demand for affordable, small, low-maintenance dwelling located close to or within easy access to services in established locations
- a predominance of large, detached housing not suitable for ‘ageing in place’

- a lack of regulatory requirements at state level for adaptable or universal housing
- dwellings on steep land making it difficult for them to continue their daily activities
- difficult for service providers to access properties for transport to appointment or providing in-home services due to issues such as convenient parking
- rental accommodation and some seniors' living options not affordable or even available"

Managing the future. The opportunity to 'down-size' but still remain close to 'home' will contribute to the possibility of freeing up houses in the Brunswick Valley suitable for family living. It also fits within the World Health Organisation's definition of health which describes it as not just an absence of disease but a sense of well-being. For many the notion of 'ageing in place', achieved as a result of being able to remain 'within community' and connected to family and friends, contributes to their well-being and the legitimacy of ageing.

The physical terrain of Mullumbimby and its proximity to centres in the Brunswick Valley make it ideal for older residents.

In order to maximize the residential potential of the old hospital site, as envisaged above, the greater part of the site would be dedicated in perpetuity to housing for older residents and with a percentage of housing that is affordable and accessible for households with low incomes. Design and management of the site would need to ensure that safe access and mobility is available for all residents and users of the site.

Appropriate management methods need to be investigated to ensure the site remains in the control of management and available to those for whom it was intended for successive generations.

Particular Problem. Residents are aware that Council has entered into considerable debt to pay for the remediation of the old hospital site. In an election year looming it is suggested that Council seek funding from the State Government to help pay for the remediation thus securing the whole of the old hospital site for development for whom it was intended.

Ideas already on the agenda, for some members of the community, a hydrotherapy pool is on the wish list, and use of the 'horse paddock' is envisioned as the site for a multipurpose community facility for functions available for the whole community.

Dr. Sonia Laverty,
For
Mullumbimby Residents Association,

Mullumbimby Hospital redevelopment



Submitted on date: 11 November 2022, 12:26PM

Receipt number: 34

Related form version: 2

Vision statement

Do you agree with the vision statement? **Yes**

Leave any comments about the vision statement.

Project goals

Do you agree with the project goals? **Yes**

Leave any comments about the project goals.

Proposed land use

Do you agree with the proposed land uses? **Yes**

Leave any comments about future land use.

Building height

Do you agree with the proposed building form provisions relating to building height? **Yes**

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Dear Sir/Madam,

Our home is directly adjacent to the former Mullumbimby hospital site at number 12 Left Bank Rd.

We support the proposed development of this site to provide much needed high density housing in our town.

Our home and 3 others (Nos 2,4,12 &16 Left Bank Rd) back directly onto this site and will endure major impacts to our amenity & privacy if 100 - 129 dwellings are built so close to our homes.

As such, we formally and respectfully ask that you also rezone these 4 properties to R1 or R2 in conjunction with the rezoning of the former hospital site which would surely make sense from a planning and cost point of view.

We could then add additional dwellings to our land which would compliment your development proposal by providing even more much needed homes to our town.

These additional homes could then be included in your planning with regard to traffic, walking paths and amenities within your site.

It does not seem fair or equitable to rezone the BSC land and leave our 4 adjoining properties isolated with no avenue for further development and heavily effected by your adjoining development.

We sent a formal submission (see attached) to BSC in February 2022 asking to be rezoned which seems to have been overlooked in favour of rezoning the council land instead.

Hoping for a reply soon,

Yours sincerely

David Filipczyk & Lutfia

12 Left Bank Rd, Mullumbimby

0421060627

Upload a document

[Letter to Council - by Joe Davidson - 23.02.22.pdf](#)

About you

Name David Filipczyk

Email

Would you like to be kept informed about the project? Yes

Byron Shire Council
PO Box
Mullumbimby NSW 2482

23 February 2022

Attention: Councillors

RE: Request to initiate actions relating to the rezoning of properties at Left Bank Road, Mullumbimby from R5 Large Lot Residential Zone to R2 Low Density Residential Zone in accordance with the Byron Shire Rural Land Use Strategy 2017

I write to you on behalf of the landowners at No. 12 Left Bank Road, Mullumbimby. This property sits amongst approximately 40 properties that are located within the R5 Large Lot Residential Zone between Azalea Street and Tuckeroo Avenue in Mullumbimby. The subject property is less than 500 metres by foot to Mullumbimby High School and 1,350 metres to the Mullumbimby Post Office.

As part of the Byron Shire Rural Land Use Strategy 2017 (the Strategy), a recommendation was adopted for Council staff to complete further investigations to determine the re-subdivision potential of the R5 zoned land at Left Bank Road, which includes the subject property. An extract of the strategy containing details of Council Resolution 17-543 is provided below:

	Action Topic	Resolution	Meeting date
R5 Land – Infill Review associated action with RLUS			
22	Investigate capacity for re-subdivision within existing Large Lot Residential estates.	<p>Report No. 6.3 PLANNING - Review of further subdivision potential in the Ewingsdale and Mullumbimby 'R5 Large Lot Residential Zone' File No: I2017/1253</p> <p>17-543 Resolved:</p> <ol style="list-style-type: none"> 1. That Council note the results of the preliminary subdivision analysis for the R5 zones at Ewingsdale and Left Bank Road, as contained in this report; 2. That further investigations to determine re-subdivision potential of the R5 zone at Ewingsdale be deferred until Council has considered the findings of the Ewingsdale Road / McGettigans Lane intersection review in a further report; and 3. That staff consult with affected residents in the R5 zone at Left Bank Road (Mullumbimby) to determine key issues associated with, and whether there is a sufficient level of support for, amending Byron LEP 2014 to allow smaller lot subdivision within this estate. 	<u>2 Nov 2017</u>

The Byron Shire Rural Land Use Strategy 2017 includes further references to the potential rezoning of the R5 zoned land at Left Bank Road, including:

- Action Plan 6.1, Table 12, action ID No 21, priority time frame 1-4 years from 2017.
- Pg 56 – “annual reporting will also include an update on the implementation of the strategy’s actions.”

To date, the landowners are not aware of any actions being completed by Byron Shire Council staff to initiate the rezoning of the R5 zoned land in Left Bank Road. As the 5 year period that was outlined within the Strategy is soon to mature, I am writing to each Councillor seeking support to enliven Council Resolution 17-543.

In November 2021, I attended the subject property and found it (as well as neighbouring properties) to contain positive planning attributes. The land is free from flooding and has a large lot size (>4,000 square metres). The property is connected to Council’s reticulated water supply and is within 300 metres of sewer infrastructure. The close proximity of the land to Mullumbimby Town Centre provides for infill development opportunities including affordable housing projects.

The immediate locality does not include any farmland that would be compromised by a rezoning proposal. The replacement of aging septic systems adjacent to existing homes with connection to Council’s sewer network is considered to be a positive environmental outcome for the residential area.

The image on the following page of this document shows the location of the subject property within the current R5 Large Lot Residential Zone. Note that the former hospital site (that has the potential for community housing) adjoins to the north. Land within the R2 Low Density Residential Zone is located to the north-west. Given the positive attributes of the R5 zone land, my initial assessment indicates that undertaking further investigations would not be considered an inappropriate allocation of Council resources.

Could you please make enquiries with Council staff on behalf of the landowners to ensure the actions within Council Resolution 17-543 are carried out? A response as to the result of these enquiries would be greatly appreciated.

Please contact me directly by telephone on 0402 405 555 should you have any queries.

Yours sincerely

Director / Town Planning Consultant

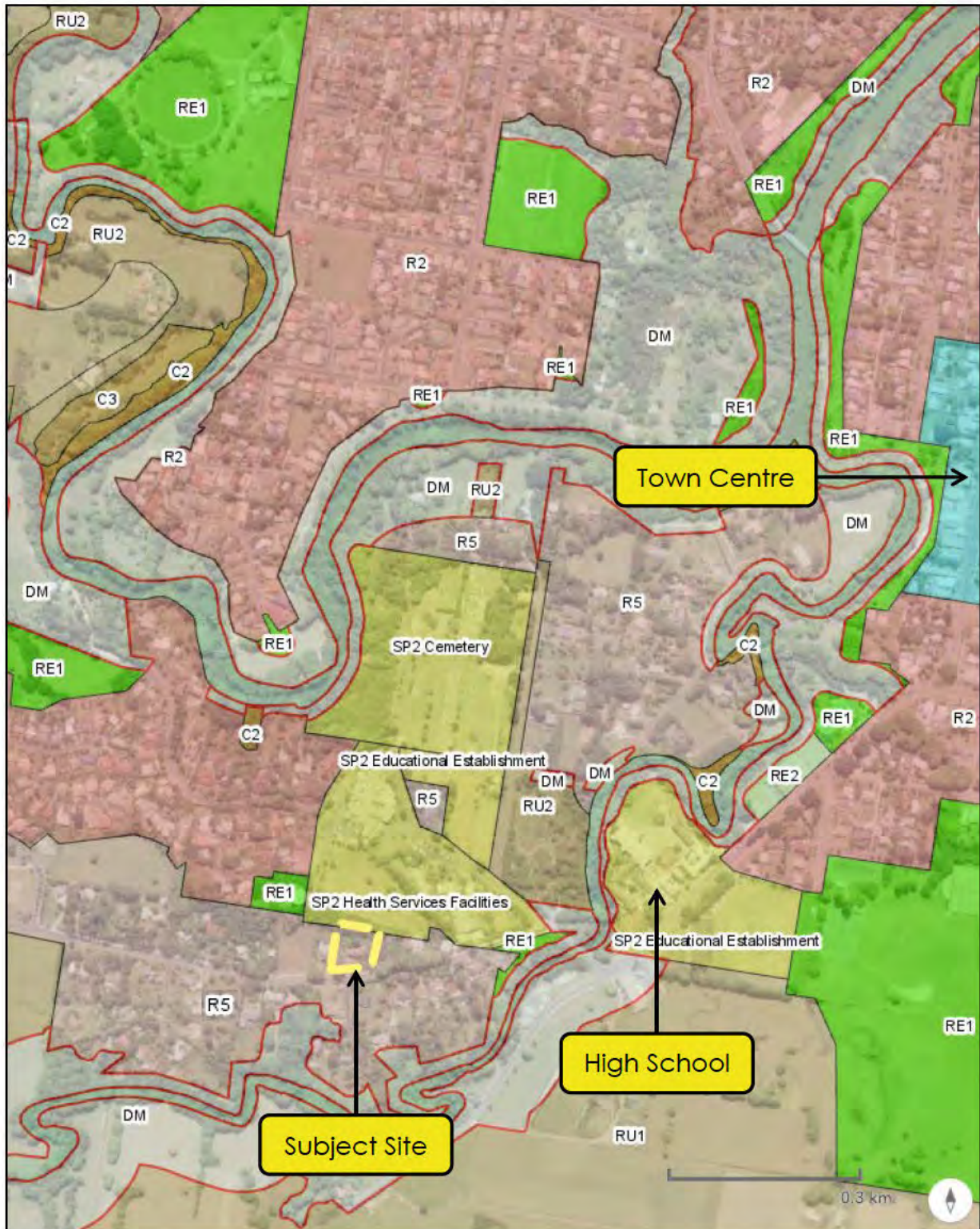


Figure 1 – Current Land Use Zoning Plan (NSW Planning Portal)

Mullumbimby Hospital redevelopment



Submission date: 11 November 2022, 1:28PM

Receipt number: 35

Related form version: 2

Vision statement

Do you agree with the vision statement?

Somewhat

Leave any comments about the vision

Please include an arts precinct in the vision. Please include the community in development and don't give to an external developer to profit on

Project goals

Do you agree with the project goals?

No

Leave any comments about the project goals

The project will ultimately be considered a success if.. It includes community owned spaces to meet and create, collaboratively

Proposed land use

Do you agree with the proposed land uses?

No

Leave any comments about future land use.

Community infrastructure uses & facilities should be included on an equal footing with residential aims, not as an add-on, afterthought

Building height

Do you agree with the proposed building form provisions relating to height?

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Half our children were born at this site. This plan needs to prioritise the provision of community and creative spaces that will nurture our next generation. Whilst we all know the need for residential buildings, we also know that these often fall into the hands of private, external interests, with no benefit to the community.

Upload a document

About you

Name

Kelly Reiffer

Email

Would you like to be kept informed about the project?

Yes

Mullumbimby Hospital redevelopment



Submission date: 11 November 2022, 4:00PM

Receipt number: 33

Related form version: 2

Vision statement

Do you agree with the vision statement?

Somewhat

Leave any comments about the vision

This vision is out date, even four years ago when the original fairly limited consultation was conducted, it was out of date. A vision for a "neighbourhood" is at odds with other key parts of the current plan and in itself is too modest for current community needs or a realisation of the true value of this site. A "neighbourhood" suggests a horizontal suburban configuration, which in this case might have a simple community centre and park located in it. (Note there is no functional on the plan, only protected vegetation on a slope. A functional recreation space would probably need to be located on the flat land in the SE corner) In reality there is an existing nursing home and the plan proposes 11.5m height limit, therefore three stories. This combination and broader community aspirations for art space, creative industry space and sophisticated new types of community and semi-commercial space mean it is an integrated urban setting and should be treated as a dense urban village that is an adjunct to the Mullumbimby town centre and a centre in its own right.

Project goals

Do you agree with the project goals?

No

Leave any comments about the project goals

These goals are are incredibly limited and generic, so generic as to be meaningless in the case of goals 1, 2 & 4. Goals 3 and 5 are useful starts, but goal 5 as an economic/financial goal in particular needs expansion. Is councils only financial goal to recoup debt as a result remediation costs? Where are goals related to the cultural and historical value of the site. Where is an acknowledgement of the physical context or a relationship to wider plans and strategies. Then there is what is lacking because of the incredibly limited and now 4 year old consultation. This site as the only unconstrained council land likely to be developed in the next 10 years should be responding to all the consequences of COVID and the natural disasters in the last 4 years. The need to support and nurture own arts and creative workers. The need for new safe emergency shelter and assembly. The need to relocate some existing and vulnerable community facilities. Etc These goals are so limited, neither reflecting what a hard nosed property development process needs or the complex needs of a community in transition faced with climate change, new technologies, modes of service or new forms of social crisis.

Proposed land use

Do you agree with the proposed land uses?

No

Leave any comments about future and use.

Nobody argues the need for "maximising the amount of affordable, attainable and accessible dwellings". It is critical, however without a combination of site specific housing strategy or modelling development densities, the plan fails to understand what is possible and what is needed. Two examples given the three stories an 11.5m height allowance provides, more than 250 dwellings could be located on this site. The proposed new street alone could accommodate more than 100 apartments at the 1st and 2nd story levels, while allowing the ground floor to accommodate community facilities, artist studio space etc. The current proposed land use conceives of the site in two dimensions, when it should conceive of it in three and even dimensions. The only other part of Byron Shire that currently has 11.5m high limit is the centre of Byron Bay, all new proposed developments there are vertical integrated and multiple use and they all take many years of testing development scenarios to come to fruition. The current process is backward, even if a single zoning is required, has a B4 or RU5 zoning been tested? And why is the nursing home excluded when, within 10-15 years it may need to be redeveloped as something else? While in a country town, this site is an urban site, the processes that create its zoning should be led by a proper Urban Land Use study with appropriate attention to a broad engaged community consultation, a site housing strategy and development economics. Without more comprehensive investigation you risk locking in zoning and processes that might take 5-10 years to unwind.

Building height

Do you agree with the proposed building form provisions relating to height? **Yes**

Leave any comments about building height.

Yes yes yes. This should be across the whole site, and if a proposal for a new nursing home some sort of hybrid nursing home, respite centre and private hospital were to emerge in the next 10 years this planning process should facilitate it, otherwise we risk new planning delays of 2-5 years. To reiterate I think this plan fails to understand the full implications of an Urban Design Protocol, on integrated buildings forms, on facilitating complex social/cultural/environmental interactions. But yes the site would be enhanced by 11.5m building height, if you could fight for 13m while arguing a restriction to 3 full stories this would allow flexibility for a range of new types roof top infrastructure and possibly mezzanines and lofts in housing.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

As detailed earlier the current draft site strategy and urban design protocol does not reflect new community needs or reflect any respect for the history and cultural importance of the site.

Such as the need for a Community Arts Hub. - This location is a perfect location for such a facility, noting there are no other current suitable options zoned or unzoned.

Flood free emergency assembly and community facilities.
Art or Storytrails

Neither does it fully respect earlier submissions and contributions related to the 2018 consultation.

Attached are:

2018 Creative Mullumbimby submission

2018 SHH submission

(Noting these are 2 of 4 only major submissions)

Two housing sketch designs commissioned by the Mullumbimby Hospital Trust in 2010

Upload a document

[Scheme 1.pdf](#)

[Scheme 2.pdf](#)

[2018 CM Submission.pdf](#)

[SHH 2018 HosPitch.docx](#)

About you

Name

Malcolm Price

Ema

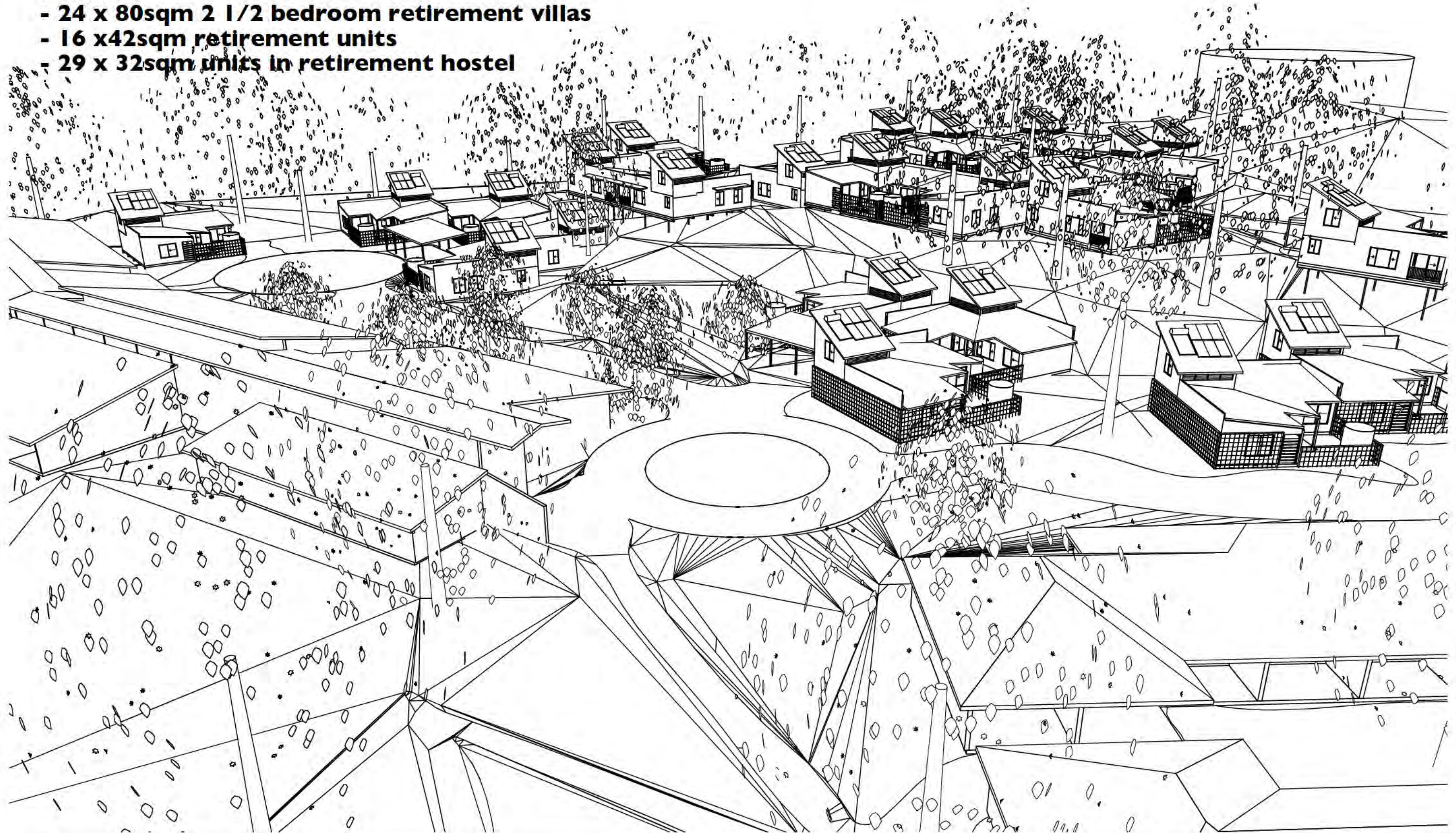
Would you like to be kept informed about the project?

Yes

I. Senior Living Scheme

Provides

- 24 x 80sqm 2 1/2 bedroom retirement villas
- 16 x 42sqm retirement units
- 29 x 32sqm units in retirement hostel



Mullumbimby Hospital Trust Development Project

Overview

Scale

Social Habitat

470 Main Arm Road Mullumbimby
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I.I

Semi-Independent Living Units

- 16 x 42sqm Bedsits
- Bathroom
- Kitchen
- Bedroom
- Living Room
- Parking for motorised chair

Villas

- 24 x 80sqm Villas, designed to SEPP Housing for Seniors or People with a Disability, they contain:
- Kitchen / Dining Room
 - Living Room
 - Master Bedroom
 - Loft Bedroom
 - Spare Room/Study
 - Bathroom
 - 36 sqm outdoor courtyard including verandah
 - 1 dedicated undercover parking space

Coolamon Hostel

Visitors Parking

- 16 Parrking Places

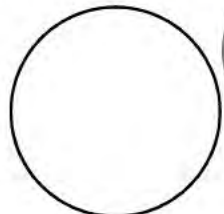
Ramp & Garden

- 1 in 14 2m wide ramp
- Terraced food gardens

Retirement Hostel

- 29 x 32sqm units containing
 - bathroom
 - Kitchenette
 - Living/bedroom space
 - Parking for motorised chair
- Commercial kitchen
- 200sqm dining/recreation hall
- Offices
- Laundry
- **20m x 5m indoor hydrotherapy pool**

Existing Hospital



Mullumbimby Hospital Trust Development Project

Seniors Living Scheme

Site plan

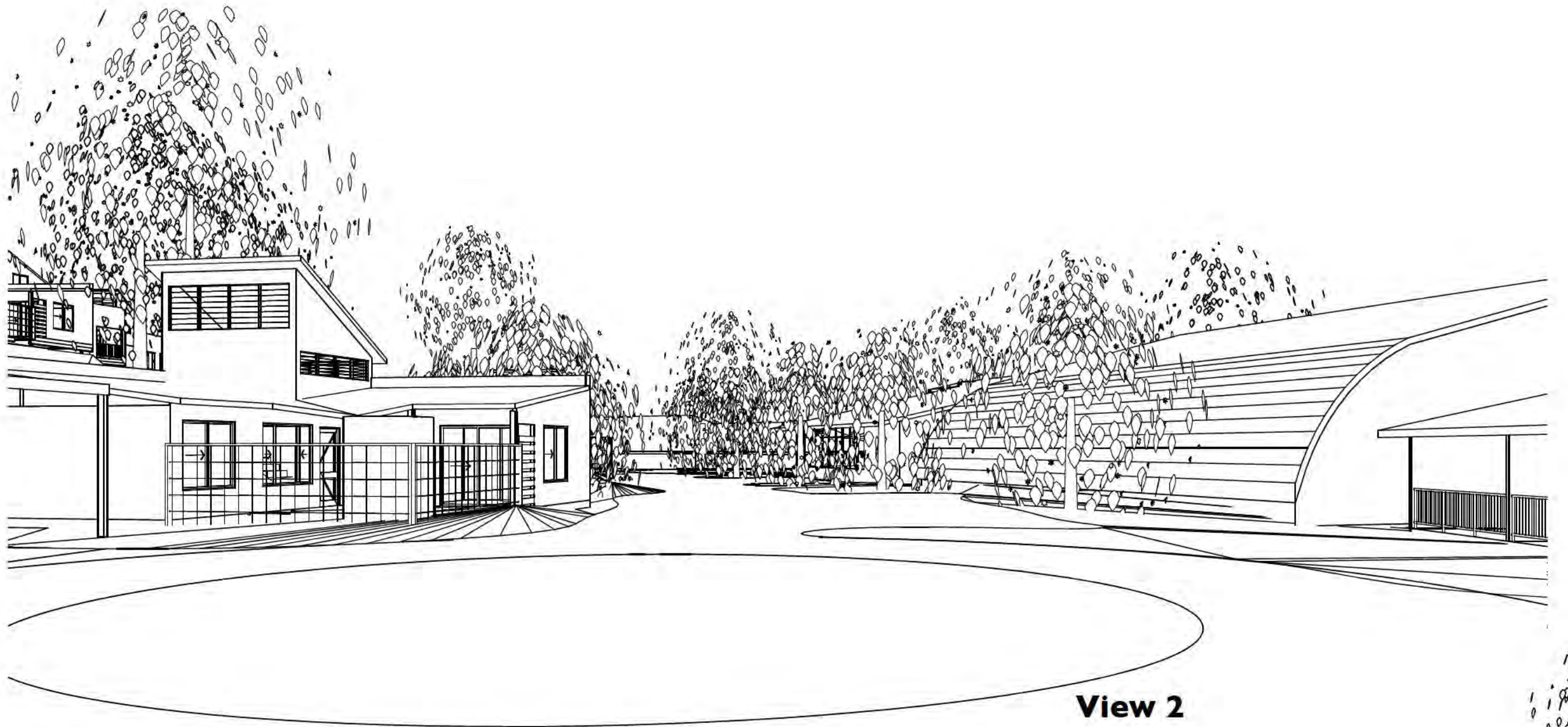
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Social Habitat

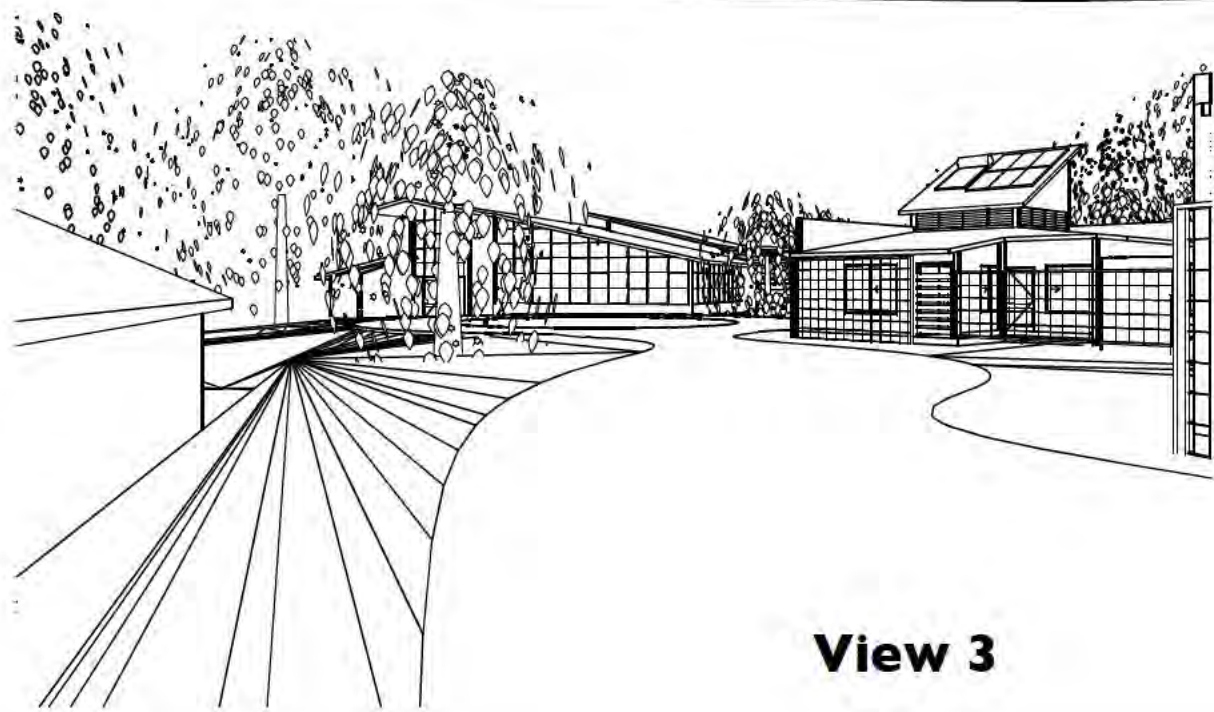
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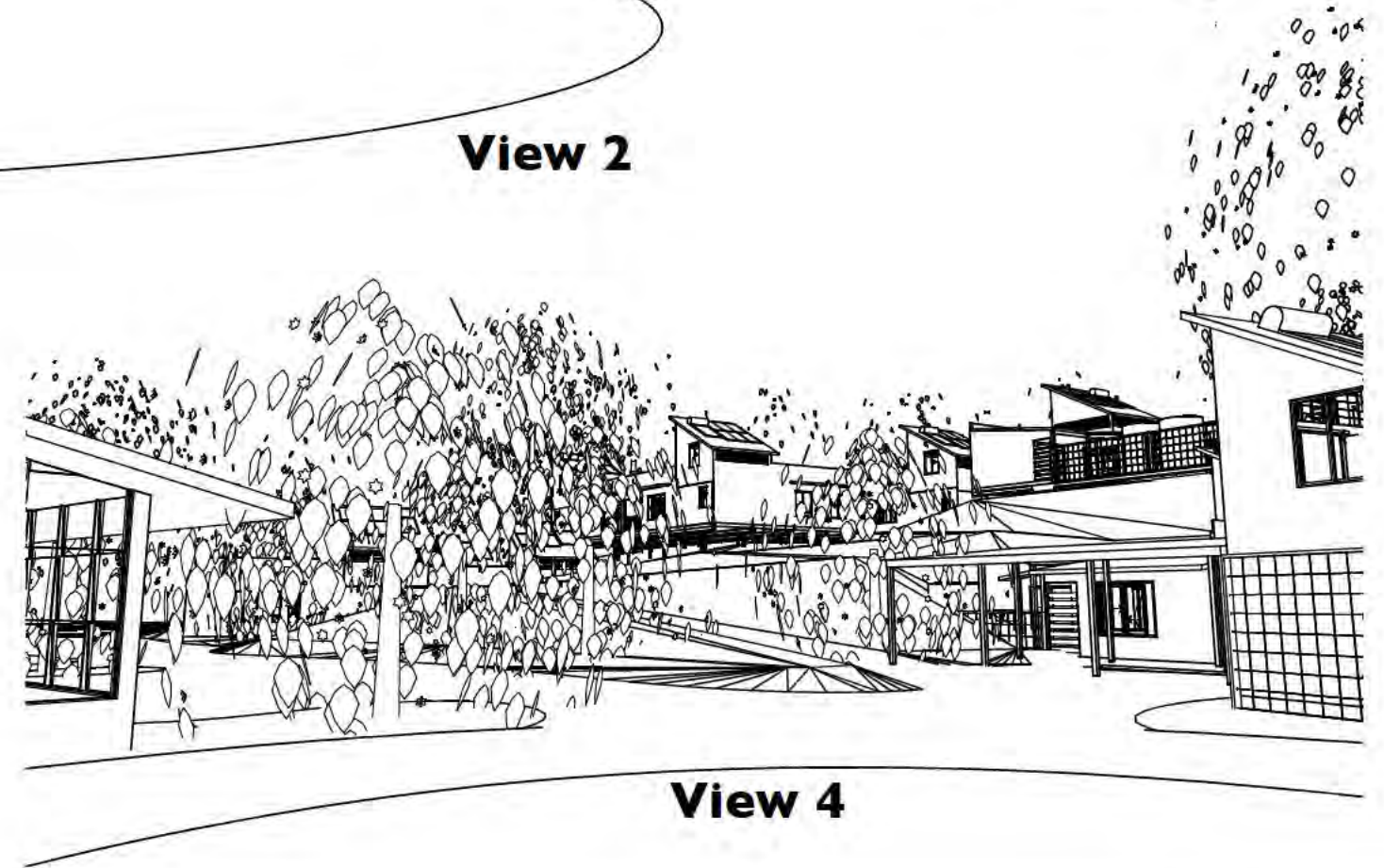
1.2



View 2



View 3



View 4

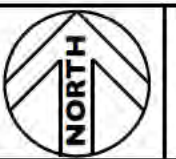


Mullumbimby Hospital Trust Development Project
Seniors Living Scheme

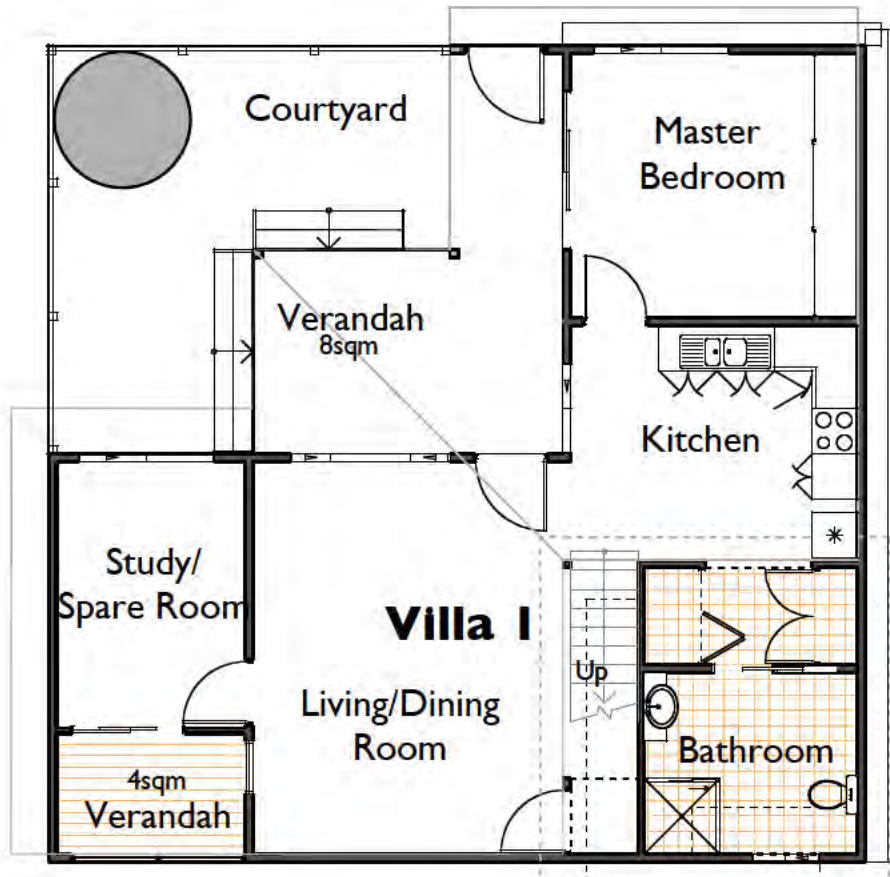
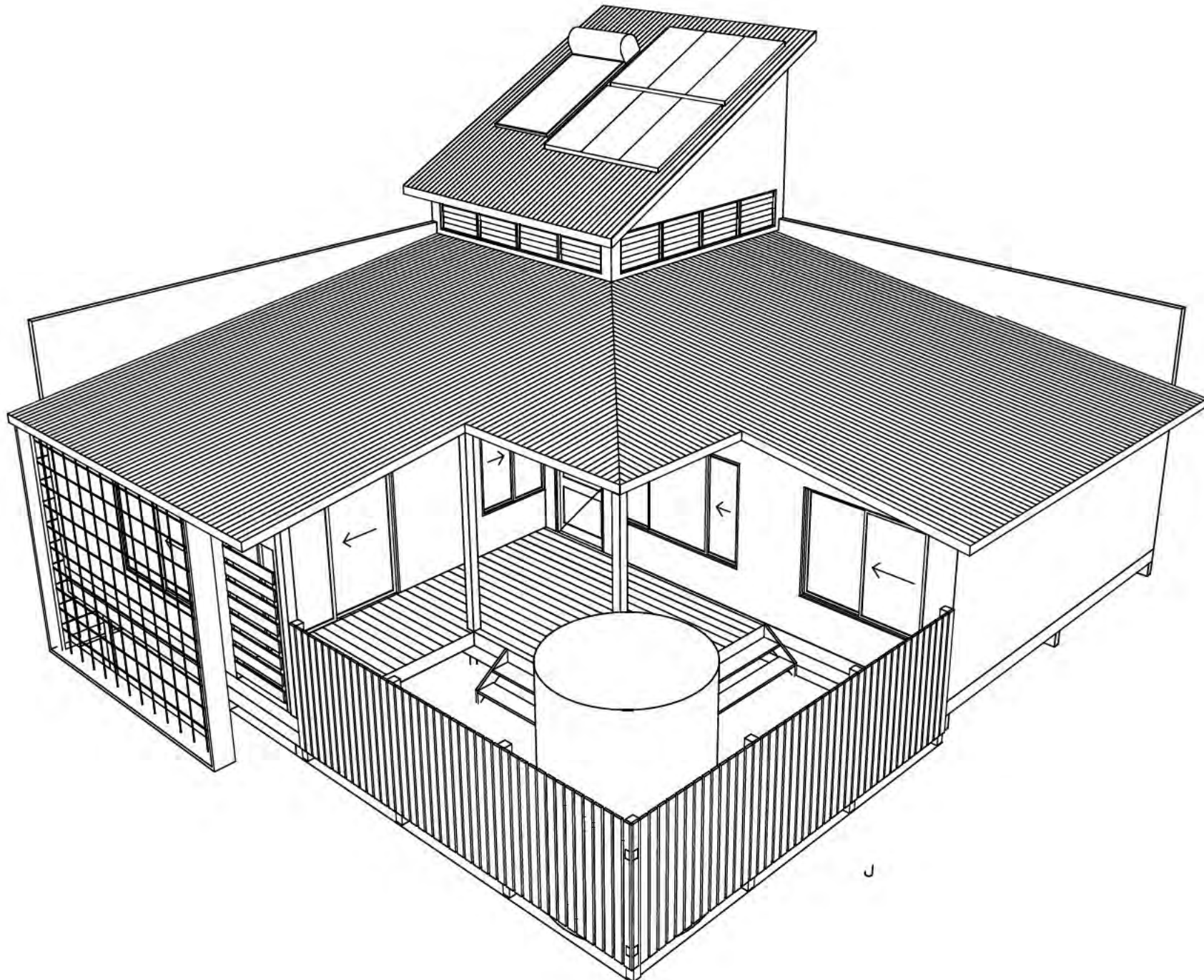
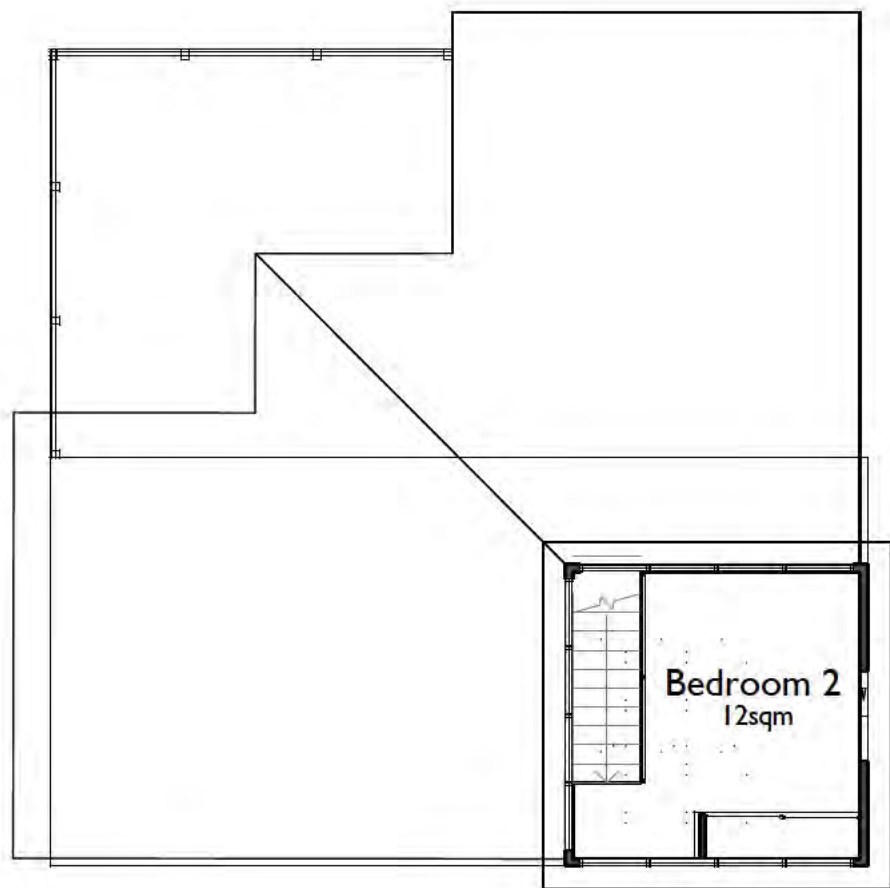
Views

Scale

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1.3



Mullumbimby Hospital Trust Development Project

Seniors Living Scheme

Villa Plans and Sketch

Scale
1:100 at A3

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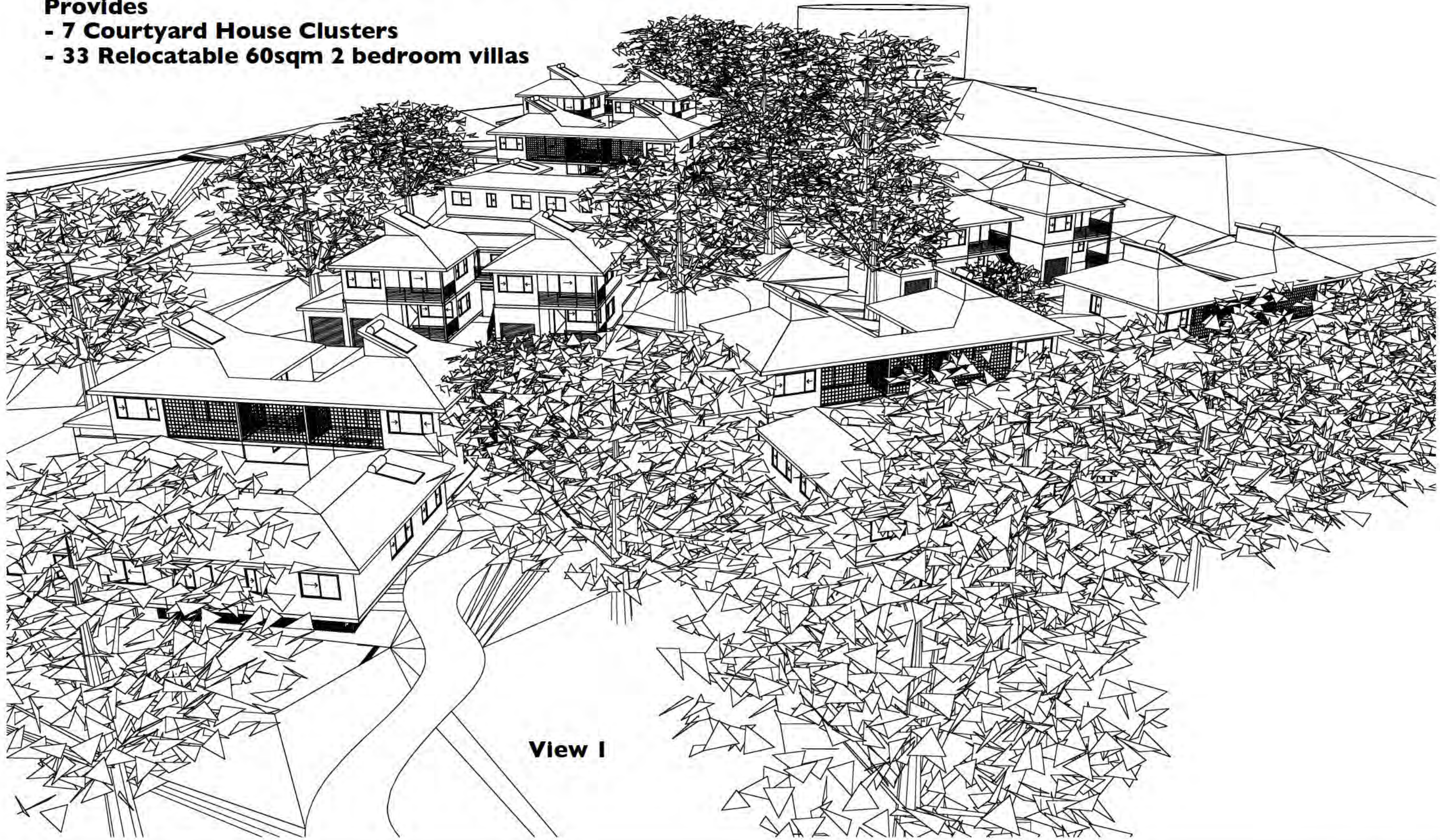


1.3

2. Residential Scheme

Provides

- 7 Courtyard House Clusters
- 33 Relocatable 60sqm 2 bedroom villas



View I



Mullumbimby Hospital Trust Development Project

Overview

Scale

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2.1

Courtyard Clusters

- 7 courtyard house clusters, each cluster comprising:
- 2 x 85sqm split level 2 or 3 bedroom house including:
 - Bedrooms
 - Bathroom
 - Kitchen/ Dining
 - Living Room
 - Single Garage
 - 30sqm Courtyard
 - 10sqm entry verandah
 - 2 x 54sqm Upstairs 1 1/2 bedroom flat including:
 - Kitchen
 - Bathroom
 - Laundry Cupbd
 - Living/ Dining Room
 - Bedroom
 - 10sqm balcony
 - Garage and carport
- Alternatively a house and flat could be combined to make a larger 2 bathroom 4 bedroom house.

Total Between 12 - 24 dwellings depending on configuration.

Coolamon Villa

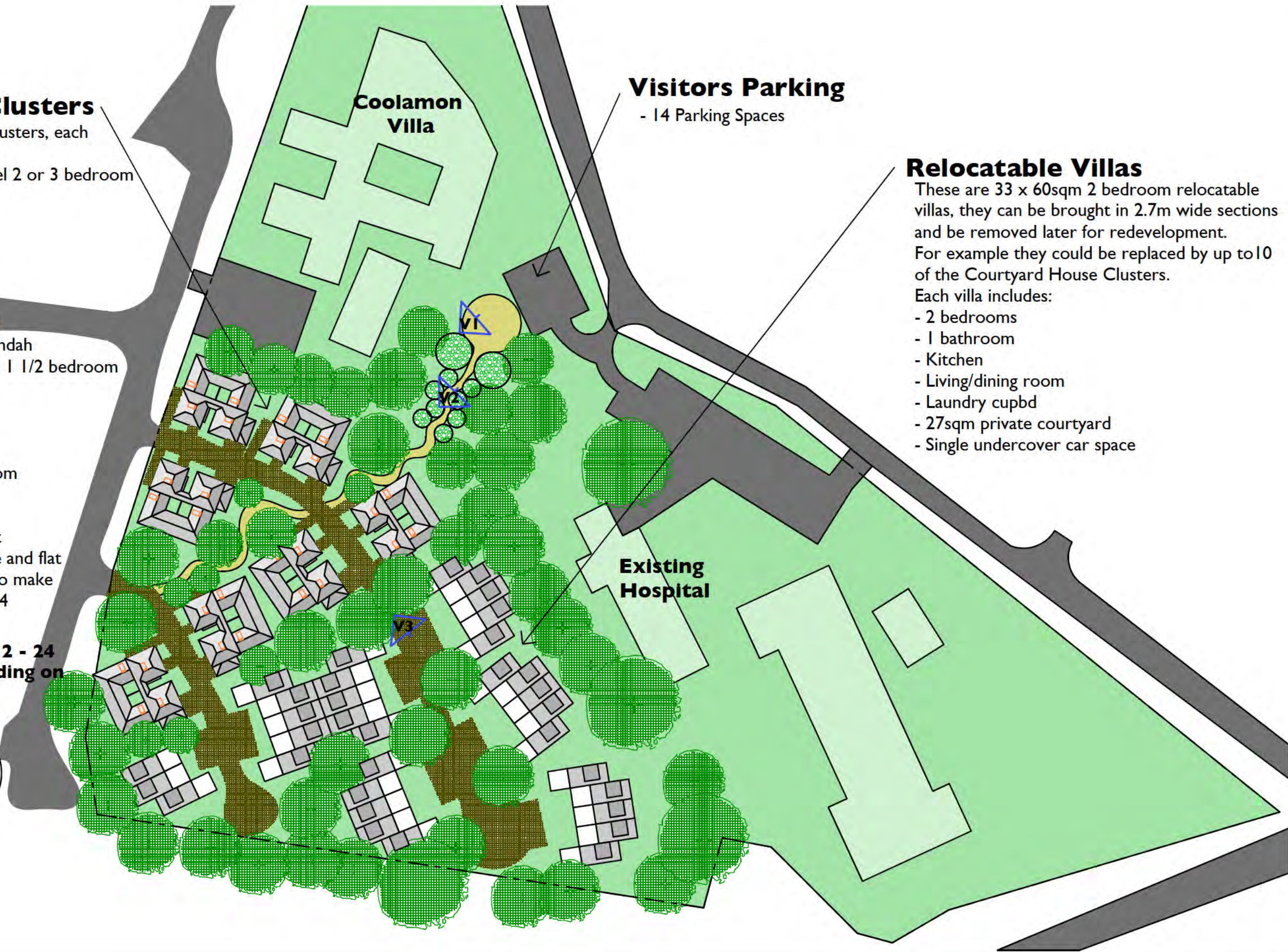
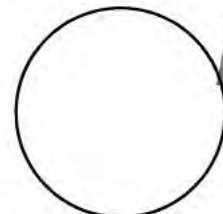
Visitors Parking

- 14 Parking Spaces

Relocatable Villas

- These are 33 x 60sqm 2 bedroom relocatable villas, they can be brought in 2.7m wide sections and be removed later for redevelopment. For example they could be replaced by up to 10 of the Courtyard House Clusters.
- Each villa includes:
- 2 bedrooms
 - 1 bathroom
 - Kitchen
 - Living/dining room
 - Laundry cupbd
 - 27sqm private courtyard
 - Single undercover car space

Existing Hospital



Mullumbimby Hospital Trust Development Project

Residential Scheme

Site plan

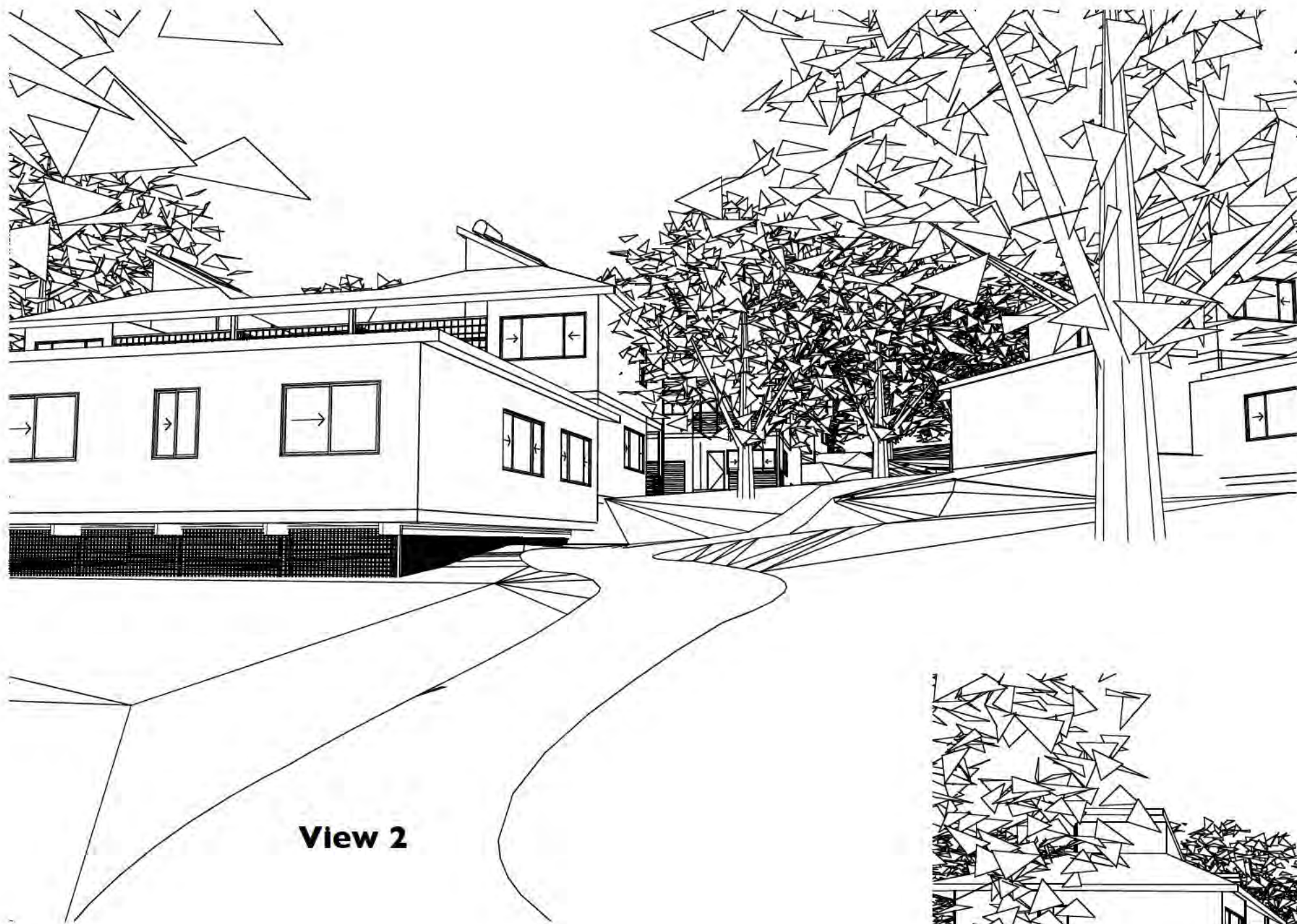
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2.2



View 2



View 3



Mullumbimby Hospital Trust Development Project
Residential Scheme

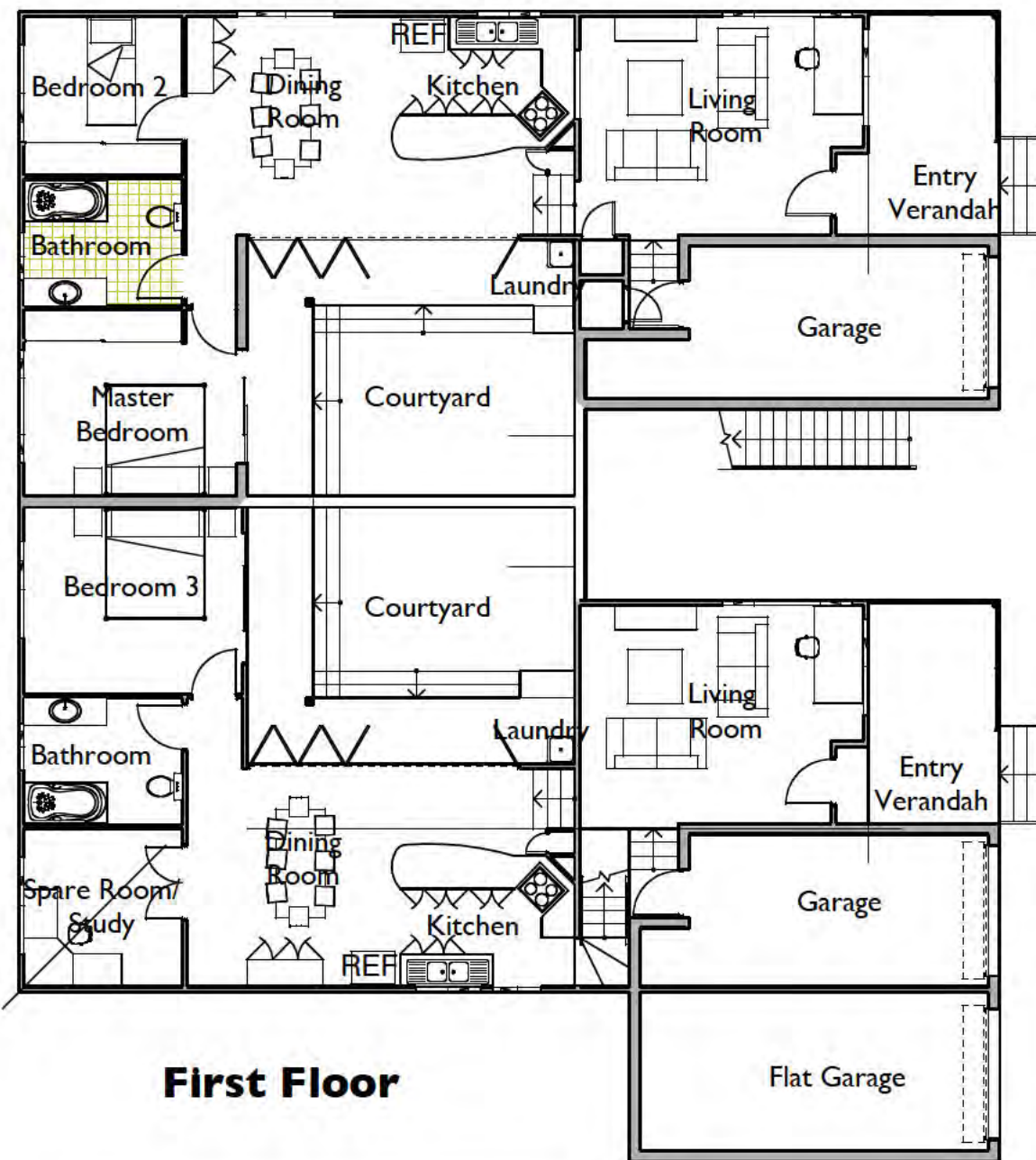
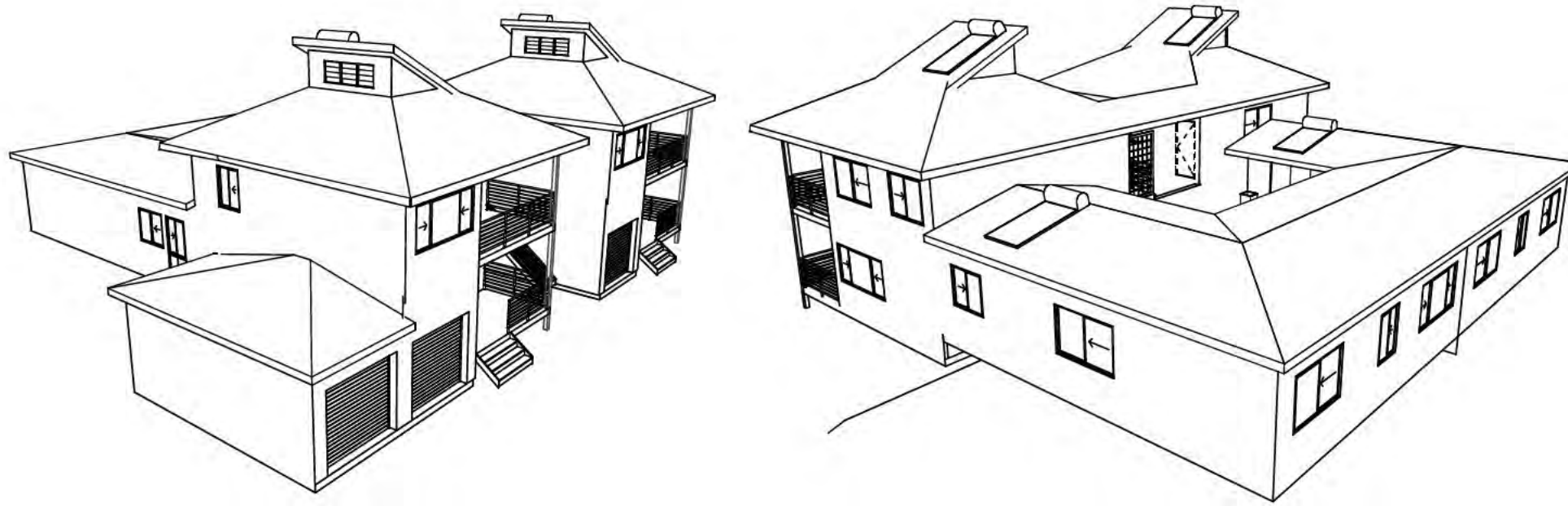
Views

Scale

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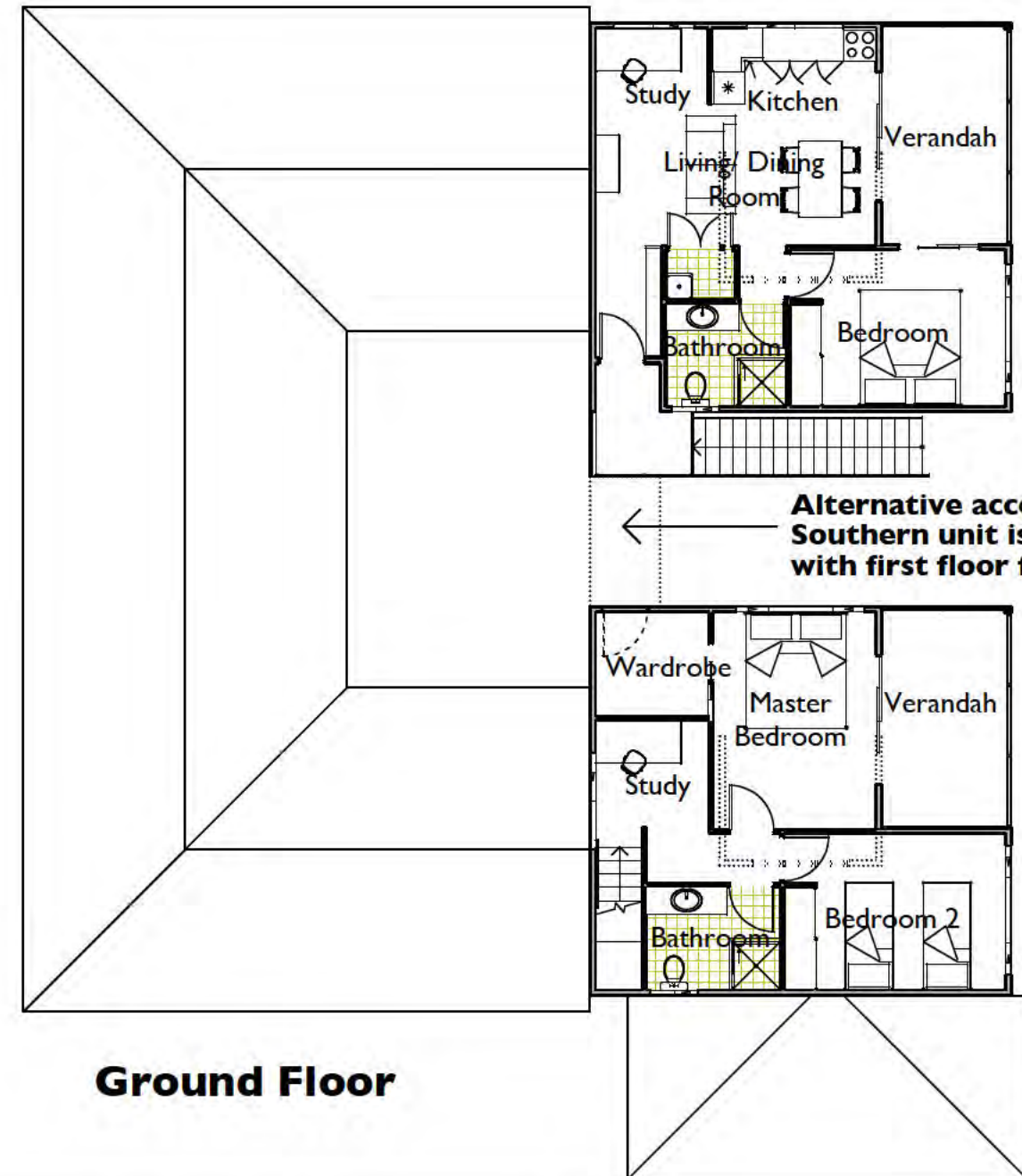
2.3



First Floor

Northern Unit is configured as a 2 bedroom house + 1 bedroom flat

Southern Unit is configured as a 3 1/2 bedroom House



Ground Floor



Mullumbimby Hospital Trust Development Project

Residential Scheme

**Courtyard House Cluster
Plans & Sketch**

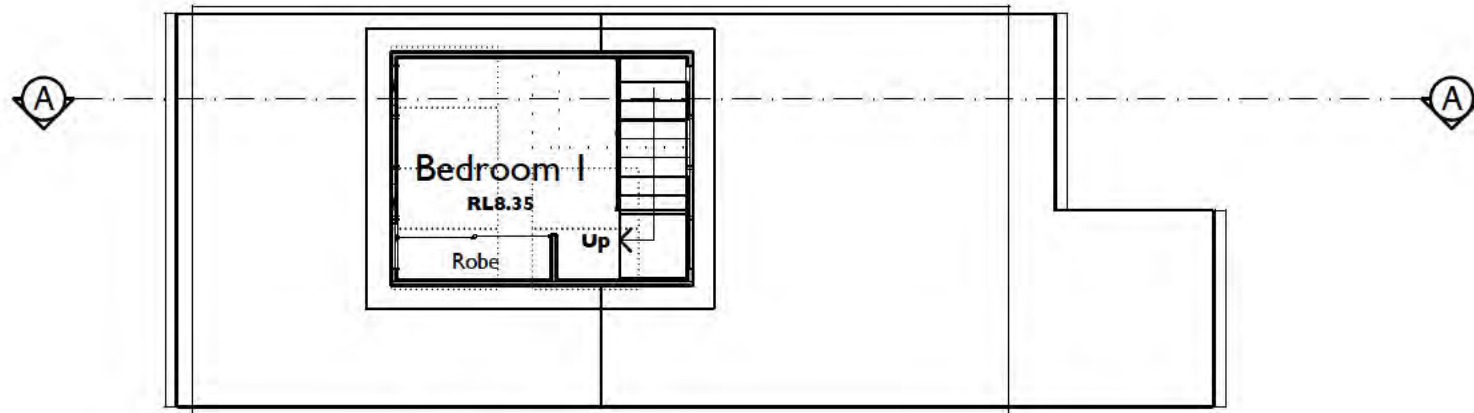
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Social Habitat

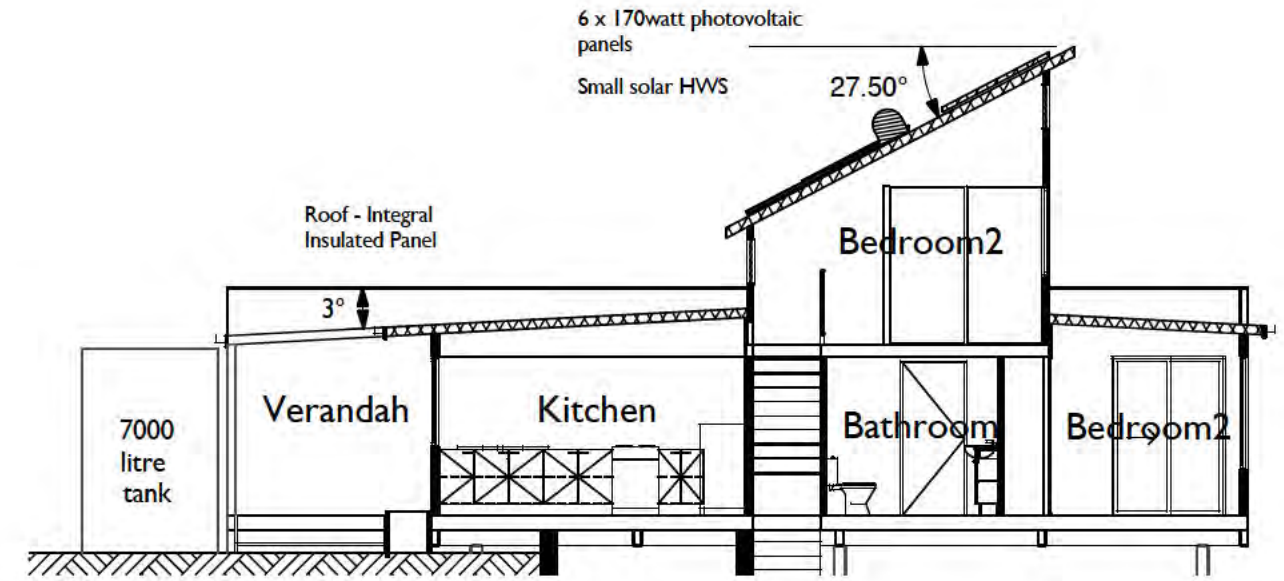
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2.4



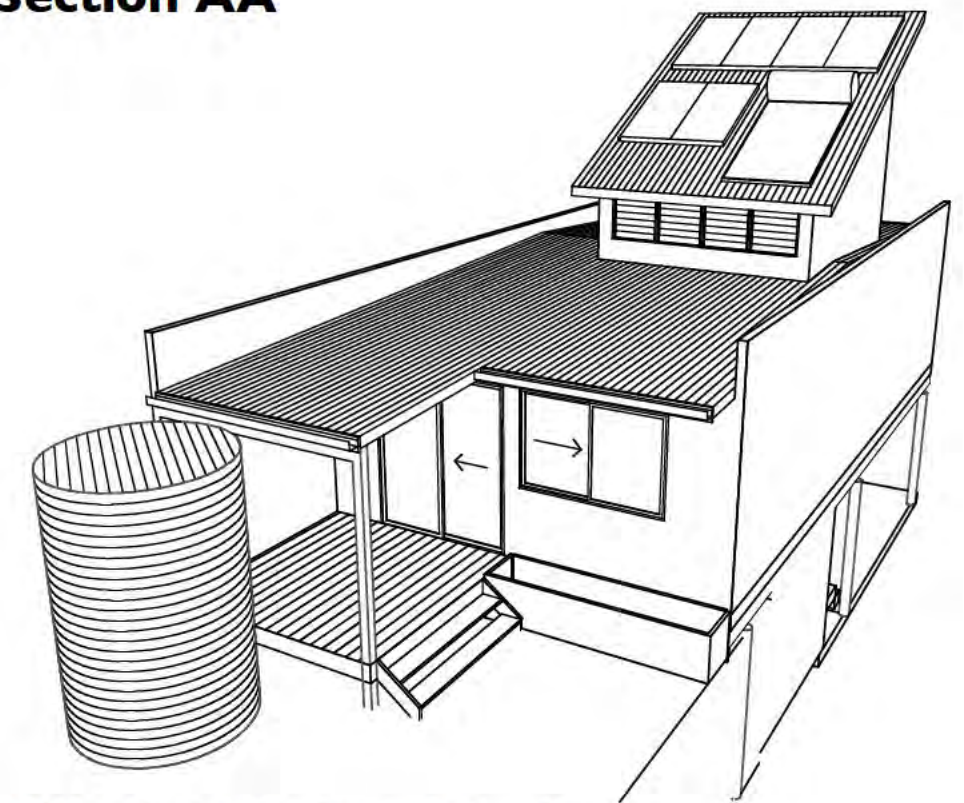
Loft Floor



Section AA



Main Floor



Relocatable Villa B with Small Bedloft

60sqm Main Floor Area
 18sqm - 3 Verandahs
 6000 litre water tank
 180 litre Solar HWS
 6 x 170w Photovoltaic panels

These villas are design to be manufactured offsite in 3 pieces, 2 x 2700 x 10800 sections and the bedloft.



Mullumbimby Hospital Trust Development Project

Residential Scheme

Villa Plans & Sketch

Scale
 1:100 at A3

Social Habitat

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 email:socialhabitat@bigpond.com.au



2.5

Submit Your Idea

Note: the fields below expand as you type.

1. What is your idea for the best use of the Mullumbimby Hospital Site?

Stories of Mullum Hospital - The hospital and its site have been an essential and much loved feature of the town for 100 years and about 50 years as an active hospital. There is a high degree of unresolved emotion in relation to knocking it down and building something new. The genuine heritage of the site and the palpable nostalgia within Mullumbimby demands a process for listening, healing and creating resolution that incorporates the sites history into its future in a tangible form.

This idea does not compete with other ideas, rather it is designed to work along side other proposed uses of the site, as a form of therapeutic community development.

The project idea is in three parts:

Part 1 - Story Telling - Have a series of events to record the stories of as many peoples recollections of the hospital. This should include employing someone to seek and record stories both audio and visual that can be played. The events should also be recorded so that radio shows or film could be produced from the content. The obvious recent example being the series of films commissioned by the Historical Society and created about the new settler movement by Sharon Shostak, which itself touched on the hospital and former birthing unit.

Part 2 - A work or works of permanent public art will be commissioned based on the Stories of Mullum Hospital project as a key feature of broader use proposals of the site. It is plausible that the artwork could even be part functional both telling a story and being a meeting place.

Part 3 - (This feature depends a little on what are determined to be the ultimate uses of the site.) At a time after the old hospital has been demolished and before anything new arises a piece of theatre is designed and staged upon the site to create a sort creation myth. It will use the incredible array of local talent, such as circus, music and comedy. This theatre piece need not be naturalistic, it can be more impressionistic and does three things:

- It tells the stories of the past
- The stories of the present, particularly the story of the hospitals closure and the process to create something new; and
- It presents the mythic story of the future.

2. How will your idea benefit the Brunswick Valley community?

Society and Culture

This is self evident. It is about using art and artists to tell a story of change in a local culture and society.

Environment

This is not so self evident, however it provides an opportunity to heal rifts between different parts of the community that have different perceptions of the man made and natural environment. Particularly parts 2 and 3 have the capacity to talk about redevelopment as a process of environmental healing assuming the reuses of the site follow this aspiration which the authors hope they will.

Economy

A criticism of most building development processes is how little flows to the wider community except to either the building contractors, the developers themselves or those that benefit directly from a house or a shop etc. This is a tangible way for the development process of spending millions of dollars to directly benefit broader stakeholders, including

community members, as well as pay story tellers, the museum and artists. It is also a community development tool that seeks to make the redevelopment process a healing process so therefore could short circuit a backlash movement to broader plans for the site. Note in plans for other major Byron Shire community infrastructure of the past 20 years, such as The Byron Community Centre, the Byron Shire Council Offices, even the Cavanbah Centre there have been major backlashes that have caused significant cost and delay.

Civic Leadership

The process of the reference group is a good first step in healing the hurt and loss of the process surrounding the closure and impending demolition of the hospital. However given the increasing battles around heritage, around the Mullumbimby's identity in a time of rapid change, around NIMBYism there needs to be a more active embracing process, that respectfully acknowledges the past and present, so the future won't be so fraught.

3. What evidence or research supports your idea? (e.g. experience, statistics, discussions, reading, existing research)

There is broad evidence of for the value of story telling in "place making" processes, as thereupetic community development methodology and as a branding process.

- There are many models for this storytelling approach, the immediate inspiration for this project is linked to a talk about a story telling process used in San Fransico <https://go.ted.com/CUzS>
- The recent process by the Historical Society to document the "New Settler" movement and its legacy on film is a clear example of storytelling as a healing process because it sits history into the overall history of Mullumbimby and the region and thus it advances a process of reconciliation between old and new etc.
- Storytelling processes are also powerful tools is a creating new identity or brand for a place, this has both a marketing logic to sell the idea, but also helps new residents and neighbours to aclimatise more quickly, as well as the new place to be accepted into its location more quickly. <https://placebrandobserver.com/tag/storytelling/>

4. How can this idea be funded? Where would the resources (e.g. funding, staff) come from to keep it going? Who else might be interested in working towards your idea? (e.g. businesses, philanthropic individuals or organisations, government agencies)

The cost of this process depends on its ambition, but it could have an overall budget between \$50,000 to \$200,000. It is intended it be paid for in two ways.

- 1) Provision of public art in large development projects in many jurisdictions in Australia is supported by different types of development levies often around 1%, within the overall scope of this project this could be drawn from either its own specific budget or from S94 contributions to pay for roughly 50% of overall cost. Given this is a council driven project there is an opportunity to create a voluntary model to incorporate art and culture into new large developments.
- 2) With set and definite contributions as stated above and with long lead times the remainder for the three parts of the project should be funded as singular projects or separate projects through crowd funding, grants and philanthropy.

Note if a good community process shortened the timeline to deliver a \$5,000,000 project by 3 months that is the equivalent of about \$60,000 in interest if the project has to be financed.

The case of new The Byron Community Centre in the late 1990's is a classic case where because of a community backlash about the design there was dramatic and costly changes made very late in the process.

Tell us about yourself. Who are you? Do you represent any groups or members of the community? If yes, who?

This is presented as a partnership between the Brunswick Valley Historical Society and Creative Mullumbimby

The Brunswick Valley Historical Society Incorporated seeks to collect and conserve material including objects, images and documents that record the social, economic and civic history of the Brunswick Valley.

The Society seeks to publish material relevant to the area, interpret and display the collection to educate and engage the community in local history and provide research facilities.

Our physical home is the Mullumbimby Museum.

Creatiive Mullumbimby is a community association set up as an independent Mullumbimby based community development and place making organisation. Our particular areas of focus have been fostering the beginning of a public art process in Mullumbimby including the establishment of the Mullumbimby Sculpture Walk, The Mullumbimby Big Picture Show and progressing a town based masterplan. We attempt to marshal the creativity of the town and region where we can in partnership with other local community organisations.

What is your preferred method of contact? Phone/ SMS Email

Please provide your contact details: malcolm@socialhabitat.com.au

Are you available to talk about your idea, if required, on 18th or 23rd April? Yes No

Submit Your Idea

Note: the fields below expand as you type.

1. What is your idea for the best use of the Mullumbimby Hospital Site?

Catholic Healthcare's proposal for the Mullumbimby Hospital site is a continuation and possible future expansion of aged care and community services.

Catholic Healthcare Limited (CHL) currently operate Coolamon Villa from the site, a 55 bed Residential Aged Care facility which was first developed by the St Vincent de Paul Society in the early 1980's. CHL currently lease two parcels of land within Lot 188 DP728535, with both leases due to expire in November 2022.

In order to provide certainty for these services into the future, CHL are seeking to increase the size of the current land parcel from 9,350m² to approximately 20,000m². The increased land area would ensure that sufficient land is available for any possible future expansion. In order to identify the land requirements, Catholic Healthcare have engaged the services of an architect to produce a redevelopment concept plan. This plan is based on redevelopment of an 80 bed residential aged care facility, and is attached to this proposal.

2. How will your idea benefit the Brunswick Valley community?

Society and Culture

The existing Coolamon Villa is integral to the care and support for the aged within the Mullumbimby community. Our objective is to provide facilities that support the aged as their need for care arises, and Catholic Healthcare has practiced knowledge in special needs such as dementia, palliative care, disability, mental health, elder abuse and homelessness services.

Environment

Catholic Healthcare take our environmental responsibilities seriously. We consider environmental impacts in all we do, especially in regards to the ongoing impact of our buildings and ongoing operations to reduce environmental impact.

Economy

Catholic Healthcare currently employ 53 staff on a full-time or casual basis at the existing facility. In addition to this, numerous local businesses also provide goods and services to the facility.

Civic Leadership

As a major employer and service provider, Catholic Healthcare continues to lead the advocacy and support of older people within the wider community. Over 50% of current residents within Catholic Healthcare facilities are accepted in a supported or concessional basis. Our mission is to provide care to those who need it most, when they need it.

3. What evidence or research supports your idea? (e.g. experience, statistics, discussions, reading, existing research)

Our internal research identifies that the Far North Coast Aged Care Planning Region will have a shortfall of approximately 1,134 aged care beds and 1,327 home care places by 2026. As you may already be aware, there are predicted to be approximately 4,750 persons over the

age of 70 within the Byron Shire by 2026, currently serviced by only 266 residential aged care places.

4. How can this idea be funded? Where would the resources (e.g. funding, staff) come from to keep it going? Who else might be interested in working towards your idea? (e.g. businesses, philanthropic individuals or organisations, government agencies)

Catholic Healthcare currently operate Coolamon Villa from the site with the appropriate level of resource and investment. Any future redevelopment would be funded from either existing cash reserves or available debt facilities.

Tell us about yourself. Who are you? Do you represent any groups or members of the community? If yes, who?

Established in 1994 by the Bishops of NSW and the ACT, Catholic Healthcare is a leading provider of aged, health and community services. Our Mission is to promote life in all its fullness, and our thoughts and actions are informed by five key values: compassion, honesty, hospitality, respect and excellence. We presently operate across NSW and QLD servicing:

- 40 residential aged care facilities (2,483 residents);
- 10 retirement communities (over 350 residents); and
- Over 4,100 home or community care clients

Our Vision is to create community focused integrated aged care services, focusing particularly on residential and community aged care.

Catholic Healthcare currently operate Coolamon Villa from the site, a 55 bed Residential Aged Care facility which was first developed by the St Vincent de Paul Society in the early 1980's. CHL currently operate this facility under leases which are due to expire in November 2022.

What is your preferred method of contact? Phone/ SMS Email

**Please provide your contact details: Michael Lockwood - General Manager Property
mlockwood@chcs.com.au or (02) 8876 2100**

Are you available to talk about your idea, if required, on 18th or 23rd April? Yes No

Submit your idea for the Mullumbimby ex-hospital site!

The Mullumbimby Hospital Site Project Reference Group, made up of community members, local group representatives and Councillors, was formed to develop recommendations to Council about the best use of the Mullumbimby ex-hospital site.

We are calling for your ideas on the best use of the site that will provide the greatest benefit for the Brunswick Valley community.

To help us understand your idea, we have asked you to submit responses to some questions. Please use plain English to describe your idea! All ideas will be considered and some people who have made a submission will be invited to talk more about their idea at a workshop with Group members and Council staff. The purpose of the workshops is to investigate and explore some of the ideas in greater depth.

Ideas Pitch Workshop sessions will be held:

Mullumbimby	18 April
Brunswick Heads	23 April

*An additional workshop will be held, if required.

Anyone can submit an idea, so please include yours!

You can submit your idea by emailing Rachel.Derbyshire@byron.nsw.gov.au or returning your completed form in person to the Mullumbimby Council offices, Station St, Mullumbimby by Friday 6 April 2018.

For further information on what's happening, visit www.yoursaybyronshire.com.au or contact a member of the Community Development Team at Byron Shire Council on 6626 7000.

Disclaimer: The Ideas Pitch Workshops are a way of collecting ideas from the community about possible uses of the ex-hospital land in Mullumbimby. The ideas will be considered as part of the deliberative process being undertaken by the Mullumbimby Hospital Site PRG. Ideas collected during this process become the property of Council and may be used, adopted, developed and implemented by Council at its absolute discretion. The using, adopting, developing and implementation by Council of any idea collected creates no commercial relationship between Council and the person/entity who was the original source of the idea.

Submit Your Idea

Note: the fields below expand as you type.

1. What is your idea for the best use of the Mullumbimby Hospital Site?

This is not a singular idea but rather an idea of an integrated village hamlet focused around a new approach to housing people over 55. It creates a living environment that understands most people who are 60, 70 or even 80 don't think of themselves as old, certainly not retired or ready to be managed, it focuses on enabling a new active phase of opportunity and enterprise. Underlying the idea are three webs, physical, social and virtual. At the centre of the three webs is a community hub with the following types of elements:

- An integrated health facility ;
 - Communal eating space, this maybe a singular facility that is part of Rekindle or
 - A relocated Mullumbimby Library, based on a contemporary model that is more community meeting/working space than book repository. (Note this is an ideal place to serve local high schools, it frees up the current library space for commercial tenancy or expansion of council and reduces centre of town parking stress).
 - Creative Industry Hub market place - this is a fancy description for relatively inexpensive semi-commercial space suitable for startup businesses, artist studios etc. It would be served by hi-speed internet and integrated socially with the library working space and eating spaces. (Note business started by people over 65 is the fastest growing segment of startups.)
- Other suitable elements if commercially viable might be a child care or early learning facility or a university annexe. It would not be suitable for retail and should complement not compete with the centre of town.

Community Centre

At the centre of the three webs is a community hub with the following types of elements:

- An integrated health facility;
 - Communal eating space, this maybe a singular facility that is part of Rekindle or
 - A relocated Mullumbimby Library, based on a contemporary model that is more community meeting/working space than book repository. (Note this is an ideal place to serve local high schools, it frees up the current library space for commercial tenancy or expansion of council and reduces centre of town parking stress).
 - Creative Industry Hub market place - this is a fancy description for relatively inexpensive semi-commercial space suitable for startup businesses, artist studios etc. It would be served by hi-speed Internet and integrated socially with the library working space and eating spaces. (Note business started by people over 65 is the fastest growing segment of startups.)
- Other suitable elements if commercially viable might be a childcare or early learning facility or a university annex. It would not be suitable for retail and should complement not compete with the centre of town.

The heart the idea is a 21st century senior's housing village that uses the community hub as its centre, notionally like the centre of a spider's web. It embraces the values of innovation, integrity, community, empowerment, passion, environmental sustainability, opportunity, enterprise and most important agency. It is a place designed for people over 55 who are seeking the opposite of retirement.

Current notions of retirement are rapidly becoming redundant and what it is to be old is being redefined again as only our last stage of mental and physical incapacitation.

This model actively rejects a model of warehousing older people as if they are no longer of use or have any agency to be active citizens, managers, learners, carers, artists, gardeners, community members, developers of ideas and enterprise starters. It is a model that creates opportunity for individuals to fill any of these roles as active agents, hopefully till the day they die. What it will not be is a closed and externally managed facility of organised activities

like bingo.

Underlying the model are three notional webs:

The Physical Web

This is the organisation of space and buildings that is organised like a spiders web, in the centre is the community hub (located on the flat where the current hospital sits), it includes space for communal meeting, eating and integrated health. Around this are a series of radiating pedestrian streets the first layer being medium density housing (mainly small bedsitter apartments) and at street level below the housing is the creative hub market zone where there is rental space, for small workshops, artist studios, businesses, offices, including offices to manage the village. At roof level there is the opportunity for garden terraces and large photovoltaic arrays to create power self-sufficiency. In succeeding layers there are townhouses and small detached dwellings and possibly larger elements such as a communal workshop. The final layer is indigenous bush regeneration to interface with surrounding properties and create a sound and physical buffer. Alternatively the whole site could be planned with integrated botanical gardens woven into the fabric of the land, building and structures of the village.

The Social Web

This web is tangible in the way access to the hub is prioritised related to physical mobility; it is reflected in design of elements such as small nooks and street furniture that create opportunity for informal interaction; and opportunity for agency and organisation around the formal hub and the informal market street. The social web works because of the open nature of the village to the wider community and world. For example the ability to use and rent space in the hub and market street would be open to anyone. What the architectural configuration does is creates layers of privacy.

The Virtual Web - This is a combination of low cost aggregated hi speed internet service and number of tailored integrated virtual services designed to lessen stresses associated with old age such as loneliness, helplessness and boredom. The form it takes might be community smartphone application that is like an electronic butler, that helps management of payment services, social interaction, car pooling or in a passive form it could build in non-invasive monitoring such as detection of life and health signs.

The Sacred Grove

The final element of the village is a renovation or replacement of Coolamon Villa. By redefining and creating the "retirement" village as a place focused on a continued active life and good health, the role of the "nursing home" is also redefined, hopefully shortening average stays and the role becoming more like a hospice dealing with the care and rituals of the end of life. A physical separation of this facility as Coolamon currently does, from the rest of the village seems appropriate.

Note this type of idea could include a broader demographic but given the history of the site a focus on seniors living seems appropriate. Beyond the speculative nature of businesses that could be located on the market street, three other specific businesses that would have a comfortable place within this model are: a medical centre; an early learning childcare centre; and some form of university annexe.

2. How will your idea benefit the Brunswick Valley community?

Society and Culture

Loneliness, helplessness and boredom are key causes of poor health amongst older people,

this is supported by recent research. A lack of public transport and limited housing options within the Brunswick Valley exaggerates social isolation for older people. 90% of all housing is detached, much of it raised, virtually none of it is adapted for limited mobility. Yet there are very limited alternatives, as a result many older people have to move away for later stage care.

Byron Shire has increasing numbers of older people mainly single woman who may have a small nest egg, but cannot get a mortgage, so are stuck in isolated inappropriate rental housing.

Many of the new cohort of seniors are now of the "baby boomer" generation, including increasing numbers of the "new settlers" of the 1970&80s, this generation does not view getting and being old the same as previous generations. Many believe it is their right to keep contributing and they want something different.

Using the example of my own mother, who took up pottery at the age of 55 and peaked as a professional potter at the age of 70, this integrated living village will provide opportunity that can support artistic and many other new aspirations in this less burdened later stage of life.

Finally if there are better housing options for older people, that will free up existing stock for younger people.

Environment

Without necessarily badging itself as environmental or "green" this idea has significant environmental features including:

- 1) Buildings would be minimum 7 star energy efficient
- 2) The site roofs would be a large solar power station, at minimum running an energy self sufficient site.
- 3) It would integrate various forms of high value onsite food production or botanic diversity.
- 4) The integrated nature of the model allows application of car and bicycle pooling, small scale community transport, plus it potentially removes the need for a lot of unnecessary transport because so much is local to the site.
- 5) The scale and topography of the site allows onsite water harvesting and treatment and cost effective water/waste recycling processes including greywater treatment and composting, which integrates back into food production.
- 6) The edges of the site particularly the Southern edge can be regenerated to integrate with other remnant eco-systems around the site such Mullumbimby Creek.

Economy

"Our society has an assumption that because of current perceptions of retirement and old age that people beyond the age of 65 are no longer economically productive. This is a view that broadly is not sustainable, particularly in the Brunswick Valley where the median age is now close to 45 compared to 37.4 nationally. Currently many of the key contributions of older people are within the informal economy, such as volunteering and taking care of grandchildren. This type of solution seeks to expand contributions to the informal economy, but more importantly to help grow the formal economy beyond the stereotypical relatively low skill and low productivity aged care industry. This model provides the opportunity and infrastructure for older people to remain fully engaged in the economy, whether the formal economy of business and work or the informal economy of childcare and volunteering etc.

Civic Leadership

Not sure how to answer this or whether it is relevant.

3. What evidence or research supports your idea? (e.g. experience, statistics, discussions, reading, existing research)

Based on the most recent ABS population data the largest age cohorts locally are people aged 55-59 and 60-64, which clearly matches local anecdotal evidence for the need for alternative seniors housing.

As particularly the health understanding of aging has changed rapidly in the past 10 years new non medical models that emphasis how good health is maintained have emerged. This is articulated by the organisation The Eden Alternative in its starting principles, which is to eliminate loneliness, helplessness and boredom. The new zeitgeist of being old is not acting like it. Social interaction and keeping our brains active are the two most important aspects of this.

The need for a change in outlook to how and where people live when they get a bit older is demonstrated by the recent rapid change in some of the traditional seniors housing developments locally, such Cape Byron Estate in Cooper Street Byron Bay.

Both in Australian and internationally there are really interesting new seniors housing precedents, for example there are now over one hundred American mainstream universities that have build seniors housing on campus because of the connection to life long learning. This specific model has no precedent although in a sense was predicted by the new settler movement 40 years ago.

Changing the paradigm of how to grow old with agency and disgracefully is one of the last frontiers.

4. How can this idea be funded? Where would the resources (e.g. funding, staff) come from to keep it going? Who else might be interested in working towards your idea? (e.g. businesses, philanthropic individuals or organisations, government agencies)

This idea assumes that it would have to stand on its own feet as a commercial venture, so it would have to attract social impact investors and the balance being bank finance. Given it is a new model it would be good to obtain \$1-200,000 funding from government or philanthropic sources to conduct research into comparative international models, develop design concepts do market reearch and assess feasibility. The key issue of any genuinely new model is the perceived risk of investment on an unproven model.

However much is deceptively simply mainstream investment and income streams including:

- Rent/lease or purchase of housing;
- Community fees of residents and other users to pay for common infrastructure;
- Lease of commercial property; and
- Care are facilities , that is backed by various forms of Commonwealth.

The model should be cheaper to run then many traditional seniors living models because it relies much more on the agency of the residents. The model also does not rely on it being a singular business entity, it may be many business entities that flow into creating the village. This may even be disirable.

The largest unknown funding stream to the authors relates to the idea of the virtually elements. This would need its own investment stream and may have application well beyond one facility. As it is virtual it may be a link to many people isolated in traditional

housing.

Tell us about yourself. Who are you? Do you represent any groups or members of the community? If yes, who?

This idea is submitted on behalf of Social Habitat Housing Inc, which is a not for profit company set up to create affordable housing and living solutions in Byron Shire.

What is your preferred method of contact? Phone/ SMS Email

Please provide your contact details: malcolmprice@socialhabitat.com.au

Are you available to talk about your idea, if required, on 18th or 23rd April? Yes No

Mullumbimby Hospital redevelopment



Submission date: 12 November 2022, 10:30AM

Receipt number: 36

Related form version: 2

Vision statement

Do you agree with the vision statement?

Somewhat

Leave any comments about the vision

Project goals

Do you agree with the project goals?

Somewhat

Leave any comments about the project goals

Maximising the provision of affordable housing may be good for the developer but not necessarily comfortable for those living crammed too closely together.

Proposed land use

Do you agree with the proposed land uses?

Somewhat

Leave any comments about future land use.

Building height

Do you agree with the proposed building provisions relating to height?

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Upload a document

About you

Name **Rhyl Lewis**

Email

Would you like to be kept informed about the project? **Yes**

Mullumbimby Hospital redevelopment



Submission date: 13 November 2022, 7:31PM

Receipt number: 37

Related form version: 2

Vision statement

Do you agree with the vision statement? **Yes**

Leave any comments about the vision statement.

Project goals

Do you agree with the project goals? **Yes**

Leave any comments about the project goals.

Proposed land use

Do you agree with the proposed land uses? **Yes**

Leave any comments about future land use.

Building height

Do you agree with the proposed building form provisions relating to building height? **No**

Leave any comments about building height.

Nowhere in Mullum are there three storey buildings. This is out of character for the neighbourhood. It will disadvantage the neighbours.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Upload a document

[Hospital site rezoning.docx](#)

About you

Name **Mary and Ziji Fox**

Email

Would you like to be kept informed about the project? **Yes**

12 November 2022

BYRON SHIRE COUNCIL
70 STATION STREET
PO BOX 219
MULLUMBIMBY NSW 2482

RE: 2 LEFT BANK ROAD
MULLUMBIMBY NSW
LOT 1 DP 43806, LOT 2 DP 552246

Thank you for your support during the demolition and remediation of the site, particularly through liaison with the admirable Mick Crosbie. We support the proposed development of the Mullumbimby Hospital site, providing much needed housing for our community.

However, this will have a significant impact on our home. Not only will the construction impact us, but also the final building and occupation will radically weaken both our privacy and the agreeableness of living there. We expect an increase of traffic as well as noise from the activities of everyday life of those living in 120 two story villas.

These will likely be concerns of owners of other properties adjoining the site, namely 4, 12 & 16 Left Bank Road.

We have two requests to ameliorate some of these losses.

1. Rezone our two lots to R1. Since we will have 8m or perhaps three story high buildings adjacent to us, it would seem fair that we can increase our density.
2. Connect us to town sewerage. This would be required for us to use the land for habitation rather than septic infiltration. Obviously there would be a connection to the hospital site.

SINCERELY,

DR ZP & MRS M A FOX
12TH NOVEMBER 2022

Mullumbimby Hospital redevelopment



Submission date: 13 November 2022, 9:32PM

Receipt number: 38

Related form version: 2

Vision statement

Do you agree with the vision statement? **Yes**

Leave any comments about the vision statement.

Project goals

Do you agree with the project goals? **Yes**

Leave any comments about the project goals.

Proposed land use

Do you agree with the proposed land uses? **Yes**

Leave any comments about future land use.

Building height

Do you agree with the proposed building form provisions relating to building height? **Somewhat**

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Upload a document

[letter to council re hospital site.docx](#)

About you

Name

Hamish McCormick

Email

Would you like to be kept informed about the project?

Yes

Dear Sir/Madam,

Our home is directly adjacent to the former Mullumbimby hospital site at number Left Bank Rd.

We essentially support the proposed development of this site to provide much needed high-density housing in our town.

Our home and 3 others (No's 2,4,12 &16 Left Bank Rd) back directly onto this site and will endure major impacts to our amenity & privacy if 100 - 129 dwelling are built so close to our homes.

As such, we formerly and respectfully ask that you also rezone these 4 properties to R1 or R2 in conjunction with the rezoning of the former hospital site which one would think would make sense from a planning and cost point of view.

We could then have the potential of adding additional dwellings to our land in the future which would complement your development proposal by providing even more much needed homes to our town.

It does not seem fair or equitable to rezone the BSC land and leave our 4 adjoining properties isolated with no avenue for further development and heavily effected by your adjoining development.

Yours sincerely

Hamish McCormick & Suzanne Simpson
Left Bank Rd, Mullumbimby

From: [Gigi Kate Mackie](#)
To: [FitzGibbon, Andrew](#); [Hughes, Kristie](#)
Subject: Mullumbimby Hospital Site
Date: Sunday, 13 November 2022 10:03:10 PM

Dear Andrew and Kristie,

I am the owner of Left Bank Rd (known as Left Bank Rd), currently residing in Victoria temporarily for family reasons.

A neighbour sent me the proposal for development of the hospital site last week.

I have several concerns about it. Firstly, the sheer number of dwellings seems very high, and secondly being up to three storeys high is concerning. It's going to have a huge impact on what has been a very peaceful area, and aside from disturbing the current amenity values of the neighbourhood I can't see how you will manage the traffic impacts. At school pick up and drop off times the corner of Left Bank Rd and Azalea, as well as the corner of Azalea and Jubilee Avenue are already horribly congested. What happens if you add traffic from all these new residences?

I understand that we have a need for more housing but three story dwellings in an area like this seem excessive. I can't see how you can propose 11.5m height limit and also describe it as a 'beautiful green neighbourhood'.

I am particularly concerned about the horse paddock which has been a refuge for local wildlife, including wallabies, in the 6 years that I have lived there. I have always thought that it would be more appropriate to use that as a food forest or botanical garden for the whole community to use and provide some food security for locals.

Along the top of the ridge is a planting that was done by Landcare as a wildlife corridor. At the very least that should be connected up with the band of vegetation that runs along the back of the hospital fence, but I feel that it could be enhanced by a well conceived plan for further plantings on the northern face of the ridge.

I have to confess I'm particularly concerned about how my house is impacted by what happens in that area, as it is right on the boundary, and that is our northern aspect and main source of light inside the house, particularly in winter. I would hope that whatever happens there, a) an appropriate distance be maintained between my house and any other buildings, and b) that consideration be made to not shade out my house with high buildings or tall trees.

Overall the proposal causes me some distress as I'm sure you would understand. I moved there for the peaceful aspect of the site before the hospital closed, and am not thrilled by the idea of living next to a development site for many years. I understand that there is a need for more housing in the area, but I'm very concerned that this will make my property unlivable for myself, and will hugely impact its resale value in the immediate future and whilst the site is being developed.

I understand that the other landholders who directly border the site are keen to see our blocks be rezoned to R1 or R2 as part of this process, and I agree with their thinking. To leave us as R5 adjacent to a development like this seems illogical and unfair.

I look forward to hearing back from you in regards to this.

Sincerely,
Katherine (Gigi) Mackie

From:
To:
Subject: Mullum PCC comments & recommendations on draft Mullum Hospital site development
Date: Sunday, 13 November 2022 3:27:53 PM
Attachments: [MullumPPC_feedback_on_draft_Mullum_Hospital_site_development \(1\).pdf](#)
[Hospital_proposed_structure_plan \(1\) \(1\).docx](#)

Hello all,

Please find attached the Mullum PCC's collated comments and recommendations in relation to the draft Mullumbimby Hospital site. Also a proposed site plan for vegetation connectivity.

We look forward to discussions on, and contributions to, the development of this site.

warm regards,
Madeleine (for the group)

Comments on initial draft design for the Mullumbimby Hospital site

Mullum Place Planning team

The Mullum PPC team sees development of this high profile site as an opportunity to showcase and incorporate sustainable design principles in the built environment, the green zones and community shared areas. This approach would set a valuable and enduring precedent for the Mullumbimby community and Byron Shire. Future designers and developers of the site must demonstrate appropriate and contemporary planning, building design and landscape concepts. Failure to do so will mean years of work, and an exemplar opportunity, will be lost.

The Hospital Site must not be allowed to evolve into another suburban outlier/satellite with singular housing typologies. It must be a precedent for good development practice and design that builds on the strength of our community and contributes to its 'sense of place'. Ad hoc and outdated development approaches must not be tolerated.

The Hospital Site is a critically important step forward to creating additional housing close to town. A properly planned outcome must deliver a diverse range of housing, positively respond to the need for walking/cycling access and address to project's impact on current Town Centre traffic and parking issues.

The following points and recommendations are offered for further discussion by the Mullum PPC team:

1. As a means of connecting with Country, an unbroken green corridor link from a ridge top park down the gully to a park on the Azalea Street/Left Bank Road corner is recommended. In this respect, development of the LEP and site specific DCP should apply the NSW Government Architect's *Draft Connecting with Country* framework from master planning to detailed design.
2. An integral and long term part of this work must be respectful and long term consultation with appropriate Elders and Knowledge Holders. This may reveal valuable insights into the area and play an important role in acknowledging both the area's First Nations and its European history.
3. A more detailed urban design analysis is required to identify where three storey buildings might be appropriate. Obviously, this must acknowledge neighbouring properties, shading and neighbourhood amenity. We strongly believe three storey buildings at the top of the hill in the southwestern corner would not be a favourable outcome. They would be an overpowering and dominant form within the landscape.
4. Alternatively, there is the opportunity to have a three story 'cascade' down the hill slope. This would blend with the topography, would not overwhelm the site, while offering a variety of housing types to meet diverse community needs. The latter are not possible under current and outdated Byron LEP and DCP controls.
5. As noted above, a variety of housing typologies along with different densities must be considered. Ensuring a mix of dwellings suitable for individuals of all ages and larger dwellings for family groups should be a priority. This must be built into any planning controls, particularly the LEP.

6. The potential to 'test' intergenerational housing models within the site must be considered. These should cater for a mix of dwelling structures, household structures and consider culturally appropriate housing.
7. Building some individuality of design (not 'ad hoc' design) within community would create the sense of a community and a better aesthetic.
8. Connectivity of vegetation is important. Leaving green areas is not just about landscaping or screening, it's also about honouring the site with native vegetation and creating a corridor for flora and fauna. The green zone of connectivity suggested on the attached plan would also create an important visual aesthetic for the community and the site.
9. A shared community garden/food growing should be included near the community amenity/meeting building and even within different site precincts. This would help build community cohesion and participation.
10. There should be strong physical and conceptual 'connectivity' to Mullumbimby. The Hospital Site must not become something so different it becomes 'unto itself' and isolated rather than part of the whole town. This element of 'connectivity' could be easily achieved through landscaping design or creative elements within the central town. An example might be the use of the Town Centre's sandstone blocks/shapes in the landscaping areas and community facility. They might even be used as 'markers' along an improved footpath to the Town Centre.
11. The Azalea Street/ Jubilee Avenue/Coolamon Scenic Drive intersection is a bottleneck during Shearwater School drop off and pick up times. It can only get worse. As a priority, the next planning and design stages must address how more cars converging on this intersection can be handled from both a traffic management and urban design perspective.

Council clearly has considerably more work to do on this critically important project. As the town's representatives on the PPC we will continue to be a considerate bridge to the community.

There are many challenges ahead. Not least of these will be determining how public (Council as landowner) and private (financier, designer and developer) efforts will unite to create an outstanding outcome. This challenge demands a lot more thought.

Figure 6: Concept Structure Plan



-  Multipurpose community facility and open space
-  Residential diversity
-  Aged care (no change)
-  Vegetation landscapes
-  Internal road
-  Pedestrian paths
-  Remediation cap area
-  Watermain (pending relocation)
-  Intersection upgrade potential

Mullumbimby Hospital redevelopment



Submitted on date: 14 November 2022, 11:17AM

Receipt number: 39

Related form version: 2

Vision statement

Do you agree with the vision statement?

No

Leave any comments about the vision

It is framed as a neighbourhood, effectively the vision of a suburban dormitory suburb rather than a living urban village.

Project goals

Do you agree with the project goals?

No

Leave any comments about the project goals

There is no goal related to art and culture.

Proposed land use

Do you agree with the proposed land uses?

Somewhat

Leave any comments about future land use.

The key to agreeing with the R1 zoning is the usage table. Have you considered B4 zoning which could be more inclusive

Building height

Do you agree with the proposed building provisions relating to height?

Leave any comments about building height.

Any other comments

Are there any other comments you would like to make about the Draft Site Strategy and Urban Design Protocol?

Please read the full submission because it is highly considered and relevant

Upload a document

[MHSub MAH .pdf](#)

About you

Name

Mullum Arts Hub Community Group

Email

Would you like to be kept informed about the project?

Yes

Mullumbimby Hospital Site Redevelopment

Submission made in response to initial draft plan by BSC in
October 2022

By

Proponents of Mullumbimby Community Hub &
Mullumbimby Arts Hub

Jeannette Martin

Jennifer Grainger

Malcolm Price

Steve Drake

Suvira McDonald

Our community group formed in late 2020 with specific concerns that, despite Mullumbimby being a "creative community", there is a lack of affordable space for artists and creatives to operate in the town. We envisaged a space similar to M-Arts in Murwillumbah as our initial model.

We began to lobby council for public land/space where this could occur. In late 2021 we wrote a submission on behalf of Creative Mullumbimby to take over the Mullumbimby Scout Hall for this purpose, but were unsuccessful. By early 2022, it was obvious the old hospital site was one of the only genuine opportunities.

By early 2022, after the floods, when many of the existing community halls flooded, our vision changed to a new type of community hub including arts, theatre and a flood free community assembly place. We began talking to many from the 2018 hospital reference group and particularly people associated with the original hospital, as well as groups like Byron Youth Theatre.

We believe our vision is completely consistent with the current council direction, however the current vision of a "neighbourhood" should be rearticulated as an "urban village" with integrated community hub. We would like to see the current proposal to move from just rezoning to a placemaking process articulating a 20-50 year vision. **(See p5 - The Story - Hospital Hill - 2022-2042)**

General Comments

Process

- The plan broadly respects the 2018 consultation however, much has happened since. Is the content backing this plan still relevant or adequate?

Suggestion - There needs to be a broad new engagement with the community, a "placemaking process" (see attached definition). Where is the understanding or acknowledgement of the New Urban Agenda UN framework, which frames places in three and four dimensions?

Alternative Suggestion - Without a placemaking process, there needs to be an urban design study that models the site in three dimensions attached to the planning proposal for rezoning.

Placemaking Process

Placemaking is a collaborative process of intentionally evolving and recreating definable spaces through time. Its foundations are the cultural, economic, technological and environmental characteristics and imagined future reality of those locations. In practical terms it results in imagined, changed design and management process iterations of a place in five, ten, twenty, fifty or a thousand years' time.

In this sense it is more like developing a narrative story rather than a static two or three-dimensional plan or vision. It is based in a process of research, consultation, prognostication, planning and design, anticipating both activity and required management of activities and facilities in the future.

Note: its imagined future reality does not have to be correct; it need only create the design of the next iteration with flexibility to evolve slowly or change quickly based on arising opportunities.

Placemaking is a new jargon expression, however it is an attempt to remedy the short-term approach of much current private and public development that is profligate with scarce natural resources, disrespectful of past use and rarely interested to try and predict or accommodate changes of use or technology beyond the limited window of selling real estate.

- The process of the current draft plan and short feedback period, however well intentioned, is dangerous. It has strong potential to set the council and community at odds because of misunderstanding as happened with similar previous projects.
- The planning system drives a strange backward process. Rezoning should follow a detailed understanding of use rather than other way round, or alternatively council should ensure the most flexible zoning possible, which R1 might be. Were zonings like B4 or RU5 considered? If a blanket zoning is followed, the articulation of permitted uses becomes critical and needs consultation.

Building Heights

- We support a new height limit of 11.5m, although we think that the flat land use map fails to understand the three-dimensional implications and needs an integrated urban design approach.

Note: there is now strong potential to mix housing and community facilities on different levels across the site, particularly the lower site.

- We are not sure why the 11.5m height or blanket rezoning would not be applied to Coolamon Villas, particularly as it is reaching the end of its useful life and may be redeveloped within 10 years.

Public Street

- Creating a street along the sealed cap would appear sensible, however making it a public road reserve for cars, that divides the site rather than unites is not sensible, is expensive and wastes valuable space, noting all adjacent underground service infrastructure will need to be located 30-35m apart either side of the cap.

Suggestion - Would it not be better to make it a covered street that is primarily pedestrian, in effect a large public space? We think around 100 small dwellings could be located above this street, leaving the sealed ground floor for community facilities, while car parking could be provided at either end or from behind.

Art and History

There is little acknowledgement of the once "sacred site" of the hospital, birthing unit building or community health centre. All the buildings are gone and there is no evidence they ever existed.

Suggestion - There needs to be art and historical interpretative storytelling integrated into the design of new facilities and housing on this site. Given the site's status this would be better done to inform the site's development rather than as an afterthought

Suggestion - A public event in early to mid 2023 on site could incorporate a design or place making workshop that celebrates the site's history. This event might include a ceremony like a tree planting to start new process

Housing

- The plan assumes an 11.5m height, this allows accommodation of a target of 120 plus dwellings.

This is good, both, in that it raises the potential value of the land for council and it is a worthy affordable housing ambition. However, because of a lack of modelling and analysis, it fails to recognise that the site will probably now be predominantly three storey medium density housing and the site can probably accommodate twice as many dwellings, while still providing a great deal of flexibility for the wider community use.

Suggestion - There needs to be a site-specific housing strategy with design modelling that articulates diversity of housing types and sizes and break-down of target markets and demographics, that is matched to financial feasibility analysis and at least in broad terms a has development strategy.

Green Space

- The buffer zone on the south-western edge is smart, because it protects a valuable ecology and is a buffer to adjoining housing while potentially creating useful pedestrian and cycle access to the lower site.

The purpose of the central separating space is less clear. These trees are probably important to protect and as a buffer, however it is likely not a useful recreational space or pathway.

Without a tree or ecological assessment, it locks in a zone that may have more value protected in other ways on the R1 zoned land. Additionally, there are many other valuable trees on the lower site that should be protected but aren't.

- Finally, if this site is to have a large resident medium density population it should have "green" open recreational space set aside, the flat South-Eastern corner is the obvious place to do this.

Suggestion - Have green space planning informed by a full assessment and needs that arise by design modelling.

Community Facilities

- We think the provision of space for community facilities is inadequate, particularly given recent weather events and new needs. The current planning approach misses a huge opportunity to provide much needed facilities for the wider community.

Suggestion - We advocate a new type of community facility that is based on a place making methodology. It needs to imagine how the master planning of the lower site can be developed and redeveloped over the next 20-50 years, with a low-cost structure. At the same time, we need to take into account impacts like climate change, changes of technology and natural disaster contingencies.

A full engagement with the community and understanding of future council resourcing is essential.

- The following is a non-exhaustive list of suggested community needs that might be addressed on this site, that have arisen through our community conversations during 2021-22:
 - Emergency and mobile facilities, such as mobile libraries, medical clinics and disaster/recovery coordination;
 - Safe emergency gathering and communication space for natural disasters;
 - Youth, community, health and education facilities, as well as accommodation of new services;
 - Arts facilities – low cost private studios, performance and rehearsal space, workshop and exhibition space
 - Community meeting, "culturally appropriate" recreation space
 - Relocation of some existing facilities such as the Mullumbimby Library or community education spaces
 - Supplementary semi-commercial facilities such as, a café, food vans and grocery store
 - Integrated Community Housing

The Story - Hospital Hill - 2022-2042

The following story is not factual. It tries to extrapolate current broad trends, community needs, community desires and development processes to tell a possible story within a placemaking methodology.

It suggests a path ahead for both a process to guide the development process and design content of the site.

The possible density of housing suggested is tested, although not fully for attached car parking.

Stage 1 2022 - 2023 Re-establishing Story

Before it was a hospital, before it was contaminated, before colonial settlement, this was Aboriginal land. It was part of the largest sub-tropical rainforest in the world. So we begin with an act of remembering.

The first act is to establish artwork, interpretation and a story trail of interconnected pathways to tell the stories and bring back artifacts of these stories to the site. In particular we should remember:

- The Mullumbimby District War Memorial Hospital
- The Mullumbimby Community Health Centre
- The Mullumbimby Birthing Unit
- First nations story - an engagement with local custodians about a possible cultural role of this place
- The Natural History and
- The story of contamination, remediation and regeneration of the site.

Beginning in late 2022 Byron Shire Council in partnership with the local community began a placemaking process with a number of large creative workshops held in early 2023.

These culminated in a two-day workshop in May, staged within a large marquee located on the site, that concluded with a ceremonial planting of a *Syzygium moorei* (Coolamon) to inaugurate the new phase of the hospital site's life.

The masterplan confirmed a number of earlier assumptions, including a balance of housing, the nursing home and community facilities. It also proposed the site be a new urban village to be called "Hospital Hill" that would include a flexible range of community facilities to serve the growing Tallowood and West Mullumbimby, and which could cope with a future of climate change and related natural disasters.

The eventual target population was decided to be approximately 500 residents, which matches an historical understanding of the size of well-functioning villages.

Meanwhile Catholic Health signed a 10 year lease for Coolamon Villas to continue operating.

Additionally, the masterplan prompted development of a comprehensive site urban design, housing strategy, green space study and feasibility plan to inform a rezoning planning proposal.

Stage 2 - 2023- 2024 Sheltering from the Storm

In early 2024 the first act, which physically aligned with the sealed contamination section as well as the street proposed in the draft plan, was a street, but not for cars. It inverted the notion of a street to make it a covered predominantly pedestrian street, with two shelters established at either end. (Note: funding of \$3M for the shelters was sought and gained from the Northern Rivers Reconstruction Corporation)

- The first shelter is a large undercover space, the Community Hub, with a large solar array, community battery, satellite communication connection and water tanks where more than 1000 people could assemble undercover. The aim being, it can operate off-grid in an emergency.
- The second, is a secure smaller cave-like earth covered exhibition hall and storm shelter, which has a kitchen and toilets.

The Community Hub opened in late 2024 with the exhibition "Mullumbimby Hospital Remembering".

The long-term intention is that the street be predominantly pedestrian, and only trafficable by vehicles for limited periods.

Future housing is to be located above street level with a combination of community facilities and artist studios at ground level.

The Hospital Hill Housing Strategy was released in late 2023, it included:

- Target of 250 dwellings to house 420 individuals
- Mix of 50% market housing, 30% affordable housing (80% market rent) and 20% social housing (25-30% of gross income of tenant).
- Focus on 1 and 2 bedroom dwellings, with some opportunity for co-housing and group homes, and a small number, no more than 10% overall of 3 bedroom dwellings.
- Focus on Seniors and co-workers housing, including council staff housing;
- Two clear zones were established, the hill where the larger proportion of market housing would be located and on the lower hospital land, predominantly one bedroom apartments, and micro-apartment co-living complexes to be located above the covered street.

The strategy also explored, what role council should play and began negotiation with a number of community housing organisations, superannuation funds, Federal and state governments and NHFIC (National Housing Investment Corporation).

A new village green approximately the size of that in Federal Village Park was established in the South-Eastern corner, it was opened on December 8th by local Indigenous elders. Carols by Candlelight, an historic event run by the Mullumbimby Chamber of Commerce, finally returned to this, its original site.

Stage 3 - 2024 - 2026 - Art Bazaar

A legacy of both the Covid Pandemic of 2020-22 and the floods in 2022 was pressure on the vibrant creative community and culture of Mullumbimby. A severe housing crisis grew worse along with an extreme lack of accommodation for creatives to operate.

An affordable model of relatively cheap serviced shipping containers located under a big open shed of more than 1000sqm was proposed at the heart of the street, located between the Community Hub and Exhibition Hall.

Renewable power was supplied from above and a number of shared wet areas were established at the edges of the sealed area to service this zone.

The Art Bazaar opened in early 2026. Because of its flexibility, its ability to be adapted over time and its Bazaar like functionality it was quickly used for other purposes in combination with other open spaces like the Hub, for markets, and performance.

During 2025 and 2026 the functionality of the Community Hub was also extended with:

- toilets
- storage (shipping containers),
- a small kitchen
- bays for mobile community and health services,
- parking and charging for a new community transport project.

This facility subsequently supported vehicle charging of both private and shared cars, ebikes and mobility scooters.

In late 2026 both Hospital Hill Community Transport Association and the Hospital Hill Community Management Association established offices.

In early 2025 council re-established the Byron Shire Housing Trust as unit trust, with an independent board to hold and develop appropriate land assets like Hospital hill. (Noting inhabitants of Hospital Hill were encouraged to own units in the trust)

Stage 4 2025-2030 Art becomes Performance, Learning and a Library

Broader community needs started to emerge after a cyclone in early 2025, when the main classroom spaces of the Community College and high school were flooded again, and the space of the existing small Mullumbimby Library in the council administration building was needed for broader council services.

Co-located library and meeting/educational facilities were built with a first tranche of 30 one bedroom transitory/emergency housing units located above.

When opened in 2028 the combination of services in the Community Hub worked well. Eventually 120 one bedroom dwellings would be located on two levels above the covered street.

Meanwhile the Art Bazaar continued to evolve. Its Lego block (Shipping Container) structure allowed, with just a fork lift reconfiguration of the containers, a range of innovative performance spaces.

The Byron Shire Youth Theatre established a permanent home amongst the Bazaar in mid 2026, their first large performance was a partnership with Spaghetti Circus opening on the fifth anniversary of the floods in March 2027 "Spirits of Climate Change - The River Floods".

In the following years, the community in conversation with Indigenous Elders, began developing the permanent aspects of the "Village Green" including a sculpture garden, food gardens, a Yarning Place and a Keeping Place.

Meanwhile, after years of negotiation, a local community housing provider "Good Housing", backed by Australian Super and with council partnering, began development on the hill of a combination of 70 two and three bedroom apartments and townhouses, plus a 32 unit micro-apartment co-living complex.

By this stage, a rich mix of gardens, food gardens, art and interconnected story trails had been developed all over the site and beyond.

Stage 5 - 2030 - 2042 Health of the Community Reimagined

By 2032 Hospital Hill had a thriving little community. There were close to 100 rental dwellings on the hill with a population of about 220, 20% of which were affordable and social housing, while 100 rental micro-apartments had been established along what was now known as Mullumbimby Bazaar, 50% of which were affordable or social rent.

At street level there was a library, meeting/education spaces, an exhibition space, about 30 small artist studio spaces mixed in with offices of various services, many now having been converted from the shipping containers they started as.

Every Wednesday evening the street would become an artisan market with music and performance, while on average three times a year the central covered space of the street would be converted for theatrical performances.

The final development phase of the lower site occurred and was completed by 2042, this included:

- A new community health centre on its original site with apartments above, but this time a sophisticated public/private partnership, that included NSW Health, private operators and NDIS which was completed in 2035; and
- The Childhood Early Intervention Centre opened in 2037 with specialist housing above. It was located on the old Birthing Centre site.

Finally, the existing 10 year lease for Coolamon Villa came due in late 2032. There had been debate about the future of this site, particularly after a new nursing home was built on a site close to town.

Coolamon was closed and Catholic Health in partnership with the Byron Shire Land Trust decided to redevelop the site as a private hospital with a small 40 bed respite facility, it opened in 2040.

The target of roughly 500 residents across the overall site was achieved by 2042. Changes in transport infrastructure included drones, flying cars and bikes, and sophisticated community transport ridesharing. Further redevelopment is expected soon as old car parking spaces are replaced due to lack of use.