

Site Strategy and Urban Design Protocol

The former Mullumbimby Hospital site



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Introduction and Background

Purpose

The Site Strategy and Urban Design Protocol for the former Mullumbimby Hospital site describes the history, vision, objectives, and urban design principles for the site.

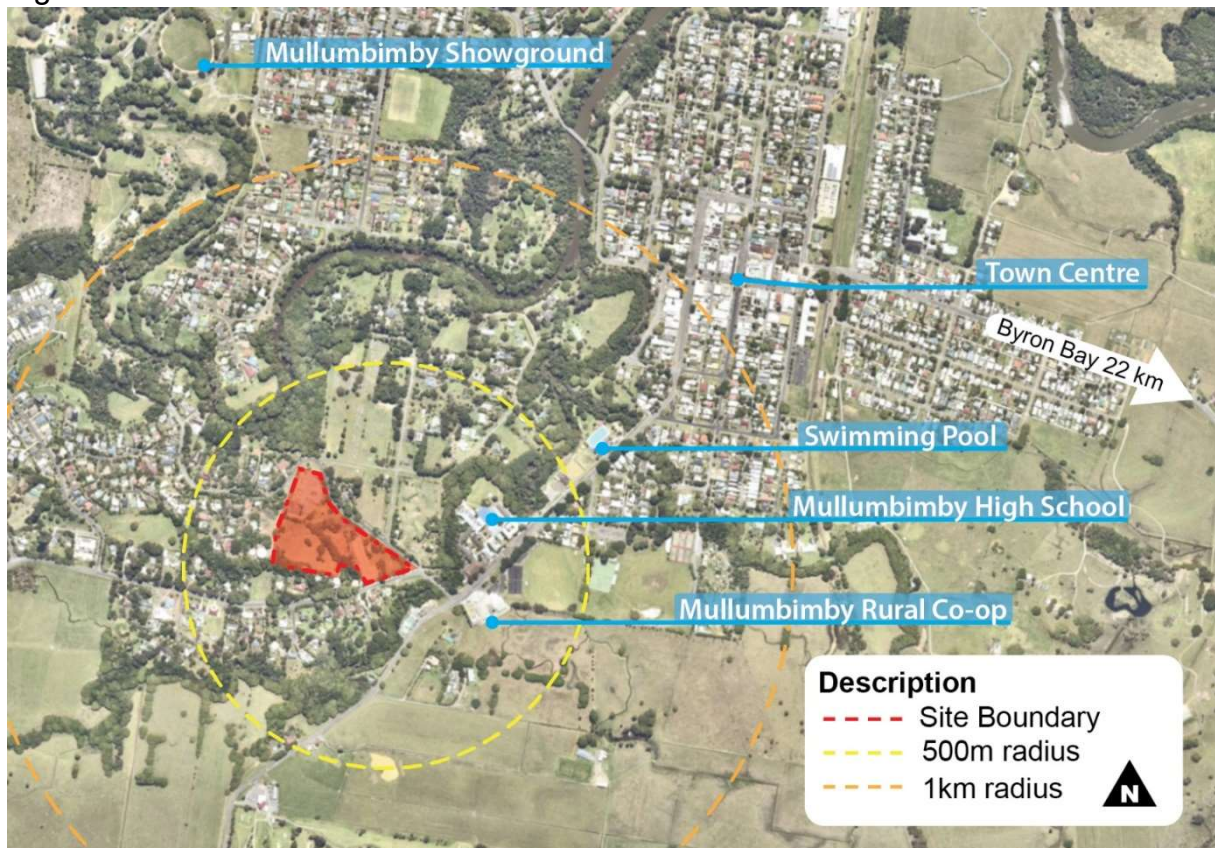
The purpose of the document is to:

- confirm the vision and objectives for the development of the site;
- outline the design aspirations for the site;
- inform the scope of a Planning Proposal over the site; and,
- provide a basis for a staging and delivery plan.

This document relies heavily on the work and process previously undertaken by the Mullumbimby Hospital Project Reference Group.

It also takes into account the latest information regarding the site remediation works following the demolition of the old hospital buildings.

Figure 1: Context Plan



The Site

The former Mullumbimby Hospital site is situated in the town of Mullumbimby within the Byron Shire, on the Far North Coast of New South Wales.

The former Mullumbimby Hospital Site is located on Minjungbal land, in Bundjalung Country near the border of the Arakwal and Widjabul land.

The site is currently wholly owned by Council and classified as 'operational land' (as per the Local Government Act 1993).

The following points describe the site context as illustrated in Figure 1.

- The site is located in the south-west of Mullumbimby, approximately one kilometre from the town centre.
- The site has close proximity to community and recreation facilities, including the swimming pool, bowling club, Drill Hall Theatre and gallery, the Mullumbimby High School, Shearwater Primary and Secondary Steiner School, open space, sports fields, a skate park and community gardens.
- The site has access to a network of footpaths and cycle paths encourages active transport between the site and town.
- The intersection of Azalea Avenue and Left Bank Road is a gateway to Tallowood, Mullumbimby's newest residential subdivision.

The Azalea Street Neighbourhood consists of three land parcels as described below and illustrated in Figure 2 and Figure 3.

Lot Description	Area
Lot 188 DP 728535	40,947m ²
Lot 1 DP 1159861	1,331m ²
Lot 138 DP 755722	1,819m ²
Total	44,097m²

The total area of the site is 4.4 hectares (10.9 acres).

However, there is now a Development Application approved over Lot 188 to subdivide off the existing aged care facility 'Coolamon Villas' (refer to Figure 4).

The aged care site is proposed to be 8,967m². This will leave an area of approximately 35,120m² remaining on Lot 188 and approximately 38,270m² overall.

It is this remaining vacant land which is the focus of this document.

Description

- Site Boundary
- ① Lot 188 DP 728535
- ② Lot 1 DP 1159861
- ③ Lot 138 DP 755722

N

[illegible]

The following points describe the site characteristics as illustrated in Figure 5.

- A site characteristics plan is provided at Figure 5 and detailed constraint mapping layers in Appendix C.

[illegible]

The map shows the site boundary in red dashed lines. Key features include:

- Topography:** Elevation contours for RL 26m, RL 17m, and RL 49m.
- Infrastructure:** Roads include COOLAMON AVE, POPLAR ST, AZALEA ST, LEFT BANK RD, and COOLAMON SCenic. A reservoir is located to the west.
- Land Use:** Surrounding zones are labeled R2, R5, SP2, RU2, RE1, and E1.
- Site Features:**
 - 1:** Catholic Healthcare facility (Coolamon Villa).
 - 2:** Contaminated area from the old hospital site.
 - 3:** Slope greater than 1 in 5.
 - 4:** Vegetated gully.
 - 5:** Flatter land with less established vegetation.
 - 6:** 8m easement over water pipeline.
- Other:** Panoramic views from the 'horse paddock' are indicated by arrows. A star marks the intersection of Azalea St & Left Bank Rd.

Legend:

- Site Boundary:** Red dashed line
- 1:** The Catholic Healthcare facility (Coolamon Villa) occupies a significant elevated and relatively flat area of the site.
- 2:** The capped area of the old Hospital site found to be contaminated with asbestos
- 3:** Areas of site with slope greater than 1 in 5
- 4:** A vegetated gully traverses the site
- Triangle:** Existing vehicle crossovers
- Star:** The water towers and surrounding public recreation zoned land provide a great outlook over Mullumbimby. The promontory immediately above the site is located at RL 49m.
- Arrows:** Panoramic views from the 'horse paddock'
- 5:** Areas of flatter land with less established vegetation provide best opportunities for development
- 6:** 8m easement over water pipeline that traverses the site
- Green pattern:** High Environmental Value (HEV) Vegetation areas of land with high biodiversity conservation value
- Star:** Intersections will likely require upgrades. Intersection of Azalea St & Left Bank Rd change of priority needed. This is the gateway to western suburbs of Mullumbimby
- Line:** Subdivision line proposed to separate Catholic Healthcare facility from rest of site
- Blue dashed line:** Existing shared paths
- Thick grey line:** Poor road quality on both Azalea Ave and Reservoir Rd requires significant upgrade

Contamination Remediation

Site remediation works have been ongoing following the demolition and removal of the asbestos contaminated hospital buildings, and discovery of additional contamination areas on the site. The primary aspect of the site Remediation Action Plan (RAP) is the capping of a significant 25% area of the property primarily where the former hospital buildings were located.

Although the RAP works have now been completed - it is important to note that this is not the end of the remediation process which is directed and ultimately concluded by the Auditor.

The validation of the RAP will comprise a site survey to confirm compliance with the technical specifications of the capping containment structure and the outcomes of RAP process will be addressed in an Environmental Management Plan (EMP) for the future management of the site.

The EMP will ensure the integrity of the encapsulation of the underlying asbestos contamination. Following endorsement of the EMP, the auditor concludes the remediation process with a formal Site Audit Statement.

This auditing and reporting process is currently expected to be completed by the end of 2022.

Note that the cost of the remediation works has been substantial (approximately \$4.5mil). Project goals noted later in the document relating to cost recovery will need to be a pragmatic consideration for the future planning and development of the site.

Implications for future use

A planning proposal process will not be able to proceed until the auditor concludes the remediation process with a formal Site Audit Statement.

Note that an interim site audit advice (21 Oct 2021) has indicated that residential use of the capped area will be possible in a managed form that does not allow any possibility of private excavation. However, to minimise risk, Council will be looking for the final Site Audit Statement to provide clear and definitive advice of appropriate land uses on the site.

Photo: Drone photo of the site looking from the south-east corner



Photo: Drone photo of the site looking from the south-west corner



Site History

The former Mullumbimby Hospital Site is located on Minjungbal land, in Bundjalung Country near the border of the Arakwal and Widjabul land.

First nations people have long inhabited the site, with traditional connections to the Brunswick River, and the rainforests and mountains to the north and west.

Further consultation with Tweed Byron Local Aboriginal Land Council will help to inform the history and cultural knowledge and traditions connected to the site.

The former Mullumbimby & District War Memorial Hospital site has a high sentimental value to the wider community and holds many special memories. A place where many babies were born and locals were dearly cared for through all stages of life. It was the original home of the local Meals on Wheels program, providing meals for residents who were unable to cook for themselves.

The hospital grounds also saw the initiation of a horticulture nursery, employing local people with disabilities that in its success eventually moved to a larger site in Byron and is now known as Byron Bay Herb Nursery.

Two parcels that comprised the lower portion of the hospital site were donated to the State Government in 1901 by local farming family the Fisher's, who understood the health needs of the growing community. A trust was set up and the site became known as 'Hospital Hill'.

The Mullumbimby & District War Memorial Hospital officially opened its doors on Hospital Hill in 1968 and served the community until 2016, when the Byron Central Hospital opened.

The site sold to Byron Shire Council for \$1 from the State Government in 2018. The demolition of the hospital buildings and associated site remediation works began in 2019.

The local community rallied for the future of the hospital site to be one that continues to serve the community. A Project Reference Group, made up of local community groups and stakeholders met regularly for 12 months during 2018.

The group worked hard to develop a shared vision and consulted with hundreds of locals in person, online and at community events and meetings. The group used a participatory planning process based on national and international best practice to reach consensus, knowing that it would be impossible to please everybody but that it was possible to create shared agreement about important local priorities.

Photo: Local Scouts and Nurses at the opening of the hospital in 1968 (Source: Brunswick Valley Historical Society archives)

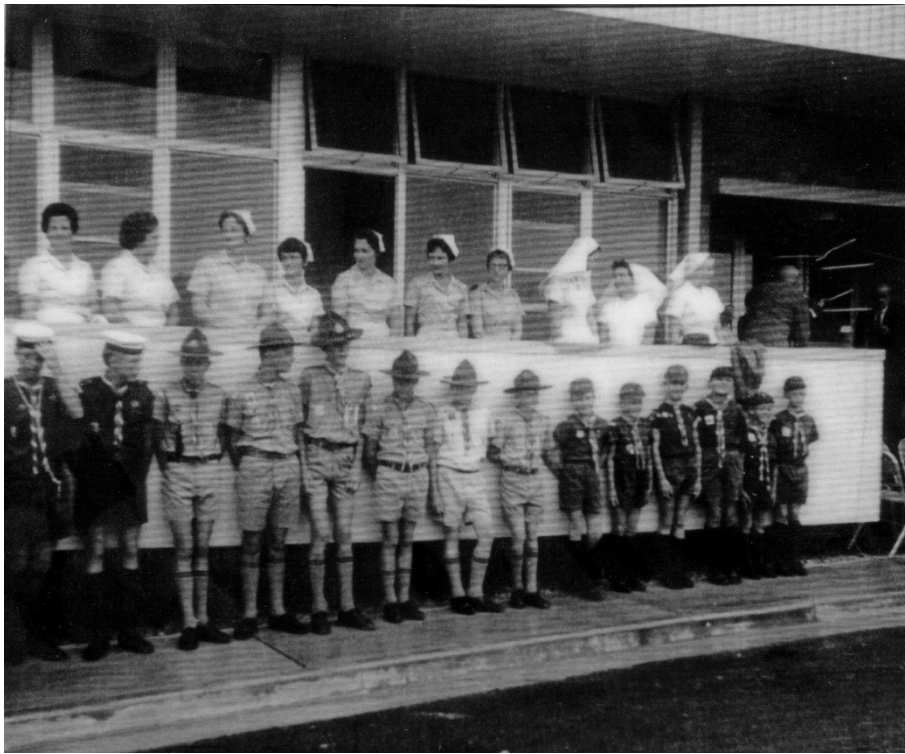


Photo: The first patient arriving at the new Mullumbimby & District War Memorial Hospital (Source: Brunswick Valley Historical Society archives)



Project Reference Group

The Mullumbimby Hospital Site Project Reference Group (PRG) was established to provide recommendations to Council on the best use of the site.

The PRG consisted of twenty-one community representatives and Councillors who undertook a 12-month participatory planning process in 2017-2018.

The PRG recommendations relating to uses for the site, design, and governance are included at Appendix A (as per Council Meeting Minutes from 22 November 2018 – resolution 18-721).

A summary of the objectives recommended by the PRG is provided below.

- **Uses of the site:** In broad terms, a mix of uses is proposed at a neighbourhood scale that does not compete with the town centre but creates synergy given the site's strategic location, its topography and its neighbours.
- **Design:** The development of the site should align with, and acknowledge, the interrelatedness of social and cultural, environmental, economic and civic guiding principles outlined by the local community.
- **Governance:** To deliver and effectively manage ongoing outcomes on the site, development and governance mechanisms that allow Council and community to do this are needed.

Legal Considerations

The contract for the purchase of the Mullumbimby Hospital Site from the NSW Government included provisions relating to how Council can use the site.

These details are included at Appendix B (as per the Council report from 22 November 2018).

Vision and Goals

Development Vision

The following vision draws on the key points from the Project Reference Group recommendations.

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.

Figure 6: Concept Structure Plan



Description

- 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

Project Goals

The following project goals are defined for this project. This has been drawn from the Project Reference Group recommendations and the environmental and financial implications from the remediation impacts of the land.

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

Site Strategy

The Site Strategy outlines the key desired outcomes for land use, finance, social and governance.

Points from the Project Reference Group are listed as well as other site-specific considerations.

Land Use

Desired outcomes from the Project Reference Group

- In broad terms, a mix of uses is proposed at a neighbourhood scale that does not compete with the town centre but creates synergy given the site's strategic location, its topography and its neighbours.
- The substantial proportion (60% or more) should be residential development.
- Within the residential development, an integrated mix of types and tenures provides, and continues to provide, in perpetuity:
 - housing that is affordable, accessible and appropriate for older people across a range of household income levels; and
 - housing that is affordable, accessible and appropriate for households with very low, low and moderate income in response to Brunswick Valley community needs.
- The housing is supported by and supports an innovative neighbourhood scale multipurpose facility that is designed to allow multiple uses, for people of all ages and income levels.
- The multipurpose facility includes space(s) for consultation and may potentially include spaces for work, education, gathering, recreation, and a café, all intended to support residents and community, encourage social contact and develop with neighbours new relationships and opportunities.
- Be nested in the broader Mullumbimby Master Plan to contribute to an integrated approach to local development.

Other site-specific desired outcomes

- Short term residential accommodation is not supported and should be excluded.
- Housing affordability should be ongoing.

Finance

Desired outcomes from the Project Reference Group

- Generate no or very limited current or future cost to local people and Council.

Other site-specific desired outcomes

- Repayment of \$4.5mil debt associated with remediation of contaminated land.
- Ideally, an ongoing revenue stream to support initiatives on the site or in Mullumbimby more broadly.

Social

Desired outcomes from the Project Reference Group

- Enhance the social vitality, social capital and community wellbeing, and, specifically:
 - meet community responsibility to provide benefit to vulnerable people
 - support healing and health
 - support inclusion and participation from people of all ages
 - incorporate purposeful creativity, art and culture
 - provide education/training and pathways to volunteering/employment for local people
 - support innovation and social enterprise
 - support local business in line with local values
 - prioritise ethical investment and procurement
- Be mindful of the wide diversity of people and opinions in the Brunswick Valley community.
- Be consistent with principles of Crime Prevention Through Environmental Design (CPTED).

Other site-specific desired outcomes

- NA

Governance

Desired outcomes from the Project Reference Group

- To deliver and effectively manage ongoing outcomes on the site, development and governance mechanisms that allow Council and community to do this are needed. Further details regarding points from the Project Reference Group regarding governance is provided at Appendix A.
- Be staged in a way that is integrated at each phase to create a coherent sense of place.

Other site-specific desired outcomes

- Community-led governance methods used at appropriate development stages.

Urban Design Protocol

The Urban Design Protocol outlines the key desired outcomes for the urban design elements of neighbourhood structure, movement and connection, natural system, public space, and built form.

Points from the Project Reference Group are listed as well as other site-specific considerations.

Neighbourhood Structure

Desired outcomes from the Project Reference Group

- NA

Other general desired outcomes

- Projects start with nature, culture and public space.
- District and local routes provide transport choice and accessibility.
- Compact and diverse neighbourhoods connect to good amenity.
- Place-based risks are mitigated and ecological values sustained to ensure resilient communities.

Other site-specific desired outcomes

- To be consistent with the Concept Structure Plan.

Movement and Connection

Desired outcomes from the Project Reference Group

- Encourage pedestrian movement within and around the site.

Other general desired outcomes

- Walkable neighbourhoods are vibrant and productive.
- Block patterns and fine-grain street networks define legible, permeable neighbourhoods.
- Walking and cycling is prioritised, safe and comfortable for people of all abilities.
- Parking is minimised, adaptable and integrated.

Other site-specific desired outcomes

- Pedestrian and cycle networks to the site and through the site should be provided in consideration of the Byron Shire Pedestrian Access and Movement Plan and Byron Shire Bike Plan.
- Bus stops on Left Bank Road should be reinforced.
- Necessary intersection upgrades at Azalea Street and Left Bank Road, and Azalea Street and Coolamon Scenic Drive to be as recommended by a traffic assessment.

- An internal through road between Azalea Street and Reservoir Road may not be required.
- Upgrade of Reservoir Road may be required as part of any development of lot facing this road.
- Locate movement routes and carparking over remediated land where possible.
- Adequate parking to be provided that does not dominate the public realm.
- On-street parking over remediated land may be considered.

Natural System

Desired outcomes from the Project Reference Group

- Achieve high levels of environmental sustainability, including:
 - preservation/enhancement of natural environment and local ecology (e.g. waterways, biodiversity, etc.)
 - striving towards zero emissions
 - strengthening community resilience and climate change precautions
 - establishing green space (gardens and shade throughout) for people to interact in/with

Other general desired outcomes

- Landscape features and microclimates enhance human health and biodiversity.
- Tree canopy supports sustainable, liveable and cool neighbourhoods.
- Water is retained and water quality improved in urban places.

Other site-specific desired outcomes

- Embeds best practice water sensitive urban design principles
- Remediated land area is developed in accordance with the recommendations of the Site Audit Statement and the Site Audit Report.
- High environmental value vegetation in the south-west corner of the site is to be protected.

Built Form

Desired outcomes from the Project Reference Group

- Be of exemplary, high-quality design, especially architectural, landscape and urban design.
- Articulate, respect and celebrate the indigenous and non-indigenous history of the site.
- Connect strongly with the natural landscape and landform.
- Ensure aesthetic values are consistent with the local area.
- Be adaptable, where possible, to accommodate change that may not yet be anticipated or known.

Other general desired outcomes

- The lot layout supports green neighbourhoods and a diversity of built form and uses.
- There is a strong sense of place structured around heritage and culture.
- Scale and massing of built form responds to desired local character.
- Built form enlivens the ground plane and activates and frames public spaces.
- Developments use resources efficiently, reduce embodied emissions, and consider onsite energy production.

Other site-specific desired outcomes

- Development up to three stories high is supported generally, although lesser heights may be appropriate on steep slopes and adjoining existing residences.
- Residential development densities should be maximised to deliver the maximum amount of diverse and affordable dwellings.
- The built form at the corner of Azalea Street and Left Bank Road is to provide a landmark built form that is also locally responsive. This corner should also include the provision of a public art piece.
- Any development near the southern boundary should limit/mitigate amenity impacts on the adjoining existing residential lots.

Public Space

Desired outcomes from the Project Reference Group

- NA

Other general desired outcomes

- Public open space is high-quality, varied and adaptable.
- Streets are safe, active and attractive spaces for people.
- Public facilities are located in key public places, supporting community and place identity.

Other site-specific desired outcomes

- An appropriately sized public space is to be provided in conjunction with the community facility that supports local social interaction and engagement.
- The internal road and walkways are to be treated as important public spaces for the neighbourhood and have high level of place value.

Staging and Delivery Plan

Critical Initial Steps

The following critical projects underpin any staging and delivery plan. These projects can take place concurrently.

Category	Projects
Vision and objectives	<ul style="list-style-type: none">• Project Reference Group recommendations (refer to Appendix A). These provide basis for vision and objectives.• Site Strategy and Urban Design Protocol to be endorsed by Council.
High level site preparation	<ul style="list-style-type: none">• Remediation works – final Site Audit Statement needed.• Any initial subdivisions will require a Development Application approval, undertaking of conditioned works and registration with NSW Titles Office.
Planning and legal controls	<ul style="list-style-type: none">• Local Environmental Plan amendments to reflect the vision and objectives (refer to Appendix D for main proposed changes).• Development Control Plan amendments that reflect the Urban Design Protocol.• Removal of land use constraints that are registered on the title following sale of land from NSW Health to Byron Shire Council.

Staging and Delivery

Development delivery stages should be confirmed following the completion or substantial completion of the above critical initial steps.

Following that, Council could either seek to:

- a) undertake suitable development process with a single development entity, or
- b) undertake suitable development process in a staged way over parts of the sites with one or more development entities.

Analysis of these pathways and the development of a Staging and Delivery Plan will form part of future work following the critical initial steps noted above.

Appendices

Appendix A: Project Reference Group Recommendations

The Mullumbimby Hospital Site Project Reference Group (PRG) was established to provide recommendations to Council on the best use of the site.

The PRG consisted of twenty-one community representatives and Councillors who undertook a 12-month participatory planning process in 2017-2018.

The PRG recommendations relating to uses for the site, design, and governance are provided below (as per Council Meeting Minutes from 22 November 2018 – resolution 18-721).

Uses of the site

In broad terms, a mix of uses is proposed at a neighbourhood scale that does not compete with the town centre but creates synergy given the site's strategic location, its topography and its neighbours.

With that objective:

- The substantial proportion (60% or more) should be residential development.
- Within the residential development, an integrated mix of types and tenures provides, and continues to provide, in perpetuity:
 - housing that is affordable, accessible and appropriate for older people across a range of household income levels; and
 - housing that is affordable, accessible and appropriate for households with very low, low and moderate income in response to Brunswick Valley community needs.
- The housing is supported by and supports an innovative neighbourhood scale multipurpose facility that is designed to allow multiple uses, for people of all ages and income levels.
- The multipurpose facility includes space(s) for consultation and may potentially include spaces for work, education, gathering, recreation, and a café, all intended to support residents and community, encourage social contact and develop with neighbours new relationships and opportunities.

Design

The development of the site should align with, and acknowledge, the interrelatedness of social and cultural, environmental, economic and civic guiding principles outlined by the local community.

Development should therefore:

- be of exemplary, high quality design, especially architectural, landscape and urban design
- achieve high levels of environmental sustainability, including:

- preservation/enhancement of natural environment and local ecology (e.g. waterways, biodiversity, etc.)
 - striving towards zero emissions
 - strengthening community resilience and climate change precautions
 - establishing green space (gardens and shade throughout) for people to interact in/with
- articulate, respect and celebrate the indigenous and non-indigenous history of the site
- connect strongly with the natural landscape and land form
- ensure aesthetic values are consistent with the local area
- be staged in a way that is integrated at each phase to create a coherent sense of place and encourage pedestrian movement within and around the site
- be consistent with principles of Crime Prevention Through Environmental Design (CPTED)
- enhance the social vitality, social capital and community wellbeing, and, specifically:
 - meet community responsibility to provide benefit to vulnerable people
 - support healing and health
 - support inclusion and participation from people of all ages
 - incorporate purposeful creativity, art and culture
 - provide education/training and pathways to volunteering/employment for local people
 - support innovation and social enterprise
 - support local business in line with local values
 - prioritise ethical investment and procurement
- be mindful of the wide diversity of people and opinions in the Brunswick Valley community
- be adaptable, where possible, to accommodate change that may not yet be anticipated or known
- be nested in the broader Mullumbimby Master Plan to contribute to an integrated approach to local development
- generate no or very limited current or future cost to local people and Council

Governance

To deliver and effectively manage ongoing outcomes on the site, development and governance mechanisms that allow Council and community to do this are needed.

Therefore:

- A range of best practice community-led governance mechanism needs to be reviewed, both for the project development stages and for the ongoing governance of the new site developments.
- Appropriate community-led governance opportunities continue to inform project stages until the long-term, ongoing community-led governance mechanism is fully operational.
- Should some of the chosen forms of development involve the sale of parts of the site and/or private-led marketplace activities, any profits achieved through sale or

other activities should be reinvested back into achieving social and cultural, environmental or civic outcomes on the site.

- That the “horse paddock” site be considered for development and sale.
- Part of the site should be identified and made available to a community housing provider, or equivalent entity, for the provision of housing that is affordable, accessible and appropriate.
- Short term holiday letting and its impact should be considered in light of the best interests of the site residents and local community.
- Council, or another entity, should continue consulting with providers including local high schools, Mullumbimby District Neighbourhood Centre, TAFE, Byron Youth Service, Southern Cross University, The Buttery and other relevant stakeholders in relation to possible uses of the multi-purpose facility on the site and, therefore, possible involvement in development and management matters.
- Council should identify any opportunities to facilitate partnerships and collaboration that contribute to achieving the best outcome for the site.
- Council should seek to identify any relevant grant funding/philanthropic opportunities in relation to the development of the site.
- Catholic Health Care (CHC) continues their existing use of the site and a market-based purchase of the current land is appropriate. Should CHC seek to expand their facilities or establish further facilities elsewhere on the overall site, their proposals must be considered equally alongside other proposals for the site from other parties.

Appendix B: Legal Considerations

The contract for the purchase of the Mullumbimby Hospital Site from the NSW Government included the following provisions relating to how Council can use the site.

The following advice has been provided by Council's Legal Services team as per the Council report from 22 November 2018.

Use of the site

The contract for the purchase of the site provides that:

5.1 The Purchaser will only use the property for any of the purposes in clause 5.1C ("Allowed Purpose").

5.1A In using the property for an Allowed Purpose, the Purchaser can:

- a) earn income from the property to pay for the property's remediation;
- b) earn any other income from the property, provided this income is reinvested into the property; or
- c) sell or lease some or all of the property.

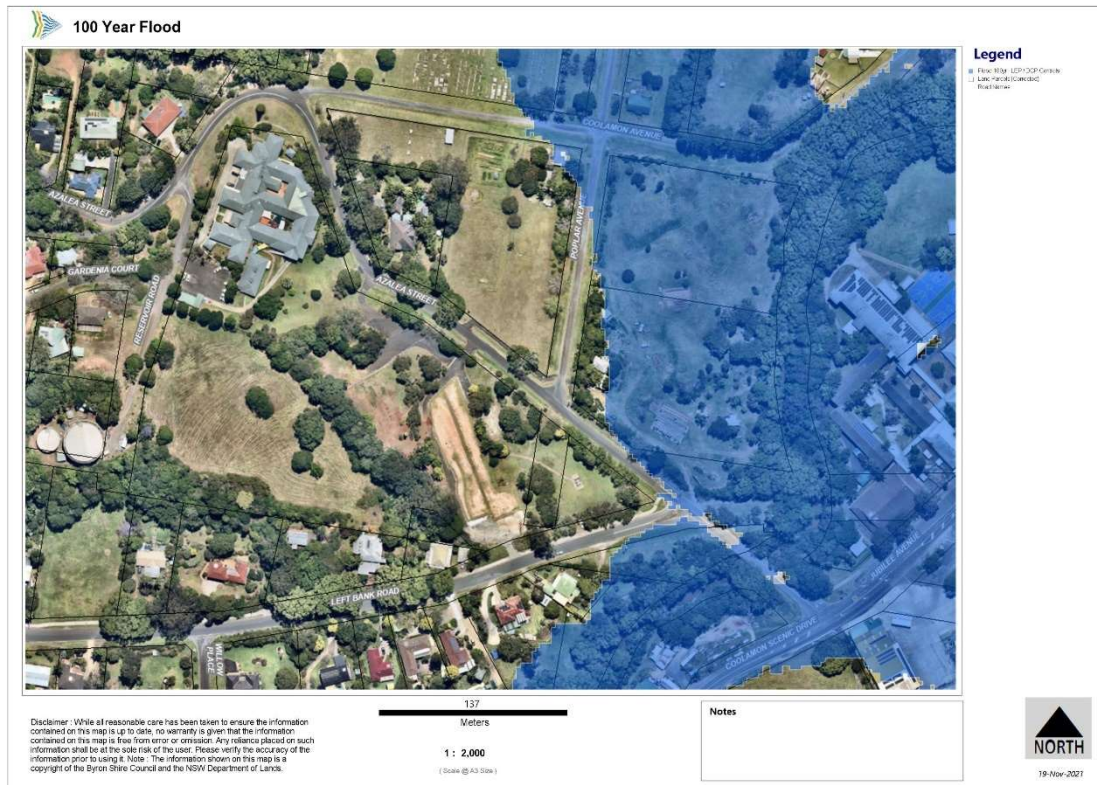
5.1B The Purchaser's right under clause 5.1A(c) is subject to the Purchaser contracting with a future purchaser or lessee that the property will only be used for an Allowed Purpose.

5.1C Under clause 5.1, the Allowed Purposes are:

- affordable housing
- centre-based child care facilities
- commercial premises
- community facilities
- early education and care facilities
- educational establishments
- environmental facilities
- function centres
- group homes
- information and education facilities
- markets
- mixed use development
- public land
- recreation areas
- recreation facilities
- residential care facilities
- respite day care centres
- schools
- school-based child care
- seniors housing; and/or
- any other use which, in the Purchaser's reasonable opinion, has similar characteristics to the above uses.

Each Allowed Purpose has the meaning given in the Byron Local Environmental Plan 2014, as amended from time to time.

Appendix C: Site Constraint Plans





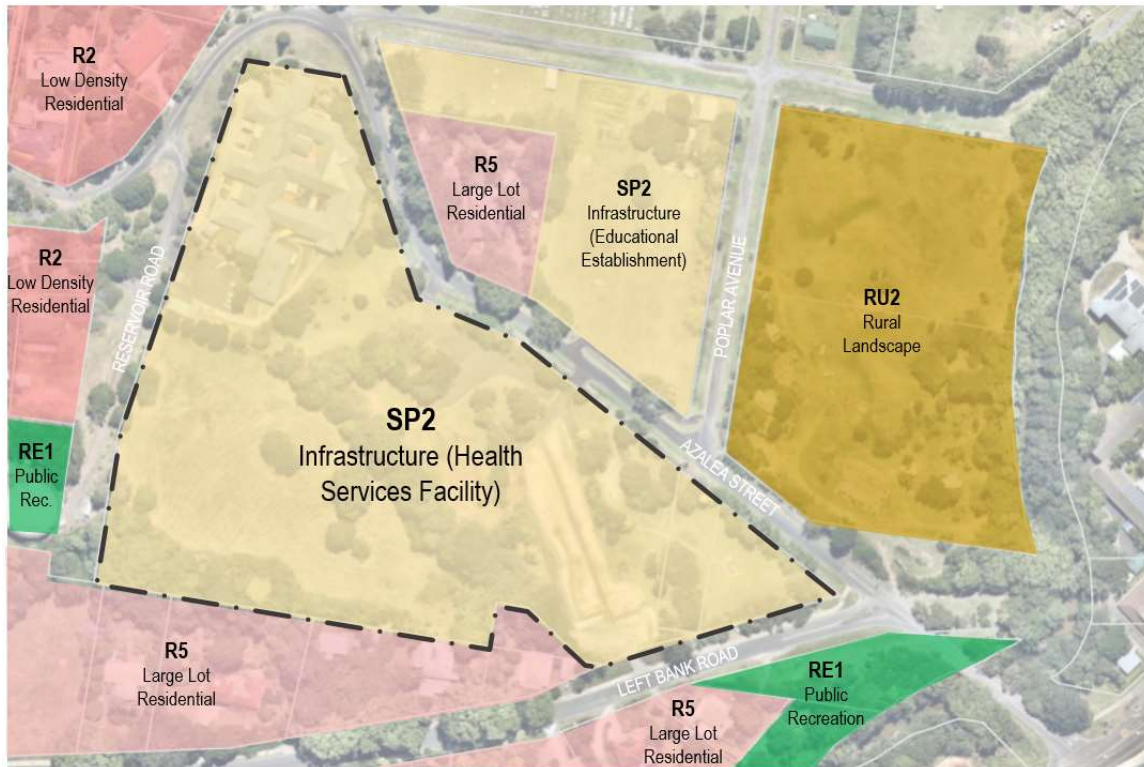
Appendix D: Planning Proposal Overview

A Planning Proposal to amend the Byron Shire Local Environmental Plan 2014 is required to reflect the vision and objectives of the Site Strategy and Urban Design Protocol.

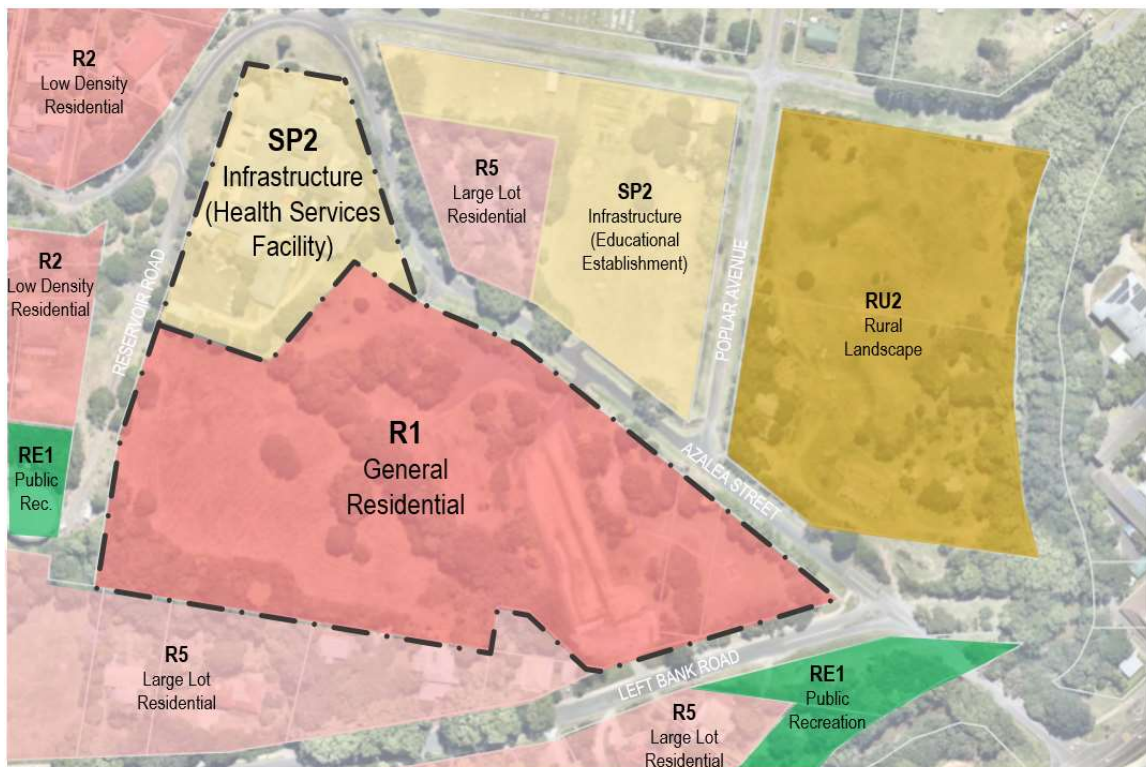
The following information provides an overview of the necessary zoning and development standard amendments that could be sought.

Zoning

Existing: SP2 Infrastructure (Health Services Facility)



Proposed: SP2 Infrastructure (Health Services Facility) over aged care site and R1 General Residential over the remainder of the site. R1 zoning will allow for the diversity of residential and community uses desired for the site.



Height of Buildings

Existing: 8.5m allowed



Proposed: 11.5m



Floor Space Ratio

Existing: no provision over the site

Proposed: no change

Minimum Lot Size

Existing: no provision over the site

Proposed: no change