



Description

- ① Focal place incorporating a park and multi-purpose facility, located in the prominent, visible and accessible location on the corner of Azalea Street and Left Bank Road.
- ② Neighbourhood multi-purpose facility frames and addresses the park. A plaza addresses Azalea Street and the leafy, tree lined boulevard.
Facility configured into smaller buildings to allow for a staged development and greater flexibility for a variety of uses such as cafe, health, education, co-working and community uses.
An amphitheatre integrated into the slope maintains a connection to the multi-purpose facility and park, creating an outdoor gathering space.
- ③ Main street as a leafy extension of Poplar Street that curves and connects through to Left Bank Road. The street provides alternative access from Azalea Street and Left Bank Road and is human scale, walkable and shady.
- ④ Live-work housing located along main street provides activity along this frontage and a greater diversity of uses within the site.
- ⑤ Development on flatter land for medium density housing up to 2 storeys. Opportunities to include affordable, accessible and appropriate housing for older people and for households with a range of income levels.
- ⑥ Pedestrian links provided along green corridors, with an additional connection up to Reservoir Road. The pedestrian links integrate the different precincts together and provide connectivity to the multi-purpose facility. No through streets are needed.
- ⑦ The land below Coolamon Villa has a flatter frontage to Azalea Street and the watercourse. Developed as low density housing or aged care.
- ⑧ Opportunity for an intentional community with access from Reservoir Road. The intentional community would be an integrated housing project on a single lot with shared community facilities, collectively funded by residents who often have shared values.
Affordable housing or the provision of significant infrastructure investment for separate developments is not cost effective due to the steepness of the land.
- ⑨ The top of the site provides extensive views over Mullumbimby creating an interpretation of place and focal point for the site. Opportunity for a small open space as an extension to the reservoir reserve, or incorporated into the intentional community.
- ⑩ Most existing vegetation retained, including on flatter land along drainage corridor near Azalea Street.
- ⑪ Water mains running through the site cannot be built over. Future development will need to be built adjacent.
- ⑫ Change the intersection priority from Azalea Street to Left Bank Road.
Potential to reduce conflicts and improve pedestrian connectivity from site through to town centre.
- ⑬ Pedestrian/cycle link from site through to town centre, with potential connections along Salt Water Creek.