

Mullumbimby Hospital Site PRG –recommendations

These recommendations from the Mullumbimby Hospital Site Project Reference Group (PRG) provide advice to Council on the best outcome for the Hospital Hill site, considering the wellbeing of the whole community, the environment and future generations.

1. 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, some of which are not yet known, 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.

2. 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

3. 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 opportunities¹ continue to inform project stages until the long-term, ongoing community-led governance mechanism is fully operational.
- Those mechanisms need to engage with Arakwal Corporation and Tweed Byron Aboriginal Land Council to ensure that cultural heritage considerations and land matters are managed and integrated appropriately.
- 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”² 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, TAFE, Byron Youth Service, Southern Cross University and The Buttery 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.

¹ Such as spokesperson representing PRG participating in potential tender process, etc.

² The horse paddock site refers to the area that extends along Reservoir Rd from the southern boundary of Coolamon Villa to the top of the hill, overlooking the hospital buildings. This area has extensive mountain and rural view to the coast.