

Brunswick Heads Heritage Conservation Area

**Presentation for Byron Shire Council and The Heritage
Advisory PanelMay 2019**



Brunswick Heads Heritage Conservation Area



The Reason for a Heritage Conservation Area in Brunswick Heads:

The Brunswick Heads progress Association wish to make a formal proposal to Byron Shire Council for the older Historical part of Brunswick heads to become a Heritage Conservation Area .

The Area to include both sides of Tweed Street (The Old Highway) and all the Streets and Parklands to the East. This area has a very significant number of Heritage Houses and Commercial Buildings. However it is the overall feeling of the town we wish to preserve :

Our Village has a distinct 1950/60.s old fishing holiday village feeling where families can enjoy the simple pleasures. The built environment is a fundamental to that .We believe the only way to preserve this area from unsympathetic development will be to have the area declared a Conservation Heritage Area similar to that which applies to both Mullumbimby and Bangalow villages. Without Heritage protection this old worldly feeling of the village could be very quickly lost as has been the case in so many other NSW coastal villages.

Background Character Statement

Brunswick Heads is a small family-friendly coastal village with an economically diverse, engaged and informed community. It is located on traditional lands of the Minjinbal people of the Bundjalung nation and subject to a Native Title claim by the Arakwal Bunjalung of Byron Bay people. It was the site of the first European settlement in Byron Shire and has a history of timber-getting, fishing and holiday-making. This history is reflected in both the natural and built environments of the village.

The natural environment is dominated by the Brunswick River and its estuary and wetlands, the extensive foreshore parklands, the beach and the nature reserves to

the north and south. These open, public spaces are highly valued by the community and provide recreational opportunities for residents and visitors.

The built environment consists of two precincts being the old part of the village, inclusive of Ferry Reserve and the newer Bayside Brunswick development. The character of the old part of the village is influenced by the remaining Queenslanders and fisherman's cottages and an eclectic mix of low-set pre-1960's residences built predominantly of weatherboards or fibro. The former 'night-cart' laneways are highly valued and are an integral part of the village character providing a sense of community and safe pedestrian and cycle access. Low fencing contributes to this sense of community. Wide road reserves and grassed verges are highly valued as are the open spaces of backyards that, when and where appropriately planted are integral to wildlife corridors and preserving the biodiversity of the village and surrounding nature reserves.

Significant vegetation such as remnant fig trees and tree-lined streets such as Booyun and Nana Streets contribute to the sense of green and shaded streets. Remnants of the Coastal Cypress Pine Forest and Coastal Swamp Forest, and Threatened Ecological Communities are scattered throughout the precinct particularly on the Road Reserves and surrounding Crown Land. A large number of significant trees exist throughout the village particularly Cypress Pines, Paperbarks, Figs and Eucalypts. It is critical that future housing development respects the historical significance of its street facades and distinctive building styles and continues the low scale character and the natural landscape qualities of the older part of Brunswick Heads' residential areas.



Byron Shire Council: regarding Character In Brunswick Heads .

Following are references from the current DCP for Brunswick Heads regarding Heritage preservation and the importance of architectural design of new development in preserving the coastal village character of the town .

Byron Shire Development Control Plan 2014 Chapter E4 Brunswick Heads

Aim of this Chapter

E4.1.2

- 2. To Maintain and enhance the appearance and atmosphere of Brunswick Heads as a low key ,family friendly coastal village.**
 - 3. To encourage new development to compliment ,support and strengthen the character, living amenity, and tourist potential of the town**
 - 4. To reinforce the towns historical linkages and to protect identified heritage items.**
- General Provisions.**

E4 .2.1

- 1. To ensure that all development is consistent with ,and will maintain and enhance the low key ,family friendly coastal village character ,streetscape and scale of Brunswick Heads.**
- 3. to ensure that residential development in Brunswick Heads will compliment support and strengthen the town unique character**

Residential Areas.

- 2 (a) Housing comprises mainly low density low rise single and attached dwellings with low impact bulk and scale ..New Development is designed to respect the integrity and character of heritage items listed in the heritage LEP for Brunswick Heads.**

Business and Mixed Use Areas

E.1 the character ,bulk scale density streetscape and landscape treatment of proposed development will be compatible with and will enhance the low key family –friendly coastal village character scale and streetscape of Brunswick heads its built environment and its surrounds.

E.3 building materials textures finishes and colours will be compatible with and enhance the Coastal village character and scale of Brunswick heads environment and surrounds.

Brunswick Heads Settlement Strategy 2004

Executive Summary

It is important to retain streetscape and character. There is a need to provide guidelines and to review controls for density height and setback of development so that the existing character and scale of the village is retained

The Strategy recommends that a design theme be developed for the town centre. Brunswick heads will maintain and enhance its appearance and atmosphere as a low key family friendly coastal village .

2.4 Design

It is important for new development to retain the streetscape and character of the village .

Generally development should be limited to a height of two storeys. Three storey development is not compatible with the community's vision for the village.

LIST OF HERITAGE ITEMS IN BSC LEP (2014)

At present there are only 5 residential houses in the town protected as Heritage Item in the LEP. The other Heritage Items are the Anglican Church and the Catholic Church. The Hotel, the Broadway Units ,the Memorial hall, The Chemist Shop, the footbridge and the Public Primary School.

Brunswick Heads House	5 Booyun Street	Lot 8, Section 7, DP 758171	Local	I047
Brunswick Heads House	9 Booyun Street	Lot 6, Section 7, DP 758171	Local	I048
Brunswick Heads "Broadview" flats	12 Fawcett Street	SP 84622	Local	I051
Brunswick Heads House	19 Fawcett Street	Lot 1, DP 931884	Local	I052
Brunswick Heads Brunswick Heads Public School	Fingal Street	Lot 399, DP 724683	Local	I053
Brunswick Heads St Thomas Anglican Church	21 Fingal Street	Lot 3, DP 4694	Local	I054
Brunswick Heads Memorial Public Hall	24 Fingal Street	Lot 10, Section 7, DP 758171	Local	I055
Brunswick Heads Footbridge	From The Terrace to South Beach Lane	Over Simpson's Creek	Local	I056
Brunswick Heads Hotel Brunswick	2-4 Mullumbimbi Street	Lot 3, Section 5, DP 758171; Lot 2, DP 328459; Lots 1 and 2, DP 779883	Local	I057
Brunswick Heads House	7 Mullumbimbi Street	Lot 1, DP 9369	Local	I058
Brunswick Heads Commercial	14 Mullumbimbi Street	Lot 1, DP 301444	Local	I059
Brunswick Heads "Barnes" house	40 Mullumbimbi Street	Lot 1, DP 331137	Local	I060
Brunswick Heads "Our Lady of Lourdes" Catholic Church	50A Mullumbimbi Street	Lots 1 and 2, DP 945986	Local	I061

List of heritage items identified in the Heritage Study for Brunswick Heads

DRAFT

M 2007

Byron Shire Community-Based Heritage Study – Draft Consolidated List of Heritage Items

AREA 3: BRUNSWICK HEADS

BRUNSWICK HEADS: PLACES RECOMMENDED FOR LISTING

ID NO NAME OR DESCRIPTION ADDRESS LOCALITY DESCRIPTION

3.6 Brunswick Heads Public

School

Fingal Street, Brunswick

Heads

Lot: 399 DP: 724683

3.7 St Thomas Anglican Church 21 Fingal Street, Brunswick

Heads

Lot: 3 DP: 4694

3.8 Memorial Public Hall 24 Fingal Street, Brunswick

Heads

Lot: 10 DP: 758171

3.9 Former Picture Theatre 30 Fingal Street, Brunswick

Heads

Lot: 13 Sec: 7 DP: 758171

3.10 Private Residence 5 Booyun Street, Brunswick

Heads

Lot: 8 DP: 758171

3.11 Private Residence 9 Booyun Street, Brunswick

Heads

Lot: 6 Sec: 7 DP: 758171

3.13 Footbridge South Arm (Simpson's Creek)

Brunswick River Brunswick

Heads

3.14 'Broadview' Private flats 12 Fawcett Street, Brunswick

Heads

Lot: 1 DP: 1026275

3.15 Hotel Brunswick Mullumbimbi Street, Brunswick

Heads

Lot: 3 Sec: 5 DP: 758171

Lot: 1 DP: 779883

3.17 Barnes Residence 40 Mullumbimbi Street,

Brunswick Heads

Lot: 1 DP: 331137

3.19 Our Lady of Lourdes Catholic

Church

50 Mullumbimbi Street,

Brunswick Heads

Lot: 1 DP: 977156

3.26 The Terrace precinct The Terrace, Brunswick Heads Lot: C DP: 954913

Lot: A DP: 366520

Lot: C DP: 366521

Lot: 4 DP: 508603

Lot: 3 DP: 508603

Lot: 2 DP: 508603

Lot: 1 DP: 508603

Lot: F DP: 371269

Lot: 1 DP: 772866

Lot: 2 DP: 523572

Lot: B DP: 954913

Lot: B DP: 366522

3.33 Residence 7 Mullumbimbi Street,

Brunswick Heads

Lot: 1 DP: 9369

3.34 Commercial 14-16 Mullumbimbi Street,

Brunswick Heads

Lot: 1 DP: 301444

3.35 Residence 19 Fawcett Street, Brunswick

Heads

Lot: 1 DP: 931884

ID NO NAME OR DESCRIPTION ADDRESS STATUS

3.1 Private Residence 3 Mona Lane, Brunswick Heads See note below*

3.2 'Paradise View' Private flats 5 Mona Lane, Brunswick Heads See note below*

3.3 Private Residence 7 Mona Lane, Brunswick Heads See note below*

3.4 Private Residence 8 South Beach Road, Brunswick Heads
See note below*

3.5 Old Methodist Church Fingal Street, Brunswick Heads See note below*

3.12 Private Residence 37 Booyun Street, Brunswick Heads
See note below*

3.16 Private Residence 36 Mullumbimbi Street, Brunswick Heads
See note below*

3.18 Private Residence 48 Mullumbimbi Street, Brunswick Heads
See note below*

3.20 Private Residence 58 Mullumbimbi Street, Brunswick Heads
See note below*

3.21 Private Residence 60 Mullumbimbi Street, Brunswick Heads
See note below*

3.22 Private Residence 68 Mullumbimbi Street, Brunswick Heads
See note below*

3.23 CWA Hall Parks Street, Brunswick Heads See note below*

3.24 Private Residence Cnr Short/Tweed Streets, Brunswick Heads
See note below*

3.25 Private Residence 18 Short Street, Brunswick Heads
See note below*

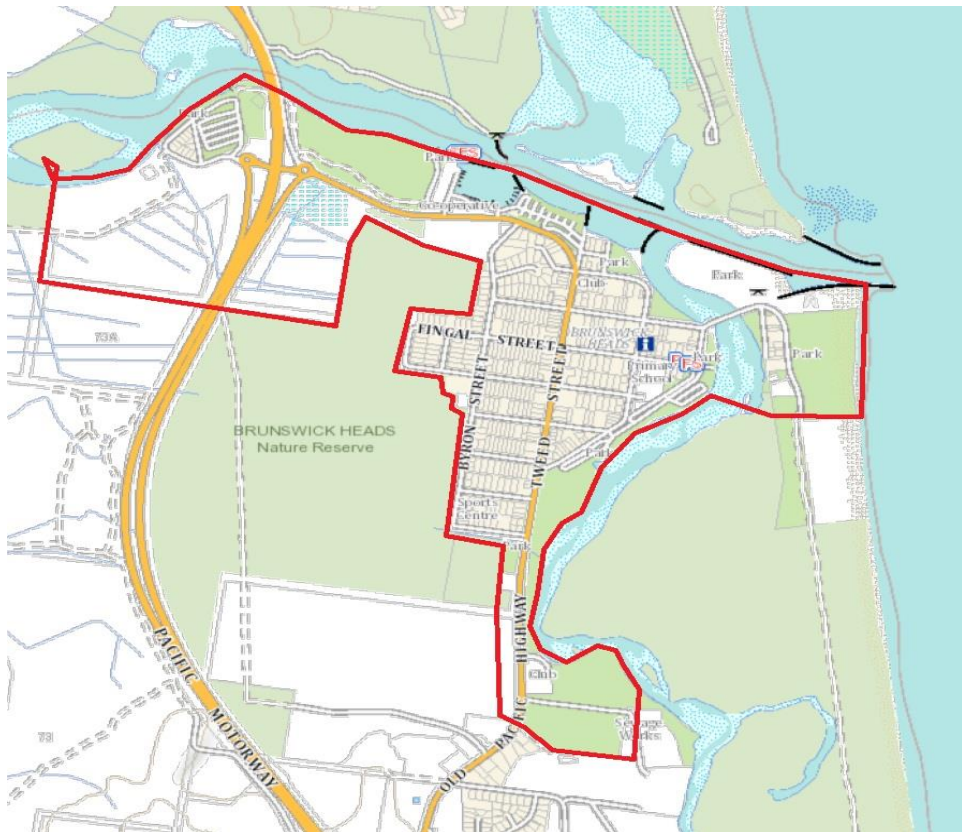
3.27 Housie Shed Banner Park See note below*

3.28 Private Residence 13 Mullumbimbi Street, Brunswick Heads
See note below*

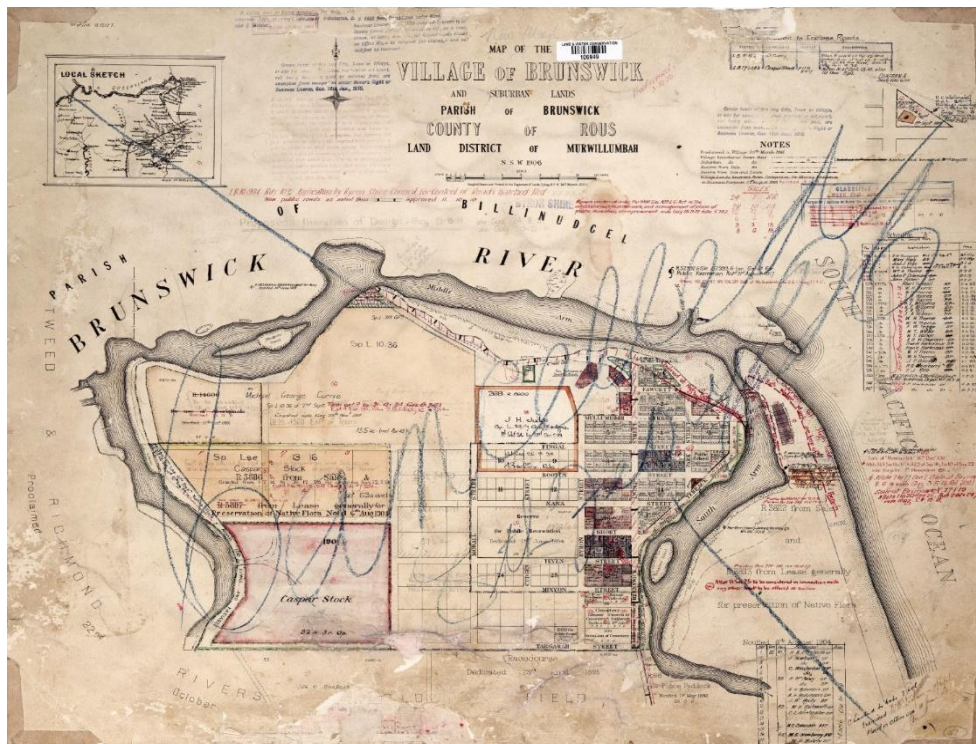
3.29 Private Residence 22 Tweed Street, Brunswick Heads
See note below*

3.30 Private Residence 24 Nana Street, Brunswick

Map of proposed Brunswick Heads Heritage Conservation Area :



Original Brunswick Heads Village Plan 1800's



Brunswick Heads Proposed Heritage Conservation Area.... Photos







Some of the Brunswick Heads Heritage Properties.













