



# Byron Shire Development Control Plan 2014

## Chapter E3 Mullumbimby



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## Chapter E3 – Mullumbimby

### Contents

<b>E3.1</b>	<b>Aims of this Chapter</b> .....	<b>5</b>
<b>E3.2</b>	<b>Application of this Chapter</b> .....	<b>5</b>
<b>E3.3</b>	<b>Mullumbimby Residential Character Narrative</b> .....	<b>6</b>
<b>E3.4</b>	<b>Character, Bulk and Scale of Development</b> .....	<b>12</b>
<b>E3.5</b>	<b>Urban Design and Infill Development</b> .....	<b>12</b>
<b>E3.6</b>	<b>Infill Development in Precincts 2 and 3</b> .....	<b>13</b>
<b>E3.7</b>	<b>Urban Design in Precinct 5</b> .....	<b>14</b>
<b>E3.8</b>	<b>Urban Design in Precinct 7 &amp; southern part of Precinct 2 (Large Lot Residential Areas)</b> .....	<b>15</b>
<b>E3.9</b>	<b>Urban Open Space and Recreation</b> .....	<b>16</b>
	<b>Appendix E3.1 Character Precincts</b> .....	<b>23</b>

### Maps

Map E3.1 – Mullumbimby Urban Area Map.....	12
Map E3.2 – Mullumbimby Precinct 1 and 2 Map .....	13
Map E3.3 – Mullumbimby Precinct 3 Map .....	14
Map E3.4 – Mullumbimby Precinct 4 Map .....	15
Map E3.5 – Mullumbimby Precincts 5, 6 and 7 Map .....	16

### Figures

Figure E3.1 – Shelterbelt Design.....	15
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### Appendices

Appendix E3.1 Character Precincts.....	17
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**Document History**

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## E3.1 Aims of this Chapter

The primary purpose of this Chapter is to provide criteria and standards for the future development of the **Mullumbimby Urban Area**. The Aims of this Chapter are:

1. To facilitate and provide guidelines for the development of the **Mullumbimby Urban Area** consistent with the provisions of Byron LEP 2014, the draft Byron Shire Residential Strategy 'residential character narratives' and other relevant strategies and Chapters of this DCP.
2. To inform the content of any **Design Verification Statement** and site analysis required by the *Low Rise Housing Diversity Design Guides (for Complying development and Development Applications)*.
3. To promote compatible, innovative urban development of a high design quality that reflects and reinforces the low rise, heritage character and scale of Mullumbimby.
4. To encourage a compact Mullumbimby central business and shopping area and maximise its accessibility for residents and visitors.
5. To facilitate provision of open space, commercial and community facilities to serve existing and future residents of Mullumbimby and its surrounding locality.
6. To provide an upgraded network of public open space and riparian environmental protection areas based primarily on the river park system and integrated with the walkway/ cycleway system to meet the needs of existing and future residents and visitors.
7. To preserve areas of significant habitat and vegetation value, to promote their active regeneration and to protect them from the impacts of development and domestic animals.
8. To minimise engineering works associated with roadworks, drainage and individual lot development.

## E3.2 Application of this Chapter

This Chapter applies to certain land at Mullumbimby described as the **Mullumbimby Urban Area** shown on the **Mullumbimby Urban Area Map**. The urban area is broken up into 7 precincts and specific detail about the character of 5 of these precincts is provided in Appendix E3.1.

The provisions in other Chapters of this DCP also apply to development to which this Chapter applies. However because of the special site characteristics and resultant special design criteria and provisions applying to Mullumbimby, in the event of any inconsistency between this Chapter and other Chapters, the provisions of this Chapter shall prevail.

## E3.3 Mullumbimby Residential Character Narrative

*This section provides the residential character context and principles for development within the residential areas of Mullumbimby. The narrative statements draw on the unique qualities of this locality and provide an important direction for the development controls and built form guidelines. The statements divide the residential areas into pockets based on context including topography, setting, heritage, streetscape, land uses and built form. Accompanying the narrative is a figure showing a tiered approach to possible character change to signal how new residential development should respond to the streetscape and/or neighbourhood character within different parts of this locality.*

*The statements have been established via the Residential Strategy through consultation with the community and other key stakeholders. They build on the existing structure and important elements contributing to the neighbourhood character of Mullumbimby.*



Mullumbimby situated in the northern part of the Shire is an important service centre for town residents and the surrounding rural area. Located on traditional lands of the people of the Bundjalung nation. The Bundjalung of Byron Bay (Arakwal) people have occupied these lands for generations. They continue to live on, and care for Country today. The population is expected to increase by some 1740 people over the next 20 years to reach approximately 5,520 people.

The town has grown in developmental waves. This is evidenced by diverse street patterns, varying lot sizes and layouts, and architectural styles reflecting the trend at the time of the original subdivisions. The community now generally supports a greater housing choice, diversity and equity in Mullumbimby's established and new release areas. However, it does not want to see the character of its heritage conservation areas eroded by

unsympathetic new development. In the established areas, new housing should respect the surrounding neighbourhood character and contribute to the town's low scale, 'country town' feel and landscape character. **Figure E3.1** following, links with the description below to help define the residential character of Mullumbimby as a 'country town'.

**Pocket A** wraps around the town centre. Initially developed between 1890 and 1930



on a traditional grid layout with rear laneways, the older small and detached houses contribute to the recognised heritage character of

this precinct as the Mullumbimby Heritage Conservation Area. Most buildings are set back from the street and have established, landscaped gardens enclosed by variable height low set front fences. However, some, generally on small lots, are closer to the street and contribute to neighbourly contact and streetscape variety. The leafy wide streets have grassy nature strips with mature trees offering valued shade. Some have edible street gardens, pockets of parking sealed with permeable, functional

materials. All lend to a relaxed, walkable and spacious feel. New houses and low rise medium density developments will need to address the main street frontages, positively respond to their scale and be sensitive to the early 'filigree', 'bungalow' and 'worker's cottage' styles.

The rear lanes, once relegated to a service function, are evolving with the old sheds and garages repurposed or replaced with small adaptable, multi-functional dwellings that offer more affordable accommodation to both new and old residents and support the town's vitality and creativity. The transformation of these narrow but highly valued laneways maintains a connection with the service and industrial architecture of the past, but delivers a more pedestrian and cycle friendly space.

The use of greening techniques to create cooler microclimates, capture stormwater and continue to combat the urban heat island effects in the town centre are all important to the delivery of a high-quality, attractive environment. Retaining the overhanging trees and shrubs is important to maintaining the country lane feeling.



**Pocket B**, east of the rail corridor, reflects the various styles of the post war era with an eclectic mix of low set homes with a blend of external

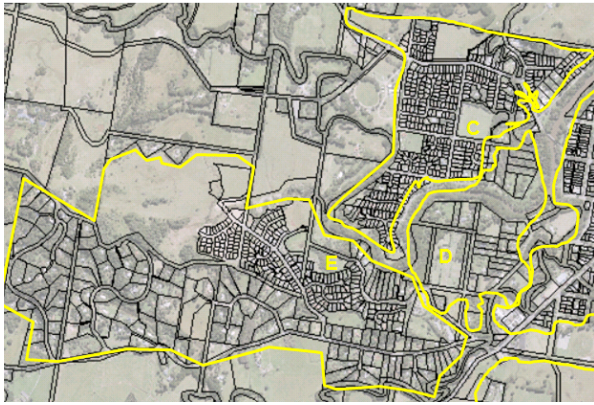
materials including fibro, rendered brick and weatherboard. Existing homes and new development in this precinct will need to balance necessary responses to flooding constraints while maintaining a consistency with the scale, rhythm and defining features of existing houses. These are typically single storey, with low

pitched roofs, setbacks that minimise their impact and front doors and verandahs facing the street.

The leafy streetscapes, variable low set front fences and gardens support opportunities to contribute to edible streets. As with the areas around the town centre rear service lanes are repurposed in various ways while retaining a connection to their past uses.

Argyle Street is the eastern gateway to Mullumbimby. The streetscape and building form of this street signals entrance to a smaller hinterland centre at the foothills of significant scenic natural areas. These are visible in the distance and that connection should be maintained by minimising building heights. Developments should connect with the street and look beyond just the basic provision of housing and transport aspects of Argyle Street to focus on the ways to creating an inviting, interesting and memorable vista:

- through the retention of low set pitched roof housing unobtrusive to the view beyond
- use of verandahs, porches and vertical windows and doors addressing the street
- pockets of parking interspersed with paths, open space, seating and vegetation to encourage walkability and a slowing of vehicles
- well blended planting of local indigenous trees and vegetation to create a connection to the caldera as well as shade, shelter and ecological benefits.



**Pocket C** is over Federation Bridge, the primary access to west. It is a suburban garden area bordered by the Mullumbimby Showgrounds and the meandering Brunswick River. Like Argyle Street, Main Arm Road is an important gateway road to and from the town and development should afford similar streetscape outcomes. Other streets use a modified grid layout and introduce the use of cul-de-sacs. They are also characterised by grassy nature strips with kerb and gutter edges more evident.

Original homes in the area are typically brick and tile, well set back from the street with relatively large lots and lawns. The built form is largely single storey with some pockets of two-storey housing. Larger lots on through streets in the less flood prone areas, lend themselves to one and two storey medium density homes that provide all the amenity of a traditional freestanding home in a well-designed and compact form. Parking for this form of development should be accommodated on site and the interface with the street designed to promote safety and community interaction.

**Pocket D** flanks the riparian area of the Brunswick River with older pockets of large lot residential. These pockets exist due to a response to flooding and servicing constraints, while positively contributing to an important environmental and aesthetic green corridor through the town.

The natural drainage pattern of the town supports good access to open space and opportunities for recreation, while the provision of future pedestrian and cycle connections across watercourse/drainage areas would improve access to the town centre.

**Pocket E** houses more recent residential development in Tallowwood and along Left Bank Road. Some occurs on hilly topography that supports areas of wet sclerophyll forest and a range of wildlife. These features, and planning principles of the era, have influenced a departure from traditional grid layouts to more curvilinear streets following contour lines and the substantial use of battle-axe lots. However, the pattern of development may also be attributed to the use of 'minimum lot size' rather than 'lot mix' constraints in LEP 2014. This has not encouraged housing diversity and the Area has little variation in housing type and a high level of car dependence. Interestingly, there is a diversity of housing styles.

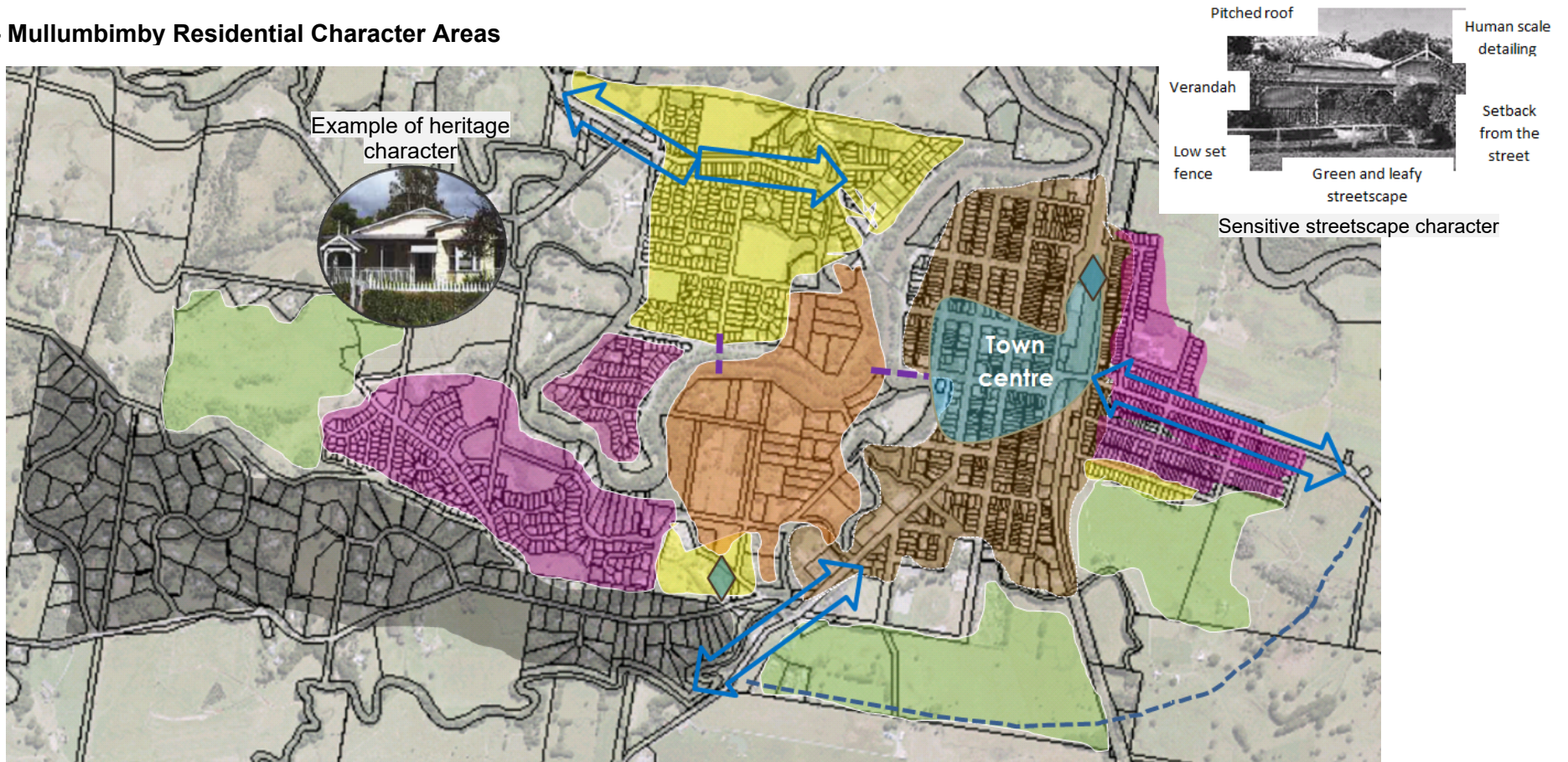


**Pocket F** contains the largest investigation area known as the Saltwater Creek Precinct. Investigation areas are earmarked for affordable housing contributions. Coordinated planning using a structure plan will be required for this area and the old Hospital Site to achieve the best possible outcomes for future residents and the community. Structure plans should demonstrate how greater diversity, choice and equity in housing would be delivered while responding to community concerns about flooding and emergency access. Planning for this area



will include investigations for a possible multimodal local connection road. In all areas front fences and walls do not dominate the public domain instead they respond to and complement the context and character of the street or lane areas front fences and walls do not dominate the public domain instead they respond to and complement the context and character of the street or lane.

**Figure E3.1 - Mullumbimby Residential Character Areas**



**Character categories**

**Sensitive:** any new development reflects existing low scale heritage

**Subtle:** small clusters of low rise medium density complementing the existing form and terrain – likely to be incremental with many of existing elements remaining

**Transitional:** earmarking an area for change incorporating pockets of low rise medium density homes that match the amenity of traditional free standing homes, while introducing contemporary dwelling forms for old and young singles and families – retaining attributes that are valued by the community. How the area will look and feel in the future is likely to evolve, and in some cases notably

Possible local connection multimodal road (indicative only)

Possible local connection pedestrian/cycle (indicative only)

**Emerging:** planned future neighbourhood areas for residents where character is successfully created through careful design considerations and recognition of the need to provide a low rise housing with a mix of lots sizes and housing types to meet a diverse population

**Gateways:** enhance as welcoming gateway feel to a country town - retaining distant vista, low scale & low intensity atmosphere and encouraging integrated street scaping

**Urban village:** opportunity to expand on the creative/business start-up culture and vibrancy of centres

Large lot residential retained

Large lot residential under review as part of Rural Land Use Strategy Action



## E3.4 Character, Bulk and Scale of Development

### Objectives

1. *To ensure that development is consistent with and will enhance the low rise, low scale heritage character of Mullumbimby.*

### Performance Criteria

1. The existing character of Mullumbimby derives from a number of components, including the surrounding backdrop of steep hills; subtropical environment; the distinct shop fronts of the commercial area; the older residential areas; wide streets with mature street trees and narrow rear lanes. Development needs to be consistent with these components where possible.
2. Development Applications must demonstrate that:
  - a) the character, bulk, scale and density of proposed development will be compatible with and will enhance the low rise character and scale of Mullumbimby, its built environment and its surrounds, including the characteristics discussed above where relevant;
  - b) building materials, textures, finishes and colours will be compatible with and will enhance the low rise character and scale of Mullumbimby, its built environment and its surrounds.

### Prescriptive Measures

There are no Prescriptive Measures.

## E3.5 Urban Design and Infill Development

### Objectives

1. *To specify urban design guidelines for development within established urban areas of Mullumbimby.*
2. *To protect the established streetscape character of Mullumbimby's older residential and commercial precincts.*
3. *To ensure that new development in established urban areas will be consistent with and will enhance the low rise scale and heritage character of Mullumbimby.*

### Performance Criteria

1. Development Applications seeking consent for infill development in established areas must demonstrate consistency with the character statements for Mullumbimby contained in Appendix E3.1 of this Chapter.
2. It is important that new buildings or renovations respect the old. New buildings should sit comfortably in the urban fabric, utilising sympathetic elements and demonstrating a continuation of the evolutionary building process that is the heritage of Mullumbimby.
3. New buildings should not be “faked” copies of old buildings or made to look ‘old’, but should be designed and placed so that they reflect the modern, progressive thinking of the community, yet do not overwhelm the neighbouring architectural characteristics. Byron LEP 2014 defines a large part of Mullumbimby urban area as a **Heritage Conservation Area**.

4. Development or demolition involving **Heritage Items** or the **Heritage Conservation Area** is subject to the Heritage provisions of Byron LEP 2014, and the provisions of Chapter C1 Non-Indigenous Heritage.

#### **Prescriptive Measures**

There are no Prescriptive Measures.

### **E3.6 Infill Development in Precincts 2 and 3**

The existing subdivision pattern in Precincts 2 and 3 is dominated by long narrow lots often with houses located across two lots with large rear yards with laneway access. These properties provide opportunities for infill housing in the form of **dual occupancy** development, small lot subdivision and boundary adjustment or re-subdivision.

The use of existing rear lanes to provide resident vehicle access to new infill housing in Precincts 2 and 3 is encouraged, as long as pedestrian accessibility and service provision (garbage, post) is to be provided from the main street frontage. This is to protect and enhance the established streetscape character of Mullumbimby and the immediate surrounds of the site, while also ensuring that the rear lanes do not become main street frontages in their own right.

#### **Objectives**

1. *To ensure infill development in Precincts 2 and 3 occurs in a co-ordinated manner.*
2. *To ensure vehicle and pedestrian safety and residential amenity is maintained.*
3. *To encourage urban consolidation of underdeveloped residential lots in close proximity to Precinct 1.*

#### **Performance criteria**

1. Vehicle access to the development complies with Chapter B4 Traffic Planning, Vehicle Parking, Circulation and Access.
2. Suitable lot shape, **dwelling** sites and **dwelling** design are established so that proposed or future **dwellings** are compatible with adjacent existing housing and do not unnecessarily intrude on the privacy of neighbours.
3. Landscaping treatment to both street and lane frontages to protect and enhance the streetscape and character of the Precinct.

#### **Prescriptive Measures**

Refer to Chapter D6 Subdivision (Section D6.4.3)

## E3.7 Urban Design in Precinct 5

### Objectives

1. To specify urban design guidelines for development within Precinct 5 in addition to those in other Sections of this DCP.
2. To ensure that development in Precinct 5 for new urban areas will support and enhance the low rise, character and scale of Mullumbimby.

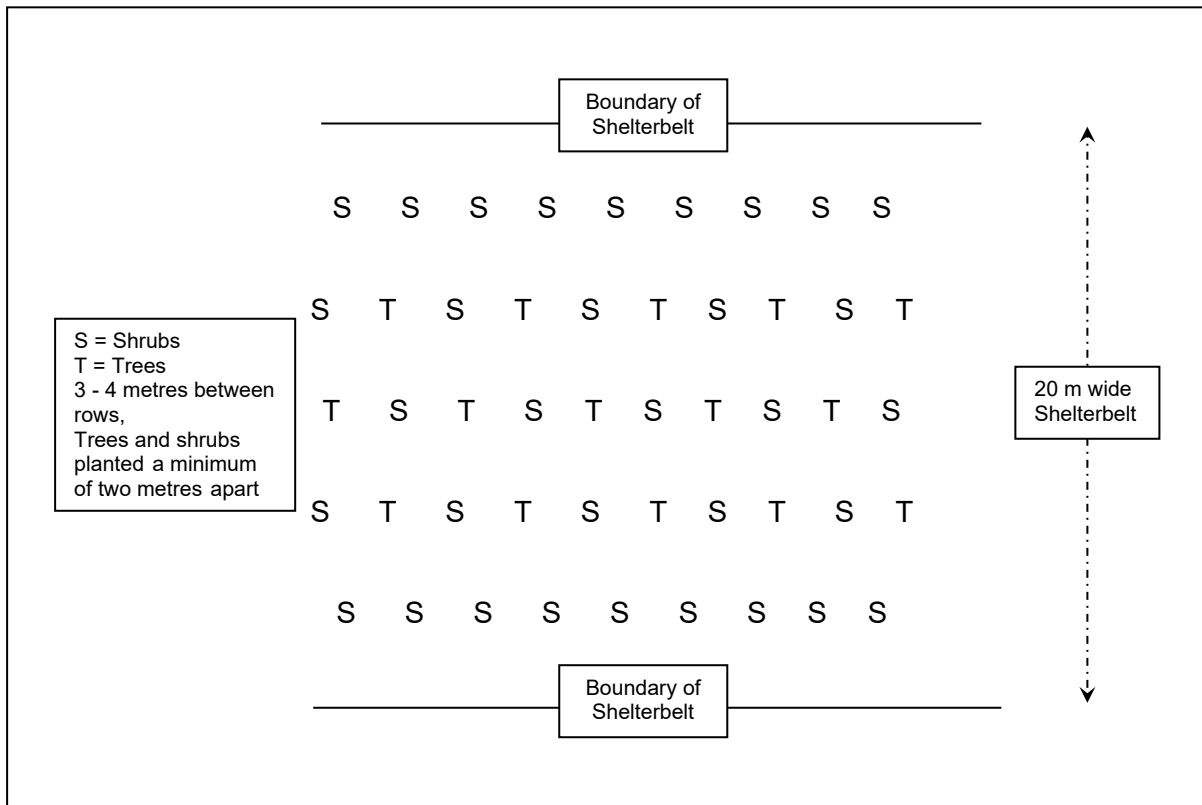
### Performance Criteria

1. The development shall respond to the undulating topography and north-facing aspects of this precinct with curvilinear layouts and innovative, cost effective subdivision practice. The character of the streetscape and length of visual 'runs' in this precinct will contrast with the existing town grid pattern.
2. The prominent east/ west ridgeline is to be preserved as an important local wildlife corridor, **shelterbelt** and visual element in the landscape. Native vegetation communities are to be managed appropriately with a combination of weed control, assisted natural regeneration and planting where necessary. The **shelterbelt** is to provide:
  - a) a distinctive visual buffer between residential development in Precinct 5 and rural residential development to the south in Precinct 7;
  - b) an extension of the Mooyabil Spur native vegetation corridor to the west linking with riparian areas adjoining the main arm of the Brunswick River to the east;
  - c) habitat for native flora and fauna including koalas; and
  - d) a natural feature to reduce wind speed.
3. The open space system will focus on the river corridor and the extension along the gully forming the northern boundary of this area.
4. Preferred cluster housing/ medium density sites should be located adjacent to open space corridors or the **shelterbelt**.
5. A master plan will identify a potential site for a future community facility on an area of land identified for open space. The future community facility is to serve the residents of this precinct and adjoining residential and rural residential areas.
6. Vehicle access is to be provided from Clays Road to Left Bank Road through Precinct 5 to improve connectivity between the southern and western areas of Mullumbimby, as shown on the **Mullumbimby Urban Area Map**. Brushbox Drive to also link in with the proposed distribution road through Precinct 5. Design and construction to comply with Chapter B4 Traffic Planning, Vehicle Parking, Circulation and Access.

### Prescriptive Measures

1. The **shelterbelt** will have a minimum width of 20 metres and shall be planted with species **locally indigenous** to Byron Shire (refer to the **Native Species Planting Guide to Byron Shire**) along the southern boundary of Precinct 5 (**Mullumbimby Urban Area Map**) within the adjacent road reserve (See Figure E3.1 for design details). Existing native vegetation within the road reserve and within Precinct 5 is to be integrated with planted species.
2. No vehicle access or roads to be provided from or constructed within the **shelterbelt** other than a potential link connecting Brushbox Drive within Precinct 7 to the proposed

distribution road, as indicated in the [Mullumbimby Urban Area Map](#). A shared bike/ pedestrian pathway in the [shelterbelt](#) will be considered on merit.



**Figure E3.2 – Shelterbelt Design**

Trees and shrubs are to be planted at minimum two metres spacing in rows and the rows are to be 3-4 metres apart as per Figure E3.1. Species selected are to include [Koala food trees](#) endemic to the area. A mixture of native shrubs and grass species are to be planted on the outside rows. A detailed plan prepared by a suitably qualified professional is to be submitted with the Development Application demonstrating how the [shelterbelt](#) will be landscaped (including the planting list), vegetation to be retained, and how the [shelterbelt](#) will be managed.

## E3.8 Urban Design in Precinct 7 & southern part of Precinct 2 (Large Lot Residential Areas)

### Objectives

1. To specify urban design guidelines for development within the Large Lot Residential areas adjoining the Mullumbimby township.
2. To ensure that development in Large Lot Residential areas will support and enhance the low rise, heritage character and scale of Mullumbimby.

### Performance Criteria

There are no Performance Criteria.

## Prescriptive Measures

Development Applications seeking consent for development in R5 zone must demonstrate compliance with the following urban design principles, in addition to the requirements of Byron LEP 2014 and Chapter D1 Residential Development in Urban and Special Purpose Zones:

- a) A Pedestrian/ cycleway system, and a potential **neighbourhood shop** site to service the needs of residents is located on the corner of Left Bank Road and Tuckeroo Avenue to service the residents in Precincts 5, 7 and surrounding areas.
- b) Brushbox Drive to potentially connect with a distribution road in Precinct 5 to improve vehicle and pedestrian connectivity.
- c) The land west of the Mullumbimby swimming pool is flood prone and not serviced by reticulated sewer. Any development on these properties to be carefully sited and designed to enable suitable area for the treatment and disposal of effluent in accordance with Chapter B3 Services.
- d) In the Orchid Avenue/ Station Street area at the south end of Precinct 2 residential development is to be restricted to the flood free area located north of Saltwater Creek.

## E3.9 Urban Open Space and Recreation

### Objectives

1. *To provide for the public open space and recreation needs of existing and future residents of Mullumbimby.*
2. *To facilitate the provision of a continuous open space and environmental protection network on the banks of the Brunswick River and its tributaries in Mullumbimby.*

### Performance Criteria

Development Applications must demonstrate compliance with the following open space principles:

- a) public open space is to form an integrated network and functional hierarchy of open space as shown on the **Mullumbimby Urban Area Map**;
- b) the principal open space element to be enhanced and extended includes the riparian open space and environmental protection corridor as illustrated on the **Mullumbimby Urban Area Map**;
- c) new neighbourhood parks or playgrounds are to be provided so that no new urban **dwelling** lot is located further than 400 metres from a park;
- d) neighbourhood parks need to be designed to meet the Crime Prevention through Environmental Design (CPTED) principles and Active Living criteria. Constructed facilities and amenities are to be provided to a level that is commensurate with the demands generated by that open space area.

### Prescriptive Measures

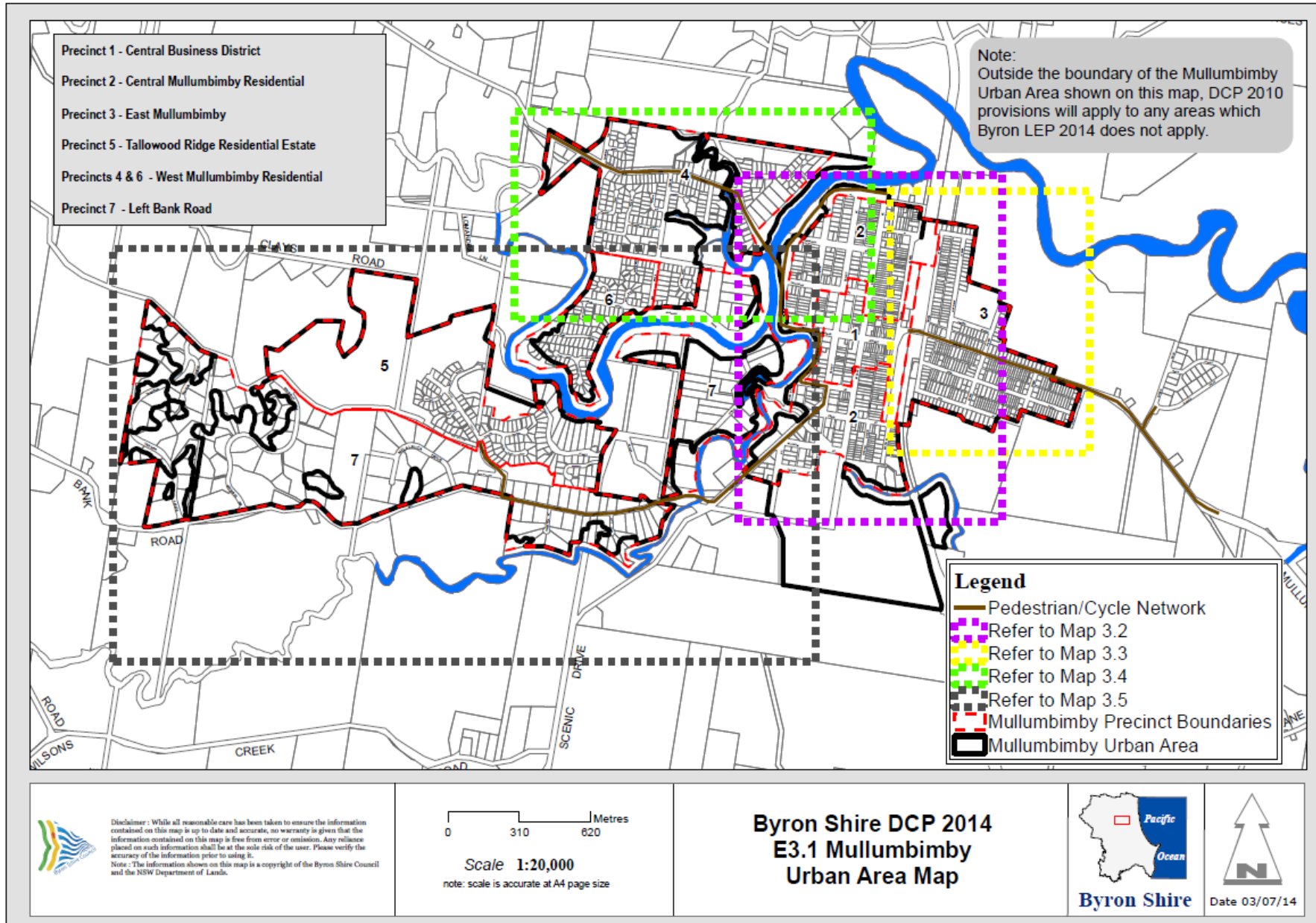
1. Provision should be made for future sports fields on the land in the northern portion of Precinct 5 as nominated on the **Mullumbimby Urban Area Map**. Details to be submitted with the Development Application for the subdivision of this land as to how

these sports fields are to be provided and embellished. As a minimum the plan to indicate the following:

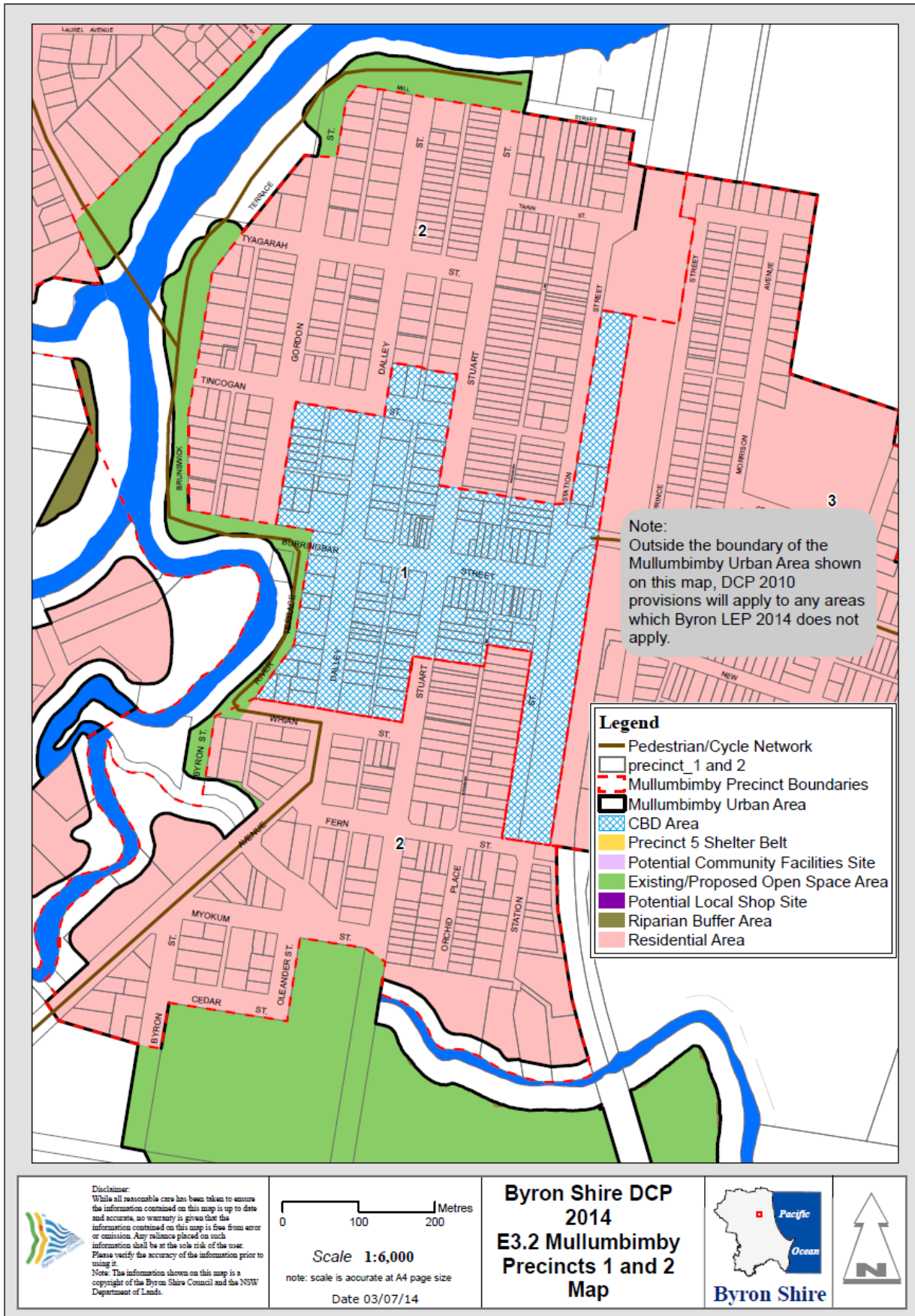
- a) an informal playing fields area constructed to a standard to that which is required for competitive sport. Such fields should be dimensioned to facilitate sports such as soccer, football, cricket, hockey and other team sports, although it may comprise informal usage, by the residents or people using the recreational facilities;
  - b) walking/exercise/educational tracks;
  - c) children's playground, west of the parking area on the south side of the playing fields;
  - d) seating, shelters/BBQs, toilet facilities, west of the parking area on the south side of the playing fields;
  - e) basketball and Tennis court (with tennis court fencing);
  - f) car parking for a minimum of 40 vehicles;
  - g) landscaping, particularly around the perimeter of the facilities and along the creek line;
  - h) fencing, bollards, signage;
  - i) flood signage and management devices;
  - j) any area(s) proposed for community garden purposes;
  - k) location of future community facility and associated parking.
2. New neighbourhood parks in other localities should be designed with a usable area commensurate with the number of residents it shall serve. Neighbourhood parks are to be provided with the following facilities as a minimum:
- a) imaginative play and sensory stimuli areas/structures: providing opportunities for children to create their own play scenarios;
  - b) some form of ball play area (e.g. half court basketball);
  - c) some conventional play equipment (e.g. Climbing structure/s) must meet Australian standards, 80m<sup>2</sup> of play equipment as a minimum;
  - d) synthetic soft-fall surfaces in areas of high use;
  - e) ample supervising adult seating;
  - f) an electric BBQ, two covered tables and bins on stands;
  - g) a pathway network connecting to adjoining roads;
  - h) shade covers over all play equipment;
  - i) appropriate plantings of **locally indigenous species** (no eucalypts or exotics). Trees must have non-invasive root systems and be suitable for under-pruning as they develop to allow mower egress and undisturbed lines of sight;
  - j) the park should have bollards spaced at 1.5m separating roadway from park. A chained entrance should be provided for mower access; and
  - k) the park should be turfed with a Couch (*Cynodon* sp.) to allow selective weed control.



# Map E3.1 – Mullumbimby Urban Area Map



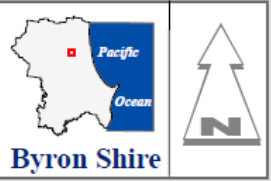
# Map E3.2 – Mullumbimby Precinct 1 and 2 Map



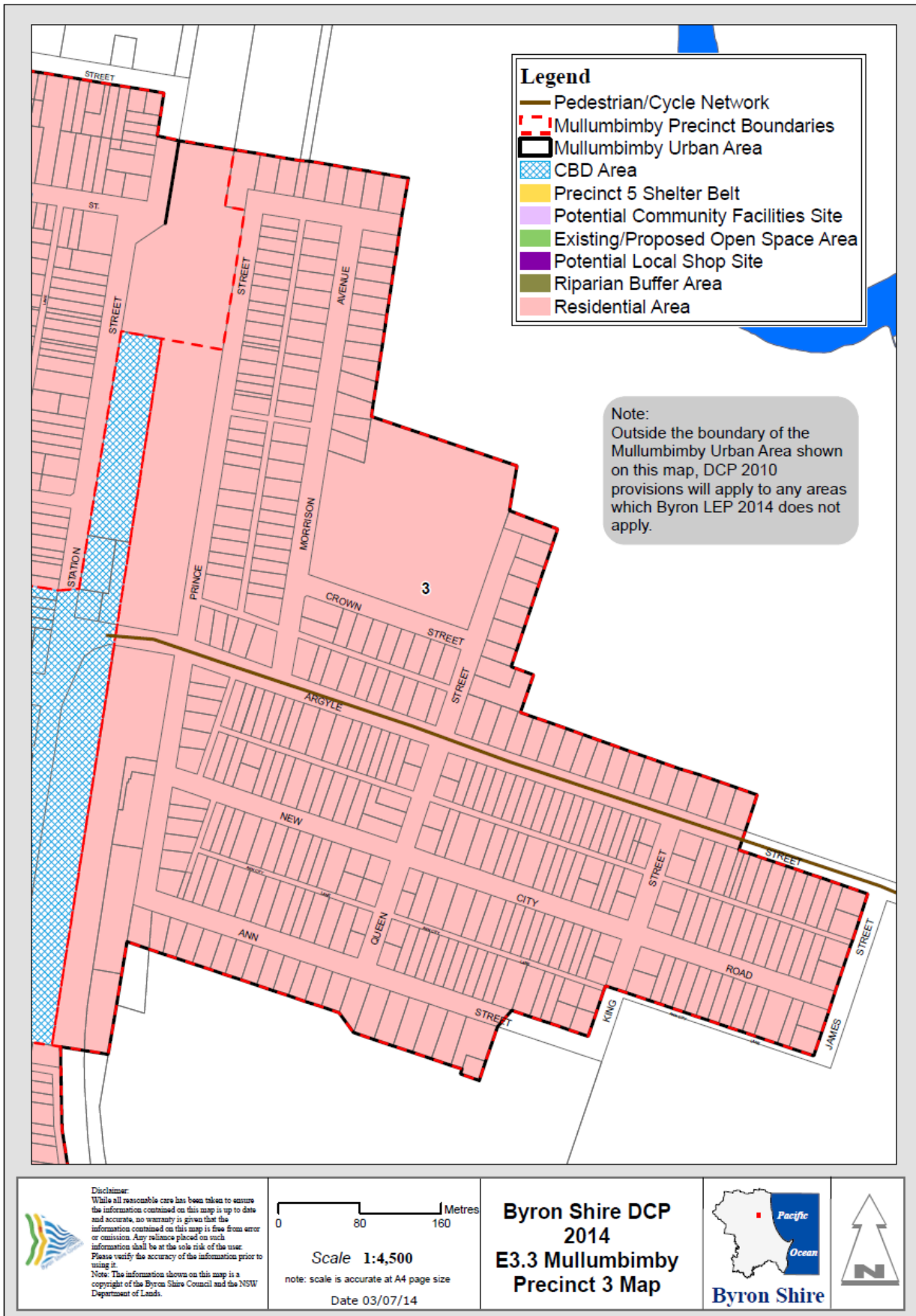
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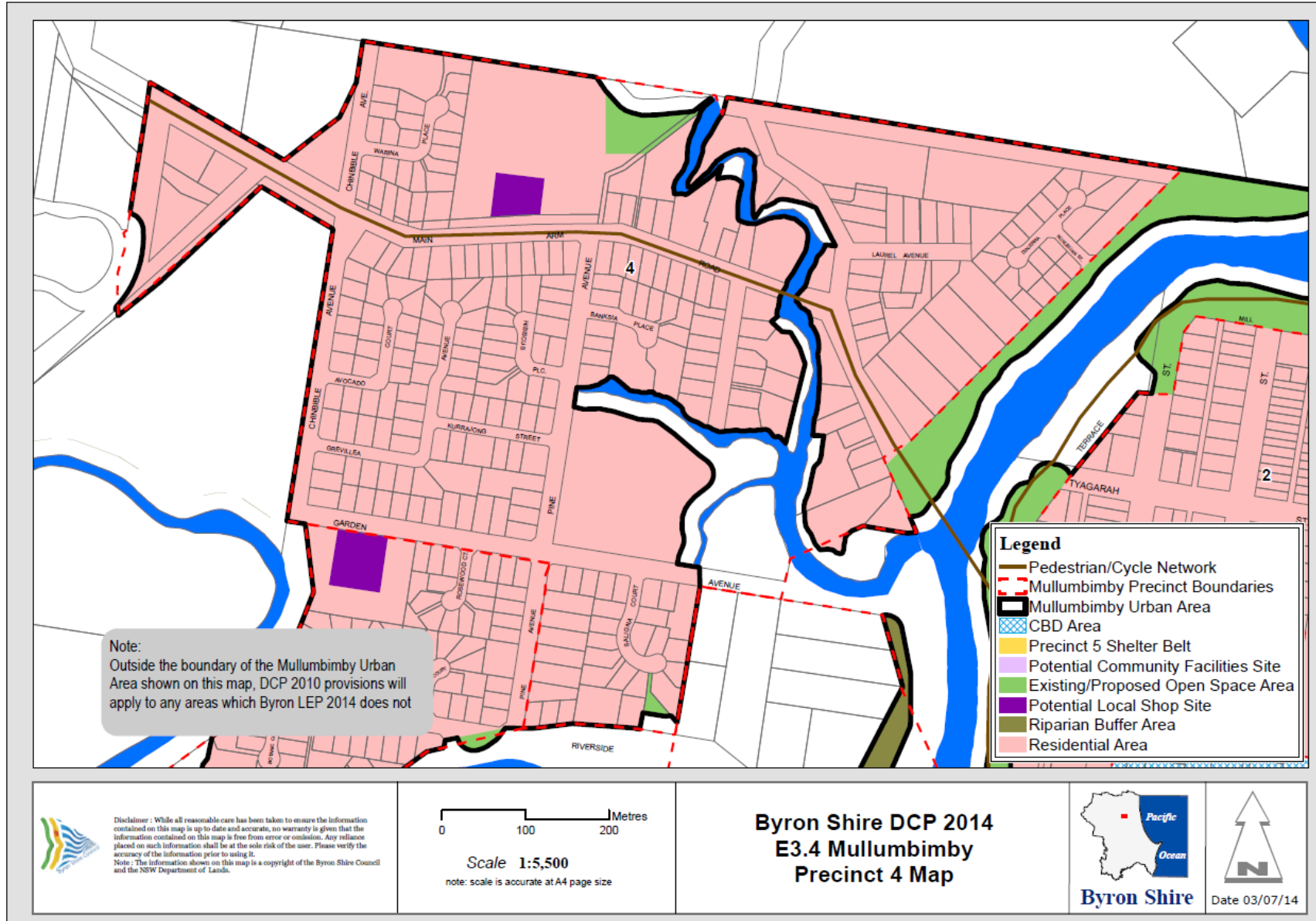
**Byron Shire DCP 2014**  
**E3.2 Mullumbimby Precincts 1 and 2 Map**



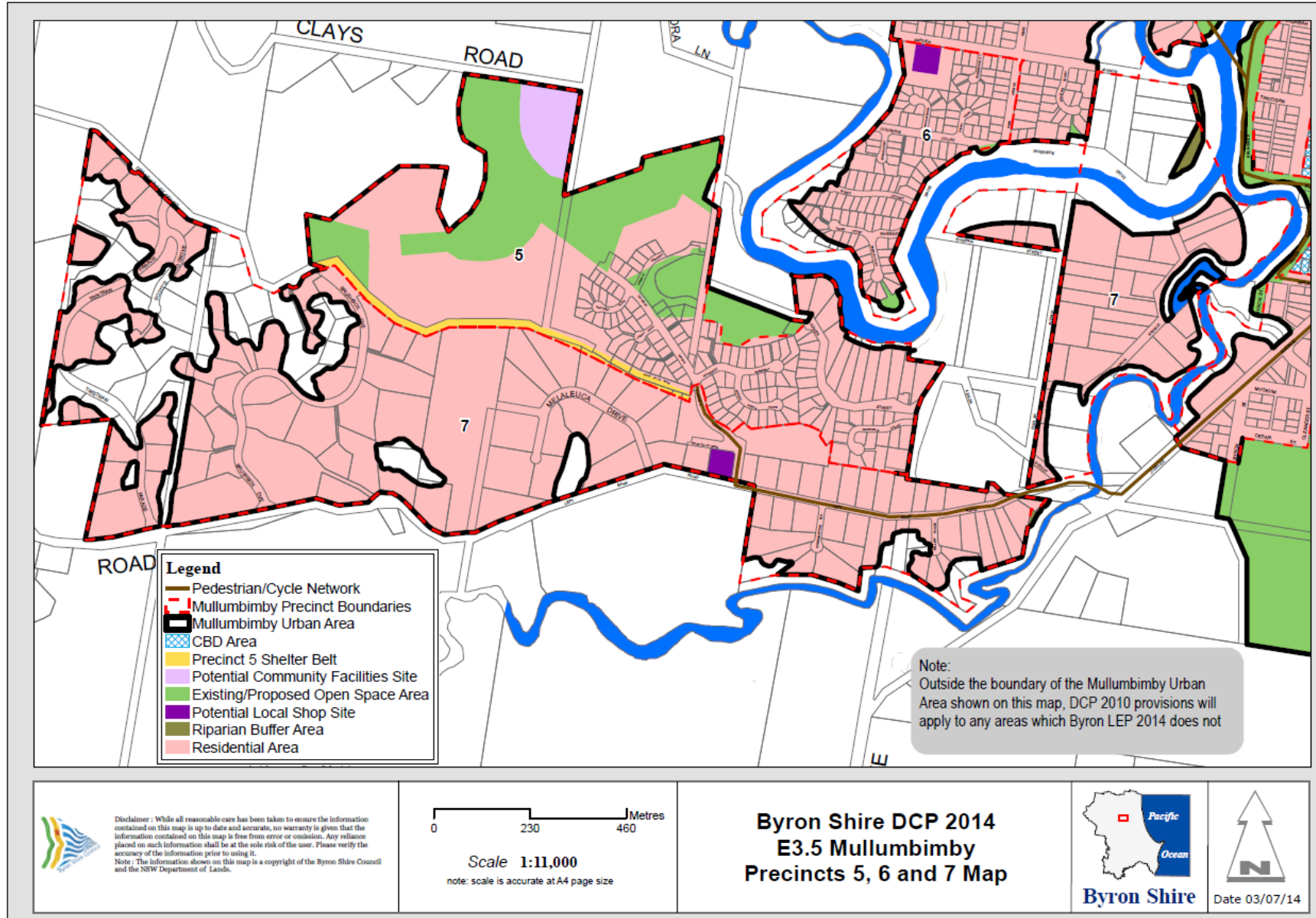
# Map E3.3 – Mullumbimby Precinct 3 Map



# Map E3.4 – Mullumbimby Precinct 4 Map



## Map E3.5 – Mullumbimby Precincts 5, 6 and 7 Map



## Appendix E3.1 Character Precincts

### Central Business District – Precinct 1

#### General guidelines

An objective of this Chapter is to encourage the central business and shopping area to remain compact and to maximise its accessibility for residents and visitors. Public accessibility within the commercial area is to be improved by provision of walkways and arcades within commercial redevelopment, linking the laneways and car parking areas to the main commercial street frontages.

#### Character of buildings

All development must comply with the provisions of Chapter C1 Non-Indigenous Heritage.

The buildings of most significant character in this area include:

- a) National Australia Bank
- b) Westpac Bank
- c) Commercial Hotel
- d) Two **storey** building (39-49 Burringbar Street), diagonally opposite Commercial Hotel
- e) Two **storey** building (55 Burringbar Street), west of Westpac Bank
- f) Courthouse

All of these buildings, except for the Courthouse, are two **storey** and all but the timber two **storey** building on the eastern side of the Westpac Bank have steep, hipped roofs. Five of these buildings have or had verandahs, so sun control and a sense of light and shade are very important. Wide eaves at the roof are also a common feature. Wall materials are either red brick with light painted contrasts or in a light painted finish over weatherboard or rendered brickwork. Roof materials are predominantly in galvanised iron, although tiles are to be found in the National Australia Bank and on several new developments. Windows are small, of vertical proportion and solid wall area accounts for the greater part of the wall fall area. Large areas of glass are not common. The floor-to-floor heights within these buildings are greater than now used with the result that these buildings stand well above the newer flat roofed developments.

The majority of commercial buildings however are of a lower scale, have a parapet front with minor relief and are of single **storey**. New developments should consider the following points:

#### Scale

Two **storey** is preferable, with ground floor ceiling heights less than the significant buildings so they do not lose their importance, but not less than 10% height difference. Single **storey** buildings could be designed to take a future second **storey**.

#### Form

A hipped roof or hipped gabled roof with pitch between 25-30 degrees is preferable. If a flat roof is chosen, it should be concealed by a parapet having a height of at least equal to 50%

of the ground floor height. Flat, unrelieved parapets should be avoided and relief in the form of string courses, ledges, cornices or cappings should be considered.

### Materials

Most new buildings will be built in brickwork to suit fire prevention requirements, but this does not need to be left in face work. It should be noted that although the majority of buildings in Burringbar Street are in a face brick, a large number are painted and this adds much interest to the street. Painted cement rendered brickwork should be considered as an alternative to face brickwork. The use of roughly laid imitation sandstock bricks is out of character with the older, more traditional, well-laid bricks.

### Verandahs and awnings

An important amenity for pedestrians in a hot and wet climate is adequate protection from the weather. Verandahs or awnings over the footpath fulfil this purpose. Generally, there is good footpath coverage except for the banks, which are not designed to provide this amenity. New development should provide footpath awnings in a style sympathetic to the adjoining awnings.

### Signage

All **signage** must comply with the provisions of Chapters B10 Signage and C1 Non-Indigenous Heritage.

### Shopfronts

Many original shopfronts remain in Mullumbimby, either in heavily moulded timber or nickel plated frames with leadlight highlights. These original shopfronts contribute much to the character of the shopping area and their retention and reinstatement should be regarded as necessary. New buildings should consider the importance of a well designed shopfront using materials compatible with neighbouring earlier shopfronts and avoid bland low cost materials such as aluminium. In the case of additions, recessed entry doors to shops create interest in the line of shopfronts.

## **Central Mullumbimby Residential – Precinct 2**

This area comprises the main residential section of the existing town located between the railway and the river, to the north and south of the central business precinct.

### Character of buildings

A number of houses in this area are good examples of their type and contribute significantly to the character of the area. These include:

- a) 4 Dalley Street
- b) 22 Gordon Street
- c) 6 Jubilee Avenue
- d) 8 Jubilee Avenue
- e) 5 Fern Street
- f) 138 Dalley Street
- g) 140 Dalley Street (“Cedar House”)

- h) 87 Station Street
- i) 4 Tyagarah Street

Although these 9 have been singled out, there are many others that use common design features or materials that contribute to a consistent architectural character in this area. The majority of these houses generally belong to an era of 1890-1930 and within this area there are few intrusive buildings. As in all eras of building, the common use of available materials and social aspirations produces buildings of compatible appearance. Just as the earthy tone brickwork and dark tile low pitched roofs identify newer residential developments, so do the light painted weatherboard walls with steep galvanised iron roofs identify this older established area. Other features that identify this older area are:

#### Height and scale

The buildings can appear to be much higher than in some other areas, caused by many buildings being raised to a safe flood level, higher floor to ceiling heights than now commonly used, and steep pitched roofs. This overall height is very significant, and the more recent introduction of new domestic buildings with slab-on-the-ground construction, lower ceiling heights and low-pitched roofs produces an incompatible relationship between the old and new buildings. Eave heights above the ground should reflect the common heights in the immediate existing surrounds and preferably should be within plus or minus 10% of the existing buildings. Similarly, roof pitches should be compatible with the commonly used pitches, i.e. between 25 degrees and 35 degrees.

#### Materials

Most of the earlier buildings are in painted weatherboard and the use of this is still appropriate. If brickwork is desired, it is worth considering rendering and painting it, so that the important colour component in the area is not lost. Where reflective glare is likely, silver, white or light grey should be avoided.

#### Verandahs

Nearly all the older houses enjoy the amenity of verandahs and wide eaves, giving maximum protection from the weather and providing an important transition space between the garden and the house proper. New residences are encouraged to include this feature.

#### Fences

Many of the buildings in this area would be greatly enhanced by the inclusion of an appropriate and sympathetic fence to the street. When constructed using details belonging to the period of the house and painted in sympathetic colours, they add much interest to the streetscape.

### **East Mullumbimby – Precinct 3**

This area was developed later than the central residential area. It contains many houses dating from the 1940s to the present time. As development has spread steadily east, so have the materials and architectural styles changed from painted weatherboard or asbestos cement sheet houses with galvanised iron or corrugated asbestos roofs to the more recent brick and tile or timber housing.



The older houses, as in Precinct 1 and 2, have common features of painted walls and apparent height. When redeveloping within the precinct, the qualities of adjoining houses exhibiting the precinct's character should be considered such that scale, eave heights, roof pitches, wall finishes and siting are compatible. The continuation of painted or precoloured materials is important.

No particular building has been singled out in this area for its architectural quality but rather, the character derives from the group as a whole.

### **West Mullumbimby Residential – Precincts 4 and 6**

Houses in the western area are predominantly of more recent brick and tile construction. Although this has produced its own character, attention to climate control by use of wide eaves and verandahs, as well as planting of gardens and trees that will mature to offer colour and shade like established gardens will be beneficial.

Four buildings contribute significantly to the character of this precinct, these being:

- a) No. 2 Main Arm Road
- b) Casuarina Street (Manse)
- c) Casuarina Street (Convent)
- d) Main Arm Road, Inverary (out of town)

Others such as Lot 10, Riverside Drive, give strong support to these.

As for Precincts 2 and 3, the scale, light coloured wall materials, steep galvanised iron roofs, verandahs, fences and well-established gardens are important characteristics of older buildings in this area. When developing next to or near buildings of this character, care should be taken in the building design to achieve compatibility.

The **Mullumbimby Urban Area Map** identifies a potential neighbourhood shop on two sites (one in Precinct 4 and one in Precinct 6) to service the west Mullumbimby area. The two sites are largely undeveloped residential properties with one site located at 23-37 Main Arm Road and the second site at 30 Chinbible Avenue. The nomination of the two sites does not lock the landowners in to developing the land specifically for that purpose, with the feasibility of such development dependant upon economic circumstances and other factors. Any retail premises including car parking areas to be carefully designed and sited to provide a minimum 20 metre buffer from existing adjoining residential lots.