

Item name: Commercial Building and Flats**Location:** 28 Mullumbimbi Street Brunswick Heads 2483

Byron

Address: 28 Mullumbimbi Street**Planning:** Northern**Suburb/nearest town:** Brunswick Heads 2483**Local govt area:** Byron**Parish:****State:** NSW**County:****Other/former names:** Gibson Seaview Flats and Shops**Area/group/complex:****Group ID:****Aboriginal area:****Curtilage/boundary:** The property boundary**Item type:** Built**Group:** Commercial**Category:** Shop**Owner:** Private - Individual**Admin codes:****Code 2:****Code 3:****Current use:** Shops and Residential Accommodation**Former uses:** Shops and Residential Accommodation**Assessed significance:** Local**Endorsed significance:** Local

Statement of significance: This building (1951) demonstrates confidence in the development of the township during the post war era and displays elements of the design style elements which are contributory to the assessed aesthetic significance of the township. The building with its two storey brick parapet and recessed original shopfronts contributes strongly to the streetscape in the context of the nearby Hotel Brunswick (1941), adjoining brick pharmacy and former Seabreeze Flats building at 14 Mullumbimbi Street, (1948), and the adjoining Twohill Building shops and flats at 26 Mullumbimbi St, (1951) which form an important commercial precinct opposite the public reserve of Banner Park. Whilst modified by the erection of a post supported verandah and painting of the brickwork, the building retains its overall form and 4 shopfront with recessed entries.

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Historical notes Background

of provenance: The Bundjalung people were the original inhabitants of the Brunswick Heads area prior to European settlement. Brunswick Heads is an acknowledged place of significance for the Aboriginal people and was a meeting place with good fish and shellfish food sources, for ceremonial and trade purposes. Brunswick Heads is the oldest European settlement, and one of the earliest ports in the area of Byron Shire. In 1840, Robert Dixon, Surveyor, and his party carried out a survey from Southport, Qld, to the north head of the Richmond River. Their arrival and camp at the Brunswick River was documented on 23 June 1840. Cedar cutting was a major economic activity in force during the 1840s and the first cedar camp in the Byron Shire area was established on the Brunswick River in 1849. The 'surfing technique' for directly loading cedar onto ships anchored offshore was introduced about the mid-1860s. Logs were floated out through the mouth of the river, either singly or in rafts, and either towed to awaiting ships or winched from the ship. Commodities of timber, tallow and whale oil were shipped to Sydney and beyond.

The early settlers of Brunswick included Robert Marshall, the Reddacliff family and William Law. The settlement gradually developed, and on 20 March 1885, the village of Brunswick was officially proclaimed. Dairying was an important early economic activity to settlers in the area. It was reported in 1885 that there was one hotel, two stores, the ferryman's residence, and the post and telegraph office. A court house and police station were under construction and a government school followed in 1888. Anticipation of connection to the railway line encouraged further growth until the route changed and line was built through Mullumbimby in 1894. This caused the demise of the township. The school closed in 1896, the Ocean View Hotel in 1897, and the Court House was relocated to Mullumbimby in 1898. It was not long however, until the town recovered, and in 1903 the school re-opened. The town evolved as a seaside resort, and the historic theme of leisure and tourism is evident to this day. The Ocean View Hotel reopened in 1902 and was expanded in 1908.

The reserve was officially designated for public recreation in 1917 during WW1 reflecting the importance of the reserves to the town. This is reinforced in several newspaper articles of the time which outline local community opposition to the sale of land and lobbying of state government to retaining it for public use. An article on Greek migrant history in Brunswick Heads states that; Into the war (WW1) the Progress Association was instrumental in preserving crown foreshore land for public recreation and in pushing tourism ahead of commercial fishing when they had all netting banned in the river, providing stocks for the holidaying line fishermen. The introduction of the motor car in the 1920s brought a boost to tourism and according to an article in the Mullumbimby Star 6 January 1927; 'It was estimated that between 30-35,000 people visited the place between Christmas 1926 and New Year 1927.' The major industries during the 1920s were fishing, tourism and the dairy industry which was serviced by river

transport. Further settlement of Brunswick Heads occurred at a modest rate influenced by the fact that the town was isolated by flooding, and constrained by wetlands. The Pacific Highway was routed through the town for more than 50 years, then bypassed the town, and in recent decades, the highway upgrades have made the town even more accessible to a growing population in SE Queensland and the wider region. The Brunswick Valley Historical Society (BVHS) holds many historic photographs of Brunswick Heads including those in the reference publications.

This Item

Gibson's Seaview Flats, were erected by Nev Gibson, an auctioneer of Mullumbimby until moving to Brunswick Heads in 1953. His DA for the building, estimated to cost £6000, was approved by the Byron Shire Council in November 1951. The existing old timber building was moved to the rear and converted to 2 flats. (A hipped roof cottage is evident in early photos prior to the construction of the brick building in 1951). Shops in the complex included a cafe selling small goods, ice cream, and 'His and Hers Sportswear and Menswear'. (1954-55).

Themes: **National theme**
3. Economy

State theme
Commerce

Local theme

Designer:

Builder:

Year started: 1940

Year completed:

Circa: Yes

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Physical description: A two storey building of brick construction with four shops at ground level with recessed entries and residential accommodation above. The building originally had a suspended awning consistent with its era, but now has a post supported verandah balustrade and roof over the first floor. The underside of the awning is sheeted in a plain fibrous cement sheet and batten trimmed. The shopfronts retain original configuration with stall risers, recessed entries and splayed entries.

Physical condition level: Good

Physical condition: well maintained.

Archaeological potential level:

Archaeological potential Detail:

Modification dates: Addition of a two storey verandah and painting of brickwork on facade under the verandah roof level.

Recommended management: Retain all original fabric in accordance with heritage conservation principles with particular note to the 4 shopfronts form and fabric. Consider interpretation information for the building and its history.

Management: Management category

Management name

Further comments:

Criteria a): 28 Mullumbimbi Street is historically significant demonstrating the confidence in the growth of Brunswick Heads during the post war era and development as a tourist destination. An earlier building on the site was moved to the rear and converted to two flats.
[Historical significance]

Criteria b): The building holds association with Neville Gibson, an auctioneer from Mullumbimby who moved to the town in 1953, commissioned the building in and operated the Gibson's Seaview Flats.
[Historical association significance]

Criteria c): The building forms part of a mid century commercial group and retains 4 original recessed shopfronts. Whilst modified by the additional of a post supported verandah, it forms part of the group of late 1940s and early 1950s brick buildings on this streetscape opposite a highly prominent reserve.
[Aesthetic/Technical significance]

Criteria d): The building would hold social significance with generations of residents and holiday makers who have enjoyed this commercial area adjacent to Banner Park over many decades.
[Social/Cultural significance]

Criteria e):
[Research significance]

Criteria f): The building forms part of a small group of similar brick buildings of this mid century era facing the reserve which are rare locally.
[Rarity]

Criteria g): Although modified, the building is representative of buildings of the early 1950s.
[Representative]

Intactness/Integrity: Moderate

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References:	Author	Title	Year
	Jim Brokenshire	The Brunswick- Another River and its People. 1988. ISBN 0 71	1988
	Brunswick Valley Historical Society	Brunswick Heads In Focus 1885-2015	2015
	Brunswick Valley Historical Society	Pers Comm and historical information Susan Tsicalas Brunswic	2022

Studies:	Author	Title	Number	Year
	Donald Ellsmore and Ian J	Byron Shire Community Based Heritage Study		2005
	Clarence Heritage	Historic Heritage Assessment Brunswick Heads		2021

Parcels:	Parcel code	Lot number	Section number	Plan code	Plan number
	LOT	1		DP	127212

Latitude:**Longitude:****Location validity:****Spatial accuracy:****Map name:****Map scale:****AMG zone:****Easting:****Northing:****Listing: Name****Title****Number****ListingDate**Within a conservation area on an LEP
Potential Heritage Item**Data entry:** Data first entered: 21/02/2022

Data updated: 01/03/2022

Status: Completed

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Image:



Caption: Streetscape elevation

Copy right:

Image by: BVHS

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3453f38e95a6a284ac38149fa4d438237b0.png>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test3453f38e95a6a284ac38149fa4d438237b0.png

Image:

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Caption: 2004 Heritage Study Photograph

Copy right:

Image by: BSC

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345252af0e6e6da4c8b95206e015519fca2.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test345252af0e6e6da4c8b95206e015519fca2.jpg

Image:

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Caption: View from Park

Copy right:

Image by: D. Wray

Image date: 26/07/2021

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345f4b8e58c4f3843cd9c64ac8216c3e159.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/T_humb_test345f4b8e58c4f3843cd9c64ac8216c3e159.jpg

Image:

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Caption: Commercial Building

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Image by:

Image date:

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34594523c54e0e7459dab50bdaccae9e248.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34594523c54e0e7459dab50bdaccae9e248.jpg

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Caption: Current exterior

Copy right:

Image by: D. Wray

Image date: 26/07/2021

Image number:

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455bf952d945474e179b19bc07e5b105e8.JPG>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Tumb_test3455bf952d945474e179b19bc07e5b105e8.JPG