

# **Our Mullumbimby**



# **Masterplan**

# Table of Contents

Acknowledgement of Country .....	4
Masterplan Snapshot .....	6
<b>Part A - Where we've come from</b>	
<b>Introduction .....</b>	<b>13</b>
<b>History and Character .....</b>	<b>15</b>
<b>Part B - Where we are</b>	
<b>Background and Analysis .....</b>	<b>17</b>
<b>Environment and Natural Hazards.....</b>	<b>19</b>
<b>Opportunities and Challenges .....</b>	<b>20</b>
<b>Challenges .....</b>	<b>20</b>
<b>Opportunities .....</b>	<b>23</b>
<b>Part C - Where we 're going</b>	
<b>Vision.....</b>	<b>26</b>
<b>Principles:.....</b>	<b>27</b>
<b>Part D - How we'll get there</b>	
<b>Precincts .....</b>	<b>30</b>
<b>The Importance and Power of You .....</b>	<b>32</b>

Precinct 1 - Town Centre .....	35
Precinct 2 - Town Edge/Heritage Area.....	49
Precinct 3 - Argyle Street and New City Road .....	43
Precinct 4 - Saltwater Creek Precinct .....	47
Precinct 5 - Tallowood and Azalea Street .....	51
Precinct 6 - Pine Avenue Area.....	50
<b>Implementation .....</b>	<b>53</b>
<b>3 Priority Projects .....</b>	<b>56</b>
<b>Implementation Table.....</b>	<b>63</b>
<b>Definitions .....</b>	<b>76</b>

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# Acknowledgement of Country

**In preparing this document, the Byron Shire Council acknowledges that the Bundjalung of Byron Bay – Arakwal people are the traditional custodians of the land in Byron Shire and form part of the wider Aboriginal nation known as the Bundjalung.**

**The Byron Shire Council and the traditional custodians acknowledge the Tweed Byron Local Aboriginal Land Council and the Jali Local Aboriginal Land Council under the Aboriginal Land Rights Act 1983.**

**Council also acknowledges all Aboriginal and Torres Strait Islander people who now reside in the shire and their continuing connection to this country.**



# Acknowledgement of Native Title

On 30 April 2019, the Federal Court of Australia recognised that the Bundjalung of Byron Bay (Arakwal) native title claimants have, and always have had, native title rights and interests in land and waters within their claim areas of 241.8 square kilometres. Their native title claim was lodged in 2003.

The native title determination area extends south from the Brunswick River and Mullumbimby to Cape Byron and on to Broken Head and Jews Point, inland to Kooonyum Range in the Northwest, to Coorabell and Bangalow in the South, and includes the sea country running for 9 kilometres from Brunswick Heads.

The native title holders are concerned to be properly involved in discussions about proposals that may impact on their rights and interests. This includes proposals affecting the many Aboriginal sites and places, and their related stories that are essential to the maintenance of their culture.

Their careful stewardship of land and waters over thousands of years has enabled the many people who have since arrived to enjoy the natural beauty, diversity and cultural richness of this place that has become known as the Byron Shire.

# Masterplan Snapshot

Where we've  
come from

More on page 12

Where we  
are

More on page 21

Where we're  
going

More on page 27

How we'll  
get there

More on page 31

## Where we've come from

Mullumbimby began as the home to the people of the Bundjalung nation who for thousands of years have cultivated an intimate connection to country.

Later, in the 1800s, Europeans arrived and commenced logging industries in the surrounding area.

The town grew with the arrival of dairy and banana farmers, and became home to a new wave of counter culture with the arrival of the hippies in the 60s and 70s.

In recent history, Mullumbimby has housed an eclectic combination of residents, who somehow co-exist despite their obvious differences in lifestyle and viewpoints.

The town was, and still is, seen as a haven for those who thought differently.

More on page 12



Photos: Brunswick Valley Historical Society Inc.

# Where we are

Mullumbimby is a strong community of engaged and passionate people. They come from varied walks of life, but all share a fierce pride for being a Mullum resident.

But the north coast is facing some challenges - not the least of which is rapid socio-economic change, with rising house prices and subsequent changes in culture and lifestyle.

This increase in housing prices is forcing many local residents out of the town in search of cheaper long term accommodation.

As time moves on, the floodplain that Mullumbimby sits on is likely to be impacted by more extreme weather events due to Climate Change.

Heavy car reliance and a lack of transport infrastructure means that active transport connections are lacking.



Our Mullumbimby Masterplan aims to seek solutions to these and other issues facing the community. More on page 21



**3,898**  
**People**

vs. 3,160 people in 2001

# MULLUMBIMBY



**Median household**  
**income \$998**  
**per week**

State Average: \$1,486



**\$770,000**  
**Median House**  
**Price**

Up from \$510,000 in 2010  
(Byron shire as a whole now  
has the highest median house-  
price in Australia)



**Key Industries**  
**-Business Services and**  
**Trades**  
**-Creative sector and**  
**knowledge industries**  
**-Health and wellbeing**

# Where we're going

Change and growth are often uncomfortable to talk about, but it is inevitable that Mullumbimby will experience them into the future. It is important to talk about how this growth will affect Mullumbimby.

Our Mullumbimby Masterplan is an opportunity to steer change for the long term future. Council, and the community, have come together to create this plan so that we can have a say in the direction our town takes into the future and celebrate the things that make Mullum special.

Growth is inevitable unless the town wishes to force out many of those who currently call Mullum home, but will need to be tempered with definitive urban edges and through a retention of Mullumbimby's 'country town feel' and unique character. Mullum will choose to grow within existing urban areas (including the

land known as South Mullumbimby) rather than sprawling outward.

Our Mullumbimby Masterplan is an opportunity for our community to tackle difficult issues, and guide change into the future. This includes having a say on the capital works projects and civic improvements in the town, helping to shape housing so that it celebrates existing culture and character, enhancing our sustainability (environmental, economic and social) outcomes and fostering the talents of our local community.

Mullumbimby will move forward based on a strong foundation of principles, and a cohesive vision.



# Where we're going (cont'd)

## Vision

**Mullumbimby is a diverse, dynamic, creative and caring country town that fosters innovation, sustainability and a funky verve for life.**

**It embraces its history and confidently strides forward with a foundation of resilience, strong community spirit and a desire to be “good-different”.**

## Principles

**Principle 1:**  
Balance the need for housing with the desire to retain Mullumbimby's country town feel.

**Principle 2:**  
Maintain and enhance Mullumbimby's high level of self sufficiency, adaptability and resilience

**Principle 3:**  
Ensure Mullumbimby is accessible and well connected

**Principle 4:**  
Protect and enhance Mullumbimby's green and leafy character and reconnect with the river

**Principle 5:**  
Enhance and Celebrate Mullumbimby's existing eclectic character, spirit of entrepreneurship and identity and make the future of Mullumbimby as fun as its people

More on page 27

# How we'll get there

**Principle 1:**  
Balance the need for housing with the desire to retain Mullumbimby's country town feel.



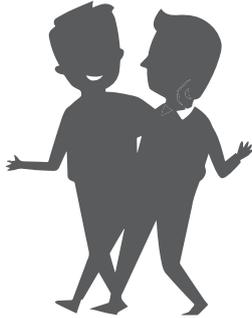
- By reviewing and updating the Heritage DCP chapter
- By supporting the development of diverse, affordable housing and a multi-purpose hub on the hospital site
- By consciously embracing those on lower incomes through the provision of diverse and affordable housing primarily through new land close to town, the urban village on the rail lands, infill development on laneways and the provision of shop-top housing and mixed use/live work

**Principle 2:**  
Maintain and enhance Mullumbimby's high level of self sufficiency, adaptability and resilience



- By encouraging business lands close to the centre of town (and looking to respectfully increase density in these areas)
- By ensuring the social sustainability of the town through diverse and affordable housing.
- By introducing water sensitive urban design (WSUD) to alleviate local flooding and improve ecological and infrastructure outcomes.

**Principle 3:**  
Ensure  
Mullumbimby is  
accessible and  
well connected



- By encouraging active transport connections (walking and cycling) through the provision of key infrastructure including a ‘green spine’ in Stuart Street
- By formalising the alternative routes along Tincogan and Fern Streets.
- By turning Burringbar Street into a “Talking Street” shared zone

**Principle 4:**  
Protect and  
enhance  
Mullumbimby’s  
green and leafy  
character and  
reconnect with  
the river



- By creating a comprehensive street tree plan for the town
- By restoring riparian vegetation and ‘bringing back the Bruns’
- By upgrading Heritage Park to include better facilities

**Principle 5:**  
Enhance and  
Celebrate  
Mullumbimby’s  
existing eclectic  
character, spirit of  
entrepreneurship  
and identity; and  
make the future of  
Mullumbimby as  
fun as its people



- By creating a story trail that encompasses history from the town and integrates with the sculpture walk
- By activating the ‘shared zone’ of Burringbar Street with a program of events
- By ensuring that new development is well integrated and connected with the existing town

More on page 31



**Part A** Where  
we've  
come from

SELLING  
BUYING  
INVESTING  
TRANSFERRING  
PROPERTY

6672 5111

# Introduction

## Purpose and Scope

The aim of this plan is to capture our community's collective aspirations and expectations we have for Mullumbimby over the next 10 years. The Plan will celebrate the values that make Mullum such a vibrant town, whilst sustainably guiding growth and change and ensuring liveability into the long term.

The Plan links the broad goals and aims outlined in Council's Community Strategic Plan to finer grain, on-ground actions that can be implemented within the public realm.

Our Mullumbimby Masterplan recommends a vision and principles which guide the way for 'where we're going' as a community. These in turn filter into actions to be implemented.

The Plan will focus on land uses, public realm, character and design guidelines and infrastructure concerns. It will assess the priority of each action and enquire about possible funding for achieving these.

The plan works in tandem with other land use planning documents such as the Residential Strategy and the Business and Industrial Lands Strategy, however, its primary purpose is not to identify land for development, but to guide change into the future to ensure the culture and character of Mullumbimby rings true into the future.

The Plan is laid out in precincts, and these designate the areas to which The Plan applies. The total land area to which The Plan applies can be seen in figure 1 on the next page.

Implementation of the actions outlined in this document, and the achievement of the vision, will be subject to funding mechanisms and market demand. The principles and vision aim to offer the flexibility required in a constantly changing world, whilst anchoring The Plan in its social, cultural, economic and environmental context. It is also hoped that the vision and principles will allow flexibility to facilitate community led projects to come to the fore.

The actions in this plan will be considered and reviewed during the budget process each year, and this, along with new actions that align with the vision and principles, will allow Our Mullumbimby Masterplan to be a 'living document'.

# Precincts

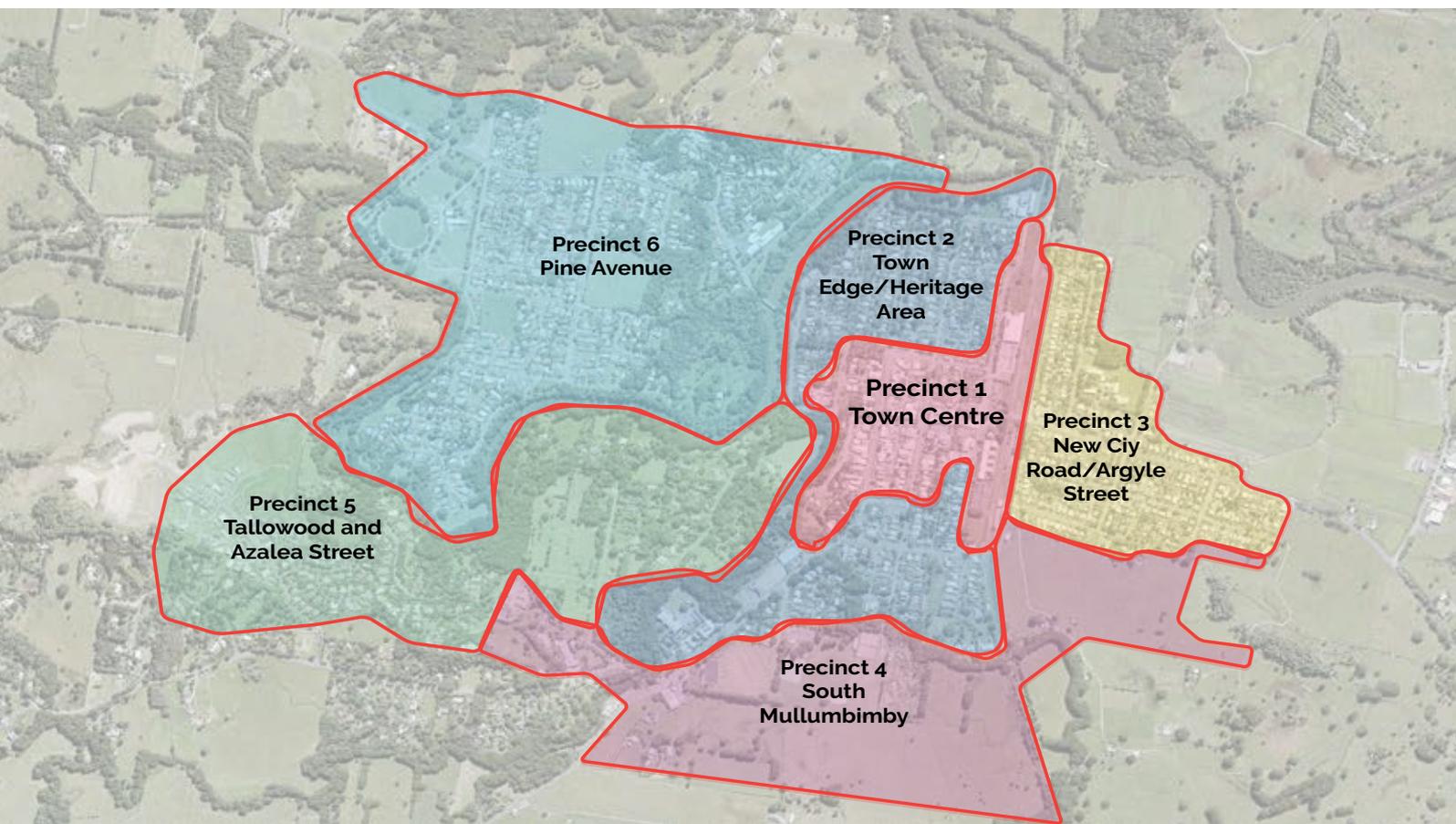


Figure 1

# History and Character

## Indigenous History

Mullumbimby has been home for thousands of years to the Arakwal people of the Bundjalung nation. Until the 1840s the Arakwal people were primary inhabitants of the region and over generations have refined a deep knowledge of the cycles of nature. Their connection to the country in and around Mullumbimby township is strong and ongoing.

## European Arrival

In the 1840s the first loggers arrived in the region disrupting the way of life Aboriginal people had enjoyed for thousands of years. Agricultural settlers began arriving in the 1880s and dairying and bananas became the major land uses for the Mullumbimby area. Responding to these changes, Aboriginal people took up work opportunities in agriculture.

This strong agricultural tradition continued until the 1960s and 1970s when a decline in the town's farming economy gave way to a movement of hippies and alternative lifestylers.

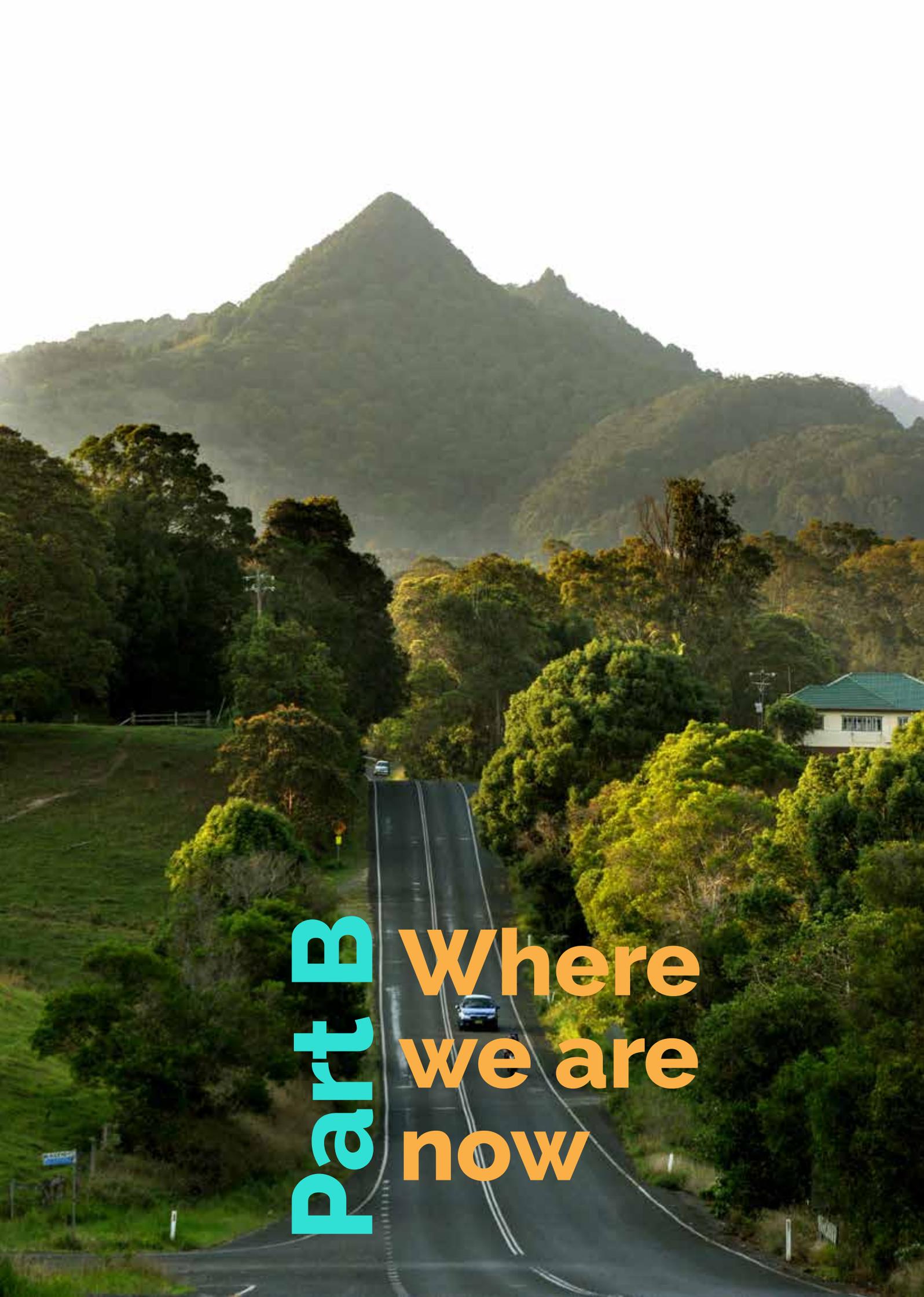
This coincided with large areas of land that had previously been deforested undergoing reforestation. Today the town is home to an eclectic mix of residents from a range of backgrounds. Mullumbimby evokes in its residents a strong connection to place, and a fierce pride about what it means to be a Mullum resident.

## Character

The town's vibe and sense of place reflects its diverse past and vibrant present - low set wood or brick character houses adjoin gravel unsealed lanes and wide roads are spanned by grassy verges.

At the foothills of the Koonyum range and Mount Chincogan, Mullum's green subtropical vegetation mixes with built form that reflects heritage characteristics in the town's main street grid. The Brunswick River, safeguarded for thousands of year by the Arakwal people who know it as Durrumbil, winds its way to the north of the main street grid, providing a connection to the natural environment just adjacent to the commerce of Burringbar Street.

By day, the town centre is a mix of tourists and locals, many of whom live in the surrounding areas and utilise the services provided in the main street grid. The character of Mullum truly emerges in the spirit of the locals, who co-exist in social fabric of harmony and diversity.



**Part B** Where  
we are  
now

# Background and Analysis

## Community Engagement

Our Mullumbimby Masterplan Guidance Group is the culmination of years of work from the Mullumbimby community, and Byron Council.

In 2014 Creative Mullumbimby organised the Big Picture Show. This community led expo was well attended by many residents, and acted as a vehicle for engaging the community and Council, to look towards the long term future of Mullumbimby.

After the Big Picture Show, the Our Mullumbimby Masterplan Guidance Group was formed, which was made up of 16 members including 3 Councillors.

The group worked tirelessly to gather the feedback of the wider community, and to workshop various issues including access and movement, heritage, culture, environment and sustainability and built form.

This document is grounded in the workshops that the Guidance Group have undertaken and the feedback of the wider community. It would not have been possible without the time, effort, creative ideas and intellect of the Our Mullumbimby Masterplan Guidance Group.

## Statutory Planning Framework

- North Coast Regional Plan 2036

The North Coast Regional Plan 2036 is a 20 year blueprint for the North Coast. The government has set four goals for the region in order to create the best region in Australia to live, work and play. The Goals are:

- The most stunning natural environment in NSW
- A thriving, interconnected economy
- Vibrant and engaged communities
- Great housing choice and lifestyle options

The plan states that Mullumbimby (and other towns in the Byron Shire) are:

*“centres of creativity, provide boutique retail, food and accommodation options, essential services, and offer a unique lifestyle.”*

- Byron Local Environmental Plan (LEP) 2014

The Byron LEP 2014 provides rules for what is and isn't permissible on land within the Shire.

- Byron Development Control Plan (DCP) 2014

The Byron DCP 2014 works in tandem with the LEP 2014 in order to govern the development of land in the Byron Shire. It provides guidelines for suitable development.

## Strategic Planning Framework

- **Byron Shire Residential Strategy**

The Byron Shire Residential Strategy, currently in draft form, is expected to be presented to Council in 2020 for adoption following public exhibition. The Strategy works to inform the long term provision of housing in the shire, and identifies land suitable for particular types of residential growth, from greenfield to infill development. The Strategy will work with the Mullumbimby Masterplan to ensure the character of our neighbourhoods is enhanced, and that locals can continue to have a place to call home in the Byron Shire.

- **Byron Shire Business and Industrial Lands Strategy**

The Business and Industrial Lands Strategy is currently in draft form. It will guide Council's decision making and key actions to manage future growth of retail, commercial and industrial land in our shire. We are working to grow our economy while maintaining the character of our villages, towns and rural areas. The Strategy will work alongside Mullumbimby Masterplan to identify land that is currently and can be used for economic activity into the long term. Our Mullumbimby Masterplan will ensure that this activity integrates with the character of the town. It is expected to be adopted late in 2019.

- **Byron Shire Rural Land Use Strategy**

The Byron Rural Land Use Strategy aims to guide Council's decision making in regards to rural lands. It replaces the 1998 Rural Settlement Strategy and provides a framework for moving forward to improve outcomes in Rural Areas.

# Environment and Natural Hazards

The Mullumbimby town centre is situated on the Brunswick River floodplain. The Brunswick River and adjoining tributaries wind their way along the edge of the town centre, creating a scenic and environmentally rich path abutting the built form of the township.

Many of the native tree species that once formed part of the “Big Scrub” were removed for dairy farming in the area, and these areas have generally been built on or retained as grazing lands. Some reforestation works have occurred in the areas surrounding the town centre as part of conservation efforts.

Mount Chincogan is a prominent geographical feature of Mullumbimby. Mount Chincogan was a minor lava plug of the now dormant Tweed shield volcano.

The Mullumbimby town centre is primarily situated on alluvial and metamorphic soils. Some of wider Mullumbimby is at risk of acid sulphate soils, which are generally found in layers of the floodplain at various depths below the natural ground surface.

The Brunswick River and its adjoining riparian zones support a range of species, including

species listed as ‘Vulnerable’ under the Environmental Protection and Biodiversity Conservation Act, 1999 such as the Grey-headed Flying-fox (*Pteropus poliocephalus*) which is known to have roosting camps along the banks of the river. The river also provides fish habitat, which is significant for the survival and recovery of threatened aquatic species and fish populations.

Koalas, another vulnerable species, can also be found around the urban areas of Mullumbimby in patchily distributed vegetation.

With Climate Change, the region is likely to experience more hot days as well as milder winters. Weather events are expected to intensify as a result of Climate Change.

As the Brunswick River is tidal, some areas may be flood affected by future sea level rise depending on the severity of predicted Climate Change scenarios.

Much of Mullumbimby is already flood prone and this has impacted European settlement since its beginning in the 1840s.

# Opportunities and Challenges

## Challenges

- **Growth**

Mullumbimby is, like the rest of the north coast region, set for growth in population. As Mullumbimby grows in population it will be vital that the town retain its unique identity and value as a service centre for other towns and rural areas in the Byron Shire by continuing to encourage key local businesses that service the local community.

Retaining the identity of Mullumbimby as 'service town' and continued celebration of the eclectic culture will be key to nurturing a sense of identity for

Mullumbimby as it grows.

This should be explored by providing appropriate opportunities for the expansion of commercial areas and placemaking initiatives that are community informed and led.

In addition, Mullumbimby will need to make a conscious decision to grow in existing urban areas (including the South Mullumbimby precinct). This will ensure the intimate, walkable landscape of the 'country town' is retained, and the rural lands adjoining the town can be valued and protected.



- **Climate change**

Climate change will result in irregular rainfall patterns and higher temperatures year round. In addition, the future may also hold an increase in flood events. Mullumbimby will have to ‘future-proof’ its public and private spaces and built form in order to be resilient in a world of hotter summers and more extreme weather events, including floods.

- **Affluence/affordability**

A growing challenge for the Northern Rivers region is that of affordability. Rising property prices and low wages mean that overall, residents in the Byron Shire have less disposable income than other areas in NSW. Property prices are continuing to rise in the area. As a result, many local and long time residents of the area are being pushed out. Mullumbimby will have to consciously embrace lower income and middle income

residents to maintain a diverse and inclusive population by providing physical and social infrastructure for them.

- **Retaining Service centre**

In a competitive retail market, retaining Mullumbimby’s role as a central service centre may be difficult. As rising property prices push out local smaller scale businesses in favour of big brand stores, it will be vital that Mullumbimby actively support local businesses. Retaining a healthy supply of business lands will ensure that the doctors, the pharmacists, the butchers, the green grocers and the hardware stores can continue to service the people of Mullumbimby.

- **Diversity of views**

One of the most celebrated elements of the Mullumbimby culture is the diverse people that make up the community. This can also be a challenge, as the community often holds



divergent views on the best way forward. It will be important that Our Mullumbimby Masterplan harnesses this discussion for positive and constructive outcomes.

- **Economic issues (industry/employment)**

Despite the fact that residents of the Byron shire typically have less disposable income than those in other areas, there are strong pockets of small business in Mullumbimby, which indicates an inclination to support local business. The main areas in Mullumbimby are the creative industries, IT and computer services and the education and training fields.

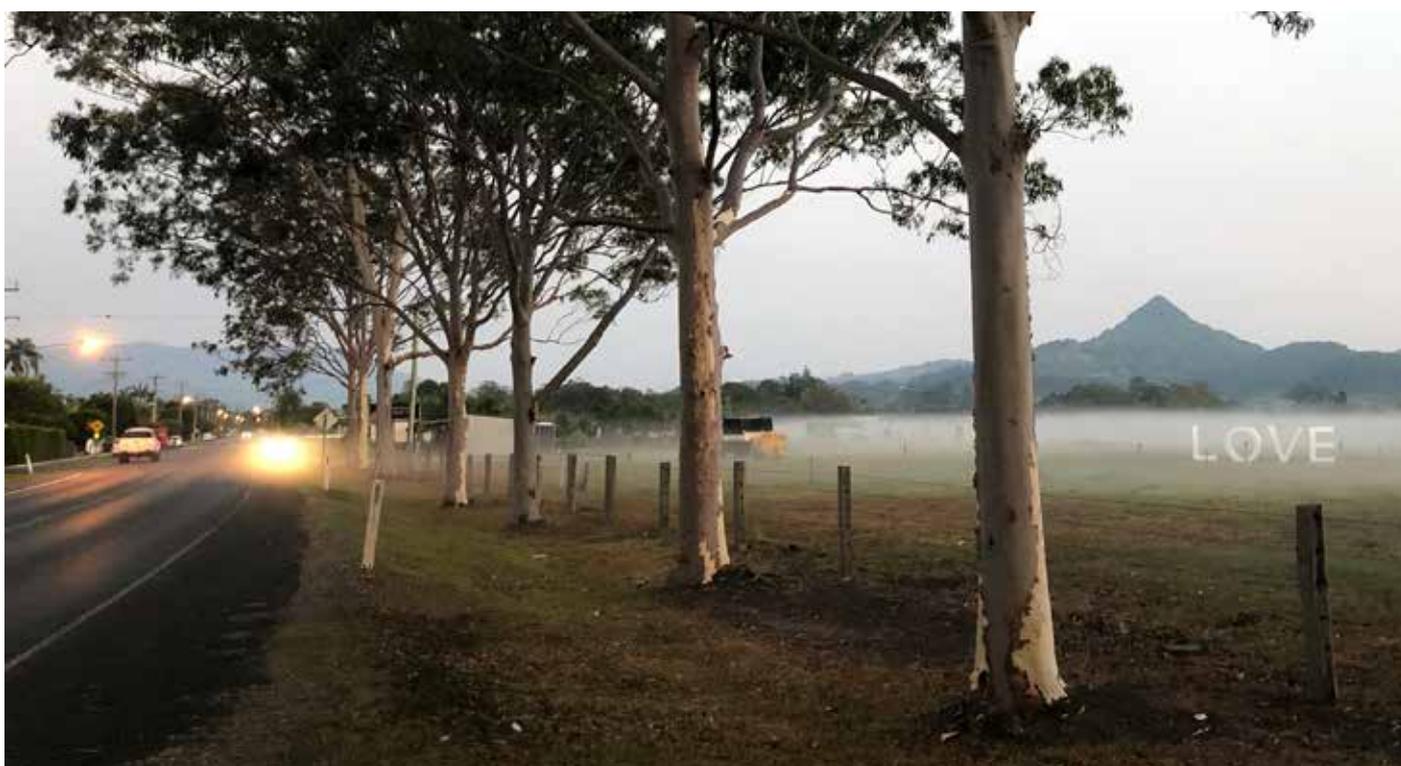
Rents in the town centre are on the rise, with many commercial premises experiencing steep price climbs in the last 12 months. The Plan will need to encourage small business and look to expand the available areas for further commercial and economic

activity in conjunction with growth strategies.

- **Access and movement**

Heavy car reliance and a lack of public transport infrastructure in the Byron Shire mean that congestion and traffic issues are an ever-growing problem. In addition, the facilities for active transport are often patchy and result in poor connectivity. Mullumbimby will need to look to creative solutions to cope with a growing population and to maintain a sustainable attitude to transport.

In addition, an ageing population will mean that Mullumbimby will have to look for more ways to become truly accessible, for people of all abilities. This will involve embedding inclusivity into any development in the public realm.



## Opportunities

- **Ongoing indigenous connection to place**

Mullumbimby has a strong history of indigenous connection to place, with Aboriginal people living in this area for thousands of years. The custodianship of the Arakwal people has enriched the diverse natural environment. There is great potential moving forward, to incorporate this strong connection to country into placemaking for the town, and celebrate the rich history as a centrepiece of Mullumbimby's cultural landscape as well as an example of responsible environmental custodianship.

- **Strong community spirit**

Mullumbimby has a strong and vibrant community that pulls together to achieve common goals and visions. The people are what truly make

Mullumbimby, and there is an opportunity to harness the incredible skill sets and social capital that exists in the town to achieve outcomes identified in The Plan.

- **Natural environment and connections**

Mullumbimby is surrounded by a rich natural environment. The Brunswick River is valuable habitat and a thriving watercourse. In addition, the close proximity to areas of natural beauty such as Mt Jerusalem national park makes Mullumbimby a prime gateway town for exploring the natural wonders of the Byron Shire.

- **Walkable Town Centre**

Mullumbimby town centre is flat and walkable, it presents an ideal environment for active transport. There is great potential to integrate more active transport infrastructure and improve upon

the existing network to expand it to other areas. In addition, the accessibility for people with a disability could be improved by utilising the existing benefits of the natural environment, and a relatively flat town centre.

- **History of ‘alternative’ people and ways**

Mullumbimby has an enthralling history of counter-culture. The meeting of agricultural traditions and the Aquarius spirit have manifested in a way of operating that is fantastically ‘different’. This culture of creativity and innovation creates the perfect environment for trialling new approaches to old problems.

- **Reinforcing the public domain**

A strong public domain already exists in Mullumbimby, especially during the daylight hours. Heritage and Palm Parks offer solace and a connection to the natural environment, but could be enhanced and elevated to create more space for passive

recreation. Burringbar street thrives, and mid week is a hub of activity and social interaction. There is great potential in these public spaces, that with some public space improvements and deliberative placemaking, might be enhanced.

- **European Cultural Heritage**

Mullumbimby has a rich European heritage too, with many houses and commercial buildings dating back to the late 1800s and early 1900s.

The architectural heritage of Mullumbimby is a window to the past and creates an environment that is welcoming, human scale, and walkable. The rich architectural history presents an opportunity to continue to reinforce the town’s rural character, and create a beautiful place to live work and play.



**Part** **Where**  
**we're**  
**going**

# Mullumbimby into the Future

## Our Masterplan Structure

The vision for Mullumbimby is supported by a series of principles that act as pillars, upholding the overarching vision and allowing the actions to be directly linked to the future outcomes.

The following pages break down each of these principles and show how each precinct contains actions and strategies that link back to the overarching vision. The principle “icons” visually indicate which principles relate to which actions.

## Vision

**Mullumbimby is a diverse, dynamic, creative and caring country town that fosters innovation, sustainability and a funky verve for life.**

**It embraces its history and confidently strides forward with a foundation of resilience, strong community spirit and a desire to be “good-different”.**



# Principles:

**Principle 1: Balance the need for housing with the desire to retain Mullumbimby's country town feel.**

In order to retain its small-town feel, compact walkability and connectedness, Mullumbimby will have to choose to grow in the existing urban footprint, which includes the land identified as South Mullumbimby.

Housing will need to creatively seek opportunities for diversity to be delivered, but this will need to be balanced with the fine-grain, human scale streetscapes that give Mullumbimby some of its country town feel. This is likely to be undertaken through shop-top housing, the urban village in the rail lands, South Mullumbimby precinct and secondary dwellings on rear lanes.

Though an important element, it is not just the heritage architecture that defines the country town feel. The urban design for social interaction means that people enjoy spending time in public space and are thus more likely to develop community and social connections that enhance the strength and resilience of the town. The unique character of Mullumbimby comes from a combination of the human scale architecture, the strong street-life and the intimate, functional lay out of the main town as well as the social cohesion this creates.



**Principle 2: Maintain and enhance Mullumbimby's high level of self sufficiency, adaptability and resilience**

The history of Mullumbimby, and that of generations of Arakwal people who lived here before and after European arrival, is one of self-sufficiency, adaptation and resilience. There is a strong interest in self-sufficient ways of living, with many residents adept at growing their own food, producing their own power and looking to 'alternative' ways of living sustainably on the land. Mullumbimby plays host to a thriving farmers market and community garden, and provides many services that other towns and villages in the Shire no longer hold. This in turn plays into Mullumbimby's social, environmental and economic resilience. The town has a history of responding to natural disasters with community spirit, and banding together to achieve outcomes (such as the acquisition of the Mullumbimby Hospital site for community use). With the likelihood of increased weather extremes and climate change, Mullumbimby will need to adapt and enhance its self sufficiency and resilience capacity.



NB: Each principle is supported by a pictorial 'icon' that represents the principle throughout the document. The icons are shown here below their respective principles.

### Principle 3: Ensure Mullumbimby is accessible and well connected

With growth and a changing social and economic dynamic in the region, it will be important to ensure that Mullumbimby consciously embraces those on lower incomes. Socio-economic changes are already occurring at a rapid pace, with house prices on the rise and many traditional retailers being squeezed out due to higher rents. It will be important for the town to maintain opportunities for locals and low income earners by ensuring adequate supply and diversity of housing and commercial land, and using policy effectively achieve this.

In addition, Mullumbimby has a strong foundation for active transport. The town is generally flat and walkable, with wide streets that allow for multi-modal access. There is an opportunity to create an active town that is physically

and economically accessible for all people from all walks of life.

Having a strong street-life also allows for the social fabric of Mullumbimby to become richer and more nuanced. Actively encouraging community initiatives that create social connections in the town will be important as the population grows.

The town will also need to ensure an inclusive environment for all people through design that chooses to think of the experience of people living with a disability.



#### **Principle 4 Protect and enhance Mullumbimby's green and leafy character and reconnect with the river**

Leafy laneways and streets are characteristic of many older areas of Mullum. Along with providing a visual amenity, this leafy character buffers the effects of Urban Heat Island in built up areas, and is important as climate change progresses.

In addition, the vegetation, including street trees and the grassy swales, is a valuable tool in water management, and redirects stormwater runoff from hard infrastructure.

The river is a valued natural resource, and activating the area alongside the river by restoring the ecological condition and creating more opportunities for connections with the town, and passive recreation, will be a key initiative in The Plan.



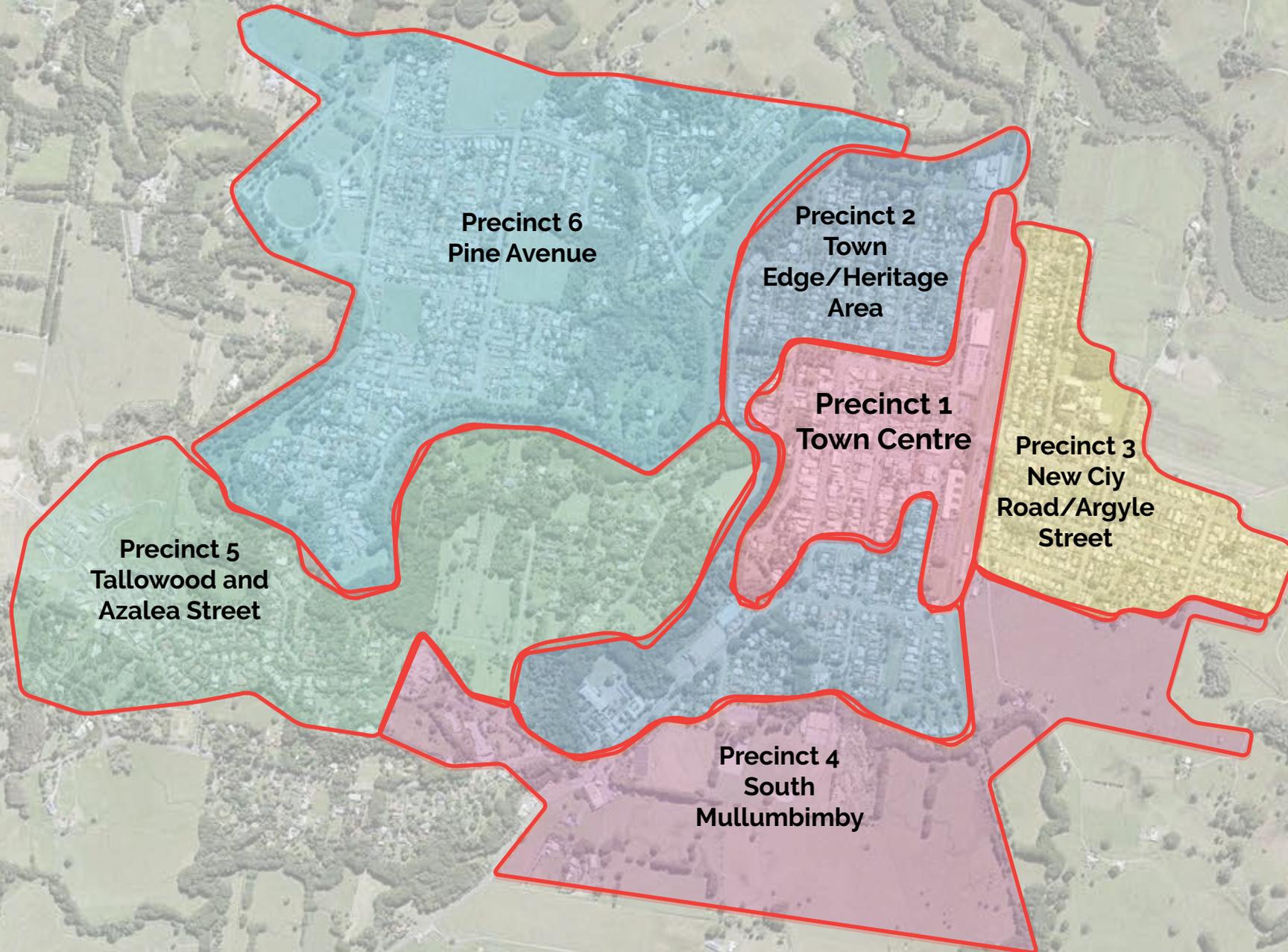
#### **Principle 5: Enhance and Celebrate Mullumbimby's existing eclectic character, spirit of entrepreneurship and identity and make the future of Mullumbimby as fun as its people**

The strength of Mullumbimby lies in its people. The diversity of lifestyles and opinions that the town and surrounding areas support make up a colourful and vibrant place, with meaningful community connections and a strong sense of identity. Mullumbimby celebrates difference, and embraces those who think differently. It is this ability to tackle tough problems with creative ideas and a fierce pride in being a Mullum resident that creates such a strong town identity. It will be important to seize upon the talents, skills and viewpoints that embody the town, in particular many of the creatives who call Mullumbimby home, in order to retain a strong sense of identity as the town grows and changes.

The 'fun' of Mullumbimby comes from its rich culture, strong social fabric and a cheeky spark that stems from a history of doing things differently. This Plan hopes to embody some of that spirit, and look to out of the box solutions to emerging and age old issues.



# Precincts



# How we'll Part get there



# The Importance and Power of You

There is extensive research to show that placemaking that is led by the community delivers improved social resilience, more community connections and a better use of community assets.

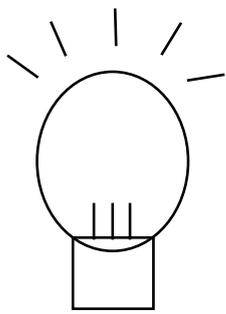
Where community led projects align with the Vision and Principles set out in this plan, Council should seek to support these projects by allowing flexibility, early consultation and alternative methods of delivery for projects.

The success of this plan depends in part upon the ability for community momentum to be carried through time, and this means projects need to reflect the detailed needs of the community now and into the future.

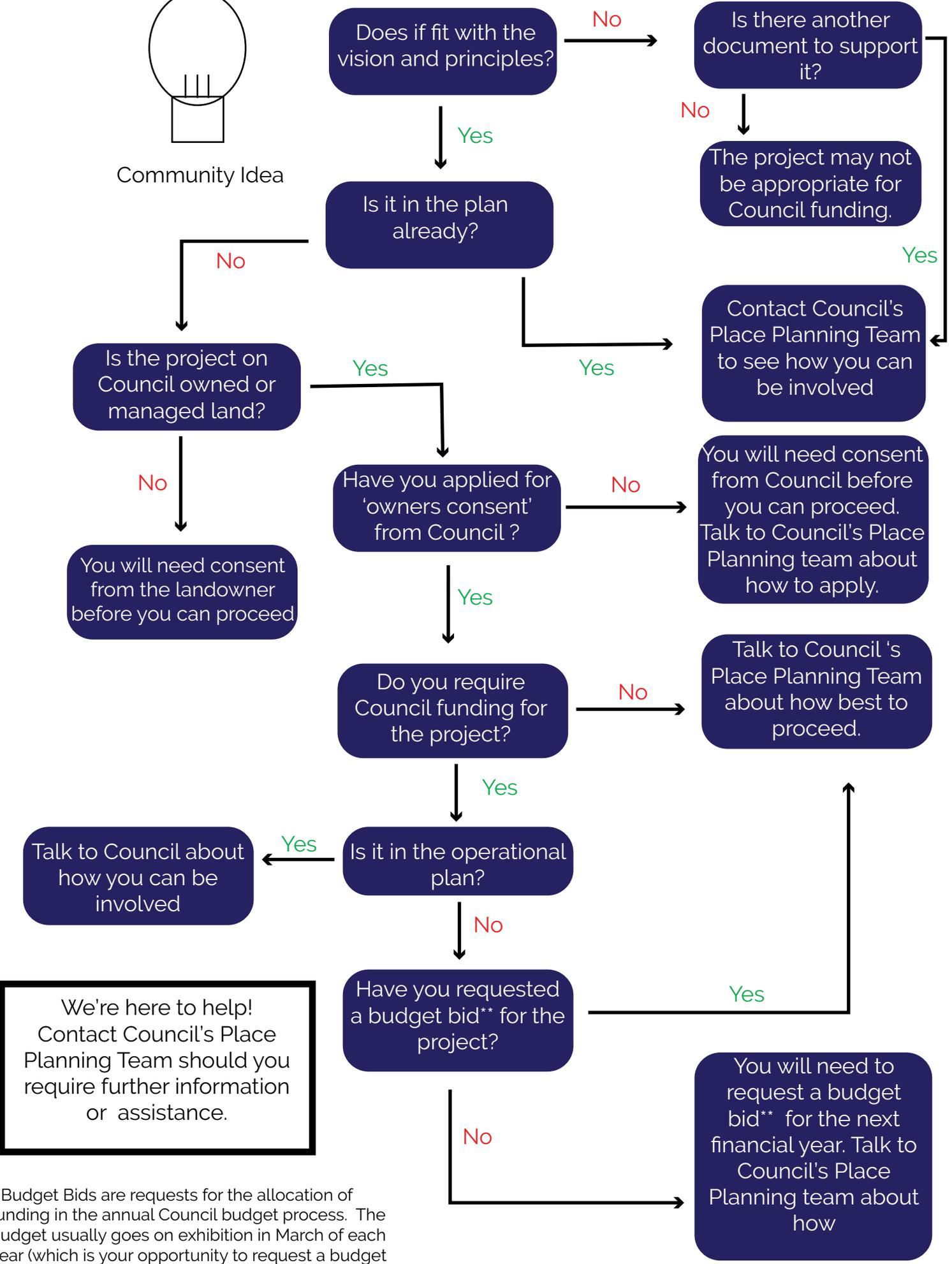
Council should seek to streamline internal processes to enable community to 'take the lead' in the delivery of projects.

If you have an idea for a placemaking initiative, follow the path to possible success on the next page.





Community Idea



We're here to help!  
 Contact Council's Place Planning Team should you require further information or assistance.

\*\*Budget Bids are requests for the allocation of funding in the annual Council budget process. The budget usually goes on exhibition in March of each year (which is your opportunity to request a budget bid).

# Precinct 1 - Town Centre



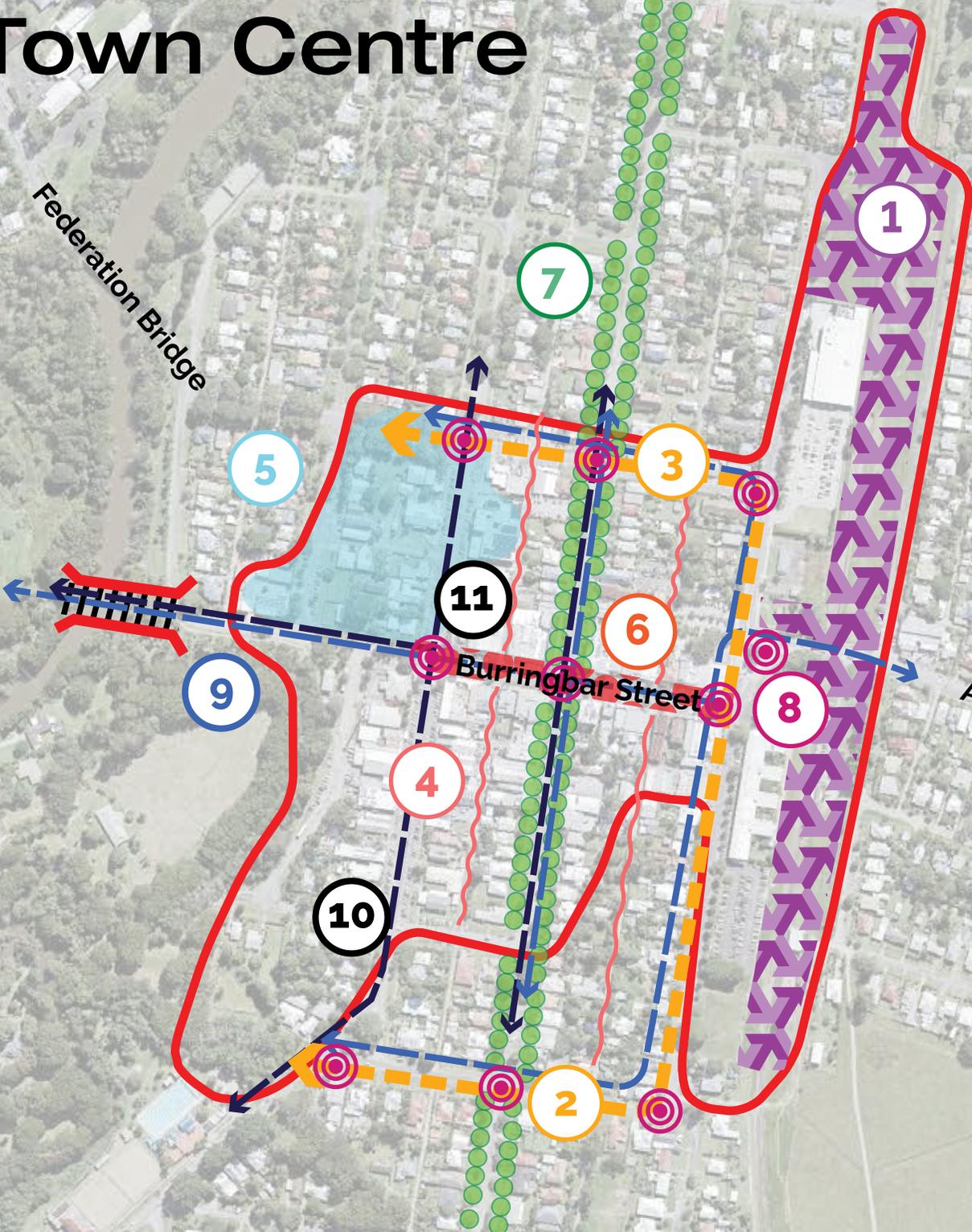
Federation Bridge

Argyle Street

Burringbar Street

**Key**

- Bike Path
- Alternate Route
- Burringbar 'Talking' Street
- Civic Precinct
- Laneway Activation
- Green 'Spine'
- Intersection Treatment
- Strengthen Pedestrian Connections
- Precinct Boundary
- Railway Lands 'Urban Village'



# Precinct 1 - Town Centre

Mullumbimby acts as the core service centre for much of the Byron shire. Continuing to encourage this function and further develop opportunities for a socially, culturally, environmentally and economically sustainable town centre will be key to retaining the vibrancy of Precinct 1.

Encouraging density and infill development in this area whilst respecting the heritage look and feel of the precinct will assist with creating vitality, nurturing much needed affordable housing and encouraging active transport instead of private car usage.

In addition, looking for opportunities to formalise peripheral parking on the edge of town will allow for a more activated town centre that is not choked by vehicular movements.

## Values

- Heritage look and feel
- Service Centre
- Walkability
- Self-sufficiency

## Issues

- Car focussed precinct
- Lack of affordable housing
- Lack of active transport infrastructure
- Lack of street trees

## Strategies and Actions

### 1 Urban Village in the Rail Lands

- Liaise with Transport for NSW to ensure that any future use of the rail corridor lands are consistent with community needs and values. These uses include medium density housing for key workers and compatible commercial/live work uses, along with peripheral parking and open space.
- Though the land is owned by the State Government, and they will have the final say, ensure that the views of Council and the community are heard when further community consultation occurs.
- Look for opportunities for well connected peripheral parking on the edge of the town centre.
- Integrate the village with the multi-use rail corridor and the Story Trail.



### 2 Formalise the 'alternative route' from Argyle Street to Jubilee Avenue via Fern Street.

- Investigate widening the road along Fern Street.
- Upgrade intersections to increase safety, particularly for pedestrians and cyclists.



### 3 Formalise the 'alternative route' from Argyle Street to Federation Bridge via Tincogan Street

- Re-orientate the giveaway signs on Tincogan Street to give priority to East West traffic
- Re-align the intersections at Stuart and Dalley Streets to improve safety and traffic flow.
- Improve the intersection safety along Tincogan Street for

pedestrians and cyclists.

- Include traffic calming devices to minimise noise and speed.



4

Activate laneways with pedestrian and cycle movements through density and development facing into the laneway, providing connections between public/private realm whilst retaining the ‘rural feel’ of these spaces in the historic centre of town.

- Improve the look, feel and functionality of laneways by introducing rain gardens along the length of them.
- Update the DCP to provide specific design provisions to include “active frontages” onto laneways whilst retaining the rural character and providing accessible and affordable housing close to services.
- Slow traffic and increase amenity of the laneways through raingardens, active frontages and traffic calming devices.
- Make sure that design incorporates Crime Prevention through

Environmental Design and maximizes safety for the laneways.



5

Create a ‘civic precinct’ that is walkable and connected between the Mullumbimby Ex-Services Club, the cenotaph, the neighbourhood centre, the civic hall and the community college.

- Undertake consultation with key community stakeholders to understand their needs in this space
- Create a landscape plan to re-orientate parking, create areas for rest and contemplation, create integrated signage and wayfinding and facilitate pedestrian prioritisation in this area.



6

Turn Burringbar Street into a ‘talking street’ that encourages social, cultural, environmental and economic

sustainability.

- Create a ‘shared space’ for Burringbar street by changing the surface of the road, removing formal gutters (leveling the street), blurring the edges between pedestrian and road spaces, and integrating street trees and furniture upgrades.

The traffic should be slowed to 10km/h and the focus should be on people rather than cars.

- This project could be trialled through the use of temporary measures or car free days.
- Improve the street planting as a part of a wider landscape plan for the town centre to create further shade and facilitate cooling.
- Partner with community organisations to create a program of activation for the shared space (markets, art, long table dinners, buskers etc.)



7

Create a ‘green spine’ along Stuart Street – make this the primary walking/ cycling north south route,

include trees to create a boulevard from the river to the community gardens.

- Create a comprehensive street tree plan that specifies species selection, financing options and planting layout and design to roll out a green spine along Stuart Street incorporate this with Water Sensitive Urban Design initiatives.
- Improve pedestrian and cycling connectivity by creating cycleways along Stuart street, improving the connectivity between the community garden, the river and Heritage Park



8

Introduce intersection treatments that prioritise pedestrian and cycle traffic, and facilitate the smooth movement of vehicular traffic along Station Street.

- Integrate any upgrades with connections to Stuart Street and Burringbar Street.



9

Prioritise cyclists through Burringbar Street as a part of the 'Talking Street' and connect to a foot/cycle bridge at the western end of Burringbar Street that traverses the river and connects Pine Avenue Area.

- Incorporate cycling amenity into any shared space treatment to encourage Burringbar Street to be the dominant east-west cycle route.
- Provide adequate bike facilities such as racks, repair stations and water fountains as a part of any street treatment.



10

Retain Mullumbimby's role as a central service provider by encouraging business and employment lands close to the town centre.

- Investigate opportunities to expand the business zone close to the town centre (in line with the Business and Industrial Lands Strategy)
- Encourage two-storeyed buildings (where appropriate) close to the centre of town to increase density, with a focus on design excellence

and respect for the 'country town' heritage feel.

- Integrate affordable and diverse housing close to the town centre to promote walking and cycling, as well as providing living opportunities for local workers (this might include shop-top housing, mixed use developments or secondary dwellings on lanes.



11

Create a Placemaking Seed Grants project that aims to engage local creatives to activate and beautify areas in and around the Town Centre.

- Enhance underutilised spaces, beautify the town, leverage opportunities and support local creatives.
- Create spaces that are beautiful, engaging and enjoyable for people to mingle, linger and hang out in.
- Encourage projects that celebrate indigenous culture and connection to place.



# Precinct 2

# North and South Heritage Areas



Key	
Statutory Heritage Conservation Area	Yellow dashed line
Sculpture Walk	Purple 'X' marks
Bike Path	Blue dashed line with arrows
Alternate Route	Blue dashed line with red arrow
Burringbar 'Talking' Street	Red wavy line
Civic Precinct	Light blue square
Laneway Activation	Red wavy line
Green 'Spine'	Green circles
Intersection Treatment	Pink concentric circles
Strengthen Pedestrian Connections	Blue dashed line
Precinct Boundary	Red solid line

# Precinct 2 - North and South Heritage Areas

For thousands of years Aboriginal people have connected with the waterways of the North Coast, including the Brunswick River. It is time to celebrate the connections to the river, and improve the quality through riparian re-vegetation.

Precinct 2 should look to balance the heritage conservation areas (outlined in yellow) with a need to provide key worker housing (including a more diverse range of houses and more affordable options). It also looks to encourage connections with the river, and between the town centre and the surrounding housing areas.

## Values

- Natural Environment
- Recreational Space
- Connectivity
- Self-sufficiency
- Heritage

## Issues

- Lack of connection to the river
- Unsafe intersections
- Lack of active transport infrastructure
- Lack of opportunity for small scale innovators
- Lack of affordable housing close to services.

## Strategies and Actions

**4** See Precinct 1

**12** Review the *Byron DCP 2014 Chapter C1 Non-Indigenous Heritage C1.6.8 Mullumbimby Conservation Area* with a view to balancing the need for affordable housing and density with the characteristics that make Mullumbimby a ‘country town’ e.g designed for social interaction and the ‘human scale’, unique built form pattern, Heritage architectural styles.



**13** Investigate re-purposing potential for Ross industrial area and potential for use as an Arts Hub/ Incubator Space

- Investigate other possibilities for

industrial land in the shire with a view to one day re-purposing the Ross industrial complex.

- Investigate possible LEP and DCP changes to the Ross Industrial area to facilitate a wider range of uses that tie to the natural and built environments surrounding the area.
- Support innovation in small business through programs that encourage and attract innovators.



**14** Upgrade Heritage Park

- Develop a landscape plan for Heritage Park.
- Include BBQ facilities, picnic facilities, public toilets, a clear pedestrian and cycle connection to Stuart Street, upgrades to play equipment, exercise equipment, recycling and dog waste bins, increased maintenance and a strong

connection to the river.

- Partner with community groups to improve the condition of the riparian zone adjacent to the river.



**15**

Improve connections to the 'leaf land' (Lot 4 Mullumbimby - the piece of Council owned land to the north of Heritage Park) through the construction of an access way opening it up for future use that is functional with the environmental constraints of the site.

- Investigate possible future uses of the land.



**16**

Investigate the potential for Brunswick Terrace to become a cul-de-sac where it meets Tincogan Street and Federation Bridge and improve the pedestrian crossing at Federation bridge.

- Make crossing Tincogan Street safer for pedestrians.
- Prioritise pedestrians and cyclists to encourage active transport.
- Undertake a traffic study to test the feasibility of this action
- Consult with local community to understand the long-term implications of any such action.



**17**

Construct a footbridge/cycle bridge across the river connecting Burringbar Street with connections to the residential precinct near Pine Avenue.



**18**

Focus on 'bringing back the Bruns' through riparian restoration

- Look for opportunities to partner with Landcare and other community

groups to remove weeds and plant with native vegetation



**19**

Continue to support the development of the Sculpture Walk.



**20**

Create a story trail that features local artists and incorporates stories of indigenous connection to place.

- Support community groups to take the lead and tell the creative and historical stories of Mullumbimby.
- Use the Story Trail to link both the past and present, and the various areas around the town centre through cohesive wayfinding signage, art and storytelling.



**21**

**Improve the functionality  
and aesthetics of the bus stop by  
the scout hall.**



# Precinct 3

# Argyle Street and New City Road



**Key**

Flood appropriate infill development	
Bike Path	
Green Boulevard	
Intersection Treatment	
Strengthen Pedestrian Connections	
Precinct Boundary	



# Precinct 3 – Argyle Street and New City Road

At the entrance to town, Argyle Street and the New City Road Precinct have the opportunity to welcome residents home, and visitors to Mullumbimby. This precinct fosters an eclectic mix of post war housing, and due to the flood prone nature of the area will need to adapt housing forms to retain the character and design-in resilience to flood events.

The gateway is an opportunity to reflect Mullumbimby's 'green' image, and to establish varied living forms and opportunities within walking distance of the town centre.

## Values

- Residential small scale neighbourhood character
- Heritage
- Connections to Primary School
- Gateway 'image'

## Issues

- Flood prone area
- No 'gateway image' or visual markers to show entrance to town.
- Need for affordable housing

## Strategies and Actions

22

Create a tree lined boulevard along Argyle Street as an entry to the town.

- Integrate the boulevard with a comprehensive street tree plan for the entire town.
- Facilitate active transport connections along this route in conjunction with the Bike Plan and Pedestrian Access Mobility Plan (PAMP).



23

Review *Byron DCP 2014 Chapter E3 Mullumbimby* for this area to include provisions that protect the architectural style and features of the area but allow for responsive design to the environmental constraints (such as flooding) and the need for diverse

housing.



24

Encourage small scale agricultural producers at the edges of the town.

- Review planning policies to support peri-urban agriculture.
- Investigate the potential for a pilot project of the RU4 zone in areas around the urban boundary of Mullumbimby.

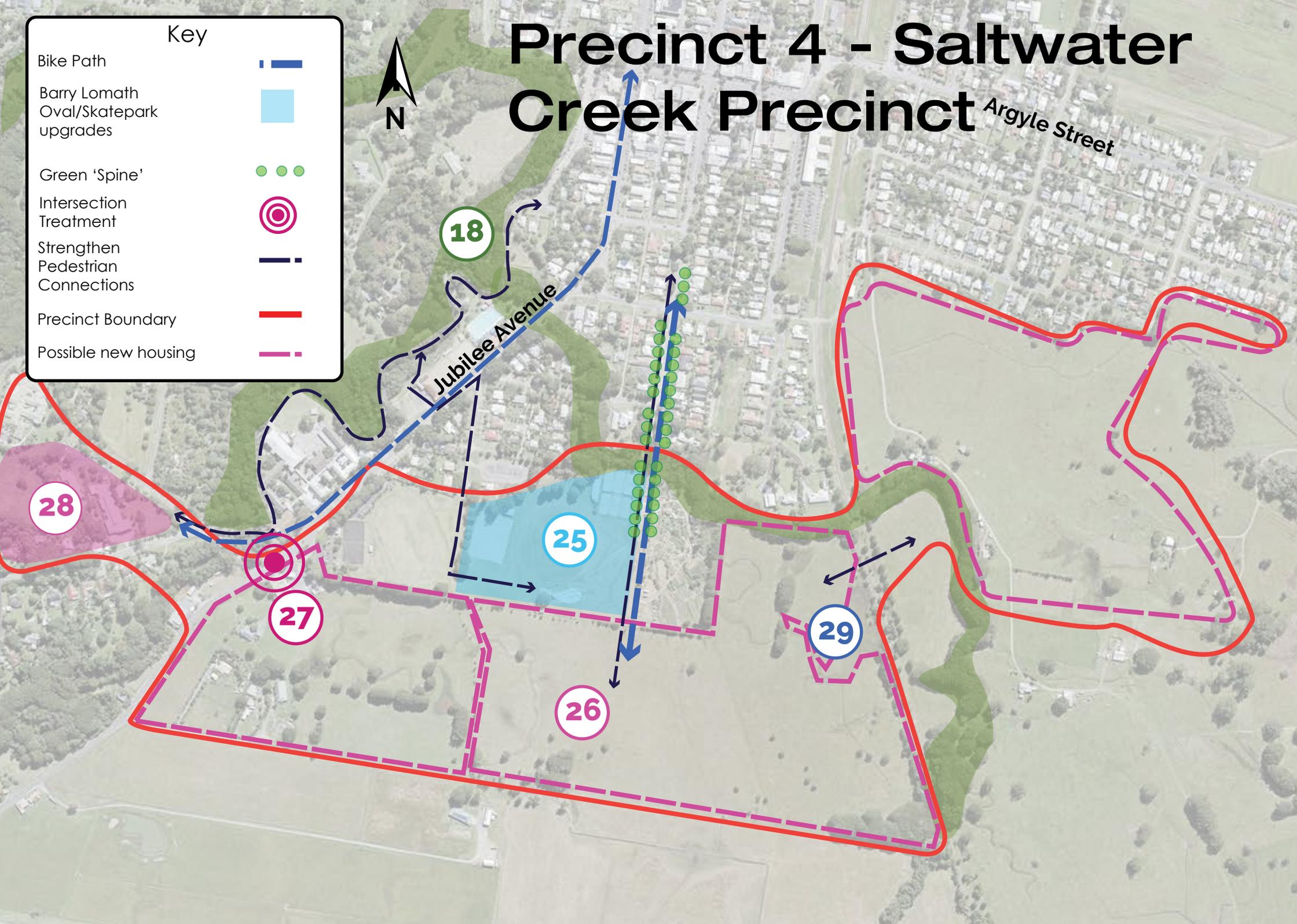


# Precinct 4 - Saltwater Creek Precinct

Argyle Street

## Key

- Bike Path
- Barry Lomath Oval/Skatepark upgrades
- Green 'Spine'
- Intersection Treatment
- Strengthen Pedestrian Connections
- Precinct Boundary
- Possible new housing



# Precinct 4 – Saltwater Creek Precinct

South Mullumbimby is well-placed to handle much of the future housing growth of the town and the region. It is well connected to the town, and has capacity to provide a diversity of dwellings close to services.

It will be vital that any new development in this area is sensitive to the existing character and values of the town. It will need to be innovative in design, responsive to environmental constraints, well connected and dynamic in a changing economic and climatic landscape.

The existing provision of green space alongside these areas will be a valuable asset in the future, providing a multitude of physical and psychological health benefits.

## Values

- Leafy character
- Design complimentary to heritage housing
- Financially and physically accessible housing for all
- Bicycle and pedestrian connections

## Issues

- Lack of affordable housing for locals
- Urban/Rural Buffers
- Flood mitigation
- Retaining character and vibe with growth

## Strategies and Actions

18

See Precinct 2

25

Upgrade the Skate Park and Barry Lomath oval

- Create a comprehensive landscape plan for Barry Lomath Oval and the skatepark, including skateable paths to connect the skatepark, an exercise circuit and more shady places to sit and rest.



26

Investigate a possible new residential area

- Consistent with the Residential Strategy assess the feasibility of extending the 'urban growth boundary' for residential purposes, using a structure plan to achieve the

best outcomes for the community and residents (particularly key workers and lower income households).

- Acknowledge the strong desire of Arakwal people to live on country, the challenges they face obtaining access to affordable housing and the opportunity this land offers to meet this need.
- Ensure that any development focuses on creating a 'hard edge' for urban development that restricts any further sprawl.
- Add value to any new housing through the introduction of ecological services that mitigate flood and create green, cool places to lives.
- Look for opportunities in these areas to introduce well-designed medium density that is socially, economically and environmentally sustainable.
- Connect new housing precincts to town with bike paths and walking tracks, encouraging people to leave their car at home.
- Create a DCP for any new housing precincts that reinforces

architectural elements and styles that create a Mullumbimby 'vibe' including shady streets, planted verges, low front fences, heritage compatible houses and opportunities for community to mingle in the public and private realm.



27

Upgrade the intersection at Jubilee Avenue and Azalea Street

- Undertake a traffic study at the Azalea Street/ Jubilee Avenue intersection with a view to improving safety, flow and pedestrian accessibility.



28

Create a mixture of diverse and affordable housing on the hospital site, along with community facilities.

- Ensure any development on the hospital site is in accordance with the outcomes of the Mullumbimby

Hospital Site Project Reference Group.

- Create physical and cultural connections between the site and the centre of town, to ensure a lively place, that is easily accessible on foot and by bike, for a wide range of people.



29

Engineer holistic flood solutions to ensure that ecological services and flood infrastructure are built in to any new housing precincts in this area.

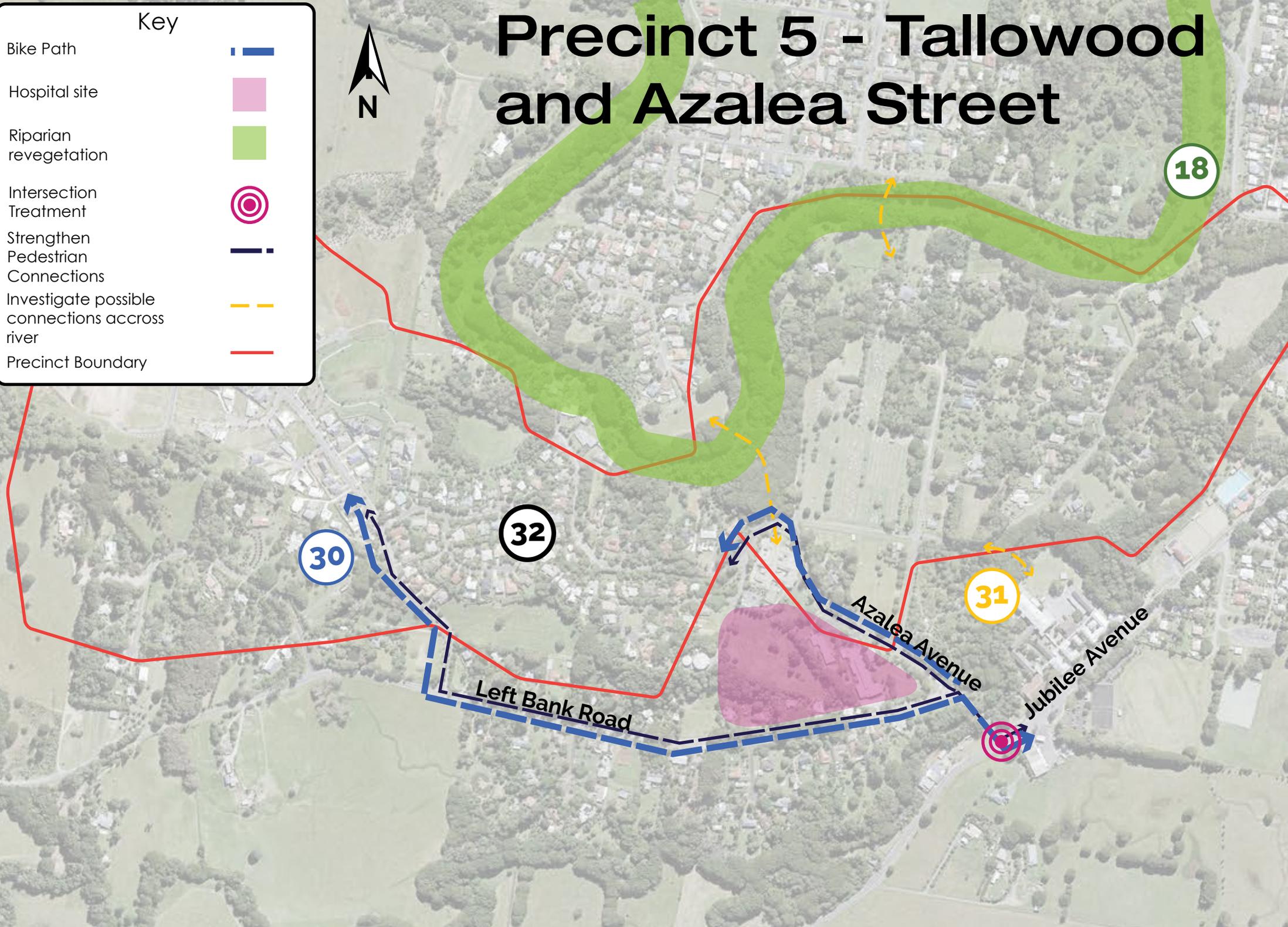




# Precinct 5 - Tallwood and Azalea Street

Key

- Bike Path
- Hospital site
- Riparian revegetation
- Intersection Treatment
- Strengthen Pedestrian Connections
- Investigate possible connections accross river
- Precinct Boundary



30

32

31

18

Left Bank Road

Azalea Avenue

Jubilee Avenue

# Precinct 5 - Tallowood and Azalea Street

Precinct 5 contains a combination of Mullumbimby's newest residential subdivision, Tallowood and the more established, leafy housing pocket adjoining the river, that acts as a 'lung' for the surrounding built up areas, maintaining ecological services.

Tallowood is characterised by a suburban layout, with newer housing built around cul-de-sacs and curved courts. It will be important as the estate matures, to cement active transport connections into the lives of those who live there, to encourage walking and cycling wherever possible. Further connections across the river to Pine Ave might facilitate better connectivity.

Meanwhile, the areas adjacent to the river should enhance the ecological values by 'bringing back the bruns' through riparian restoration.

## Values

- Safe and quiet place to live
- Leafy character
- Connectivity
- Connections to the river and nature

## Issues

- Unsafe intersections

- Lack of infrastructure to support alternative modes of transport
- Eroding riparian zones

- Investigate the feasibility of constructing pedestrian bridges



## Strategies and Actions

18

See Precinct 2

30

Improve the pedestrian and cycle connections in and to Tallowood estate and Pine Ave areas.

- Incorporate improvements with the Bike Plan and PAMP.



31

Investigate the possibility of pedestrian bridges or river crossings to better connect the different residential pockets of Mullumbimby.

32

Review Council's 'Planting and Landscaping on Footpaths and Nature Strips within Road Reserves and Drainage Easements' Policy to facilitate a more street-based urban agriculture and street greening.

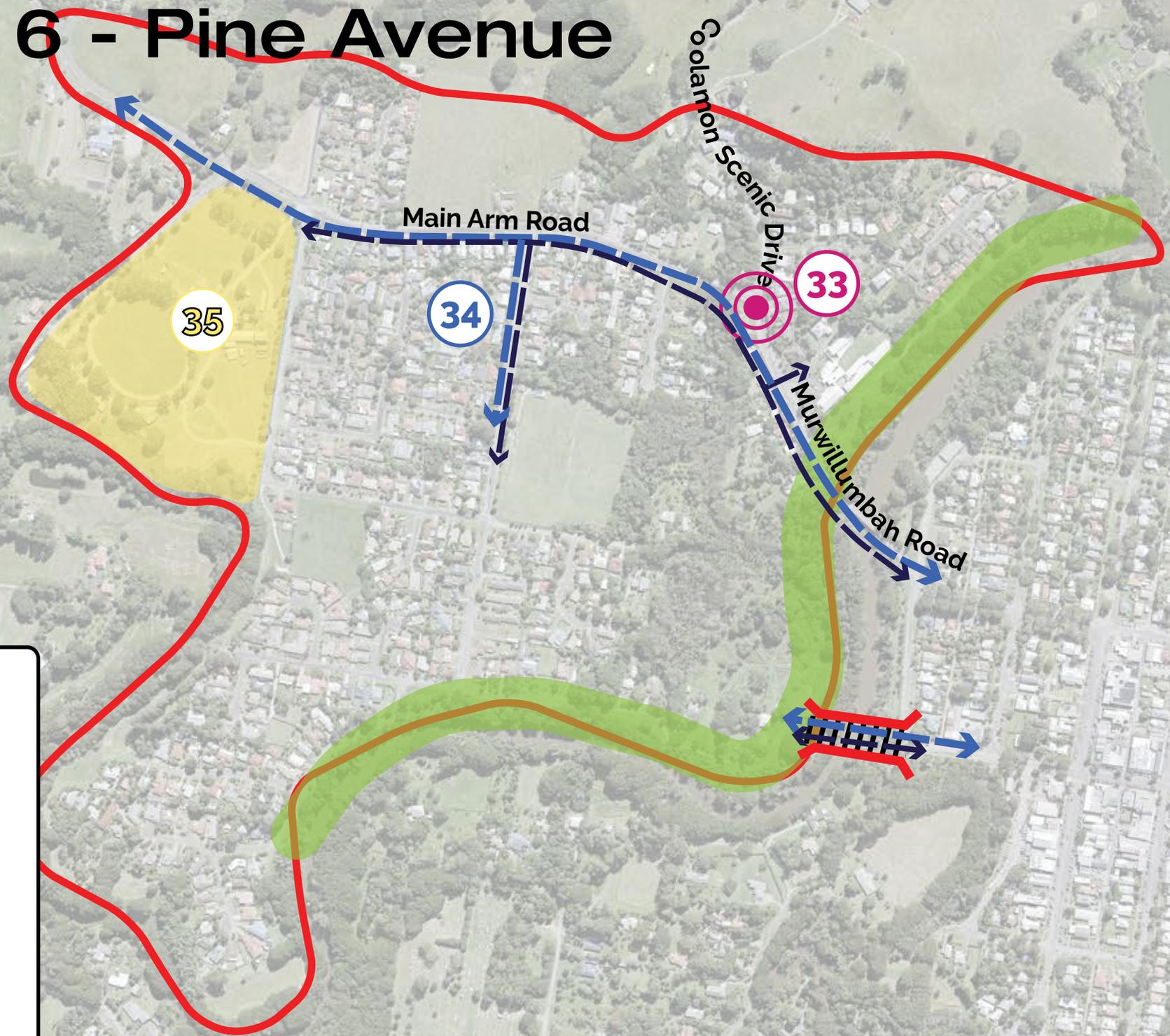


# Precinct 6 - Pine Avenue Area



## Key

- Bike Path 
- Showground 
- Riparian revegetation 
- Intersection Treatment 
- Strengthen Pedestrian Connections 
- Precinct Boundary 



# Precinct 6 - Pine Avenue Area

Mullumbimby's wider community is clustered to the west of the town. This area has great opportunity for further connectivity, and is also ripe for greater greening in the form of riparian restoration along the river and through the remnant vegetation patches.

Pine Avenue area retains its leafy character even through infill development, and connects to the public open spaces at the showground and the Pine Avenue sportsfields.

Improved pedestrian and cycling connections to the main town encourage active transport and reduce car dependency in this area.

## Values

- Connectivity
- Community
- Active transport
- Showground
- Self-sufficiency

## Issues

- Lack of connection across the river
- Lack of active transport infrastructure
- Condition of river
- Lack of diversity in housing stock
- Ongoing security of the showground

## Strategies and Actions

33

Upgrade the intersection at Main Arm Road and Coolamon Scenic Drive.

- Slow traffic and increase the safety of pedestrians at this intersection whilst improving the functionality of the turning lanes.



34

Improve the pedestrian and cycling access to Pine Ave area.

- In association with the Bike Plan and PAMP, review the cycling and pedestrian connections to the area and improve the access to town



35

Maintain and protect the showground as an integral space for public activity- look to innovative ways to keep the Mullumbimby Show alive to retain the facility for the community.

- Review the potential uses of the showground and encourage and support the upkeep of the Mullumbimby Show in order to retain this important space for the community





# Implementation

## Actions and Priorities

Implementation of Our Mullumbimby Masterplan will be undertaken through:

- Uptake of opportunities by the community and private developers.
- Capital works for public domain upgrades
- Changes to the Byron DCP 2014 and Byron LEP 2014

Key actions are identified in the following pages. Funding mechanisms will need to be sought as Council does not have capacity at this time to finance all of the initiatives and actions laid out in this plan.

Three priority actions came out of the Masterplan Process as identified by the Guidance Group:

- Stuart Street Green Spine
- Placemaking Seed Projects
- Formalising the Alternate Route (re-orientating the key intersections and widening/improving the road. )

These are all considered as enabling projects to the ‘big ticket item’ - Burringbar’s Talking Street. Implementation of these priority projects will enable the “Talking Street” to operate more successfully.

It is recommended that short term low cost and temporary solutions be looked at in the in order to jump start these projects and trial changes for the community. These short term projects should be low cost but should involve community groups and members in the process.

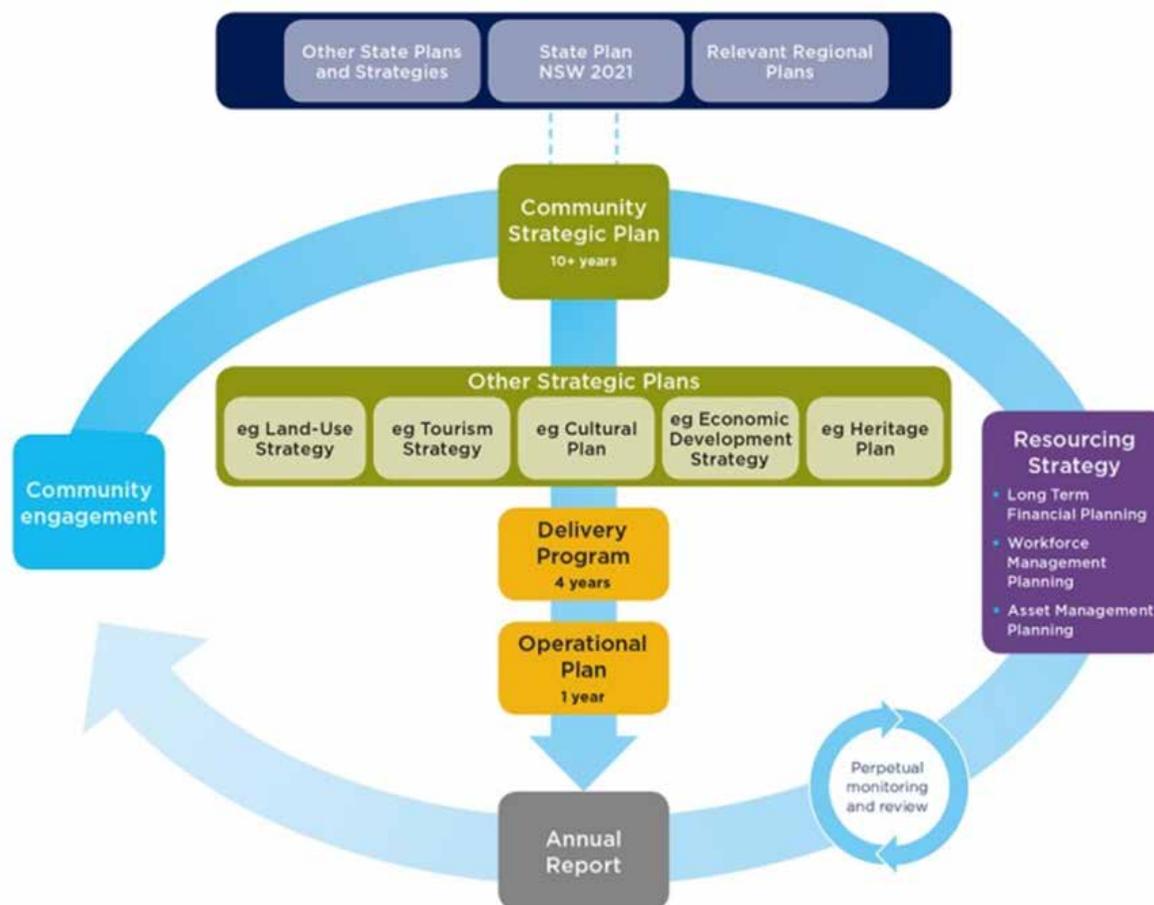
If the temporary project trials are successful, the initiative might be looked at in the longer term as a more refined and higher quality investment.

Council should seek to empower community groups and individuals to ‘take the lead’ on projects where they adhere to the vision and principles outlined in this document by clearly articulating and facilitating processes required to undertake works in the public realm.

# Delivering the Initiatives

The Initiatives in this plan have been identified through a collaborative process with the Mullumbimby Community.

Implementation of some of these initiatives will be achieved through Council's Delivery Program. It is hoped that others may be achieved through community placemaking and leadership on projects.



This Implementation Plan outlines the initiatives and signals possible funding and enabling projects so that they might be included into the Delivery Program.

Grant funding may also be pursued for a variety of initiatives, outside of the Delivery Program.

# Operational Plan 2019/20

The following initiatives are included in the current Operational Plan and will therefore be progressed in the 2019/20 financial year:

- **Implement Net Zero Emissions Strategy for Council operations 2025 (Initiative 4.3.2)**
- **Continue to undertake the Biodiversity Conservation Strategy Review (Initiatives 4.1.1 & 4.1.2)**
- **Purchase of access for Lot 4 Mullumbimby [access to the leaf land] (Initiative 1.2.6.3)**
- **Install cycle racks at various locations in Mullumbimby (Initiative 1.3.1.8)**
- **Deliver the Mullumbimby Inflow/Infiltration Reduction Program (Initiative 1.5.1.15)**
- **Implement parking management strategies for Mullumbimby (Initiative 1.6.1)**
- **Early delivery of Our Mullumbimby Masterplan through seed funding and activation project (Initiative 4.1.1.3).**
- **Amend Local Environmental Plan and Development Control Plan in accordance with Mullumbimby Hospital Precinct Plan (Initiative 4.1.1.7).**
- **Prepare Integrated Flood Study for Southern Mullumbimby Accessible Housing Precinct which includes Lot 22 (Initiative 4.2.1.6)**



# 4 Priority Projects

These projects occupy the highest priority positions as identified by the Mullumbimby Masterplan Guidance Group and are considered enabling projects for Burringbar “Talking Street”

## Stuart Street Green Spine

Create a 'green spine' along Stuart Street – make this the primary walking/cycling north south route, include trees to create a boulevard from the river to the community gardens.

- Create a comprehensive street tree plan that specifies species selection, financing options and planting layout and design to roll out a green spine along Stuart Street incorporate this with Water Sensitive Urban Design initiatives.
- Improve pedestrian and cycling connectivity by creating cycleways along Stuart street, improving the connectivity between the community garden, the river and Heritage Park



## Formalising the 'Alternate Routes'

Formalise 'alternative route from Argyle Street to Jubilee Avenue via Fern Street.

- Investigate widening the road along Fern Street.
- Upgrade intersections to increase safety for pedestrians and cyclists.
- Formalise 'alternative route' from Argyle Street to Federation Bridge via Tincogan Street
- Re-orientate the giveaway signs on Tincogan Street to give priority to East West traffic
- Re-align the intersections at Stuart and Dalley Streets to improve safety and traffic flow.
- Improve the intersection safety along Tincogan Street for pedestrians and cyclists.



# Placemaking Seed Projects

Create a Placemaking Seed Grants project that aims to engage local creatives to activate and beautify areas in and around the Town Centre.

- Enhance underutilised spaces, beautify the town, leverage opportunities and support local creatives.
- Create spaces that are beautiful, engaging and enjoyable for people to mingle, linger and hang out in.
- Encourage projects that celebrate indigenous culture and connection to place.



# Story Trail

Create a story trail that features local artists and incorporates stories of indigenous connection to place.

- Support community groups to take the lead and tell the creative and historical stories of Mullumbimby.
- Use the Story Trail to link both the past and present, and the various areas around the town centre through cohesive wayfinding signage, art and storytelling.





**These  
projects  
enable:**

## Burringbar Talking Street

Turn Burringbar Street into a 'talking street' that encourages social, cultural, environmental and economic sustainability. It will be the culmination of other priority projects, as these will enable the Talking Street to operate successfully.

- Create a 'shared space' for Burringbar street by changing the surface of the road, removing formal gutters (leveling the street), blurring the edges between pedestrian and road spaces, and integrating street trees and furniture upgrades.

The traffic should be slowed to 10km/h and the focus should be on people rather than cars.

- This project could be trialled through the use of temporary measures or car free days.
- Improve the street planting as a part of a wider street tree plan for the town centre to create further shade and facilitate cooling.
- Partner with community organisations to create a program of activation for the shared space (markets, art, long table dinners, buskers etc.)



Precinct	Action	Who	Enabling Projects	Funding
1	<p>1. Urban Village in the Rail Lands.</p> <ul style="list-style-type: none"> <li>• Liaise with Transport for NSW to ensure that any future use of the rail corridor lands is consistent with community need and values. These include medium density housing for key workers and compatible commercial/live work uses, along with peripheral parking and open space.</li> <li>• Though the land is owned by the state government and they will have the final say, ensure that the views of Council and the community are heard when further community consultation occurs</li> <li>• Look for opportunities for well connected peripheral parking on the edge of the town centre</li> <li>• Integrate the village with the multi-use rail corridor and the story trail.</li> </ul>	TFNSW, Property NSW, Council and Developers	<ul style="list-style-type: none"> <li>- Consult with the community about the future of the lands</li> <li>- Rezone the rail corridor</li> </ul>	\$\$ - Property NSW, Developers
	<p>2. Formalise the alternative route from Argyle Street to Jubilee Avenue via Fern Street</p> <ul style="list-style-type: none"> <li>• Investigate widening the road along Fern Street</li> <li>• Upgrade intersections to increase safety, particularly for pedestrians and cyclists</li> </ul>	Council	-Consult with Landowners on Fern Street	\$\$ - Council
	<p>3. Formalise the alternative route from Argyle street to Federation Bridge via</p>	Council	-Realign key intersections	\$\$ - Council

Precinct	Action	Who	Enabling Projects	Funding
	<p><b>Tincogan Street</b></p> <ul style="list-style-type: none"> <li>• Re-orientate the giveaway signs on Tincogan Street to give priority to East West traffic.</li> <li>• Re-align the intersections at Stuart and Dalley Streets to improve safety and traffic flow.</li> <li>• Improve intersection safety along Tincogan Street for pedestrians and cyclists.</li> <li>• Include traffic calming devices to minimise noise and speed.</li> </ul>			
	<p><b>4. Activate laneways with pedestrian and cycle movements through density and development facing into the laneway, providing connections between the public/private realm whilst retaining the rural feel of these spaces in the historic centre of town.</b></p> <ul style="list-style-type: none"> <li>• Improve the look, feel and functionality of laneways by introducing rain gardens along the length of them.</li> <li>• Update the DCP to provide specific design provisions to include active frontages onto laneways whilst retaining the rural character and providing accessible and affordable housing close to town.</li> <li>• Slow traffic and increase amenity of the laneways through raingardens,</li> </ul>	<p>Developers/Private landholders informed by Council guidelines</p>	<p>-Review DCP 2014 Chapters D2, E3 and C1 with particular regard to design of secondary dwellings.</p>	<p>\$ - developers/private landowners</p>

Precinct	Action	Who	Enabling Projects	Funding
	<p>active frontages and traffic calming devices.</p> <ul style="list-style-type: none"> <li>• Make sure that design incorporates crime prevention through environmental design and maximises safety for the laneways.</li> </ul>			
	<p>5. Create a civic precinct that is walkable and connected between the Mullumbimby Ex-Services Club, the Cenotaph, the neighbourhood centre, the civic halls and the community college.</p> <ul style="list-style-type: none"> <li>• Undertake community consultation with key stakeholders to understand their needs in this space.</li> <li>• Create a landscape plan to re-orientate paving, create areas of rest and contemplation, create integrated signage and wayfinding, and facilitate pedestrian prioritisation in this area.</li> </ul>	Stakeholders, chamber of commerce and Council	- Consult with key stakeholders and work on a collaborative design.	\$\$ - Council and stakeholders with possible grant funding.
	<p>6. Turn Burringbar Street into a 'Talking Street' that encourages social, cultural, environmental and economic sustainability.</p> <ul style="list-style-type: none"> <li>• Create a 'shared space' for Burringbar Street by changing the surface of the road, removing formal gutters (leveling the street), blurring the edges between pedestrian and road spaces, and integrating street trees and furniture upgrades.</li> </ul>	Council, stakeholders, Chamber of commerce	<p>- Formalise alternate routes</p> <p>-Stuart Street Green Spine</p> <p>-Urban Village in the rail lands</p> <p>-Placemaking seed projects</p>	\$\$\$ - Council and stakeholders with potential for grant funding

Precinct	Action	Who	Enabling Projects	Funding
	<ul style="list-style-type: none"> <li>The traffic should be slowed to 10km/h and the focus should be on people rather than cars.</li> <li>This project could be trialled through the use of temporary measures or car free days.</li> <li>Improve the street planting as a part of wider landscape plan for the town centre to create further shade and facilitate cooling.</li> </ul>		- Landscape plan	
	<p>7. Create a 'Green Spine' along Stuart Street - make this the primary walking/cycling north/south route, include trees to create a boulevard from the river to the community gardens.</p> <ul style="list-style-type: none"> <li>Create a comprehensive street tree plan that specifies species selection, financing options and planting layout and design to roll out a green spine along Stuart Street. Incorporate this with water sensitive urban design initiatives.</li> </ul>	Council, Stakeholders	<p>-Comprehensive street tree plan</p> <p>-Adopt bike plan and PAMP</p>	\$\$\$ - Council and grant funding
	<p>8.Introduce intersection treatments that prioritise pedestrian and cycle traffic, and facilitate the smooth movement of vehicles along Station Street</p> <ul style="list-style-type: none"> <li>Integrate any upgrades with connections to Stuart Street and Burringbar Street</li> </ul>	Council	-Formalise alternate routes	\$\$ - Council with possible grant funding
	9. Prioritise cyclists through Burringbar Street as part of the 'Talking Street' and	Council, Stakeholders	-Formalise alternate routes	\$ - Council with possible

Precinct	Action	Who	Enabling Projects	Funding
	<p>connect to a foot/cycle bridge at the western end of Burringbar Street that traverses the river and connects Pine Avenue Area</p> <ul style="list-style-type: none"> <li>• Incorporate cycling amenity into any shared space treatment to encourage Burringbar Street to be the dominant east-west cycle route</li> <li>• Provide adequate bike facilities such as racks, repair stations and water fountains as a part of any street treatment.</li> </ul>		<p>-Stuart Street Green Spine</p> <p>-Urban Village in the rail lands.</p>	<p>partnership with stakeholders and grant funding</p>
	<p>10. Retain Mullumbimby's role as a central service provider by encouraging business and employment lands close to the town centre.</p> <ul style="list-style-type: none"> <li>• Investigate opportunities to extend the business zone close to town centre (in line with the Business and Industrial Lands Strategy)</li> <li>• Encourage two-storeyed buildings (where appropriate) close to the centre of town to increase density, with a focus on design excellence and respect for the 'country town' heritage feel.</li> </ul>	<p>Council, Developers</p>	<p>- Adopt Business and Industrial lands strategy</p>	<p>\$\$ - Council (legislation) and Developers</p>
	<p>11. Create a Placemaking Seed Grants project that aims to engage local creatives to activate and beautify areas in and around the Town Centre.</p>	<p>Council, Community</p>	<p>-Nominate a Council Staff member as the primary point of contact for the</p>	<p>\$ - Council and grant funding to match.</p>

Precinct	Action	Who	Enabling Projects	Funding
	<ul style="list-style-type: none"> <li>Enhance underutilised spaces, beautify the town, leverage opportunities and support local creatives</li> <li>Create spaces that are beautiful, engaging and enjoyable for people to mingle, linger and hang out in</li> <li>Encourage projects that celebrate indigenous culture and connection to place</li> </ul>		project.	
2	<p>12. Review Byron DCP 2014 Chapter C1 Non-Indigenous Heritage C1.6.8 Mullumbimby Conservation Area with a view to balancing the need for affordable housing and density with the characteristics that make Mullumbimby a 'country town' e.g designed for social interaction and the 'human scale', unique built form pattern, Heritage architectural styles</p>	Council		\$ - Council
	<p>13. Investigate re-purposing potential for Ross industrial area and potential for use as an Arts Hub/ Incubator Space</p> <ul style="list-style-type: none"> <li>Investigate other possibilities for industrial land in the Shire with a view to one-da re-purposing the Ross Industrial complex</li> <li>Investigate possible LEP and DCP changes to the Ross Industrial area to facilitate a wider range of uses that tie to the natural and built</li> </ul>	Council	<p>-Review existing zoning and current uses.</p> <p>-Survey demand for business premises in Mullumbimby.</p>	\$ - Council

Precinct	Action	Who	Enabling Projects	Funding
	<p>environments surrounding the area</p> <ul style="list-style-type: none"> <li>Support innovation in small business through programs that encourage and tract innovators</li> </ul>			
	<p>14. Upgrade Heritage Park</p> <ul style="list-style-type: none"> <li>Develop a landscape plan for Heritage Park</li> <li>Include BBQ facilities, picnic facilities, public toilets, a clear pedestrian and cycle connection to Stuart Street, upgrades to play equipment, recycling and dog waste bins, increased maintenance and a strong connection to the river</li> <li>Partner with community groups to improve the condition of the riparian zone adjacent to the river</li> </ul>	<p>Council and Stakeholders including Brunswick Valley Landcare</p>	<p>- Liaise with community about their needs -Create a landscape plan</p>	<p>\$\$- Council with opportunities for grant funding</p>
	<p>15. Improve connections to the 'leaf land' (Lot 4 Mullumbimby - the piece of Council owned land to the north of Heritage Park) through the construction of an access way, opening it up for future use that is functional with the environmental constraints of the site</p> <ul style="list-style-type: none"> <li>Investigate the possible future uses of the land</li> </ul>	<p>Council</p>	<p>- Liaise with Transport for NSW and Property NSW</p>	<p>\$ - Council</p>
	<p>16. Investigate the potential for Brunswick Terrace to become a cul-de-sac where it meets Tincogan Street and Federation Bridge</p>	<p>Council</p>	<p>-Consult with the local community -Conduct a traffic study</p>	<p>\$ - Council with possible grant funding</p>

Precinct	Action	Who	Enabling Projects	Funding
	<ul style="list-style-type: none"> <li>• Make crossing Tincogan Street safer for pedestrians</li> <li>• Prioritise pedestrians and cyclists to encourage active transport</li> <li>• Undertake a traffic study to test the feasibility of this action</li> <li>• Consult with local community to understand the long-term implications of any such action</li> </ul>			
	17. Construct a footbridge/cycle bridge across the river connecting Burringbar Street with connections to the residential precinct near Pine Avenue.	Council	<ul style="list-style-type: none"> <li>- Consult with community about their needs for the bridge.</li> <li>- Design a bridge suited to the needs of community.</li> </ul>	\$\$\$ - Council with possible grant funding
	18. Focus on 'bringing back the Bruns' through riparian restoration <ul style="list-style-type: none"> <li>• Look for opportunities to partner with Landcare and other community groups to remove weeds and plant with native vegetation</li> </ul>	Landcare, Stakeholders		\$ - Landcare led with Grant funding
	19. Continue to support the development of the Sculpture Walk	Arakwal Bumberlin people of the Bundjalung Nation, stakeholders		\$ - Stakeholders, Grant funding
	20. Create a story trail that features local artists and incorporates stories of indigenous connection to place.	Arakwal Bumberlin people of the Bundjalung Nation,	- Liaise with Transport for NSW about the	\$ - Stakeholders

Precinct	Action	Who	Enabling Projects	Funding
	<ul style="list-style-type: none"> <li>Support community groups to take the lead and tell the creative and historical stories of Mullumbimby</li> <li>Use the Story Trail to link both the past and present, and the various areas around the town centre through cohesive wayfinding signage, art and storytelling.</li> </ul>	stakeholders, Brunswick Valley Historical Society.	<p>future of the rail lands.</p> <p>-Liaise with Bundjalung of Byron Bay Corporation (Arakwal).</p> <p>- Incorporate into any landscape plan for Heritage Park.</p>	
	21. Improve the functionality and aesthetics of the bus stop by the Scout Hall	Council		\$ - Council
3	<p>22. Create a tree lined boulevard along Argyle Street as an entry to the town.</p> <ul style="list-style-type: none"> <li>Integrate the boulevard with a comprehensive street tree plan for the entire town</li> <li>Facilitate active transport connections along this route in conjunction with the Bike Plan and Pedestrian Access Mobility Plan (PAMP).</li> </ul>	Council	- Street tree plan	\$\$ - Council
	23. Review Byron DCP 2014 Chapter E3 Mullumbimby for this area to include provisions that protect the architectural style and features of the area but allow for responsive design to the environmental constraints (such as flooding) and the	Council		

Precinct	Action	Who	Enabling Projects	Funding
	need for diverse and affordable housing.			
	<p>24. Encourage small scale agricultural producers at the edges of the town</p> <ul style="list-style-type: none"> <li>Review the planning policies to support peri-urban agriculture</li> <li>Investigate the potential for a pilot project of the RU4 zone in areas around the urban boundary of Mullumbimby.</li> </ul>	Council, market gardeners/farmers	<ul style="list-style-type: none"> <li>Review barriers to small scale producers.</li> <li>Review zoning constraints</li> </ul>	\$ - Council (policy review)
4	<p>25. Upgrade the Skate Park and Barry Lomath oval</p> <ul style="list-style-type: none"> <li>Create a comprehensive landscape plan for Barry Lomath oval and the skatepark, including skateable paths to connect the skate park, an exercise circuit and more shady places to sit and rest.</li> </ul>	Council	<ul style="list-style-type: none"> <li>Consult with key stakeholders about their needs</li> <li>Develop a Landscape Plan</li> </ul>	\$\$ - Council with opportunities for grant funding
	<p>26. Investigate a possible new residential area</p> <ul style="list-style-type: none"> <li>Consistent with the Residential Strategy assess the feasibility of extending the 'urban growth boundary' for residential purposes, using a structure plan to achieve the best outcomes for the community and residents (particularly key workers and lower income households).</li> <li>Acknowledge the strong desire of</li> </ul>	Council, Developers	- Finish the Residential Strategy	\$\$ - Council and Developers

Precinct	Action	Who	Enabling Projects	Funding
	<p>Arakwal people to live on country, the challenges they face obtaining access to affordable housing and the opportunity this land offers to meet this need.</p> <ul style="list-style-type: none"> <li>• Ensure that any development focuses on creating a ‘hard edge’ for urban development that restricts any further sprawl.</li> <li>• Add value to any new housing through the introduction of ecological services that mitigate flood and create green, cool places to live.</li> <li>• Look for opportunities in these areas to introduce well-designed medium density that is socially, economically and environmentally sustainable.</li> <li>• Connect new housing precincts to town with bike paths and walking tracks, encouraging people to leave their car at home.</li> <li>• Create a DCP for any new housing precincts that reinforces architectural elements and styles that create a Mullumbimby ‘vibe’ including shady streets, planted verges, low front fences, heritage compatible houses and opportunities for community to mingle in the public and private realm.</li> </ul>			
	27. Upgrade the intersection at Jubilee	Council	- Mobility and	\$\$ - Council

Precinct	Action	Who	Enabling Projects	Funding
	<p><b>Avenue and Azalea Street</b></p> <ul style="list-style-type: none"> <li>Undertake a Mobility and Access study at the Azalea Street/Jubilee Avenue intersection with a view to improving safety, flow and pedestrian accessibility.</li> </ul>		<p><b>Access Study</b></p> <ul style="list-style-type: none"> <li>Liaise with key stakeholders - high school, Co-op, residents.</li> </ul>	<p>with opportunities for grant funding</p>
	<p><b>28. Create a mixture of diverse and affordable housing on the hospital site, along with community facilities</b></p> <ul style="list-style-type: none"> <li>Ensure any development on the hospital site is in accordance with the outcomes of the Mullumbimby Hospital Site Project Reference Group.</li> <li>Create physical and cultural connections between the site and the centre of town, to ensure a lively place, that is easily accessible on foot and by bike, for a wide range of people.</li> </ul>	<p><b>Council, Stakeholders</b></p>		<p><b>\$\$ - Council and Stakeholders</b></p>
	<p><b>29. Engineer holistic flood solutions to ensure that ecological services and flood infrastructure are built in to any new housing precincts in this area.</b></p>	<p><b>Council, Stakeholders, Developers</b></p>	<ul style="list-style-type: none"> <li>Review flood studies and climate predictions whilst furthering any designs for the site.</li> </ul>	<p><b>\$\$ - Council, developers and Stakeholders</b></p>
5	<p><b>30. Improve the pedestrian and cycle connections in and to Tallowood estate and Pine Ave areas.</b></p>	<p><b>Council</b></p>	<ul style="list-style-type: none"> <li>Finalise Bike Plan</li> </ul>	<p><b>\$\$ - Council with opportunities for grant funding</b></p>

Precinct	Action	Who	Enabling Projects	Funding
	<ul style="list-style-type: none"> <li>Incorporate improvements with the Bike Plan and PAMP</li> </ul>			
	<p>31. Investigate the possibility of pedestrian bridges or river crossings to better connect the different residential pockets of Mullumbimby.</p> <ul style="list-style-type: none"> <li>Investigate the feasibility of constructing the bridges</li> </ul>	Council, Stakeholders	<ul style="list-style-type: none"> <li>-Liaise with community about their need</li> <li>-Seek low cost solutions</li> </ul>	\$\$ - Council and stakeholders with opportunities for grant funding
	32. Review Council's 'Planting and Landscaping on Footpaths and Nature Strips within Road Reserves and Drainage Easements' Policy to facilitate a more street-based urban agriculture and street greening.	Council		\$ - Council
6	<p>33. Upgrade the intersection at Main Arm Road and Coolamon Scenic Drive</p> <ul style="list-style-type: none"> <li>Slow traffic and increase the safety of pedestrians at this intersection whilst improving the functionality of the turning lanes</li> </ul>	Council	-Mobility and Access Study	\$\$ - Council with opportunities for grant funding
	<p>34. Improve the pedestrian and cycling access to Pine Ave area</p> <ul style="list-style-type: none"> <li>In association with the Bike Plan and PAMP review the cycling and pedestrian connections to the area and improve access to town</li> </ul>			
	35. Maintain and protect the showground as an integral space for public activity- look to innovative ways to keep the	Showgrounds Trust, Chamber of Commerce		\$ - Showground Trust to lead.

Precinct	Action	Who	Enabling Projects	Funding
	<p>Mullumbimby Show alive to retain the facility for the community.</p> <ul style="list-style-type: none"> <li>Review the potential uses of the showground and encourage and support the upkeep of the Mullumbimby Show in order to retain this important space for the community.</li> </ul>			

# Definitions

**Active frontages-** Are building features where the building opens out to the street or lane, allowing for an interface between the public and private realm that is human scale, permeable or transparent (windows and doors) and adds security.

**Active transport-** Includes non-motorised forms of transport such as walking and cycling. It also includes the use of public transport as these trips can often include walking and cycling.

**Futureproof -** To build in resilience to the uncertainties to the future so that it can still be used for many years to come.

**Placemaking-** Is activation or beautification of public places to create a beautiful space to spend time in. It is often community led and driven and capitalises on the creativity of community to enhance health, happiness and opportunities for connections and well-being.

**Rain Gardens -** Specially designed garden beds that filter stormwater runoff from surrounding areas or stormwater pipes.

**Urban Heat Island -** An area of density that is significantly warmer than the surrounding areas due to the agglomeration of heat trapping surfaces in these localities.

**WSUD -** Water sensitive urban design. WSUD uses better design to mimic natural water cycles, thereby stopping stormwater from reaching our waterways.