

Old Mullumbimby Hospital Development Control Plan Mapping

Byron Shire Council



HIP V. HYPE

ACKNOWLEDGEMENT OF COUNTRY

We respectfully acknowledge that every project enabled or assisted by HIP V. HYPE in Australia exists on traditional Aboriginal lands which have been sustained for thousands of years.

We honour their ongoing connection to these lands, and seek to respectfully acknowledge the Traditional Custodians in our work.

WHO WE ARE

HIP V. HYPE drives best practice sustainability in the built environment. Our Sustainability consultancy seeks to enable exceptional outcomes for our clients; balancing people, planet and prosperity.

We seek to partner with those who are willing to think strategically to achieve better. We lead, collaborate and support others to deliver impact and build Better Cities and Regions, Better Buildings and Better Businesses.

We integrate research and industry insights for commercially grounded, yet ambitious solutions that leave lasting positive impact on communities and ecosystems. A commitment to excellence ensures projects exceed sustainability benchmarks for a more equitable future.

DISCLAIMER

This document and any information provided have been prepared in good faith based on the best and most up-to-date advice available. HIP V. HYPE Sustainability cannot be held liable for the accuracy of the information presented in this document. Any images included are for illustrative purposes only.

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VERSION	DATE	ISSUE	PREPARED BY	APPROVED BY
01	17.09.25	Final draft	Joshua McLennan, Senior Consultant	Gavin Ashley, Sustainability Director, Head of Better Cities & Regions



HIP V. HYPE Sustainability Pty Ltd is a Climate Active certified carbon neutral business.



HIP V. HYPE is Equal Assurance ISO 9001, ISO 14001 and ISO 45001 certified.

Plan 1 - Site

Legend

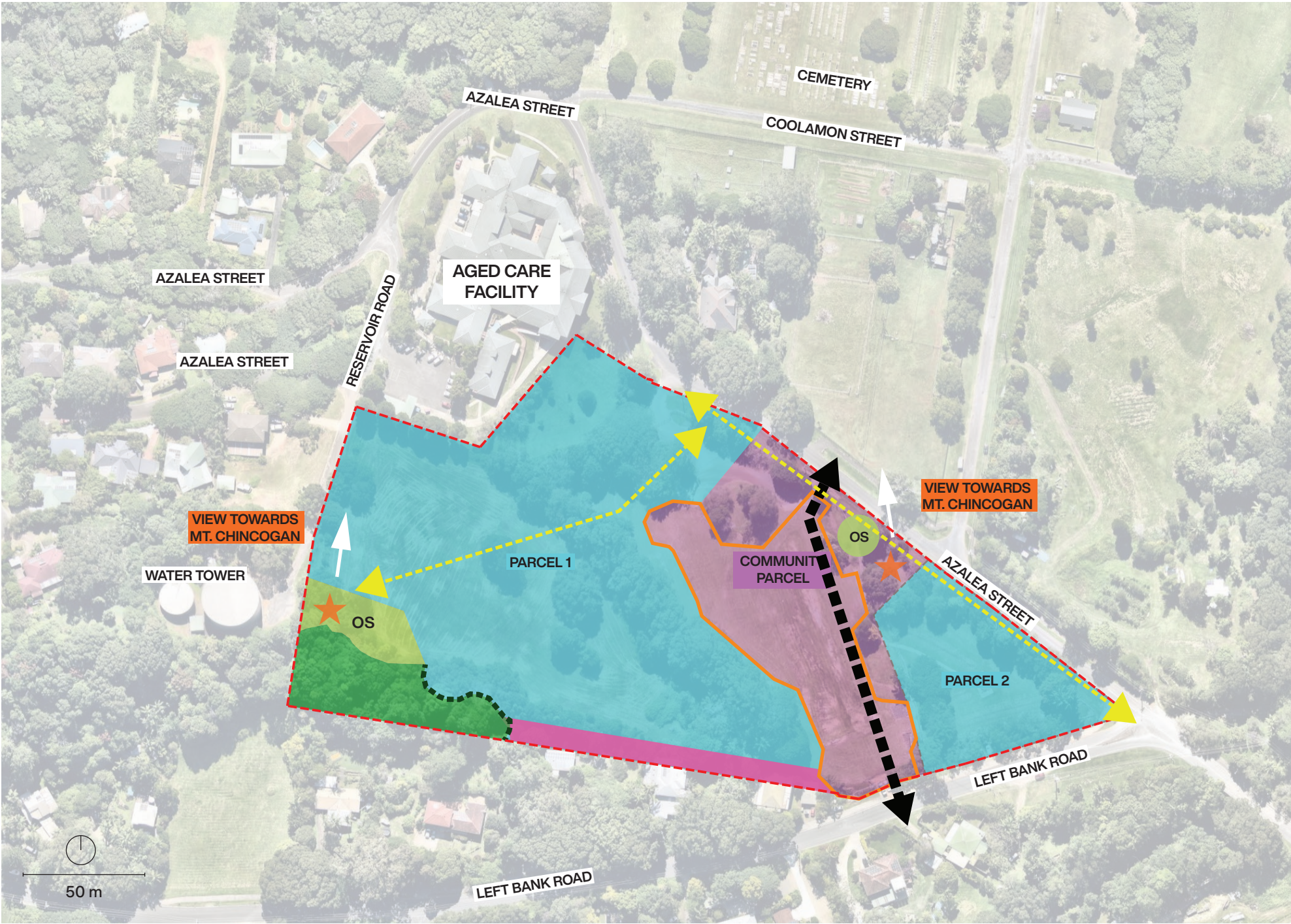
--- Site boundary



Plan 2 - Urban Structure, Built Form & Housing

Legend

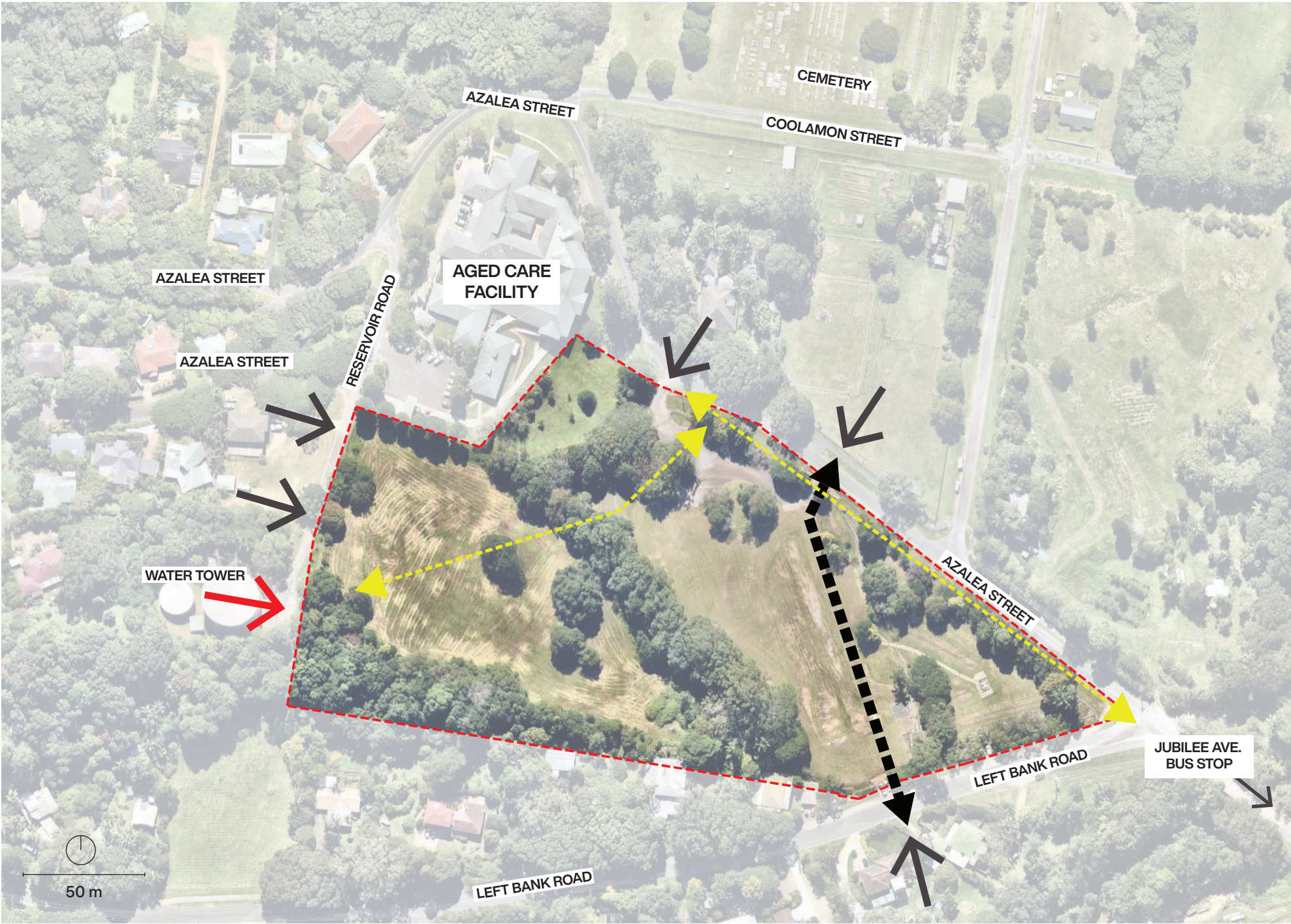
	Site boundary
	Developable Land Parcels
	Community Parcel
	Remediated land
	High Environmental Value Vegetation
	Biodiversity sensitivity interface
OS	Open Space (indicative location)
	Significant Viewlines
	9-metre Setback
	Active Travel Connections
	Connector Road



Plan 3 - Transport & Access

Legend

	Site boundary
	Active Travel Connections
	Connector Road
	Preferred Vehicle Access
	Service / Emergency Access



Plan 4 - Blue & Green Infrastructure

Legend

	Site boundary
	High Environmental Value Vegetation
	Existing Trees (Subject To Investigation)
os	Open Space (indicative location)
	Preferred Storm Water Detention Location
	Flood Levels (ARI 100)

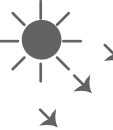


Plan 5 - Climate & Sustainability

Legend

	Site boundary
	High Environmental Value Vegetation
	Existing Trees (Subject To Investigation)
	25-metre Bushfire Protection Zone (non-SFPP)
	Preferred Storm Water Detention Location

Climatic Indicators

	Solar orientation
	Prevailing wind direction (larger shape = more prevalent wind direction)
	Flood Levels (ARI 100)



Plan 6 - People & Culture

Legend

	Site boundary
	Community Parcel
os	Open Space (indicative location)
	Active Travel Connections
	Significant Viewlines
CF	Preferred location of community facility



For additional information, questions unturned, collaboration opportunities and project enquiries please get in touch.

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