

## Flood Mapping

Red line approx 50 year ARI peak Flood level

Dark Blue approx 20 year ARI peak Flood level

Light Blue 10 year ARI peak Flood level

## Council Owned Site (24.8hect)

Site includes

- Community Garden that has a license to operate

Major Constraints

- Subject to flooding
- Acid Sulphate soils ( anecdotally excavation to 2m is possible without major Disturbance

# PRELIMINARY FLOOD PLANNING

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Mullumbimby Wetland Environment Park is designed as a constructed wetland where fill is acquired by excavating sediments from natural watercourses in order to reinstate a wetland that might approximate an original wetland system.

Fill is used to build up zones in three islands. (See Page 3)

Park is to be designed as an interpretative and artistic experience including 2m wide pedestrian and cycleway. Pathways are to integrate with existing and future Mullumbimby cycle and pedestrian network (such as on Railway corridor).

Park could include artistic elements with landforming also having artistic mythic quality. Elements could include:

- Bird attracting bird song garden (using audio of Australian birds)
- A sculptural tower that functions as a watch tower and bird hide.

**COMMUNITY  
RECREATION  
GROUNDS**

**COMMUNITY  
GARDENS  
(2.8hect)**

**Separate  
Council Owned  
Site (3.4hect)**

(Could have associated  
use long term)

Fill from excavation to be  
formed in these areas to  
raise land above floodplain  
by up to a metre

**Semi-Commercial  
Zone**

**Carpark**

## Mullumbimby Wetland Environment Park

**Riparian Bush  
Regeneration**

Fill from excavation to be  
formed in these  
areas to raise land  
above floodplain by up  
to a metre

**Constructed  
Wetlands**

**GARDEN OF AUSTRALIA  
BIRDS**  
Sound sculpture including  
audio of birdsong to attract  
birds

**TOWER**  
20m high  
sculptural bird  
hide tower

**Wetland Bush  
Regeneration**

Fill from excavation to be  
formed in these  
areas to raise land  
above floodplain by up  
to a metre

**Constructed  
Wetlands**

Link walk/  
cycleway into  
nature of railway  
corridor

# 2 MULLUMBIMBY WETLAND ENVIRONMENT PARK

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## Tiny House Ecovillages

### COMMUNAL

Each village will have a raised communal area including:

- 18 x 36 x 5m high open steel shed with large solar array on roof.
- Amenity blocks with toilets, showers and laundry.
- Village green

Additionally there will be planted fruit trees around the internal road and areas for food gardens.

### PRIVATE

Each village has 40 -60 potential private lots.

Each lot is approximately 200sqm on which there would be a proscribed building envelope of 6 x 12 x 6m high.

There would be a site development controls for homes that must be movable and built off site.

## COMMUNITY RECREATION GROUNDS

## COMMUNITY GARDENS (2.8hect)

## Separate Council Owned Site (3.4hect)

(Could have associated use long term)

## Semi-Commercial Zone

### COMMUNAL

This will be comprised of:

- A managers office (and optional residence)

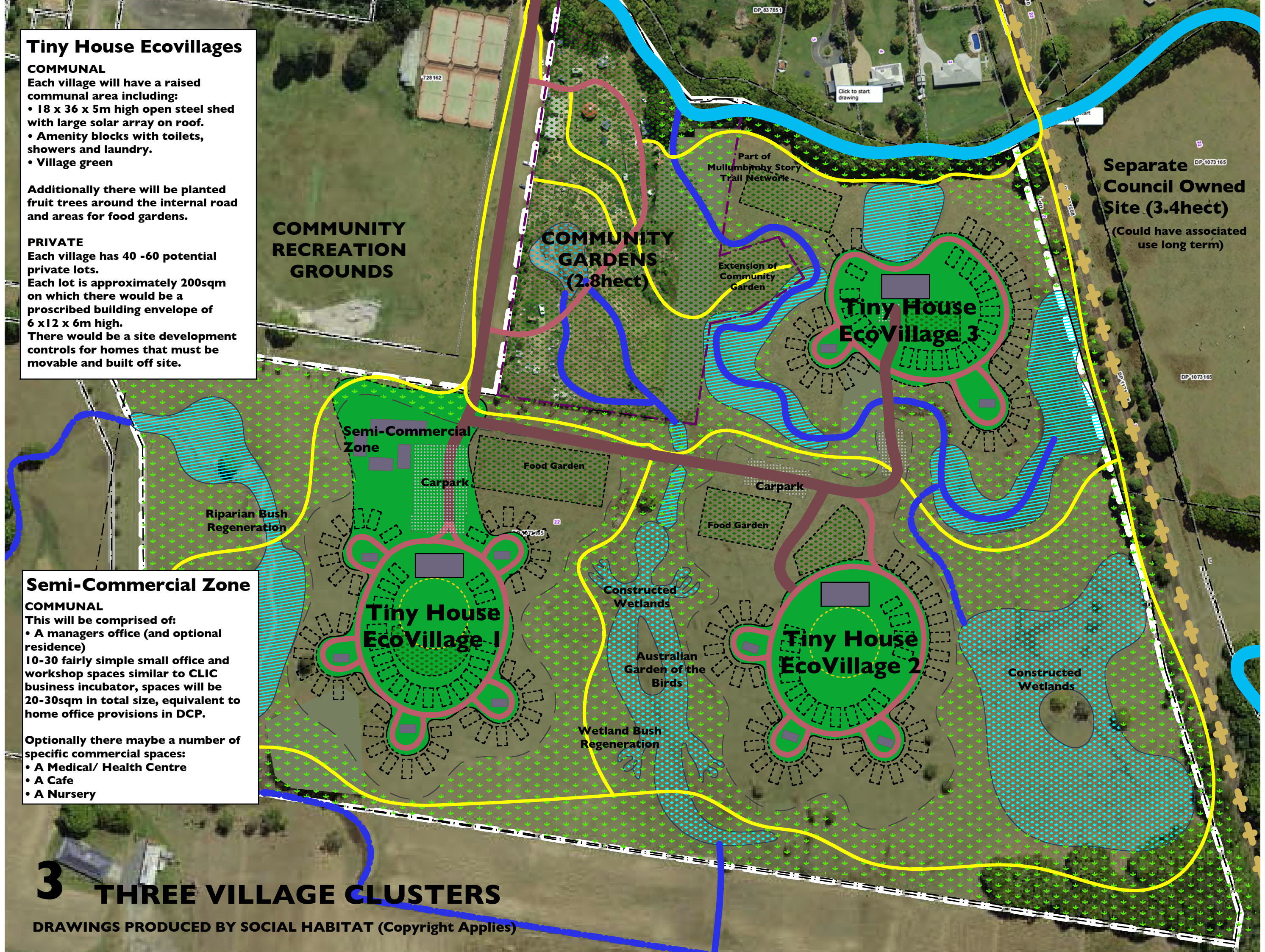
10-30 fairly simple small office and workshop spaces similar to CLIC business incubator, spaces will be 20-30sqm in total size, equivalent to home office provisions in DCP.

Optionally there maybe a number of specific commercial spaces:

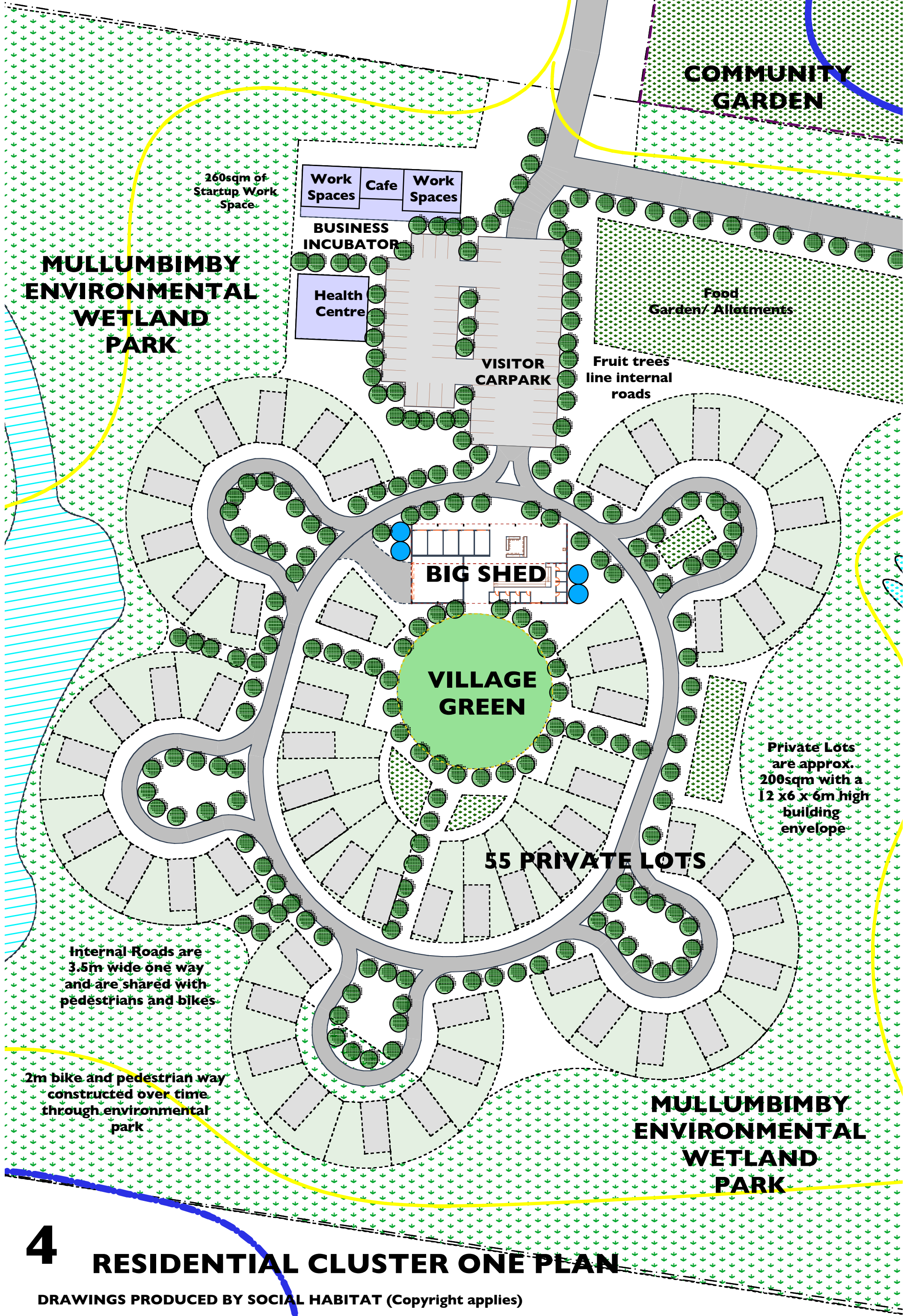
- A Medical/ Health Centre
- A Cafe
- A Nursery

# 3 THREE VILLAGE CLUSTERS

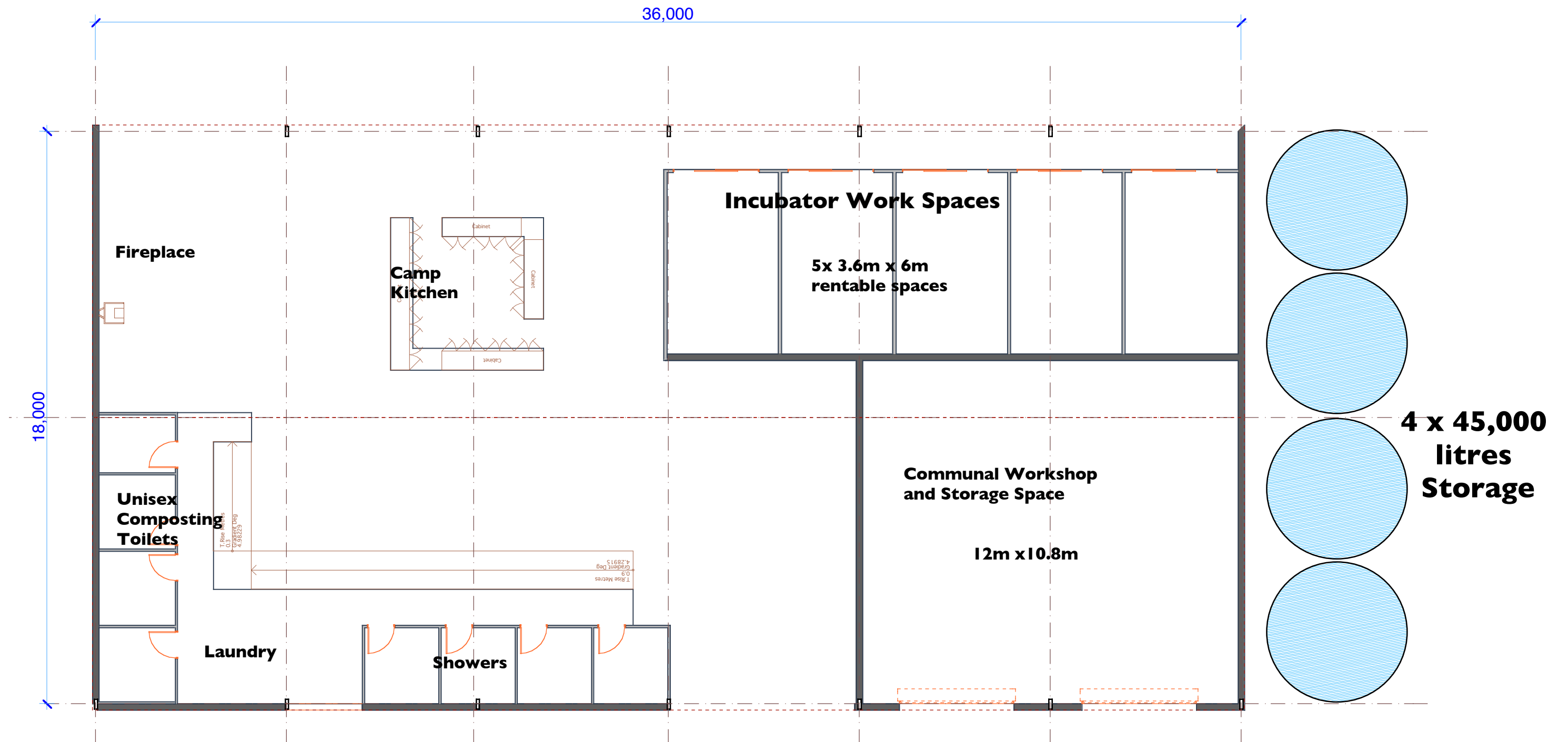
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Roof has capacity for about 84kW of Solar Panels or bit over 1.0 kw/dwelling

It is proposed that a big shed be erected in each village cluster, the shed would likely have no fitout initially, not even a concrete floor, it would be a standard galv. steel shed kit with an approximate 2016 cost for kit of \$80,000.

It has three principle purposes:

- 1) To mount a large photovoltaic array
- 2) To capture water
- 3) For community purposes (this plan is indicative of what could be done)

## 5 BIG SHED DRAWING

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