

MULLUMBIMBY
AFFORDABLE HOUSING

57 Station St, Mullumbimby
for Landcom

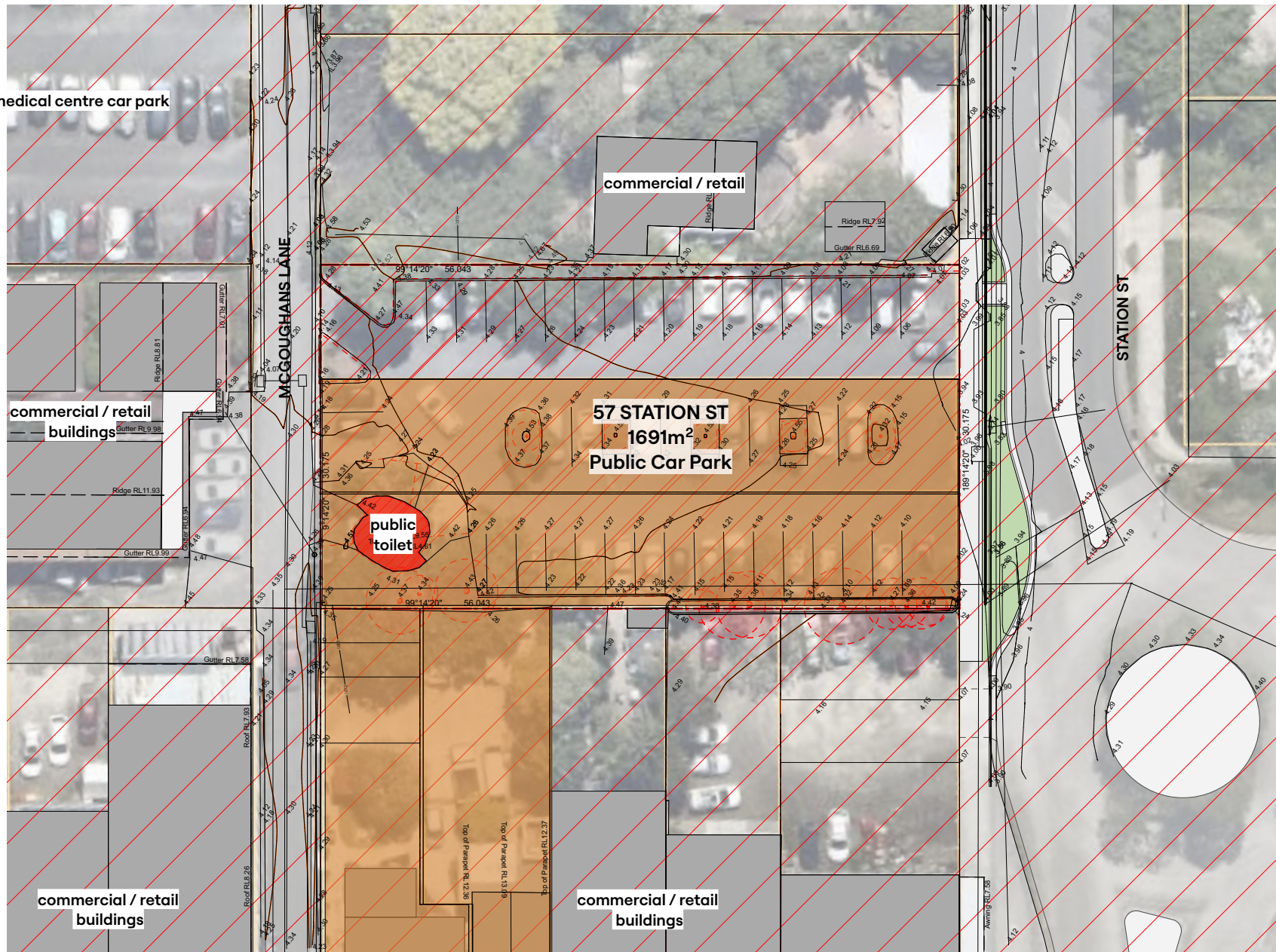
No.	Sheet Name	Rev	Scale
A0.01	Cover Page	D	NA
A1.01	Mullumbimby Aerial	A	1:2500
A1.02	Mullumbimby Context – Council Policies	A	1:2500
A1.03	Site Context Plan	A	1:1000
A1.04	Site Controls & Calculations	C	1:200
A2.01	Demolition Plan	A	1:100
A2.02	Ground Floor Plan	D	1:100
A2.03	Level 1 Floor Plan	C	1:100
A2.04	Level 2 Floor Plan	C	1:100
A2.05	Roof Plan	B	1:100
A2.10	Accessible Unit Layouts	A	1:50
A2.20	Scale Precedence	A	1:100
A2.21	Elevations	D	1:100
A2.22	Elevations	D	1:100
A2.31	Sections	D	1:100
A4.01	Sun Analysis – Winter Solstice	A	NA
A4.02	Shadow Analysis – Winter Solstice	B	1:200
A5.01	11.7m Height Plane	B	NA
A6.01	Materials	C	1:25

For Developement Application Only

ARCHITECT Hill Thalís Architecture + Urban Projects Gadigal Lands Level 4, 10 Foster Street Surry Hills NSW 2010 Australia T 02 9211 6276 E admin@hillthalis.com.au www.hillthalis.com.au Nominated Architects Philip Thalís #6780 Sarah Hill #5285 - Use Figured dimensions only, do not scale from drawings. - Conform with the National Construction Code of Australia (NCC). - Conform with the applicable Australian Standards. - Conform with Local Authority rules and regulations. © Copyright in all documents and drawings prepared by Hill Thalís In any work executed from those documents and drawings shall remain the property of Hill Thalís or on creation vest in Hill Thalís.		REV	DATE	AMENDMENT		PROJECT		DRAWING TITLE			
		A	26/3/2025	Issued for DA		AFFORDABLE HOUSING		Cover Page			
		B	28/4/2025	Revised DA issue		57 Station St, Mullumbimby		JOB NO	SHEET	SCALE	DRAWING NO.
		C	28/5/2026	Revised DA responses to Council RFIs				24.44	ISO A1	NA	A0.01
		D	28/9/2026	Revised DA in response to Council Feedback		CLIENT		REVISION			
						Landcom	AM	BS	28/9/2026	D	

Site Statistics	
Site Area	1691m ²
LEP Controls	

Zoned	E1 – Local Centre
Heritage	Conservation Area – General General Heritage Item – Public Toilet
Height of Building	9m
FSR	0.75:1 (1,268.25m ²)



1 Survey Existing
Scale: 1:500

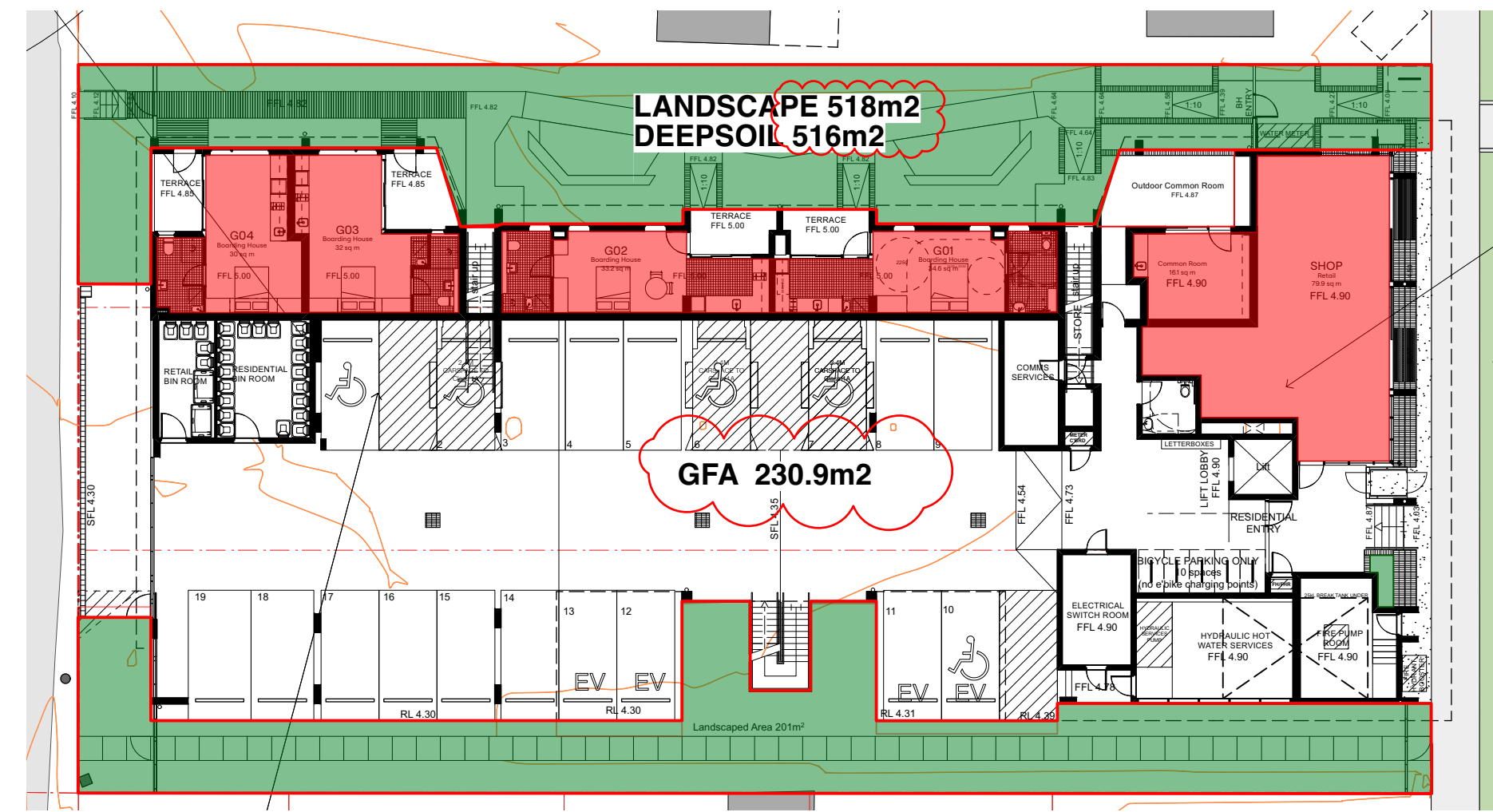
SEPP Housing - In-Fill Affordable Housing/Mixed Use

Site Area = 1691m² (from survey)
Residential Development = Shop top housing.
Minimum affordable housing component = 10%
Up to an additional 30% FSR & Height.

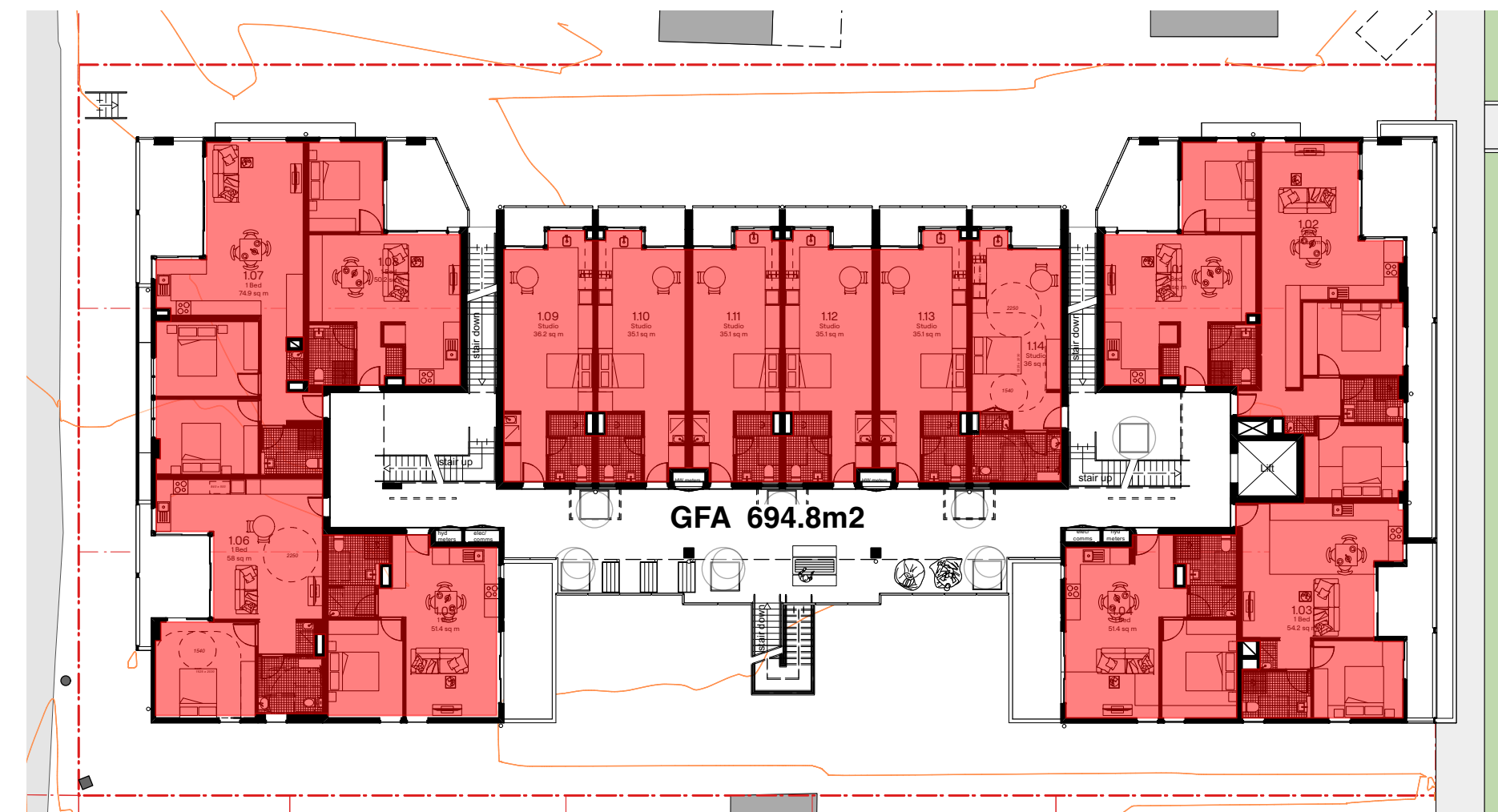
Maximum GFA				= 1648.7m ²
Maximum FSR				= 0.975:1
Maximum HOB	11.7m			
Min. Landscaped Area	30%	= 507.3m ²		
Deep Soil (min. 3m)	15%	= 253.65m ²		
Parking rates				
BH	Studio = 0.2 (accessible area)			
AH	Studio = 0.4	1 Bed = 0.4	2 Bed = 0.5	
Not AH		1 Bed = 0.5	2 Bed = 1	
Commercial	= 1/20m ²			

DCP & ADG Site Controls

Front setback	0m commercial
ADG Side & Rear setback	6m (habitable rooms), 3m (non habitable)
ADG Deep Soil	7% (3m min) = 118.37m ²
ADG Communal Open Space	25% of site area (2hrs direct sun to 50% of principal area between 9am-3pm mid winter) = 422.75m ²



2 Ground Floor Calculations
Scale: 1:250



3 Level 1 Calculations
Scale: 1:250



4 Level 2 Calculations
Scale: 1:250

Calculations

Calculations	
- Site Area	= 1691m ² (from survey)
- GFA	= 1620.5m ²
- FSR	= 0.96 : 1
- HOB	= 11.7m
- Landscaped Area	= 518m ² (30.6%)
- Deep Soil (min. 3m)	= 516m ² (30.5%)

Unit Mix (32 units)	
Boarding House	Studio = 4
Affordable Housing	Studio = 12
Council owned	1 Bed = 11 2 Bed= 3 1 Bed = 1 2 Bed= 1

Parking rates (19 spaces)	
BH	Studio = 1
AH	Studio = 5
Council owned	1 Bed = 5 2 Bed= 2
Commercial	1 Bed = 1 2 Bed= 1
	= 4

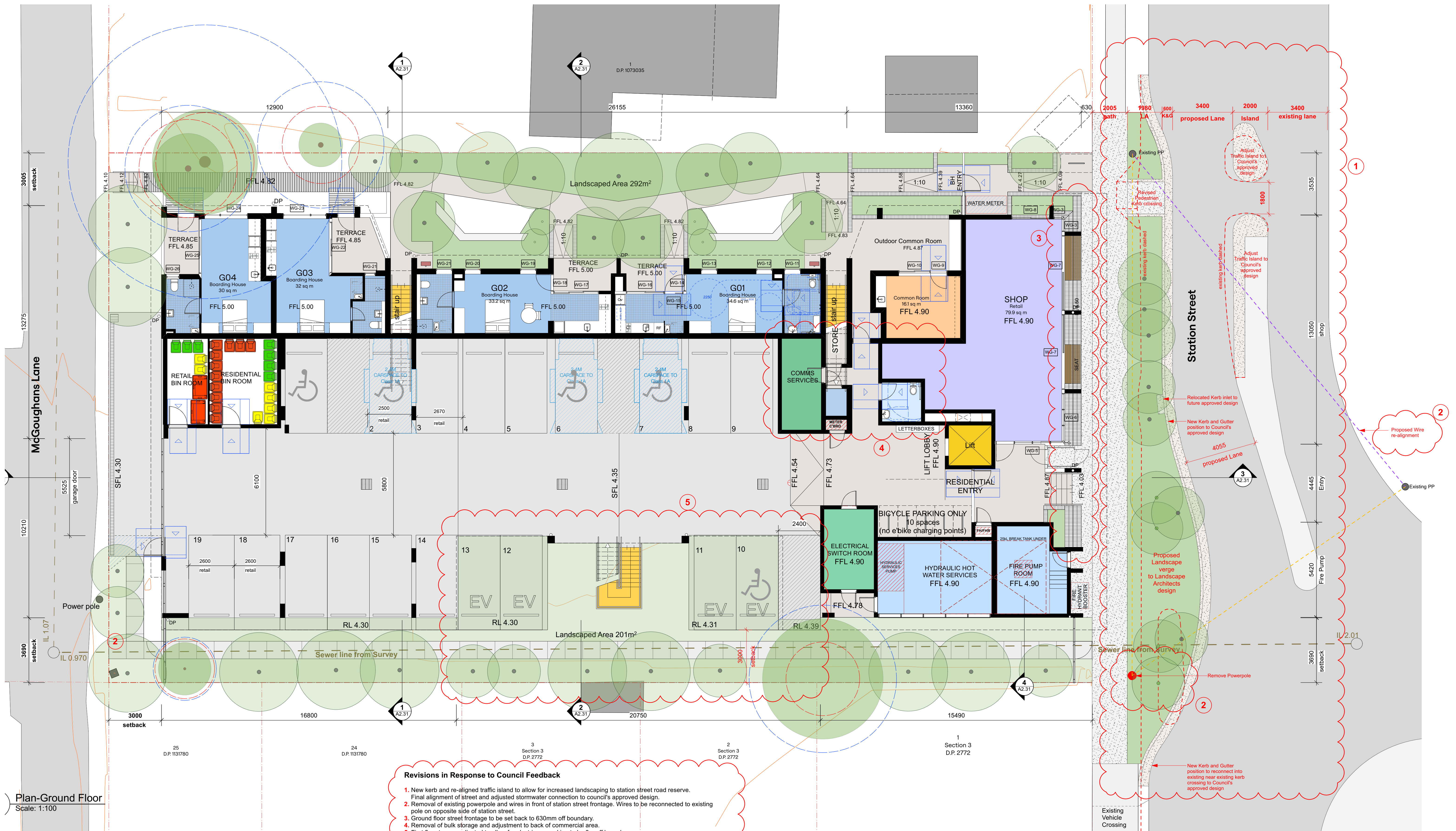
	GFA
	Landscaped Area
	Deepsoil

ARCHITECT Hill Thalís Architecture + Urban Projects Gadigal Lands Level 4/10 Foster Street Surry Hills NSW 2010 Australia T 02 9211 6276 E admin@hillthalis.com.au www.hillthalis.com.au Nominated Architects Philip Thalís #6780 Sarah Hill #5285		REV A B C	DATE 26/3/2025 28/5/2026 28/9/2026	AMENDMENT Issued for DA Revise calculations in response to Council RFIs Revise calculations in response to Council feedback
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For Development Application Only

PROJECT AFFORDABLE HOUSING 57 Station St, Mullumbimby	DRAWING TITLE Site Controls & Calculations			
CLIENT Landcom	JOB NO 24.44	SHEET ISO A1	SCALE 1:200	DRAWING NO. A1.04
	DRAWN AM	CHECKED BS	PLOT DATE 28/9/2026	REVISION C

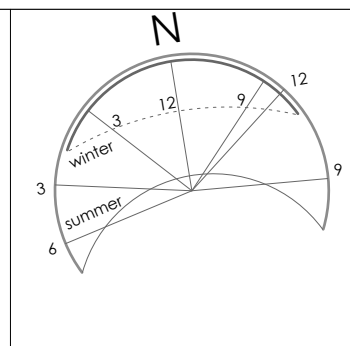


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REV	DATE	AMENDMENT
A	26/3/2025	Issued for DA
B	28/4/2025	No charging note added to bicycle area
C	28/5/2026	Revised DA in response to Council RFIs
D	28/9/2026	Revised DA in response to Council feedback



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PROJECT		DRAWING TITLE			
AFFORDABLE HOUSING		Ground Floor Plan			
57 Station St, Mullumbimby		JOB NO	SHEET	SCALE	DRAWING NO.
		24.44	ISO A1	1:100	A2.02
CLIENT		DRAWN	CHECKED	PLOT DATE	REVISION
Landcom		AM	BS	28/9/2026	D



- Revisions in Response to Council Feedback**
1. New kerb and re-aligned traffic island to allow for increased landscaping to station street road reserve. Final alignment of street and adjusted stormwater connection to council's approved design.
 2. Removal of existing powerpole and wires in front of station street frontage. Wires to be reconnected to existing pole on opposite side of station street.
 3. Ground floor street frontage to be set back to 630mm off boundary.
 4. Removal of bulk storage and adjustment to back of commercial area.
 5. First floor terrace adjusted to allow for electric car parking to be 3m off boundary.
 6. Separation of station street balconies to level 2 to reduce the bulk of building to station street elevation.

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ARCHITECT Hill Thalís Architecture + Urban Projects Qadigal Lands Level 4, 15 Foster Street Surry Hills NSW 2010 Australia T 02 9271 6275 E admin@hillthalis.com.au www.hillthalis.com.au Nominated Architects Philip Thalís #6780 Sarah Hill #5285	
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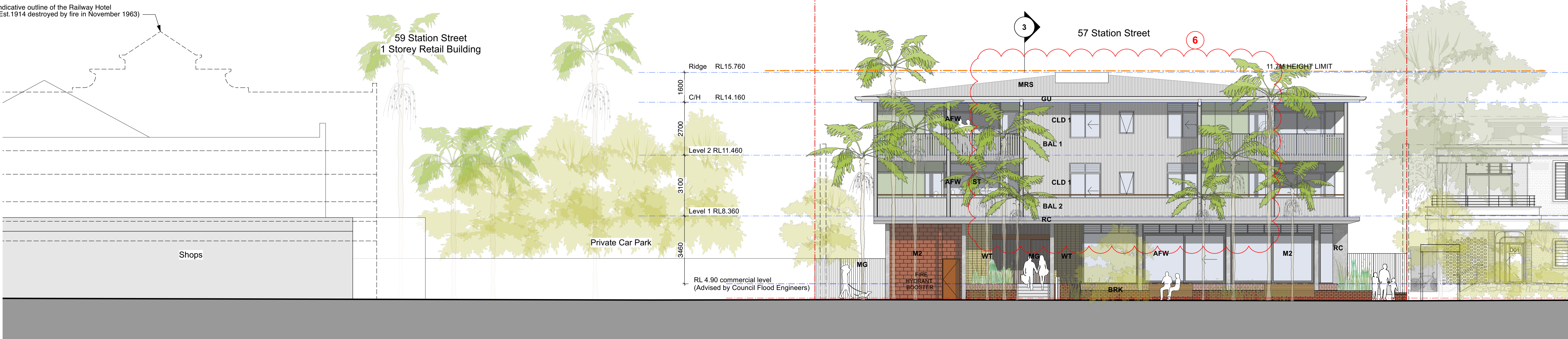
1 Plan-Level 2
Scale: 1:100

Revisions in Response to Council Feedback

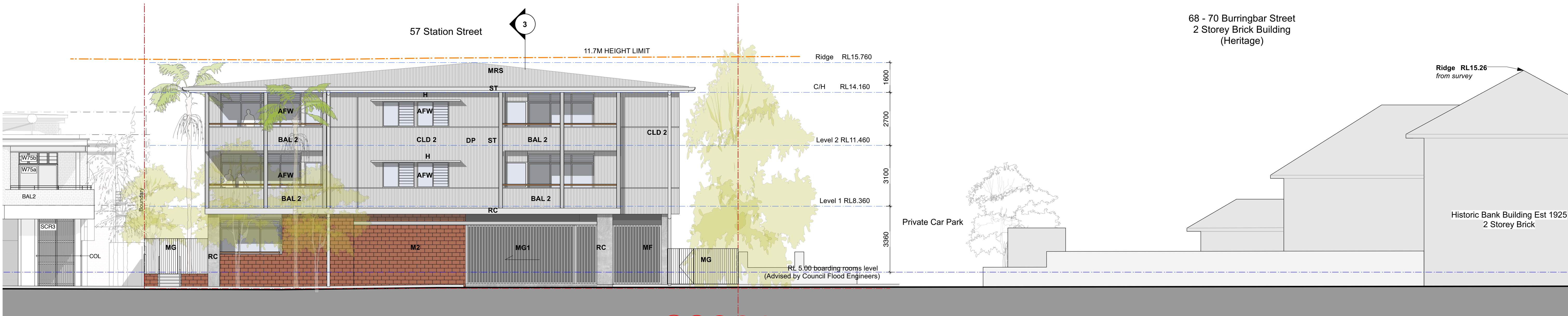
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1 Elevation-Station Street
Scale: 1:100



2 Elevation-Mcgoughans Lane
Scale: 1:100

Materials Symbol Legend

AFW Aluminium Framed Glazing
BAL 1 Metal balustrade with angled metal fin balusters
BAL 2 Balustrade with CLD 2 infill panel and FC backing + timber handrail
CLD 1 Panelled cladding. Walls type to meet NCC building Type A construction
CLD 2 Corrugated metal cladding galvanised finish. Custom Orb profile. Wall type to meet NCC building Type A construction
GU Colorbond eaves gutter to match CLD2 finish
LV Metal louvers
M1 Masonry. Walls type to meet NCC building Type A construction
M2 Masonry Coloured. Walls type to meet NCC building Type A construction
MG Metal entry gate

MRS Custom Orb roof galvanised finish
MG1 Automatic Metal entry gate to garage and fixed panel adjacent
MF Fixed metal barrier to match MG1
H Metal hood
RD Roller Door to match CLD2
RC Off form concrete
SCR Privacy screen. Non combustible timber batten
ST Non structural hot dipped galvanised steel (PFC column or edge beams to roof)
WT Decorative wall tiles

Revisions in Response to Council Feedback

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REV

A

B

C

D

DATE

26/3/2025

28/4/2025

28/5/2026

28/9/2026

AMENDMENT

Issued for DA

Construction type Note added to materials

Revised DA in response to Council RFIs

Revised DA in Response to Council Feedback

LANDCOM

PROJECT

AFFORDABLE HOUSING

57 Station St, Mullumbimby

CLIENT

Landcom

DRAWING TITLE

Elevations

JOB NO

24.44

SHEET

ISO A1

SCALE

1:100

DRAWING NO.

A2.21

DRAWN

CHECKED

PLOT DATE

28/9/2026

REVISION

D



Materials Symbol Legend

AFW Aluminium Framed Glazing
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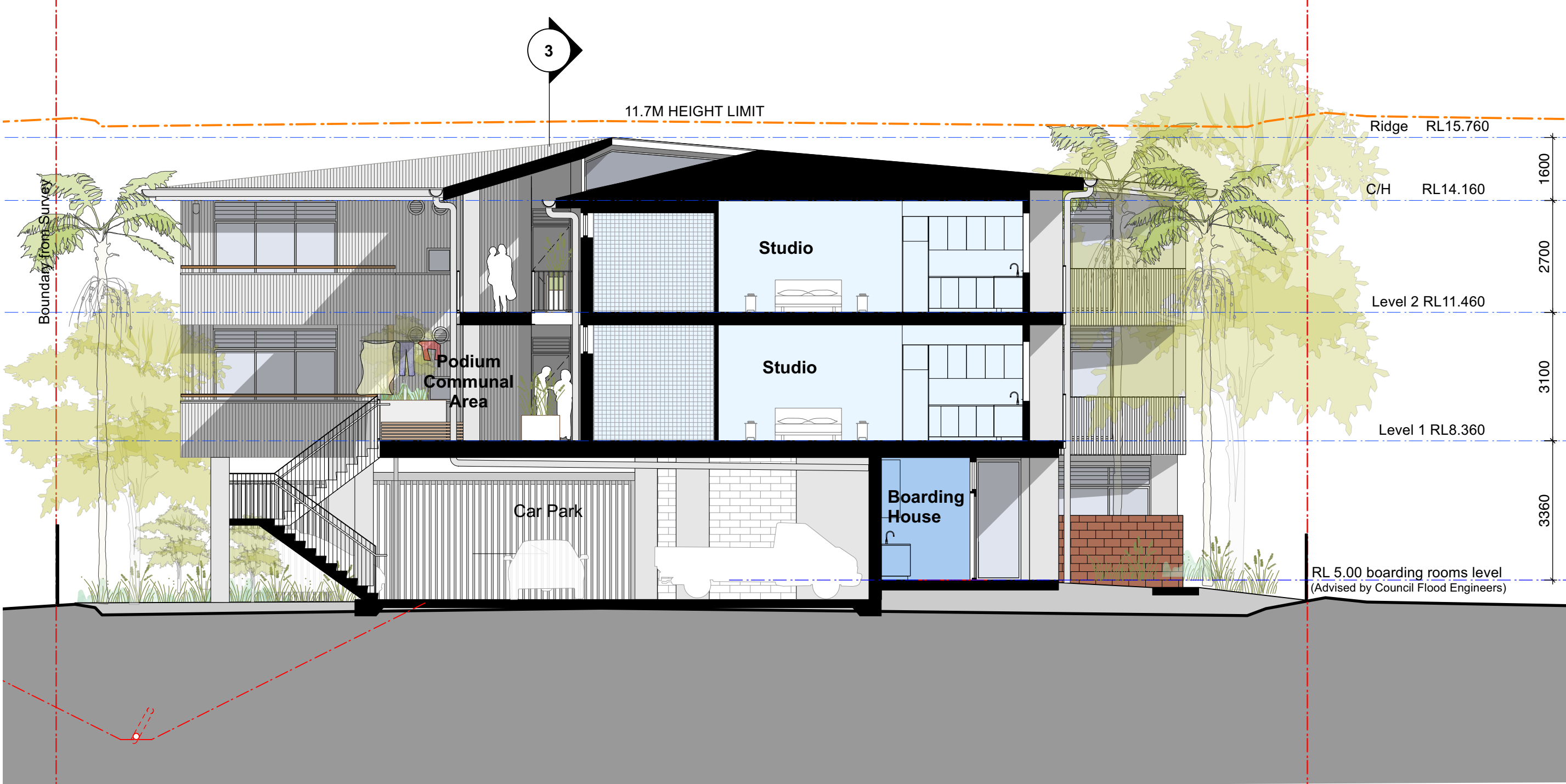
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ARCHITECT Hill Thalís Architecture + Urban Projects Geoffrey Lands Level 4, 15 Foster Street Surry Hills NSW 2010 Australia T 02 9211 6279 E admin@hillthalis.com.au www.hillthalis.com.au Nominated Architects Philip Thalís #6780 Sarah Hill #5285 - Use figured dimensions only, do not scale from drawings. - Conform with the National Construction Code of Australia (NCC). - Conform with the applicable Australian Standards. - Conform with Local Authority rules and regulations. © Copyright in all documents and drawings prepared by Hill Thalís in any work executed from those documents and drawings shall remain the property of Hill Thalís or on creation vest in Hill Thalís.	REV	DATE	AMENDMENT	LANDCOM	PROJECT	DRAWING TITLE			
	A	26/3/2025	Issued for DA		AFFORDABLE HOUSING	Elevations			
	B	28/4/2025	Construction type Note added to materials		57 Station St, Mullumbimby	JOB NO	SHEET	SCALE	DRAWING NO.
	C	28/5/2026	Revised DA in response to Council RFIs		CLIENT	24.44	ISO A1	1:100	A2.22
	D	28/9/2026	Revised DA in Response to Council Feedback		Landcom	DRAWN	CHECKED	PLOT DATE	REVISION
					AM	BS	28/9/2026	D	



2 Section 2 - N-S Looking West
Scale: 1:100



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LANDCOM

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- NOTES
- A

Retain and protect existing trees as per arborist report XXXX.
- B

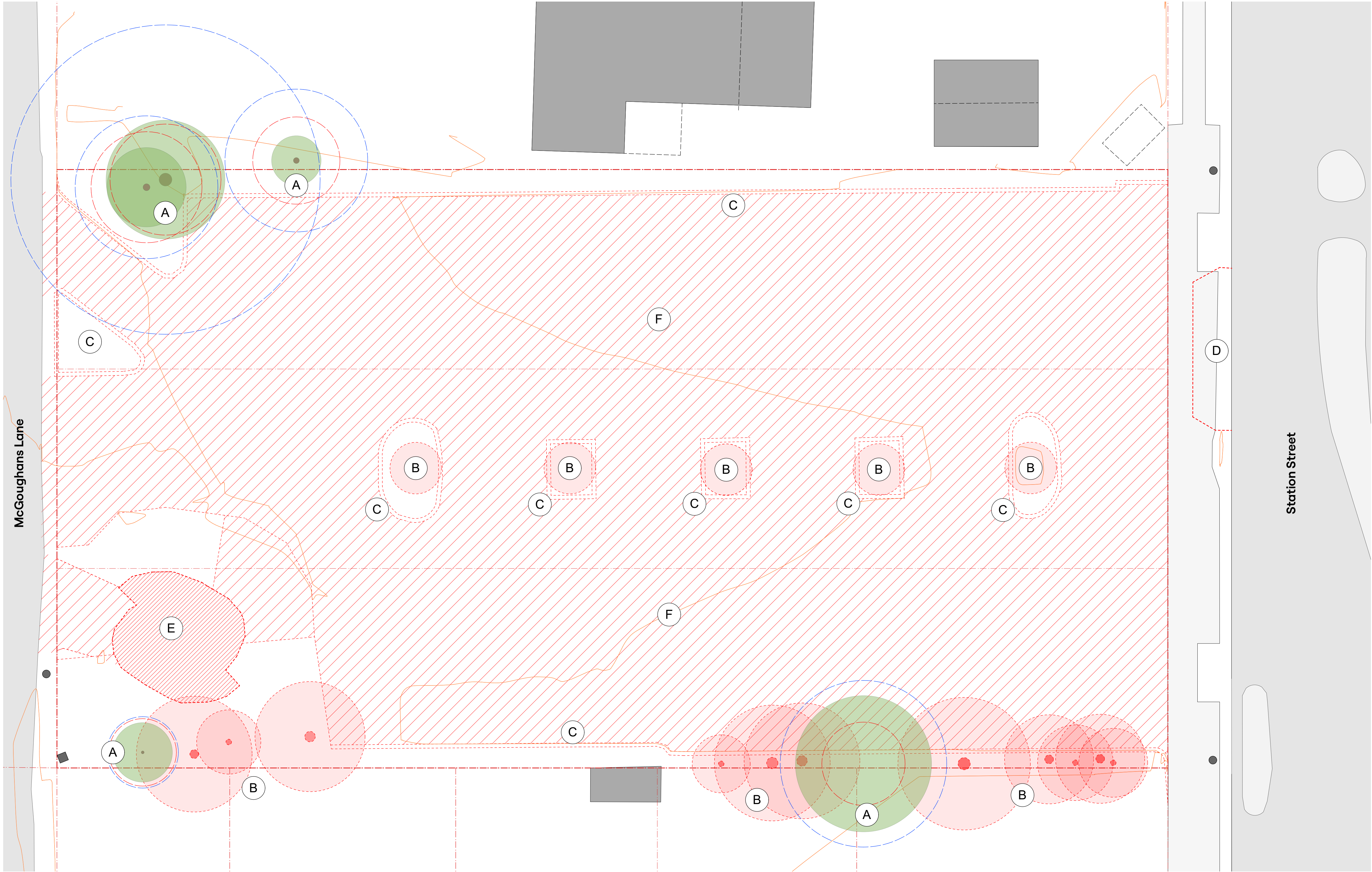
Remove existing trees.
- C

Remove existing kerb and garden beds
- D

Remove existing kerb entry to car park
- E

Remove existing toilet block
- F

Remove existing bitumen and concrete car park surface



ARCHITECT

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Nominated Architects

Philip Thalys #6780 Sarah Hill #5285

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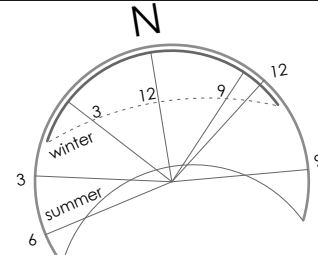
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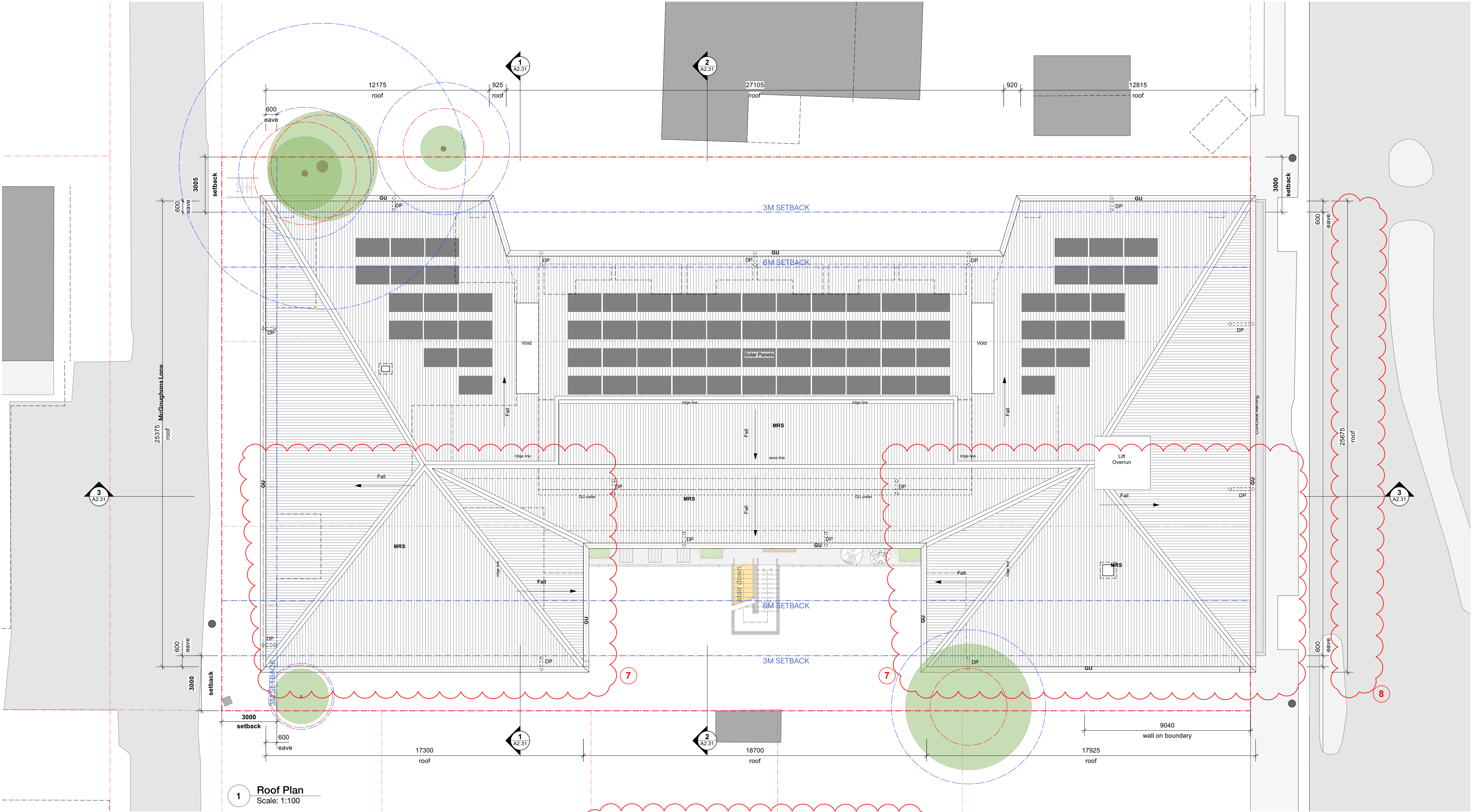


REV	DATE	AMENDMENT
A	26/3/2025	Issued for DA



For Development Application Only

PROJECT		DRAWING TITLE		
AFFORDABLE HOUSING		Demolition Plan		
57 Station St, Mullumbimby		JOB NO	SHEET	SCALE
		24.44	ISO A1	1:100
CLIENT		DRAWN	CHECKED	PLOT DATE
Landcom		AM	BS	26/3/2025
		DRAWING NO.		REVISION
		A2.01		A



Materials Symbol Legend

- AFW** Aluminium Framed Glazing
BAL 1 Metal balustrade with angled metal fin balusters
BAL 2 Balustrade with CLD 2 infill panel and FC backing + timber handrail
CLD 1 Panelled cladding Walls type to meet NCC building Type A construction
CLD 2 Corrugated metal cladding galvanised finish. Custom Orb profile. Wall type to meet NCC building Type A construction
GU Colorbond eaves gutter to match CLD2 finish
LV Metal louvers
M1 Masonry. Walls type to meet NCC building Type A construction
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MG Metal entry gate

- MRS** Custom Orb roof galvanised finish
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H Metal hood
RD Roller Door to match CLD2
RC Off form concrete
SCR Privacy screen. Non combustible timber batten
ST Non structural hot dipped galvanised steel (PFC column or edge beams to roof)
WT Decorative wall tiles

Revisions in Response to Council RFIs

1. Increase width of car spaces 18 and 19
2. Increase setback of structure and relocate break tank. to be outside the zone of influence of the sewer line
3. Pathway along southern boundary for neighbouring shop owners to access grease arrestor pit
4. Remove commercial tenancy and relocate break tank so it is not over sewer
5. Revise the plan of the commercial retail tenancy/remove outdoor space
6. 3m Setback to upper levels and convert units 1.03 and 2.03 from a 2 bed unit into a 1 bed unit
7. Revise roof from gable end to hipped roof
8. Reduce width of roof along Station Street
9. Show height underneath stair.
10. Loading bay wholly within boundary

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ARCHITECT	REV	DATE	AMENDMENT
Hill Thalís Architecture + Urban Projects Gadgil Lands Level 4, 10 Foster Street Surry Hills NSW 2010 Australia T 02 921 6276 E admin@hillthalis.com.au www.hillthalis.com.au Nominated Architects Philip Thalís #6780 Sarah Hill #5285	A	26/3/2025	Issued for DA
	B	28/5/2026	Revised DA in response to Council RFIs



PROJECT		DRAWING TITLE		
AFFORDABLE HOUSING		Roof Plan		
57 Station St, Mullumbimby		JOB NO	SHEET	DRAWING NO.
		24.44	ISO A1	A2.05
CLIENT		SCALE	PLOT DATE	REVISION
Landcom		1:100	28/5/2026	B



2 Height Plane Perspective
Scale: 1:100

ARCHITECT

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REV	DATE	AMENDMENT
A	26/3/2025	Issued for DA
B	28/5/2026	New envelope in response to Council RFIs

The Landcom logo, featuring a stylized red and blue square icon to the left of the word "LANDCOM" in a bold, blue, sans-serif font.

For Development Application Only

PROJECT		DRAWING TITLE			
AFFORDABLE HOUSING		11.7m Height Plane			
57 Station St, Mullumbimby		JOB NO	SHEET	SCALE	DRAWING NO.
		24.44	ISO A1	NA	A5.01
CLIENT		DRAWN	CHECKED	PLOT DATE	REVISION
Landcom		AM	BS	28/5/2026	B



1 Partial Elevation-Station Street
Scale: 1:25

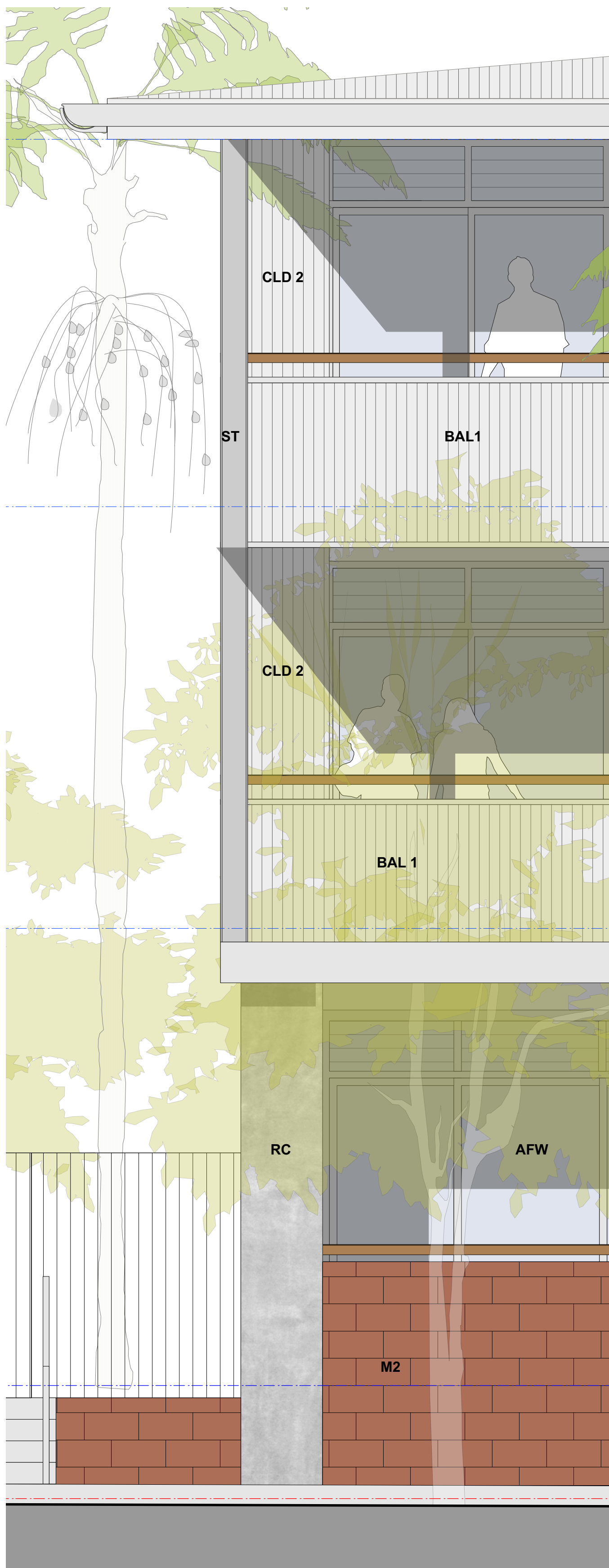
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Revisions in Response to Council RFIs

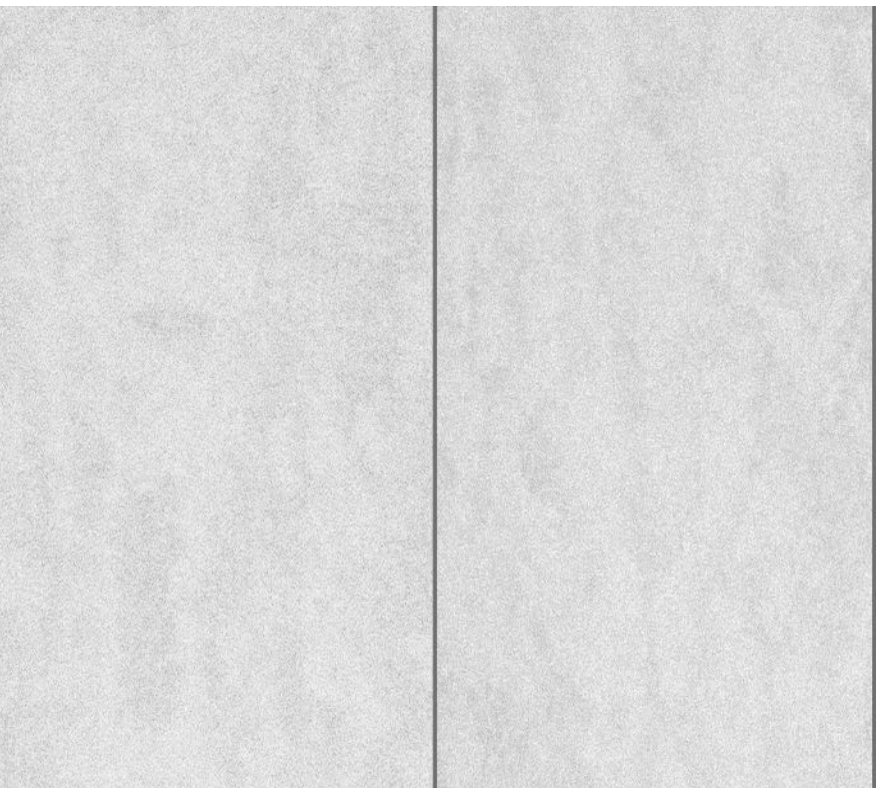
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9. Show height underneath stair.
10. Loading bay wholly within boundary



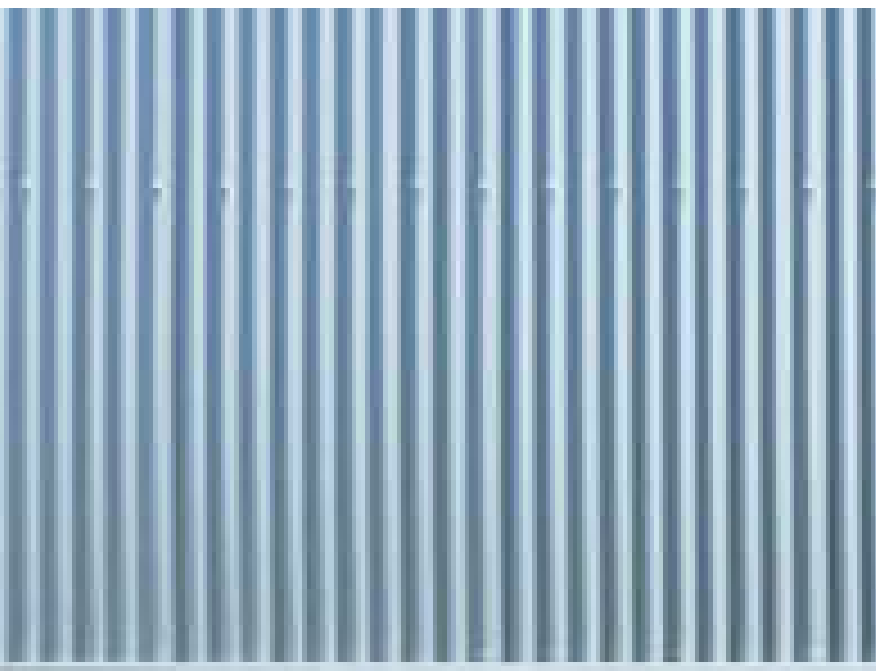
2 Partial Elevation-West
Scale: 1:25



BAL 1 - Angled metal vertical members. Gal steel or aluminium



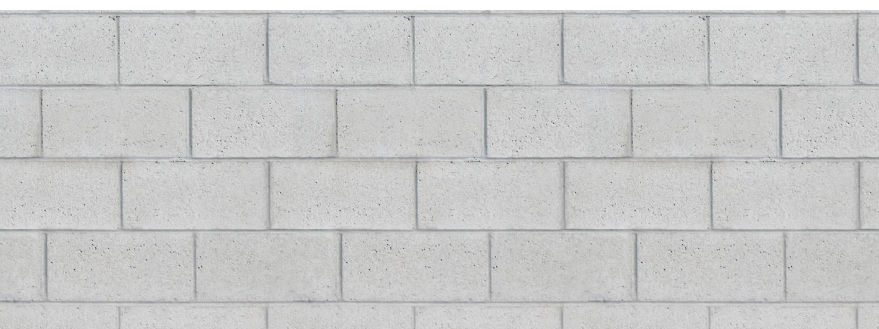
CLD1 - FC cladding, or similar lightweight cladding. Paint finish



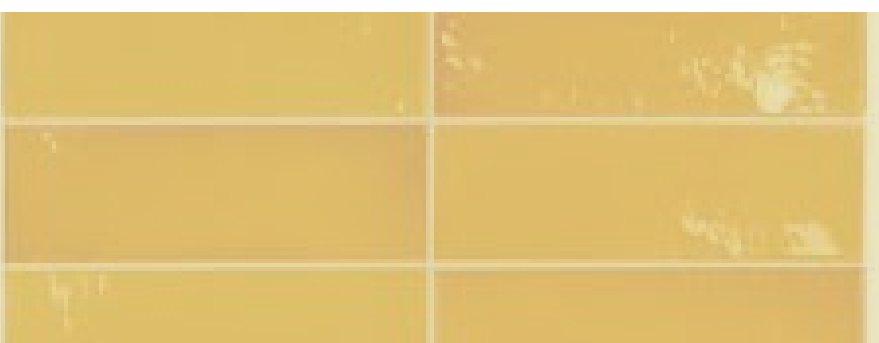
CLD2 - Corrugated metal cladding galvanised finish. Custom Orb profile



M2 - Coloured reinforced masonry



M1 - Reinforced masonry face finish



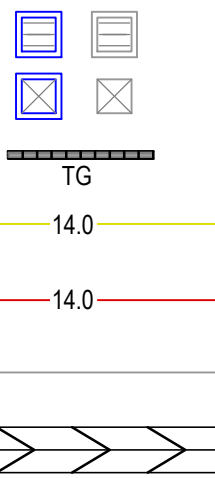
WT - Decorative wall tile to lift lobby and retail terrace walls (indicative colour)

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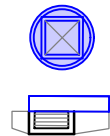
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					CLIENT Landcom		JOB NO 24.44	SHEET ISO A1	SCALE 1:1
							DRAWN AM	CHECKED BS	PLOT DATE 28/5/2026
							DRAWING NO. A6.01		REVISION C

KEY LEGEND

--- SITE BOUNDARY
--- EXISTING HIGH VOLTAGE
--- EXISTING POTABLE WATER
--- EXISTING SEWER
--- EXISTING STORMWATER
--- EXISTING SURVEY LEVEL
+ EXISTING CALCULATED LEVEL
+ PROPOSED FINISH LEVEL



GRATED STORMWATER PIT (PROPOSED / EXISTING)
SEALED STORMWATER PIT (PROPOSED / EXISTING)
TRENCH GRATE
MINOR DESIGN CONTOURS
MAJOR DESIGN CONTOURS
EXISTING CONTOURS
GRASSED SWALE



PROPOSED STORMWATER TREATMENT DEVICE
NEW COUNCIL KERB INLET PIT

NOTES:

1. THERE IS TO BE NO FILL AROUND THE TREES.



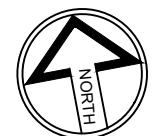
BYRON SHIRE COUNCIL

MCGOUGHANS LANE

STATION STREET

SITE LAYOUT PLAN
SCALE 1:100

REVISIONS / AMENDMENTS				REVISIONS / AMENDMENTS				CLIENT	ARCHITECT	CONSULTANT	PROJECT	TITLE	DA ISSUE		
Rev	Date	Description	Verified	Rev	Date	Description	Verified								
P1	06.02.25	PRELIMINARY ISSUE	M.B.					LANDCOM	Hill Thalís Architecture + Urban Projects Gedgel Lands Level 4, 10 Foster Street Surrey Hills NSW 2010 Australia T 02 921 6276 E admin@hillthalis.com.au, www.hillthalis.com.au Nominated Architects Philip Thalis #6780 Sarah Hill #5285	 Level 20, 2 Market Street, Sydney NSW 2000 Australia +61 (02) 9437 1000 general@hasegives.com.au www.hasegives.com	LANDCOM MULLUMBIMBY AFFORDABLE HOUSING	57 STATION STREET, MULLUMBIMBY	CIVIL SERVICES SITE LAYOUT PLAN DA ISSUE NOT TO BE USED FOR CONSTRUCTION DRAWN CHECKED APPROVED CREATED JOB No. P.D. N.B. N.B. JAN 2025 DRAWING No. SCALE @ A1 1:100 REV		
P2	26.03.25	ISSUED FOR DA	M.B.												
P3	21.05.25	ISSUED FOR DA	M.B.												
P4	11.05.26	ISSUED FOR DA	N.B.												
P5	15.05.26	ISSUED FOR DA	N.B.												
P6	02.06.26	ISSUED FOR DA	N.B.												



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SWMP LEGEND

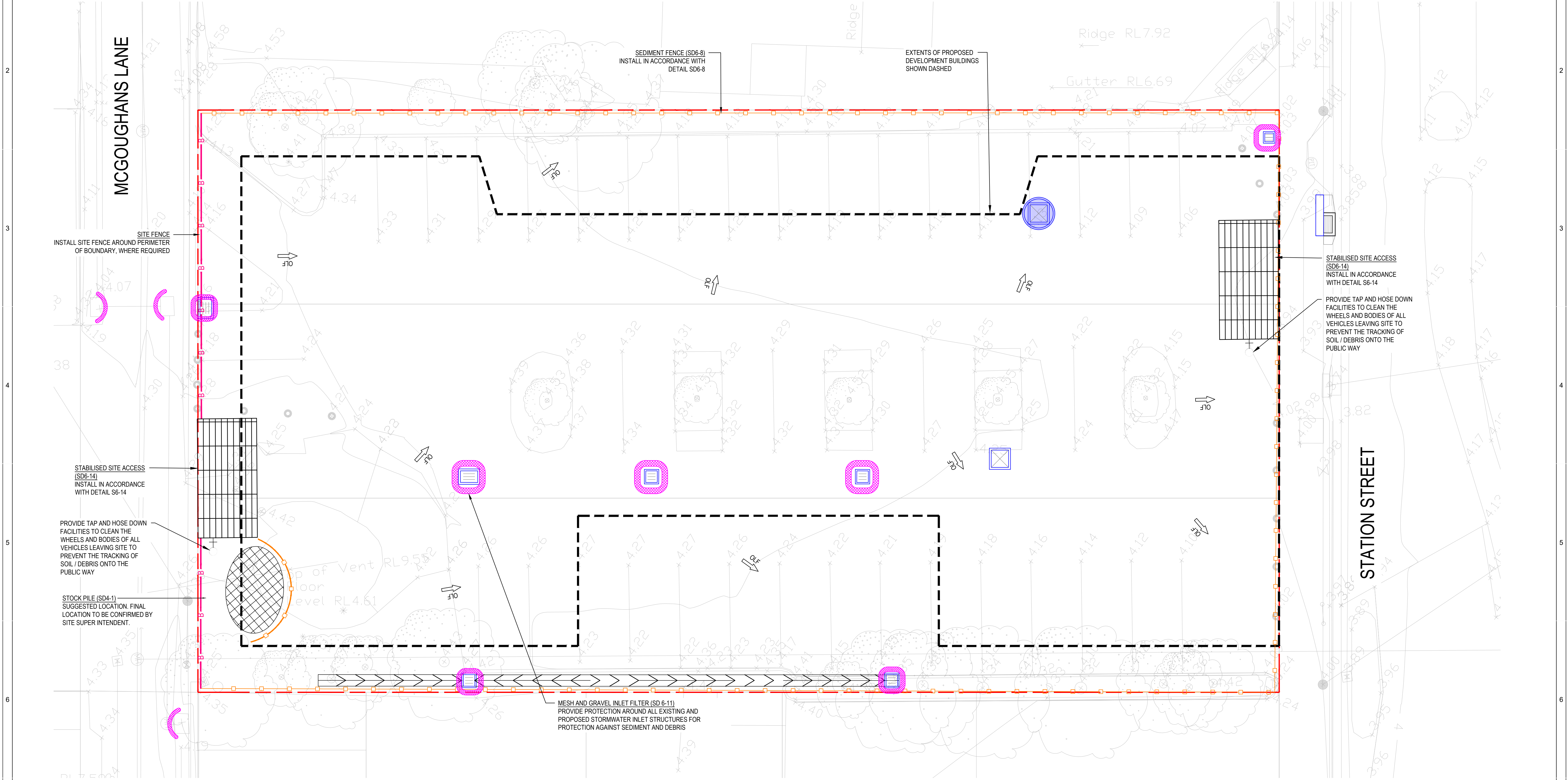
- SITE BOUNDARY
- SEDIMENTARY FENCE
- PROPOSED STOCKPILE LOCATION
- PROPOSED SITE ACCESS
- BOUNDARY FENCE
- MESH + GRAVEL INLET FILTER

EROSION AND SEDIMENT CONTROL PLAN

- MEASURE PROVIDED WILL BE TO THE SATISFACTION OF THE PRINCIPAL'S REPRESENTATIVE IN ACCORDANCE WITH THE LOCAL AND STATUTORY REQUIREMENTS UNLESS NOTED OTHERWISE. ALL WORKS SHALL BE ERECTED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION "BLUE BOOK", VOLUME 1 BY LANDCOM.
- ALL EXCAVATION WORKS ARE TO BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, IF AVAILABLE, AND THE STRUCTURAL ENGINEER'S DRAWINGS.
- INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.
- MESH AND GRAVEL INLET FILTERS TO BE INSTALLED UPSTREAM OF PROPOSED STORMWATER PITS AS WELL AS EXISTING STORMWATER PITS DOWNSTREAM OF 14. DISTURBED AREAS.
- TOP SOIL WILL BE STRIPPED AND STOCKPILED FOR ALTER USE IN LANDSCAPING.
- ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS. TOP SOIL WILL BE RE SPREAD AND ALL DISTURBED AREAS WILL BE REHABILITATED WITHIN 20 WORKING DAYS OF THE COMPLETION OF WORKS.
- ALL SEDIMENT TO BE STORED AND COLLECTED BY A LIQUID WASTE COMPANY FOR DISPOSAL AT A LICENSED TREATMENT FACILITY.
- ROADS AND FOOTWAYS TO BE SWEEPED AT THE END OF THE DAY.
- NO WATER CONTAINING OIL, FOAM, GREASE, SCUM OR LITTER WILL BE DISCHARGED TO THE STORMWATER DRAINAGE SYSTEM FROM THE SITE.
- ALL STORED WASTES ARE KEPT IN DESIGNATED AREAS OR COVERED CONTAINERS THAT PREVENT ESCAPE INTO THE STORMWATER SYSTEM.
- THE AMOUNT OF MUD, DIRT, SAND, SOIL, CLAY OR STONES DEPOSITED BY VEHICLES ON THE ABUTTING ROADS IS MINIMISED WHEN VEHICLES ARE LEAVING SITE.
- NO MUD, DIRT, SAND, SOIL, CLAY OR STONES ARE WASHED INTO, OR ARE ALLOWED TO ENTER THE STORMWATER DRAINAGE SYSTEM.
- THE SITE IS DEVELOPED AND MANAGED TO MINIMISE THE RISKS OF STORMWATER POLLUTION THROUGH THE CONTAMINATION OF RUN-OFF BY CHEMICALS, SEDIMENTS, ANIMAL WASTES OR GROSS POLLUTANTS IN ACCORDANCE WITH CURRENTLY ACCEPTED BEST PRACTICE.
- ALL EROSION AND SEDIMENT CONTROLS WILL BE CHECKED AT LEAST WEEKLY AND AFTER RAINFALL EVENTS TO MAKE SURE THEY ARE MAINTAINED TO A FULLY FUNCTIONAL CONDITION.



BYRON SHIRE COUNCIL



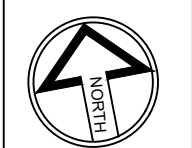
EROSION & SEDIMENT CONTROL PLAN
SCALE 1:100

REVISIONS / AMENDMENTS

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Philip Thalis #6780 Sarah Hill #5285

CONSULTANT



PROJECT

LANDCOM MULLUMBIMBY AFFORDABLE HOUSING

57 STATION STREET,
MULLUMBIMBY

TITLE

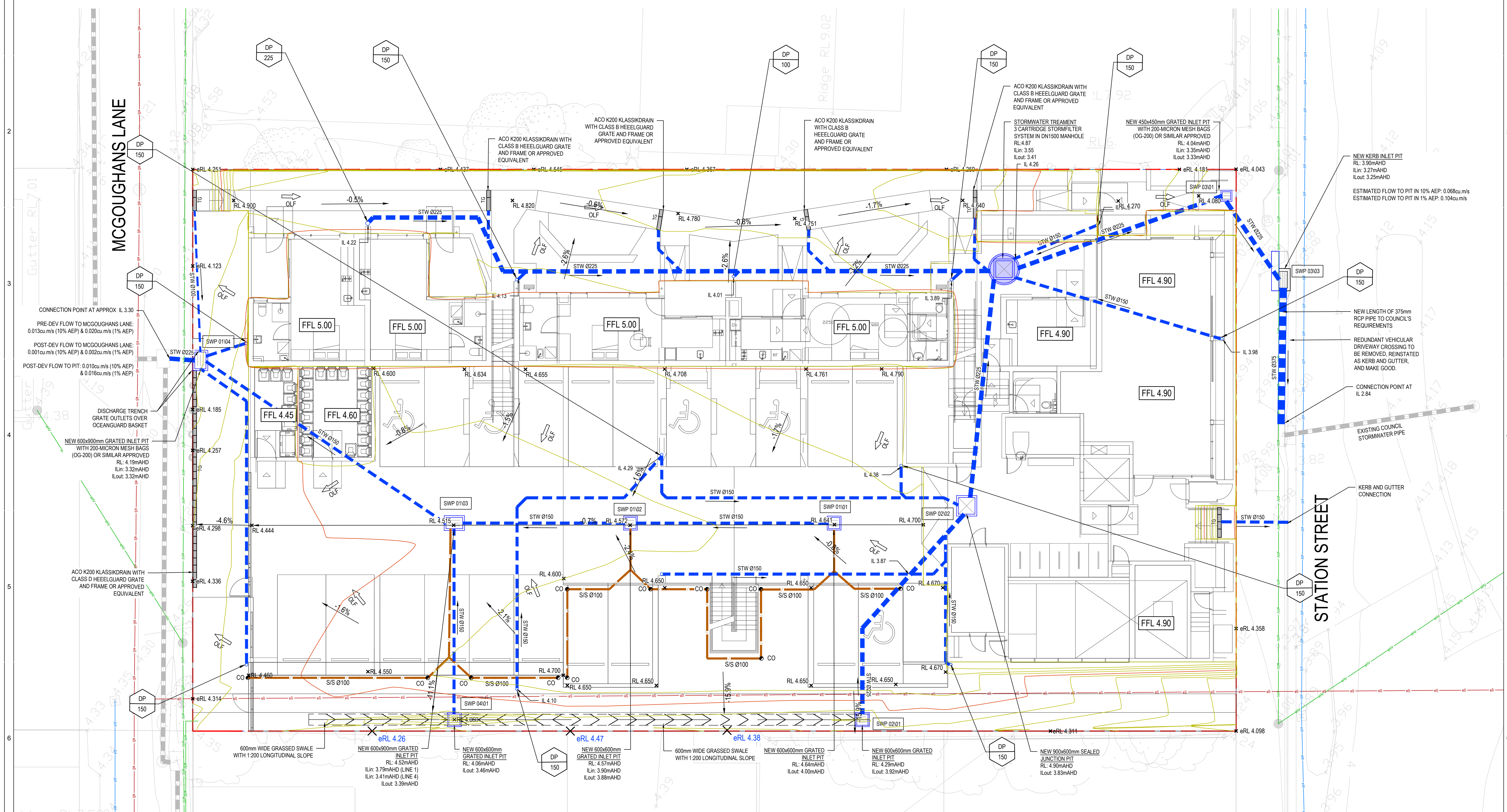
CIVIL SERVICES
EROSION AND SEDIMENTATION
CONTROL PLAN

DA ISSUE

NOT TO BE USED FOR CONSTRUCTION

DRAWN	P.D.	SCALE @ A1
CHECKED	N.B.	1:100
APPROVED	N.B.	
CREATED	JAN 2025	
JOB No.	DRAWING No.	REV

240430 C-DA050 P5

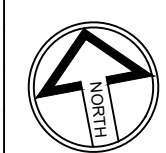
GROUND FLOOR DRAINAGE PLAN
SCALE 1:100

REVISIONS / AMENDMENTS

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JHA

PROJECT

**LANDCOM MULLUMBIMBY
AFFORDABLE HOUSING**

57 STATION STREET,
MULLUMBIMBY

TITLE

**CIVIL SERVICES
GROUND FLOOR
DRAINAGE PLAN**

DA ISSUE

NOT TO BE USED FOR CONSTRUCTION

DRAWN	P.D.	SCALE @ A1
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