

BALAMBA Housing Master Plan

ENGAGEMENT OUTCOMES REPORT

January 2024

REV:C

for

CA Architects and

Yarrabah Aboriginal Shire Council



**BLAK
LASH**
creative

**THE
FULCRUM
AGENCY**

Report Author
Andrew Broffman
 TheFulcrum.Agency
 andrew@thefulcrum.agency

TheFulcrum.Agency
 10 Stack Street
 Fremantle, WA, 6160

About TheFulcrum.Agency

TFA are creative consultants, working across Australia specifically with First Nations communities and organisations to advocate and enhance their agency within the built environment.

Our experience reaches across infrastructure, health, education, community, public and housing projects. We are infrastructure advocates, aligning our skills and spatial intelligence, with cultural competency and awareness to empower communities to move beyond 'co-design' towards co-production of projects, programs and services.

Our team includes designers, social researchers, service designers and cross-cultural specialists. We provide services in partnership with First Nations communities in line with the APONT NT Partnership Principles.

www.thefulcrum.agency

TFA has been working with Blaklash Creative to facilitate the community engagement at Yarrabah.

About Blaklash Creative

Blaklash Creative is a 100% Aboriginal owned creative agency specialising in Aboriginal art and design. The team has extensive experience developing and delivering place-making projects that embed site-specific narratives within public art, urban design and the built environment.

Working in partnership with artists, designers and creatives, Blaklash produces community-driven outcomes that express First Nations perspectives through artistic process, practice and presentation.

www.blacklash.com.au

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We acknowledge that the information in this report was gathered on the lands of the Gunggandji and Yidinji peoples, lands that were never ceded. We pay our respect to these lands that provide for us still today.

We acknowledge and pay respect to the ancestors who walked and managed these lands for many generations. We acknowledge the Elders who are knowledge holders, teachers and pioneers.

We acknowledge the youth who are the hope for a brighter future and who will be future leaders.

DOCUMENT CONTROL			
REVISION	DATE	AUTHOR	STATUS
REV A	07/11/2023	AB	Final
REV B	09/11/2023	AB	Update
REV C	19/01/2024	AB	Update



“The preliminary design for the Balamba subdivision has been led by Infrastructure (i.e. water, sewerage, drainage) – not by the people and the land. The Master Plan is an opportunity to design a subdivision that responds to the local culture and the needs and aspirations of the community and provides Council and the community with a strong voice in the design and delivery of their built environment.” (Balamba Master Plan Project Brief)

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INTRODUCTION

The township of Yarrabah, in Far North Queensland, is situated in an idyllic location. Facing north towards the emerald seas of the Great Barrier Reef and bounded by lush rain forest, the town enjoys spectacular views and the warmth of a tropical environment. Home to Gunggandji and Yidinji peoples, Yarrabah has been called ‘paradise by the sea.’ Its setting and rich culture provides relief from the challenges that the community faces.

Long term, insufficient and inadequate housing provision and a growing population has meant persistent overcrowding in Yarrabah. Yarrabah Aboriginal Shire Council (YASC) estimates that many dwellings are shared by up to 12 individuals. With an estimated population of 4,000 people, only 425 houses, and a housing waiting list of 310 families, the issue of crowding is indeed stark.

To address the housing challenge, YASC has engaged CA Architects and its engineering and community engagement team to develop a housing master plan at Balamba. Services include:

- Meet with community elders, PBC representatives, YASC staff, Yarrabah community members and Yarrabah organisations to better understand the community’s housing needs.
- Facilitate a co-design process with community stakeholders to determine housing typologies, street alignments and overall subdivision plan.
- Develop design guidelines based upon a ‘culture first’ approach and in response to community engagement outcomes.
- Investigate the Cultural Heritage and ecological constraints and opportunities of the site.
- Conduct background research, review the planning scheme, and undertake technical site constraints analysis.
- Develop a concept design for a subdivision Master Plan at Balamba and a business case study for its development.

This Engagement Outcomes Report summarises the Yarrabah community workshops and meetings that occurred during the week of 18 September and 23 October 2023 and helps to establish the Design Principles for the Balamba Master Plan.

Project Background

Yarrabah is considered the largest discrete community in Australia. (Refer *YASC Annual Report 2021-2022*). Yarrabah Aboriginal Shire Council has collected a range of population statistics for Yarrabah including its own Estimated Resident Population data, ABS Census data, and data from the Queensland Government Statistician Office. Though figures vary across these sources, YASC’s experience suggests a service population of approximately 4,000 people. 2021 ABS data identifies a population of 2,505. 96% of the population is of Aboriginal or Torres Strait Islander descent, with 49% male, 51% female and a median age of 25. (Refer 2021 ABS Census Data).

There are approximately 425 houses in Yarrabah; 383 of these are owned by YASC. Housing is persistently overcrowded, with an average of 8-12 persons per household. There are currently 310 families on the social housing waiting list, and YASC builds approximately 6-10 social houses per year. (Refer YASC Balamba Master Plan Project Brief, March 2023).

Project Objectives

CA Architects and its design team have been engaged to investigate the site and to facilitate a community engagement process that ensures community members and stakeholders are familiar with the project aims and are able to provide meaningful inputs into its development.

The principal objective of the project is to establish a comprehensive housing Master Plan for Balamba that will guide housing development in Yarrabah over the next 10-20 years. The Master Plan should have broad community support and deliver economic development opportunities for the community.

Site Description

YASC has identified Balamba as a suitable area of developable land, offering a potential housing yield of between 150-250 houses, representing 50-70% of the current demand. The site is comprised of 11 lots with a combined area of approximately 62.5ha. The site is in a low land area adjacent to the nearby ranges and has been used for pastoral and other farming purposes. The proposed site is subject to flood inundation from rainfall on the adjacent ranges, requiring substantial fill - estimated between 0.5-2.0m in depth - to address the flood challenges.



Balamba Master Plan site extent

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Cultural Landscape

The name 'Yarrabah' is thought to be derived from the local word 'Yarraburra' meaning fish hawk, a totemic ancestor that hunts for fish in the Cape Grafton region. (Refer YASC website). The town is located to the west of Cape Grafton at the settlement of Mission Bay (Mira Wun Gula) and is approximately 10km east of Cairns, accessed via 55km of sealed road from the southwest. The township is situated between two UNESCO World Heritage listed areas: the Wet Tropics Forest, including the Murray Prior Ranges (Wambilari) to the west, and the Great Barrier Reef Marine Park to the north and east.

Fish and wildlife are abundant with – among other species - eels, rainbow fish, perch, goby, dugong, parrots, sand plovers, stone-curlews, turtles, estuarine crocodiles, geckos, skinks, frogs and snakes. The local favourite Wirral shellfish is collected in the mud flats along the shoreline. There are some 600 native plant species in the area including ferns, wattles, gums, swamp paperbarks, walnut, native cashew tree, button orchid, banana bush, fan palm and native yam.

Yarrabah is under Native Title with two Prescribed Bodies Corporate:

- The Gunggandji Prescribed Body Corporate Aboriginal Corporation RNTBC (for land in the northern part of the shire), referred to as the 'Northern PBC'
- The Gunggandji-Mandingalbay Yidinji Peoples Prescribed Body Corporate Aboriginal Corporation RNTBC (for land in the southern part of the shire), referred to as the 'Southern PBC.'

Balamba lies within the area of the Northern PBC, though the interests of each Native Title group will be important to consider as the development unfolds.

Kathleen Denigan's Reflections in Yarrabah offers important insights into the people and families that have shaped Yarrabah over the generations since the Anglican mission was established in 1892.

Smoking Ceremony and Welcome

The Balamba Master Plan project rightly began with a Smoking Ceremony to Welcome the Design Team to Country and to cleanse the land upon which the Balamba housing will unfold over the coming years. At the start of the October visit, Uncle Darryl Murgha graciously offered the team insights into the rich cultural landscape of Yarrabah and invited the consulting team to wash themselves in the cool smoke. Many of the technical consultants were present for the ceremony.

Engagement Overview

During the weeks of 18 September, 23 October and 4 December 2023, a series of meetings were held with Yarrabah Elders, PBC representatives, Yarrabah Aboriginal Shire Council administrators and departments, community



Smoking Ceremony (TFA)

organisations and community members (refer to detailed discussion below). The purpose of the meetings was to introduce the master plan project and to further understand the community's housing needs and aspirations.

The focus of the September workshops revolved around two key questions that were discussed at the meetings, each considering the different scales of the challenge:

1. What makes a good house in Yarrabah?
2. What makes a good street in Yarrabah?

In addition to the general discussions around these questions and other concerns raised by the community, a survey was distributed to help elicit the 'Important Criteria' for housing in Yarrabah. (Details of the survey are discussed below).

In October, the focus of conversations was on the community's priorities with respect to housing and housing diversity, green spaces, and community buildings. Here we tested several Scenarios to get a better understanding of what elements were critical to the Master Plan:

- More Houses
- More Trees
- More Facilities
- More Types



Smoking Ceremony (TFA)

Design Principles

From these conversations and the survey tool, Design Principles have emerged to help shape the design response. Some of the key Design Principles are noted below and discussed in more detail later in this report. The Principles will be integrated into Master Plan options and further tested at the community workshops planned for early December 2023. The Design Principles include:

- Working **Collaboratively**
- Housing **Diversity**
- **Economic** opportunity
- **Seasonally** responsive
- **Energy** efficient
- **Safety** and **Security**
- **Privacy** and **Community**
- **Culture, Family** and **Lifestyle**
- Views to **Range** and **Sea**
- Respecting **Water** and **Rain**
- Balancing **Cut** and **Fill**
- Maximising **Trees** and **Vegetation**
- Managing **Horses** and **Dogs**
- **Fencing** for **privacy** and **security**
- **Footpaths** and **walkability**
- Manageable **Yards**

AGENCY AND ENGAGEMENT

A key objective of community engagement is to ensure community aspirations are met through a genuine, appropriate, and meaningful participatory process.

The engagement process should be designed to match the relevant project phase with the level of cultural guidance and design influence. It is important to ensure that fundamental cultural guidance and impact on the design processes occurs at the beginning of the project and is further developed throughout the project's various stages. Through the engagement process an exchange of knowledge should be pursued, with all stakeholders gaining knowledge through the process.

Engagement Principles

The following Engagement Principles have helped to shape meaningful exchanges with the Yarrabah community.

A. Relationships and Respect:

Building projects can provide important opportunities to cultivate relationships between development proponents, technical delivery teams, and the wider Aboriginal and Torres Strait Islander community.

Ensure that project engagement involves Indigenous stakeholders living in and around but also beyond the immediate site.

Ensure that communication with stakeholders is two-way. Information that is given by stakeholders must also be reciprocated by the design team through regular updates and acknowledgment of where and whether cultural knowledge has found its place within the project (and critically, if not, why not).

Develop appropriate reporting mechanisms (meeting minutes, reports, communiques, posters, fliers, and other collateral) that facilitate the range of touch points throughout the project.

B. Inclusion and Understanding:

The Balamba Master Plan must be one that is designed with cultural safety as a key objective. Safe, inclusive, and welcoming spaces are best achieved when the experiences of Indigenous peoples are understood. It is important that the project design team develop their own cultural awareness and competency so that understanding of the experiences of others is appreciated.

Commit to developing cultural competence within the consultancy team. Appreciating Country can have profound impacts upon how technical experts approach their

disciplines, leading to richer outcomes.

Implement culturally appropriate protocols for engaging with Aboriginal communities. (Refer also to YASC's Engagement principles in its Corporate Plan 2022-2027).

C. Integrity and Agency:

Engagement processes must involve genuine two-way conversations so that a shared understanding of the project is developed. Information flow occurs in two directions. Technical knowledge is shared with cultural experience, and cultural authority is equally valued with technical competence.

Ensure that stakeholder engagement is summarised and provided back to stakeholders in a draft form. 'What was said' must be agreed by participants.

Ensure that stakeholder input finds its way into design development, and that the link between 'what was said' and how this has been translated into the design is clearly articulated back to the stakeholders.

Ensure that decisions to exclude certain cultural inputs have been explained to stakeholders and allow time for reflection and feedback from participants in any previous design guidance decisions.

Facilitate processes that allow for informed decision making. For example, provide easy to read, legible material ahead of meetings; allow time for deliberation/consideration to extend beyond the immediate meeting or workshop, and offer additional information or materials if required post-meeting.

Ensure a wide range of economic opportunities within the project for Aboriginal peoples. For example, integrate Aboriginal employment requirements into tendering and contract preliminaries; support allied Indigenous enterprises in the on-going care and maintenance of new facilities.

Indigenous Culture and Intellectual Property (ICIP)/ Data License

Indigenous Culture and Intellectual Property (ICIP) agreements and/or Data License arrangements are recommended to provide certainty to stakeholders that cultural knowledge is not misappropriated in the process of design delivery.

Agency is a central focus of community engagement processes. The project should consider honorariums or other forms of payment for cultural advice. Economic

opportunities for Indigenous Australians are important to realising 'agency.'

Remuneration for Cultural Knowledge

In line with best practice engagement and respect for cultural knowledge, we recommend that consulted parties should be remunerated for their inputs, guidance, and advice. This may be in the form of a flat rate meeting fee, or an hourly rate to allow for follow-up, feedback and/or review. Some of the stakeholders may have their own schedule of rates.

We note also that YASC's project brief suggested an hourly rate for co-design engagement with local stakeholders. Whichever form payment takes it should be agreeable to all parties and offered up front as part of the invitation.

Workshop Structure, Field Notes and Key Messages

Workshops were held over several days: 19-21 September, 23 October and 4 December 2023. Design team participants included:

- Gisela Jung (CA Architects)
- Chad Brown (CA Architects)
- Jessica Hampton (CA Architects)
- Kieran Wong (TheFulcrum.Agency)
- Andrew Broffman (TheFulcrum.Agency)
- Troy Casey (Blaklash Creative)
- Tahlia Steadman (Blaklash Creative)
- Owen Café (Blaklash Creative)

Nikky Huddy from Planz Town Planning attended the September and December sessions, helping to introduce the team and to promote YASC's vision.

Workshop and Meeting Schedule

Over 100 community members attended the workshops. Summaries of each are noted below, highlighting the **Structure** of the workshop (topics of conversation), **Attendees** (community stakeholders), **Field Notes** (general discussion), **Key Messages** (what makes a good house and a good street), and **Design Principles** (distilled from the Key Messages) that will help inform the design response.

The meeting schedule included:

Tuesday, 19 September 2023

Time	Location	Name/Organisation
10-11am	YASC Offices	Uncle Darryl Murgha
11am-1pm	YASC Offices	YASC
1-2pm	YASC Offices	YASC Housing Team
2-3pm	Men's Shed	Men's Shed

Wednesday, 20 September 2023

Time	Location	Name/Organisation
7.30-8.30am	Works depot	Works Dept.
8-8.30am	YASC Offices	YASC Admin
8.30-9am	YASC Offices	YASC CEO
9.30-11am	Arts Centre	Artists
12-1.30pm	Wugu Nyambil	Community BBQ
2.30-3.30pm	Ranger's shed	GMYPBC/Rangers

Thursday, 21 September 2023

Time	Location	Name/Organisation
1.30-2.30pm	Leisure Centre	Gurriny Yealamucka Health Services

Monday, 23 October 2023

Time	Location	Name/Organisation
10-11am	Gindaja	Gindaja Treatment and Healing
12-2pm	Leisure Centre	Percy Neal, Isaac Mundroby, Yarum Underwood

Monday 4 December 2023

Time	Location	Name/Organisation
Morning	Leisure Centre	Elders
Morning		Uncle Horace Neal, Percy Neal
Afternoon	YASC Offices	Councillors & CEO

Tuesday, 5 December 2023

Time	Location	Name/Organisation
Morning	Ambrym St.	Residents

(Refer separate report for Ambrym Street.)



Stakeholder: Uncle Darryl Murgha
Date: Tuesday 19 September 2023
Time: 10 am
Location: YASC Offices

Stakeholder: Yarrabah Aboriginal Shire Council
Date: Tuesday 19 September 2023
Time: 11 am - 1 pm
Location: YASC Offices

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WORKSHOP STRUCTURE

- Project overview, heritage considerations.

Community Attendees:

- Uncle Darryl Murgha

DESIGN PRINCIPLES

- **Heritage encompasses pre-colonial occupation as well as post-colonial history, including the development of industries at Yarrabah such as timber gathering and milling, and dairy farming.**

FIELD NOTES & KEY MESSAGES

General

- DM provided an overview of Country; extends from Russell Heads to Mossman.
- Important cattle and timber industry at Yarrabah.
- Balamba was a former Tee Tree plantation (Lot 215 on subdivision map).
- Remnants of the old timber railway track can be found just to the east of the site. The track ran to the timber mill where the YASC office is now located. (Uncle Richard Thomas – one of the last saw millers still lives at Yarrabah and will know more about the history of the timber mill).
- Old dairy was a halfway house and now a safe house.
- Old video store on corner near council.
- DM will undertake the cultural heritage survey. Walk Country with elders and TOs.
- DM to advise design team on intangible (story spaces) and tangible (physical things like tools) cultural pieces.
- Meet on Wednesday at Art Centre to look for timber railway track.
- Walk with Uncle Darryl to old train track – old tourist board walk, low lying area, rich bio-diverse rain forest, ‘our supermarket’, lots of mosquitoes.



Walking with Uncle Darryl near Old Railway (CA Architects)



Old Railway (photo supplied by Uncle Darryl Murgha)

WORKSHOP STRUCTURE

- Project overview, housing priorities.
- What makes a good house in Yarrabah?
- What makes a good street in Yarrabah?
- Important Criteria survey.

Community Attendees:

- Ross Andrews (YASC Mayor)
- Ngema Andrews (Yarrabah Leaders Forum)
- Dan Noble (YLF)

DESIGN PRINCIPLES

- **Quality over quantity**
- **Housing mix**
- **Appropriate yard space**
- **Parking**
- **Footpaths**
- **Convenient shops**
- **Economic opportunities**
- **Seasonality**
- **Connectedness – Access**

General

- Mayor Andrews highlighted housing and homelessness as most pressing challenge in community.
- DOGIT handover came without support and resources.
- Dan mentioned importance of building materials and type of house.
- Mayor suggested that Council is open to fewer houses (e.g., 70-80) if it meant better amenity. Quality over quantity. Numbers should be driven by various criteria including environmental.
- Consider fire breaks and vehicle turning circles.
- Djenghi (aka ‘D Town’) meaning ‘shark’ – cultural significance.
- Commercial needs to have a place in Balamba, but not turn Balamba into a commercial precinct.

FIELD NOTES & KEY MESSAGES

What Makes a Good House in Yarrabah?

- Spaces around houses at Ambrym Street are good.
- Space for parking and boats. Allow for 2 cars and 2 boats for many houses.
- Rear parking (comparison provided between Melrose and Lotus Glen unit blocks).
- Food preparation area with washing and fish/turtle/dugong cleaning area in yard.
- Houses set back further from street to provide sufficient front yard, however backyard also to be provided.

What Makes a Good Street in Yarrabah?

- Wangguulay Street is not a good street: no park, too many people, not enough of house types.
- Need more 2, 3 and 4 bedrooms for growing families.
- Better park access at Ambrym Street.
- End of Workshop Road has good yard space and houses are good.
- ‘Melrose’ area: women’s shelter nearby. Good design for single people. Good parking but small yards.
- ‘Sesame Street’: 1 BR houses with 7 or more people in them.
- ‘Lotus Glen’ (named for corrections facility): lots of young people who make noise; very compact.
- Need bus access and turning space. (Currently 1 x 22 seat bus and 3 x 50 seat buses).
- Most people walk on the road. Need more aligned footpaths.
- More shops and stores in central locations.
- Mix of housing within any given street, rather than grouping all houses for larger families together.
- Access to play space(s) / green space(s) for families.
- Wider streets.
- ‘Decolonised’ street names.



Stakeholder: YASC – Housing Team
Date: Tuesday 19 September 2023
Time: 1 - 2 pm
Location: YASC Offices

Stakeholder: Men's Shed
Date: Tuesday 19 September 2023
Time: 2 - 3 pm
Location: Men's Shed

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WORKSHOP STRUCTURE

- Project overview, housing priorities.
- What makes a good house in Yarrabah?
- What makes a good street in Yarrabah?
- Important Criteria survey.

Community Attendees:

- Lyn Russel (Acting Director People & Communities)
- Chynnai Kyuna (Acting Manager Housing)
- Petrina Bassani (Community Services Manager)
- Christine
- Greg
- Kimberly

DESIGN PRINCIPLES

- **Multi-generational**
- **Affordability**
- **Accessibility**
- **Yards**
- **Verandas**
- **Kitchens, toilets and showers to suit house type**

FIELD NOTES & KEY MESSAGES

General

- Big demand for 1, 2 and 3 BR houses.
- Affordability will limit the number of larger houses over 3BR. Tenants lose child tax benefits when kids are older, making rents unaffordable.
- 200 people on the wait list for 1 BRs.
- 18-year-olds are encouraged to apply for housing.
- Priority is based on needs and date of application, with independent housing panel making decision.
- People tend to live in a single house for their entire lives; several generations; people don't move from one house to another.
- In Yarrabah the residents hold onto land because they want a sense of ownership – they always have a place to stay.
- Houses have lots of visitors, sorry business, events.
- Electricity is expensive. \$1,000 or more/month.
- Managing damage, smashed windows.
- Need to consider home ownership options.
- Access to food can be difficult – current delivers from Woolworths in Gordonvale happen but most need to leave to get food. Also, when they cannot leave Yarrabah there is no supermarket of medium size.

What Makes a Good House in Yarrabah?

- Disability access is important; lots of mobility issues in the community. Also parents with children (prams).
- Putting elders on the ground floor and young couples on a higher floor is not an option because young people will stay there until they are elderly and will not want to move to a different place.
- 1 bathroom, extra toilet for 2 BR.
- Minimum 2 toilets and 2 showers in a 3 BR.
- Kitchens should be built off the floor. No base boards.
- Paling fences are no good. Prefer Colorbond style.
- Ensure there are pedestrian access gates in strategic locations, front and back.
- Large yards encourage large parties.
- Make kitchens larger.
- Front and back areas for seasonal response.
- Space of outdoor cooking.
- Need to respond to frequent power outages. Possibly gas cooking as a backup.
- Plan houses so that BRs are not adjacent to a rear veranda of a neighbour; too noisy.

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WORKSHOP STRUCTURE

- Project overview, housing priorities.
- Timeline and money story.
- What makes a good house in Yarrabah?
- What makes a good street in Yarrabah?
- Important Criteria survey.

Community Attendees:

- Brent Pearson
- Calvin Hastie
- Mayor Ross Andrews (part)

DESIGN PRINCIPLES

- **Community (i.e.. retention of Men's Shed in current location, incorporation of meeting/training rooms for enterprise-building).**
- **Diversity of housing.**
- **Health & Wellbeing (i.e.. mental health support and safe spaces).**

FIELD NOTES & KEY MESSAGES

General

- Historic railway – create a second road into town.
- Men's shed to remain on site.
- Consider other community facilities.
- Start-up spaces, meeting spaces.
- Public art.

What Makes a Good House in Yarrabah?

- Views to the Range (“When people see the range, they know they're back home”).
- Lots large enough for some separation between neighbours (for detached housing).
- Minimising noise from neighbours where possible.
- Mix of housing that suits people at different times of their lives.
- Housing for single people.
- Guest houses.

What Makes a Good Street in Yarrabah?

- Retention of green space and mature fruit trees where possible.
- Public pathways between houses that lead to important spaces (e.g., shops, school, open fields).
- Upgrade walkway into town.



Stakeholder: YASC - Works Department
Date: Wednesday 20 September 2023
Time: 7.30 - 8.30 am
Location: Works Depot

Stakeholder: YASC - Admin. Staff
Date: Wednesday 20 September 2023
Time: 8 - 8.30 am
Location: YASC Offices

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- Project overview, housing priorities.
- Timeline and money story.
- What makes a good house in Yarrabah?
- What makes a good street in Yarrabah?
- Important Criteria survey.

Community Attendees:

- Preston Andrews (Director Building Services)
- Approx. 12 x Works Department Staff

DESIGN PRINCIPLES

- People first
- Cut and fill
- Privacy - visual and verbal.
- Durability / appropriateness for Yarrabah conditions.
- Outdoor cooking
- Verandas
- Cooling

FIELD NOTES & KEY MESSAGES

General

- Concerns about water inundation and flooding.
- Concerns about how much earth fill will be required; where does it come from?
- PBC has a quarry that may be able to supply fill.
- Imported fill and trucks will destroy roads.
- 'We need houses!' 'Put people first.' 'Need to get over the hesitation with 'clearing the land!'
- Think about next generation; leave a legacy.

What Makes a Good House in Yarrabah?

- Durable fencing for privacy and security (people and dogs).
- Space for cook-up areas (i.e.. open fire) to each lot.
- Consideration of appropriate pipework to mitigate/ minimise water issues (noting rodents exacerbate issues).
- Consideration of corrosion issues (salt air).
- Accessible/DDA-compliant options.
- Diversity of housing types (i.e.. detached family homes, unit blocks, slab on ground, high-set).
- Better bathrooms, houses that don't leak.
- Consider mix of block work and brickwork, and light weight construction.
- Orientation, ventilation, front and back access.
- Space around the house.
- Front and back verandah.
- Openable security screens.
- Split aircon system.

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- Project overview, housing priorities.
- Timeline and money story.
- Important Criteria survey.

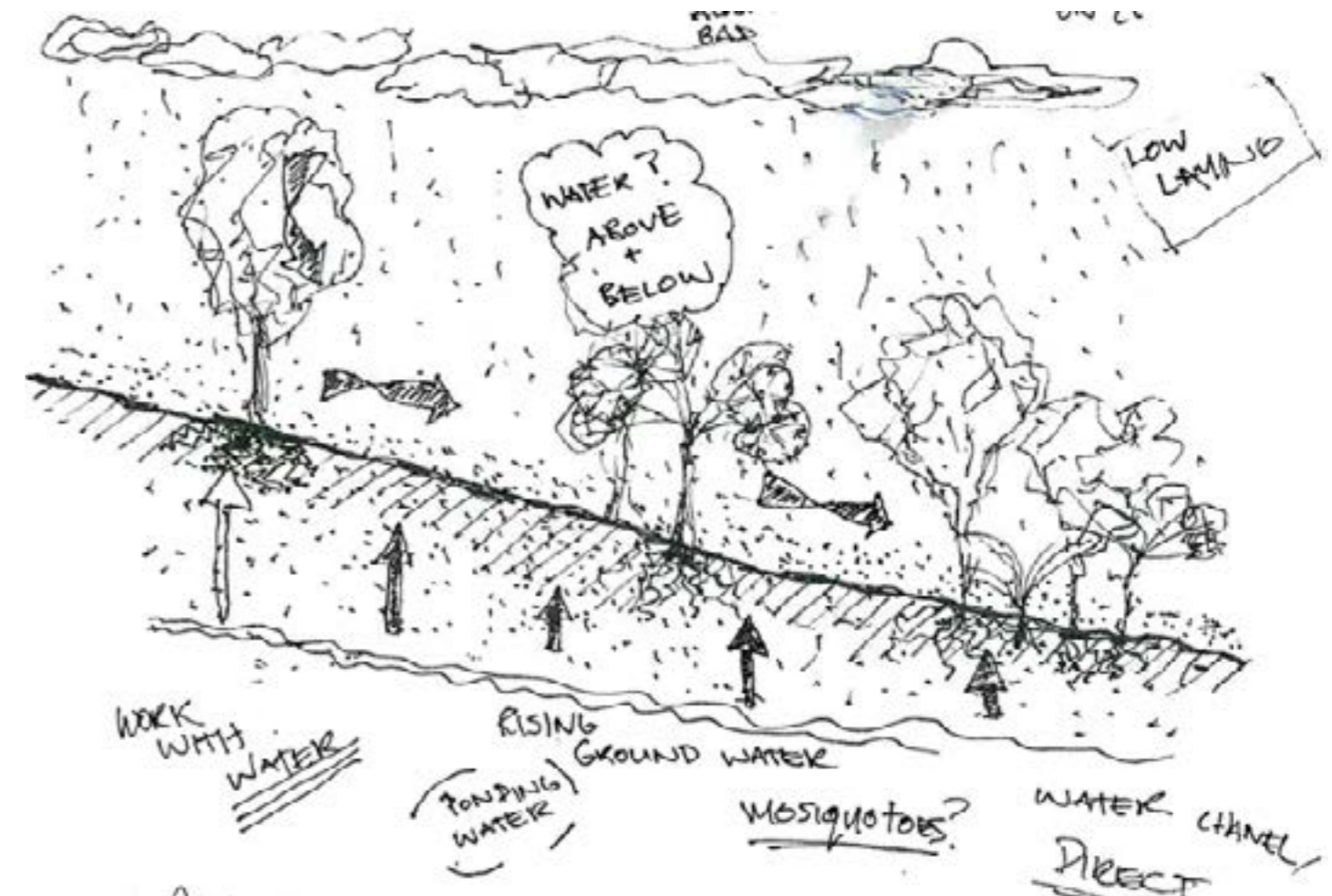
Community Attendees:

- Richard Wright (YASC CEO)
- Approx. 15 x admin staff

FIELD NOTES & KEY MESSAGES

General

- Project briefing and surveys only



Sketch describing water impacts (CA Architects)



Stakeholder: Elders and Artists
Date: Wednesday 20 September 2023
Time: 9.30 - 11 am
Location: Arts Centre

Stakeholder: Community wide BBQ
Date: Wednesday 20 September 2023
Time: 12 - 1.30 pm
Location: Wushu Nyambil Employment Agency

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WORKSHOP STRUCTURE

- Project overview, housing priorities.
- Timeline and money story.
- What makes a good house in Yarrabah?
- What makes a good street in Yarrabah?
- Important Criteria survey.

Community Attendees:

- Simone Arnol (Arts Coordinator/Manager)
- Finanin Richards
- Uncle Chris Harris
- Aunty Philomena Yeatman
- Aunty Michelle Yeatman

DESIGN PRINCIPLES

- Design for noise
- Visitors
- Shelter from the rain
- Space between houses
- Wide streets
- Large lots
- Multi-generational
- Self-sufficiency (i.e.. solar in lieu of gas for cooking given constraints of gas bottles, however relying in grid alone not effective given inconsistent power supply).
- Shade
- Privacy
- Connections to Nature

FIELD NOTES & KEY MESSAGES

General

- What happens with horses? Approximately 100 in paddock.
- Preference for 2-3 BR houses.
- Need gas back up when electricity goes off.
- Consider Guest houses/granny flats for older residents.
- Consider guest housing close to police station for safety.

What Makes a Good House in Yarrabah?

- Not hearing noise.
- Accommodate family and visitors.
- Outdoor kitchens.
- Large overhangs to shelter from the rain and wind.
- Space for cars and boats.
- Dust can be a problem; affects clothes drying.
- Adequate laundry space.
- Front and back doors.
- Separate toilets from shower spaces.
- Solar power, esp. for cooking (in lieu of gas bottles).
- Natural ventilation.
- Additional storage (internally).
- Granny flat for older couples to move into when their children have growing families in the main house.
- Fencing for privacy (visual).
- 2-bed homes for older couples / smaller families. 3 to 4-bed homes for growing families.
- Visual connections to rain forest, swamp, sea etc..
- Orientation is important; driving rain against house.
- Larger setbacks / front yards.

What Makes a Good Street in Yarrabah?

- D-Town has good space between houses.
- Good playground design; shade sails do not work.
- Good landscaping with bush tucker/fruit trees, but not too close to houses.
- Wider streets (Workshop St is too narrow).
- Larger lots (Workshop St houses too close together).
- More lighting for night use – with guards so local kids cannot damage with slingshots.
- Naturally shaded play spaces (shade cloths are a vandalism and maintenance concern).
- Reduced traffic noise.
- Visual connections to rain forest, swamp, sea etc..
- Smith St given as a good example of a street despite being narrow.

17

WORKSHOP STRUCTURE

- Project overview, housing priorities.
- Timeline and money story.
- What makes a good house in Yarrabah?
- What makes a good street in Yarrabah?
- Important Criteria survey.

Community Attendees:

- Bryce
- Angelina
- Mary
- Yarum Underwood
- Aunty Lorianne Harris
- Ben Whittle
- Other community residents

DESIGN PRINCIPLES

- Future Planning (i.e., giving young ones the opportunity to build independence and a rental history, by having access to a unit).
- Walkability.
- Privacy.

FIELD NOTES & KEY MESSAGES

General

- People want to move back to Yarrie.
- Council pressure with housing stock – third party 'real estate' regulate lease/rent.
- Third party representative for tenants – advocate for lease.
- Ghosts to the east of the site (ask Uncle Darryl about this); possible impact on where people might live.
- Waterhole just to the east of site.
- More 2 and 3 BR flats
- Consider granny flats.

What Makes a Good House in Yarrabah?

- Units with no yard for younger, working people who want some independence but not a lot of extra maintenance responsibilities.
- Extra space to sides of lots for separation from noisy neighbours.

What Makes a Good Street in Yarrabah?

- Streetlights (with some form of protection to guard from slingshot damage).
- Slower traffic.
- Pedestrian access through 'lane ways' or easements to any cul de sacs, so people do not cut through people's yards.
- Having easy, walkable access to a corner shop.



Community BBQ (Blaklash Creative)



Community BBQ (CA Architects)



Stakeholder: GMPBC/Rangers
Date: Wednesday 20 September 2023
Time: 2.30 - 3.30 pm
Location: Ranger's Shed

18 **WORKSHOP STRUCTURE**

- Project overview, housing priorities.
- Timeline and money story.
- What makes a good house in Yarrabah?
- What makes a good street in Yarrabah?

Community Attendees:

- Keith Ambrym
- Dion Sands
- Stirling King
- Meegan Fourmile
- Rakim Schrieber
- Cadmus Sands
- Alfred Gray ("Touche")

DESIGN PRINCIPLES

- **Economic development**
- **Privacy and visibility**
- **Appropriate yard area**
- **Singles and couples**
- **Parks**
- **Co-Design (Elders, TOs and design consultants working collaboratively).**
- **Culture (e.g., Women's business to backyard if cannot get out on Country needs to be able to happen in a somewhat private manner).**
- **Housing allocation**
- **Views and breezes**

FIELD NOTES & KEY MESSAGES

General

- Lots of country but not enough housing. Takes too long.
- Workers are in Yarrabah. The quarry is in Yarrabah.
- If fill is needed, take it from Yarrabah; 'take it from land and put back on land.'
- Speak with Wet Tropics Management about the quarry. 'They're on our side.'
- Touche can assist with cultural heritage.
- Horse paddock always floods.
- Water flows down Kappa Creek to Reeves Creek.
- River runs through the site.
- For houses to be allocated prior to design / earlier, so future residents can guide the design discussions from the outset.
- High set/multi level dwellings are liked.

What Makes a Good House in Yarrabah?

- Privacy.
- High fences for visual privacy.
- Houses are too close to each other.
- Houses for single people, couples, small families.
- Units for young couples.
- Some yards are too big to maintain.
- Consider flats with 6-8 units.
- Sun exposure in winter.
- Catching breezes.
- Capturing views.
- Durable internal walls.
- Oriented for typical Yarrabah sun, rain, and wind exposure.
- .

What Makes a Good Street in Yarrabah?

- D-Speed bumps to slow traffic.
- Parks for play and exercise.
- Being able to see who is coming and going.
- Having pedestrian lane ways at the end of cul de sacs.



Meeting with GMPBC/Rangers (CA Architects)



Discussion materials (Blaklash Creative)



Stakeholder: Gurriny Yealamucka Health Service

Date: Thursday 21 September 2023

Time: 1.30 - 3 pm

Location: Leisure Centre

20 WORKSHOP STRUCTURE

- Project overview, housing priorities.
- Timeline and money story.
- What makes a good house in Yarrabah?
- What makes a good street in Yarrabah?
- Important Criteria survey.

Community Attendees:

- Jason King (Clinic Director)
- Roshetta Stafford
- Daryl Sexton (SEWB Men's Health)
- Natika Yeatman (Team Leader, Family Wellbeing Service)
- Darren Miller (Coordinator, SEWB Men's Health)
- Uncle Edward Murgha (L.P.O Worker)
- Caynin Yeatman (Youth Wellbeing Worker)
- Zhaun Bradfield Lee Hong (Senior Youth Case Manager)
- Shakiah Stafford
- Tiffany Maloney (Youth Wellbeing Worker)
- Dale Keyes (Support Services Officer)
- Paul Neal (Youth Wellbeing Worker)

DESIGN PRINCIPLES

- **Economic opportunities**
- **Enterprise (personal training opportunities if gym provided - some history to why the PCYC gym equipment was removed, accidental death).**
- **Caring for elders**
- **Appropriate yard area**
- **External spaces**
- **Community spaces**
- **Health & Wellbeing**
- **Future Planning (i.e.. giving young ones the opportunity to build independence and a rental history, by having access to a unit).**
- **Security.**
- **Wide roads**
- **Parks**

FIELD NOTES & KEY MESSAGES

General

- Swamp, flooding, heat, quality of building.
- Size of dwelling, number of bathrooms, noise.
- Aging in place, care for older generation. Aging population.
- Planning and housing allocation needs to be equitable.
- Covid experience and lock down highlighted need to rely on family for food and limited supplies.
- Swamp has cultural significance.
- Employment opportunities for construction (e.g., TOs walking Country, jobs through employment agency, maintenance of water infrastructure).
- Consider visitor accommodation (for sorry business, events).
- Overcrowded housing causes stress, but the outdoors has become a magnet for trouble. Choices are limited.
- Consider a multipurpose recreation hall for sports and other events.
- Housing allocation moved earlier in project process - 6mths notice prior to family moving in.
- Shorter leases for young people (i.e.. 1yr).
- Should be more transitional housing for young people turning 18 for more independence.
- Consider single men's and women's quarters with common facilities (e.g., shared kitchen) and areas for cultural practices.

What Makes a Good House in Yarrabah?

- Amenity (curtains, curtain rods).
- Visitable homes is important.
- Ability to care for elders within the home should be possible.
- Houses in D-Town are better than houses in Mission area.
- Dog friendly.
- Smaller yards to make lawn maintenance easier.
- Minimum 2 x toilets and 2 x showers.
- External patio.
- Fences: high at sides and low at front.
- Flood and cyclone safety.
- 2+ toilets.
- Less opportunities for break-ins.
- Shade trees for cooling.

What Makes a Good Street in Yarrabah?

- Workshop Road is a nice wide road with lots of exits and entries (street intersections)
- Gribble Street is too narrow.
- Outdoor parks and exercise equipment.
- Native vegetation.
- Access to corner shop.
- Access to community spaces (i.e.. sports hall, community hall, gym).
- Reinstate fruit trees, (e.g., foreshore had Tamarind trees, Swamp Rd had Mango trees (called 'lovers lane')
- Other tree species: Lemon, Beach Almond, Wild Apricot, Paw Paw and Lychee.



Aerial view of Yarrabah 1952 (Queensland QImagery)

Stakeholder: Gindaja Treatment and Healing
Date: Monday 23 October 2023
Time: 10 - 11 am
Location: Gindaja Treatment and Healing Centre

WORKSHOP STRUCTURE

- Project overview.
- Timeline and money story.
- Master Plan Scenario overview.
- General discussion.

Community Attendees:

- Approx. 15 x Gindaja staff

DESIGN PRINCIPLES

- Safety
- Family
- Cater for young people
- Access to parks
- Not just houses

FIELD NOTES & KEY MESSAGES

General

- Consider public safety and street lighting.
- It's important to know who lives in the house.
- Needs will vary from family to family.
- Allow for places to park cars.
- Allow for open spaces.
- Entertainment areas are important, but not too big so as to encourage large parties.
- Should include backyard areas.
- Air conditioning is critical.
- Consider young people and singles.
- Clusters of houses with similar needs, but don't isolate people.
- Consider family conflicts.
- Include good landscaping in the plan.
- Include communal spaces such as BBQ and laundry areas.
- Access to shopping close by is important. The Mission area is too far away.
- There should be multiple access points.
- Houses are important, but include other buildings as well.



View of ship wreck at foreshore (TFA)

Stakeholder: Community Members
Date: Monday 23 October 2023
Time: 12 - 2 pm
Location: Leisure Centre

24 **WORKSHOP STRUCTURE**

- September Workshops Trip Report.
- Timeline and money story.
- Master Plan Scenarios.
- General discussion.

Community Attendees:

- Percy Neal
- Isaac Mundroby
- Yarum Underwood

DESIGN PRINCIPLES

- **Communication**
- **Housing diversity**
- **Alternative tenure schemes**
- **Appropriate yards**
- **Privacy**

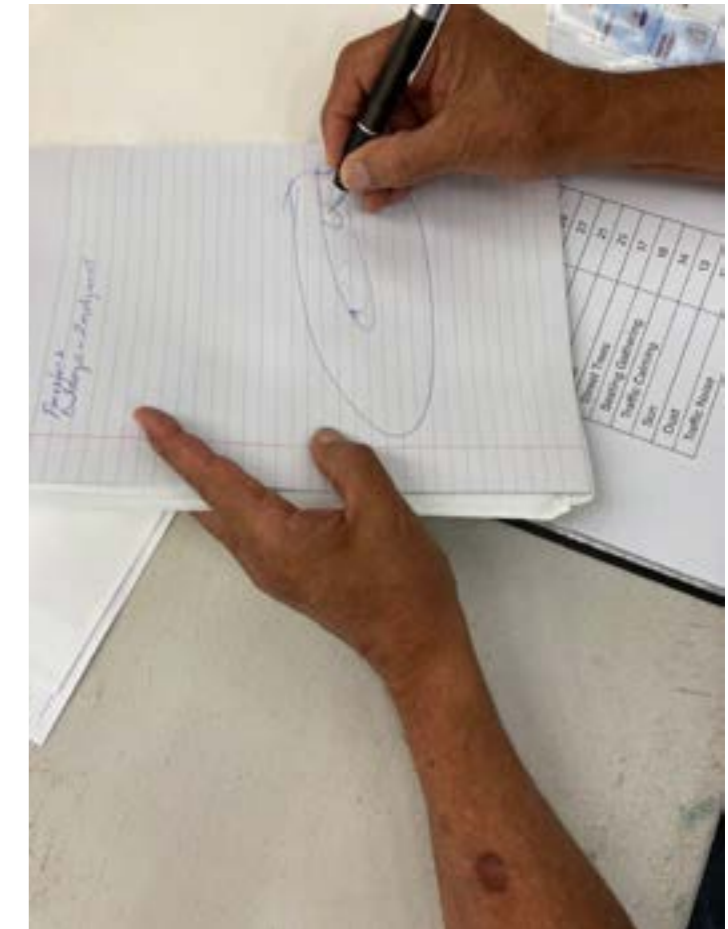
FIELD NOTES & KEY MESSAGES

General

- Important to communicate the project to the wider community.
- Security of tenure is important. 99 year leases.
- Consider lot allocations.
- Approx. 100 existing lots on 30 year leases. Can these be built upon?
- Ensure consultation with TOs. Part of site may be a birthing area.
- Noise is a problem. Council bylaws should be enforced.
- Smaller yards and more internal areas to discourage partying and make maintenance of yards easier.
- Fencing to keep dogs in.
- More types of housing is good. Diverse options for young, single.
- Housing priority focuses on larger families, while others miss out.
- Single persons accommodation with shared facilities may not work.
- Consider 'rent to buy' schemes. See Hope Vale.
- Employment opportunities with contract requirements for local employment and training.
- Prefer 2-3 BR houses, especially for young people who need to build up a rental history.
- Consider units for old people.
- Include shops in the plan.
- Granny flats.
- Verandah and outdoor areas.
- Clothes drying areas should be more private.



Workshop review of Scenarios (TFA)



Sketch of Balamba site (TFA)



Stakeholder: Balamba Lease Holders
Date: Monday 4 December 2023
Time: Morning

Stakeholder: Balamba Councillors
Date: Monday 4 December 2023
Time: Afternoon
Location: YASC Offices

WORKSHOP STRUCTURE

- Project overview, housing priorities.

Community Attendees:

- Uncle Horace (Slacky) Neal
- Percy Neal

FIELD NOTES & KEY MESSAGES

General

- Consider waterhole at rear of Balamba site: used for fishing, was used as a hospital place (not birthing), a mango tree remains at the site.
- Gunggandji Special Interest Area area site east of the Nursery and Balamba rd.
- Need for providing access, services etc. to properties for future subdivision (notably Uncle Horace’s property).
- 99 year lease in progress for Neal family.
- ‘We need houses here, we all know that.’
- There are 27 different tribal groups in Yarrabah.
- The selection of the site did not include community input.
- YASC can only develop land within DOGIT with TO consultation to extend developable land that is endorsed by community.
- No insurance for private houses or property on DOGIT.
- Locations close to the town are preferred.
- Home Ownership on Indigenous Lands (HOIL).
- Umbundji was closed down in 1996 and brought into the mission township area.
- The most important thing is a place to call home.
- ‘In their design - they want to design it their ways you see.’
- YASC to manage rent only if built by YASC.

DESIGN PRINCIPLES

- Respecting water sites
- Community design input
- Housing lease responsibilities
- Accessibility

WORKSHOP STRUCTURE

- Project overview, housing priorities.

Community Attendees:

- Richard Wright, YASC CEO
- Councillor Hezron Murgha, YASC
- Councillor Kenneth Jackson, YASC
- Councillor Brian Underwood, YASC

FIELD NOTES & KEY MESSAGES

General

- Consider land tenure: perceived ownership extent (Aunty Rub), future access for potential subdivision (Uncle Horace), and Men’s Shed.
- BU supportive of planning with lot holders - future-thinking together.
- Respect culture and Country through maintaining natural assets where possible.
- The trade-off of living further out - quieter but lack of public transport.
- Development outside of DOGIT is possible where land use is agreed with PBC(s) - would entail a payout ie. 1 in 10 houses allocated to Gunggandji (follow waitlist).
- What is our role in Northern PBC engagement?
- Calls for Service a constraint/potential influence on housing types and density etc. “Don’t create another Sesame Street.”
- Consider housing allocation process.
- Proposal for more community housing in land exchange between YASC and Education Queensland.
- Possible primary school site as new ‘Pension Home’ cabins.
- Northern PBC not supportive of RSL site development.

DESIGN PRINCIPLES

- Respect Culture and Country
- Housing allocations



Stakeholder: Elders
Date: Monday 4 December 2023
Time: Morning
Location: Leisure Centre

28 **WORKSHOP STRUCTURE**

- Project overview, housing priorities.
- Timeline and money story.
- What makes a good house in Yarrabah?
- What makes a good street in Yarrabah?

Community Attendees:

- Elverina Johnson
- Gillian Bann
- Henry Miller
- Valda Miller
- Davida Schrieber
- Richard A. Thomas
- Maisie Thomas
- Ernestine Yeatman
- Bryce Barlow
- Millie Maywee
- Freda Sands
- Elverina Johnson
- June Noble
- Hilton Noble
- Marcelle Murgha
- Attina Atkinson
- Josie Murgha
- Gwen Schrieber
- Hope Patterson
- Stephen Canendo
- Cosette Andrews
- Dorita Wilson
- Caroline Warta

DESIGN PRINCIPLES

- Connection to Country
- Future planning (young & future gen)
- Acknowledge Balamba stories
- Public security
- Community activities
- Housing allocation
- Planting
- Parks
- Maintenance

FIELD NOTES & KEY MESSAGES

General

- Consider future choices.
- Is Gribble St 'Pension Home' site redevelopment included in funding for Elders/older ones?
- Elders relocated from Gribble St 'Pension Home', replaced with younger ones & families.
- Older ones liked connection to water and church at Gribble St.
- Potential for Balamba development to accommodate families and allow Gribble St to be redeveloped in following stage(s).
- 'Yarrabah gotta grow some way. Our young people have gotta move with the times too.'
- Concern for future generations: 'We are making decisions for our young people,' 'This is for the future generations, not for us.' 'If we've got money in the bank, we need to build these homes.'
- Concern with leaving behind debt for children: 'Our younger ones, this is their time.'
- Consider raising up [floors] to ensure houses are not in a swamp.
- Native title - joint claim from Jiljee to Buddabadoo.
- Desire for home and land ownership over 99yr leases.
- Concern for the water basin.
- Consider housing survey at Youth Hub.
- Follow-up in-person Elders meeting.
- Elders considering alcohol restriction (AMP) in new area.
- Elders considering acknowledgement of Balamba stories.

House Design

- Consider duplexes/townhoses for older ones wanting independence.
- Consider multistorey for growing popoulation.
- Consider duplexes.
- Consider guest houses for visiting families
- Consider units for single men and youth.
- Consider two-storey
- Consider town house that 'go up' to have space between houses.
- Allocation of residents by YASC needs to be done well: new families mixed with old can cause conflict.
- Lot sizes: lots don't need to be too big, for maintenance.

Public Amenity

- Parks close to home, similar to foreshore parks.
- Amenity for activities: small cinema (refer Babinda),
- Consider police beat at central Balamba. indoor cricket.

Planting & Surrounds

- Planting: native fruit trees, flowering trees, colourful.



Elders meeting, group discussion (Planz)



Elders meeting, group discussion with aerial image (Planz)



Elders meeting, workshopping masterplan (Planz)

IMPORTANT CRITERIA

Community members and stakeholders were invited to complete a graphic survey ranking the 'Important Criteria' for the new housing development.

63 surveys were returned. The ranking of criteria is noted below, with Criteria receiving the most votes at the top and Criteria receiving the least at the bottom. Several respondents ticked all Criteria as being equally important.

Criteria	Votes
Fencing	52
Lot Size	50
Noise from Houses	49
Lighting the Street	46
Drainage	42
Flooding	33
Cultural Family	30
Playgrounds	28
Walkways Footpaths	27
Breezes	21
Parks	21
Street Trees	17
Seating Gathering	16
Traffic Calming	14
Sun	13
Dust	13
Traffic Noise	11

IMPORTANT CRITERIA

PLEASE TICK UP TO 7 ITEMS THAT YOU FEEL ARE MOST IMPORTANT

	SUN 	BREEZES
DUST 	CULTURAL FAMILY 	TRAFFIC CALMING
FLOODING 	DRAINAGE 	FENCING
LIGHTING THE STREET 	SEATING GATHERING 	NOISE FROM HOUSES
PLAY-GROUNDS 	STREET TREES 	PARKS
TRAFFIC NOISE 	LOT SIZE 	WALKWAYS FOOTPATH

THE FULCRUM AGENCY

DESIGN PRECEDENTS

During workshop conversations, stakeholders identified several examples of other housing developments they had seen that worked well for a variety of reasons. These precedents can help inform the design response at Balamba and include the following:

Hope Valley Estate (Hope Vale):

Hope Vale is located approximately 4.5 hrs north of Cairns near Cooktown. The Estate is located within a large parcel called Millers Block and is a residential subdivision offering options for home ownership. As of 2014 the Hope Vale Aboriginal Shire Council Planning Scheme had identified completion of Stage 1 (40 lots) with a further 60 lots to be subsequently developed. Indigenous Business Australia has a loan scheme for residents seeking to own their own homes.

Hope Vale Aboriginal Shire Council planning scheme



Hope Valley Estate, Hope Vale

Pyramid Estate (Gordonvale):

Pyramid Estate has wide streets and ample parking.



Pyramid Estate, Gordonvale (street view)

Hope Vale and Wujal Wujal:

Hope Vale and Wujal Wujal (preferred) were suggested as good examples of developments with granny flats that allow elders to move into smaller spaces while family lives in the main house.

Weipa:

Weipa was cited as a good example of single men's and women's quarters.



Pyramid Estate, Gordonvale (photo by Ludo Kuipers)

MASTER PLAN SCENARIOS

At the October workshops, several planning scenarios were 'tested' to determine community priorities within the Master Plan. Each Scenario offered provisional pluses and minuses to help describe the merits or shortcomings of each.

The aim of this discussion was not to select one idea over another but to gain an understanding of the community's priorities. The final plan will likely be a combination of each.

More Houses

This Scenario is based upon the initial DAPSIP plan showing the Balamba site with a maximum number of housing lots, approximately 250.

Good:

- Maximum number of house

Bad:

- Higher density means fewer public spaces
- No parks or playgrounds
- No community facilities
- Does not respond to natural water flow
- Minimal shade

More Facilities

This Scenario offered houses, green spaces and introduced shops and a school.

Good:

- More community facilities (schools, shops)
- Facilities are in central location
- Shorter distances to travel to school and shops.

Bad:

- Fewer number of houses
- Recentering town may not be desirable.



More Houses



More Facilities



More Types



More Trees

More Types

This Scenario suggested more housing types (e.g., double storey units).

Good:

- More housing choice (units, apartments)
- High density building footprint allows for more community space.

Bad:

- Second floor units not accessible.
- Aging community, multi-storey design not appropriate.

More Trees

This Scenario showed fewer housing lots than the DAPSIP plan, but more green spaces and a more sensitive management of overland stormwater flow.

Good:

- More trees and shade.
- More parks and playgrounds.
- More community gathering spaces.
- Better response to stormwater flow.

Bad:

- Fewer number of houses.
- More open space to maintain.



DESIGN PRINCIPLES

The Design Principles that emerged from the community meetings and workshops (refer details above) are summarised below. These Principles will need to be reaffirmed by community as the project develops.

Once agreed, these Design Principles will help to shape the design response and establish the criteria against which design decisions can be measured.

General

- Co-Design: working collaboratively with Elders, TOs, community members and organisations.
- Housing quality over quantity: ensuring a balance between number of houses and amenity.
- Culture first: support cultural practice through housing and neighbourhood design.
- People first: housing need is great and should be a priority.
- Site considerations: water, flood, cut and fill, local drainage.
- Housing diversity: 2-3BR houses, accommodation for single men and for women, couples, young families, large families (all need at least 2 toilets, 3-4 bed = 2 x bathrooms)
- Housing allocation: matching need with house type.
- Affordability: ensuring large houses remain affordable as family composition changes.
- Economic opportunities in the master plan development: TOs walking site, cultural induction for contractors, construction activities.

What makes a good House in Yarrabah

- Seasonally responsive: cooling, rain.
- Multi-generational: ability to house and care for elders.
- Durable construction materials, easily maintained: water leaks are common, mold growth.
- Accessible and visitable: for people walking, wheelchairs.
- Yards: space between houses (front verge); outdoor areas for cooking, cleaning fish, shade; easy to maintain; keeping pets in and dogs and horses out, access and parking for cars and boats.
- Verandas: front and back for seasonal response.
- Wet areas: kitchens, toilets and showers to suit house

type.

- Design for noise: proximity to neighbours and location of bedrooms relative to public spaces.
- Self-sufficiency: (i.e., solar in lieu of gas for cooking given constraints of gas bottles, however relying on grid alone not effective given inconsistent power supply).
- Connections to nature: views to range and sea, capturing breezes.
- Privacy and visibility: for personal space and cultural practice when unable to get out on Country.
- Fencing and security: visibility, lighting, access, safety.
- Consider waste management location/size, house waste / recycling (cans for change incentives)
- Edible gardens / food produce

What makes a good Street in Yarrabah

- Footpaths and walkability.
- Community connectedness: shops, community spaces, men's shed; meeting/training and enterprise.
- Parks and playgrounds.
- Trees and vegetation.
- Wide streets and traffic calming (speed bumps)
- Health & Wellbeing (i.e., mental health support and safe spaces).
- Bus stops / bus network transportation.
- Manage abandon cars / removal.
- Large community / market garden

SITE CONSIDERATIONS

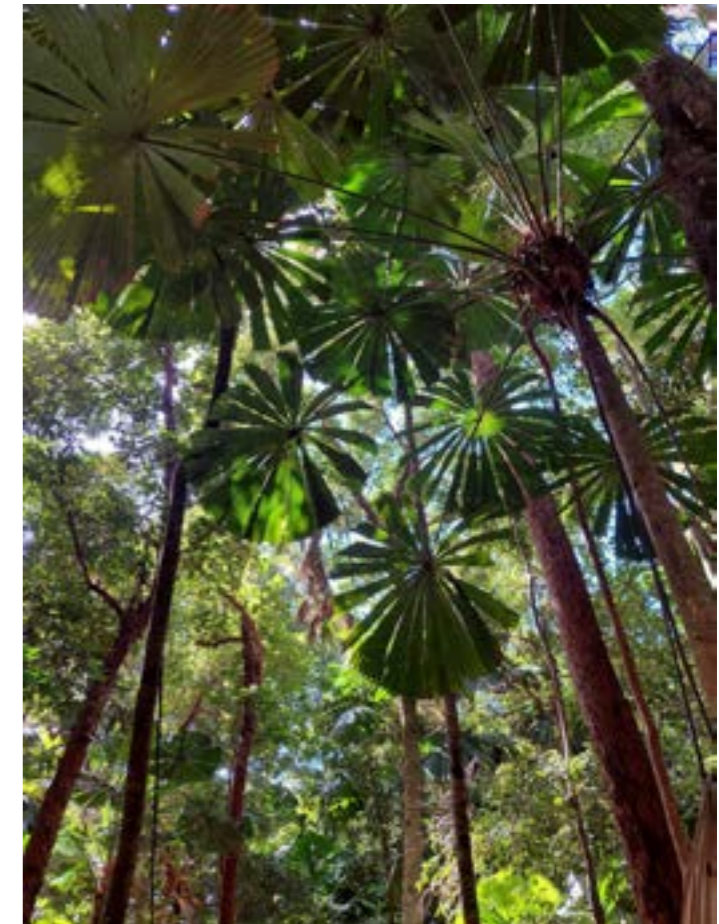
The site falls approximately 2m from west to east and 8m from south to north. The principal site consideration is storm water overland flow and flood inundation. The Balamba site sits just to the east of the ranges and serves as a catchment for water that runs off the hills via creeks and tributaries. Kappa Creek runs through the site, and Reeves Creek to the south is known to break its banks and flood low lying areas. The technical response to this challenge is to fill the site with 0.5m to 2.0m of fill, and to create battered banks along the eastern edge to control storm-water flow.

Fill will likely be expensive and difficult to truck from outside the township along the narrow Pine Creek - Yarrabah Road and over the range. The community has raised the possibility of quarrying fill for the site from a local quarry. This could help to minimise cost and logistical challenges while also providing economic benefit to Yarrabah. One community member remarked it would be better to 'take fill from land and put it back on the land' rather than importing it from elsewhere.

Based on YASC's instruction for a 'culture first' approach to design, the storm-water management strategy should aim to implement measures that:

- limit the amount of fill required,
- minimise the use of piped solutions,
- retain existing contours,
- maintain creeks and waterways.

It is recommended that the civil/storm-water engineer works closely with appropriate and knowledgeable community members to develop a storm-water strategy that balances the needs of Country with the imperatives of housing.

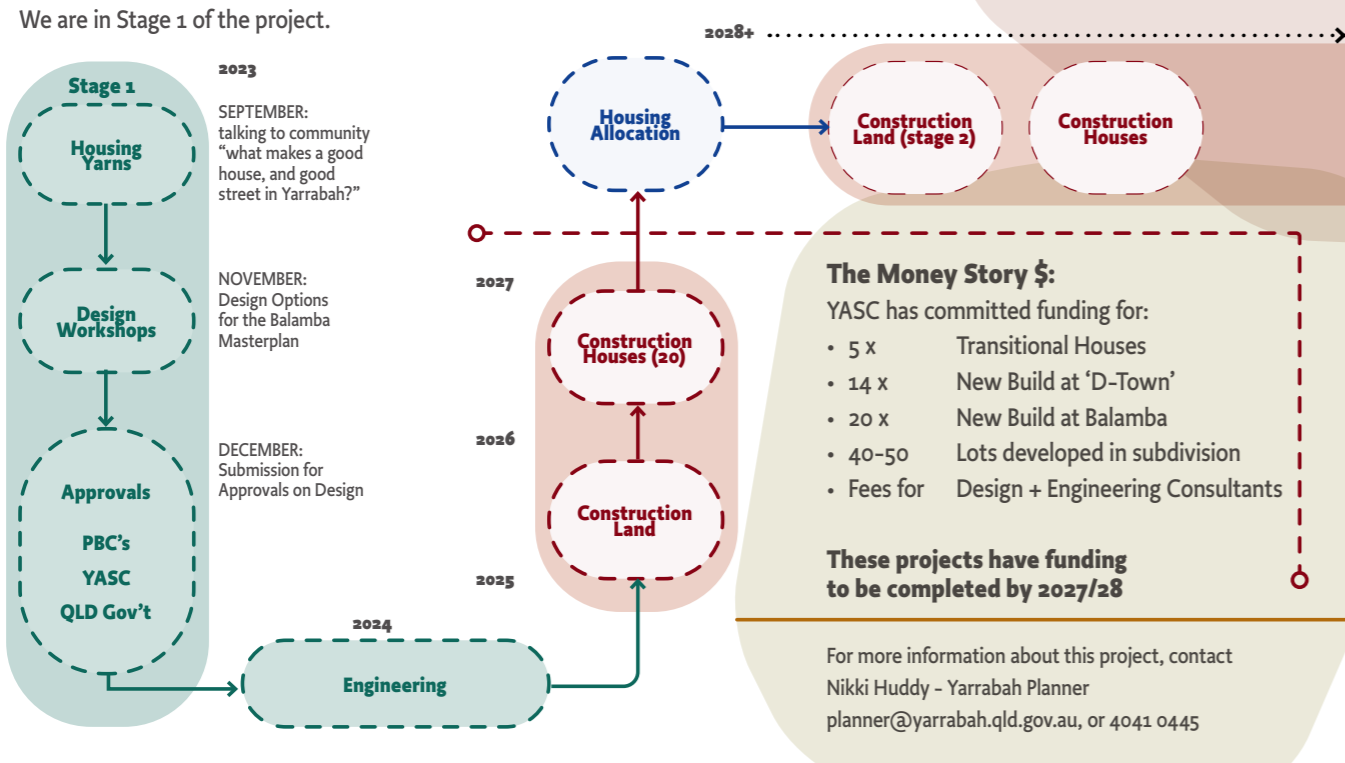


Yarrabah Country (CA Architects)



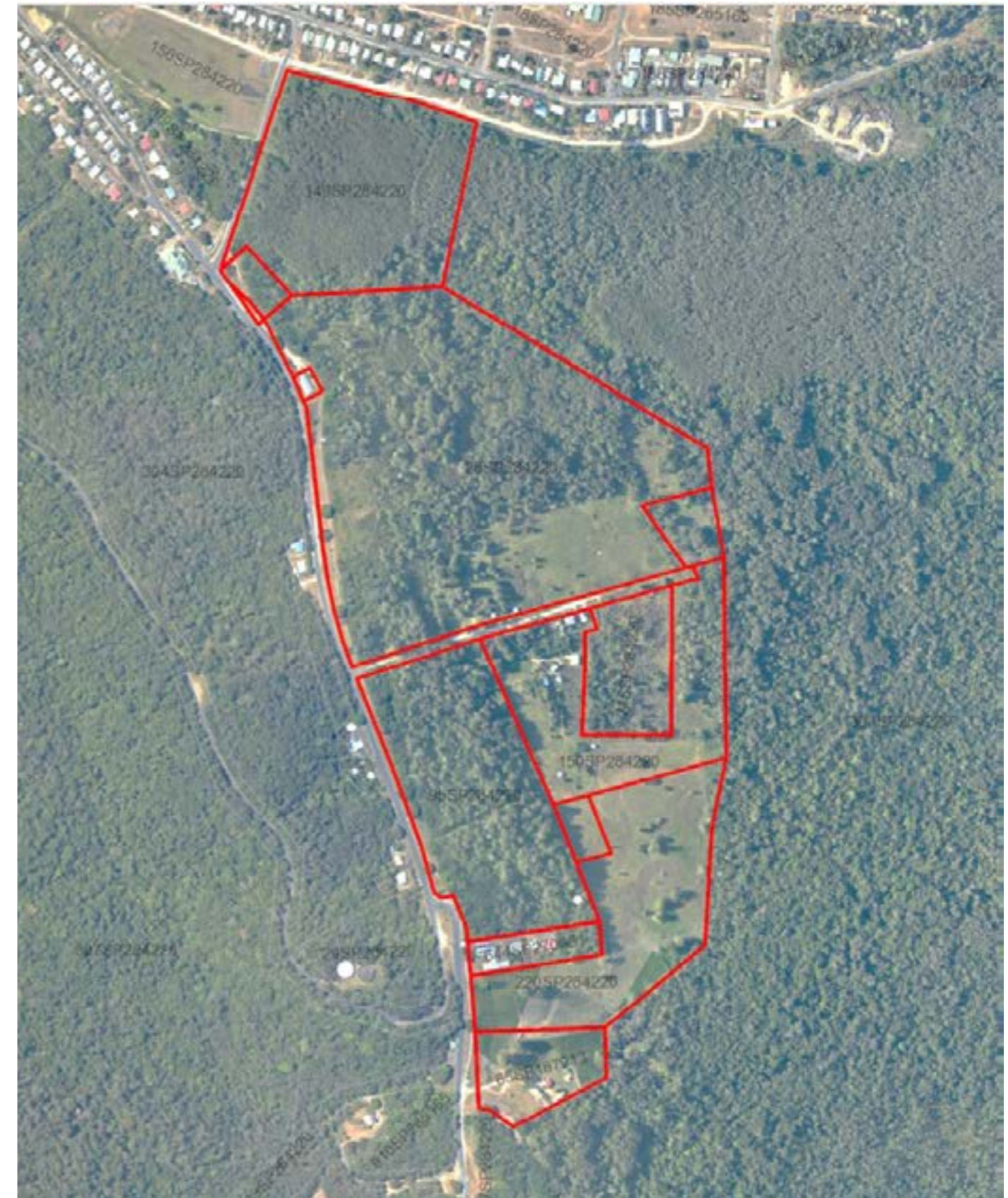
Balamba Masterplan Project

The YASC is working on a project to deliver more houses and land for Yarrabah. We are in Stage 1 of the project.



Timeline and Money Story

BALAMBA



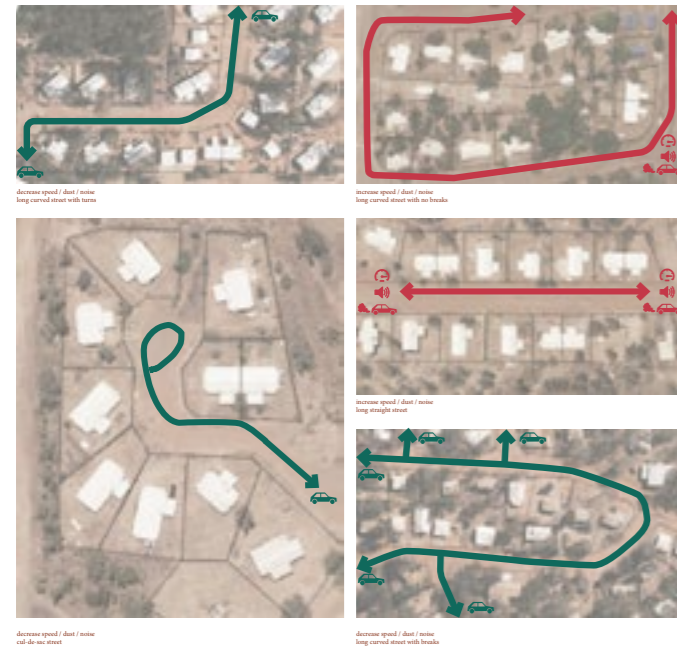
Precedent Image: Habitat on Juers (Refresh Studio for Architecture)



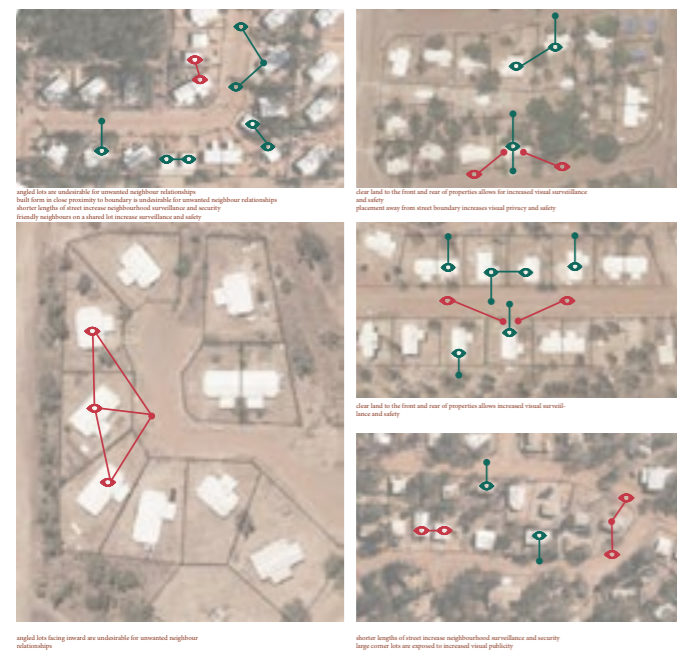
Precedent Image: Single Men's Quarters in Mimili (Uni SA, David Morris, Gini Lee and Jason Oaten-Hepworth)



VEHICLE NOISE + DUST



CONNECTION + PRIVACY



PEDESTRIAN ACCESS, MOVEMENT + SAFETY



LOT SHAPE CONDITIONS



VEGETATION



Subdivision diagrams showing advantages and disadvantages.

IMPORTANT CRITERIA

PLEASE TICK UP TO 7 ITEMS THAT YOU FEEL ARE MOST IMPORTANT

	SUN	BREEZES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DUST	CULTURAL FAMILY	TRAFFIC CALMING
FLOODING	DRAINAGE	FENCING
LIGHTING THE STREET	SEATING GATHERING	NOISE FROM HOUSES
PLAY-GROUNDS	STREET TREES	PARKS
TRAFFIC NOISE	LOT SIZE	WALKWAYS FOOTPATH

Important Criteria Survey sheet



Precedent Image: Ann Street Garden Villas (Anna O'Gorman Architect)



Precedent Image: Ann Street Garden Villas (Anna O'Gorman Architect)

Idea 1- More Houses

FOR BALAMBA

GOOD

- Maximun number of houses

BAD

- Higher density means fewer public spaces
- No parks or play grounds
- No shops or community facilities
- Does not respond to natural water flow
- Minimal shade



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Idea 3- More Types

GOOD

- More housing choice (units, apartments)
- High density building footprint allows for more community space

BAD

- 2nd floor units not accessible
- Aging community multi storey design not appropriate



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Idea 2- More Facilities

GOOD

- More community facilities (schools, shops)
- Facilities are in central location
- Shorter distances to travel to school and shops

BAD

- Fewer number of houses
- Re-centering town may not be desirable



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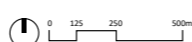
Idea 4- More Trees

GOOD

- More trees and shade
- More parks and playgrounds
- More community gathering spaces
- Natural breezes
- Better response to storm water flow

BAD

- Fewer number of houses
- More open space to maintain



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