

Document Title

Woorabinda Design Principles

Client
Woorabinda Aboriginal Shire Council

Prepared for
The Woorabinda Community

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V10



We acknowledge the voices, pathways, law and lore of all places we are fortunate to live, trade and learn from.

We recognise our responsibility to Country, culture and the knowledges that have sustained these lands, waters and skies.

We pay our respects to the Traditional Custodians, Elders and Knowledge Holders who have and continue to hold this responsibility, and to the children who shape the future.

We stand within, care for and acknowledge Country, always.

It always starts with Country.

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1.0

Introduction

Creating change through the built environment in Woorabinda needs the voices of the community. The Woorabinda Design Principles are proudly community-led.

A huge thank you to all who shared their voice and guided this process. Creating change together for this and future generations.

The Woorabinda Design Principles project was made possible through the funding, partnership, and support of the Queensland Government's Department of Housing and Public Works.

IMPORTANT NOTE: Please take care when reading this document, as it contains images and references to Aboriginal and/or Torres Strait Islander people who are deceased.

Purpose of this Document

Every community is different and this document aims to capture the unique priorities of the Woorabinda community.

The *Woorabinda Design Principles* bring together local knowledge, lived experience and community priorities to guide how buildings and spaces are shaped in Woorabinda. This document sets out a place-based understanding of what 'good design' looks like here, grounded in everyday life and connection to Country.

As a shared tool, this document supports stronger conversations between community, Council, designers and project teams. It helps ensure that design ideas shared with Council are shaped by and responsive to local expectations and needs, and is to be used to keep all involved accountable.

This document follows in the footsteps of many who have long advocated for better built outcomes in discrete Aboriginal and Torres Strait Islander communities. The want to deliver place-based, culturally-responsive homes, buildings and community spaces is not new, but this document outlines both the 'what' and the 'how' of those aspirations. These Design Principles will now be used to guide design and construction processes in Woorabinda, to ensure projects delivered are properly tailored to the community's wants and needs.

Other Important Documents

- [Woorabinda 10-year Strategic Capital Housing Plan 2025-2035](#)
- [WASC Planning Scheme, Version 1.1, 2018](#)
- [Woorabinda Long Term Community Plan 2011-2021 & Beyond](#)

ASSETS AND INFRASTRUCTURE		
The Assets and Infrastructure theme looks at built infrastructure in Woorabinda, for example roads, housing, footpaths and playgrounds. Consultation identified that the priority areas are around housing, roads, security, pedestrian facilities and sport and recreation facilities (from playgrounds to organised sport facilities).		
Recommendations	Measurement	Potential Partners
Build housing that accommodates a variety of living situations (eg for singles, couples, small or large families with children). Investigate units as a housing option.	Housing that meets the needs of the community and prevents over crowding	• Council • Department of Communities, Housing Services
Maintenance and construction of sport and recreation facilities to meet current and future needs of the community. Continue the implementation of the Woorabinda Sport and Recreation Plan 2009	Implementation, monitoring and updating of the Woorabinda Sport and Recreation Plan 2009	• Sport and Recreation Officer • Council • Funding Officer
Improve and maintain parks with activities for all aged children and covered seats for parents. Continue the implementation of the Woorabinda Sport and Recreation Plan 2009	Implementation, monitoring and updating of the Woorabinda Sport and Recreation Plan 2009	• Sport and Recreation Officer • Council • Funding Officer
Improve pedestrian facilities, with pathways (disabled and pram friendly), zebra crossings and lighting at night	Development and implementation of a concise pathway plan for Woorabinda	• Council • Sport and Recreation Officer
Improved security throughout town with street lighting at night time and increased police patrols at night time	• Future projects and upgrades to incorporate crime prevention through environmental design techniques • Reduced crime rates	• Council • Police • Residents
Improve road safety with signage (speed, stop, give-way signs) and speed bumps to slow cars	All road works to adhere to Main Roads design standards and technical specifications	• Council • Department of Transport and Main Roads
Improve power supply to ensure a constant supply to the residents and businesses of Woorabinda	Reliable power supply	• Energy suppliers
Ensure ongoing maintenance and supply of water and waste water	Development of water and waste water alliance with surrounding local governments	• Council • Surrounding Councils
Appoint a Councillor to lead the implementation of the Assets and Infrastructure theme of this plan	Councillor working with external stakeholders to help implement the recommendations of this plan	• Councillor • Council

“Pedestrian safety is very important in a small community with people of all ages walking to where they need to go.”

Woorabinda Long Term Community Plan 2011-2021 & Beyond

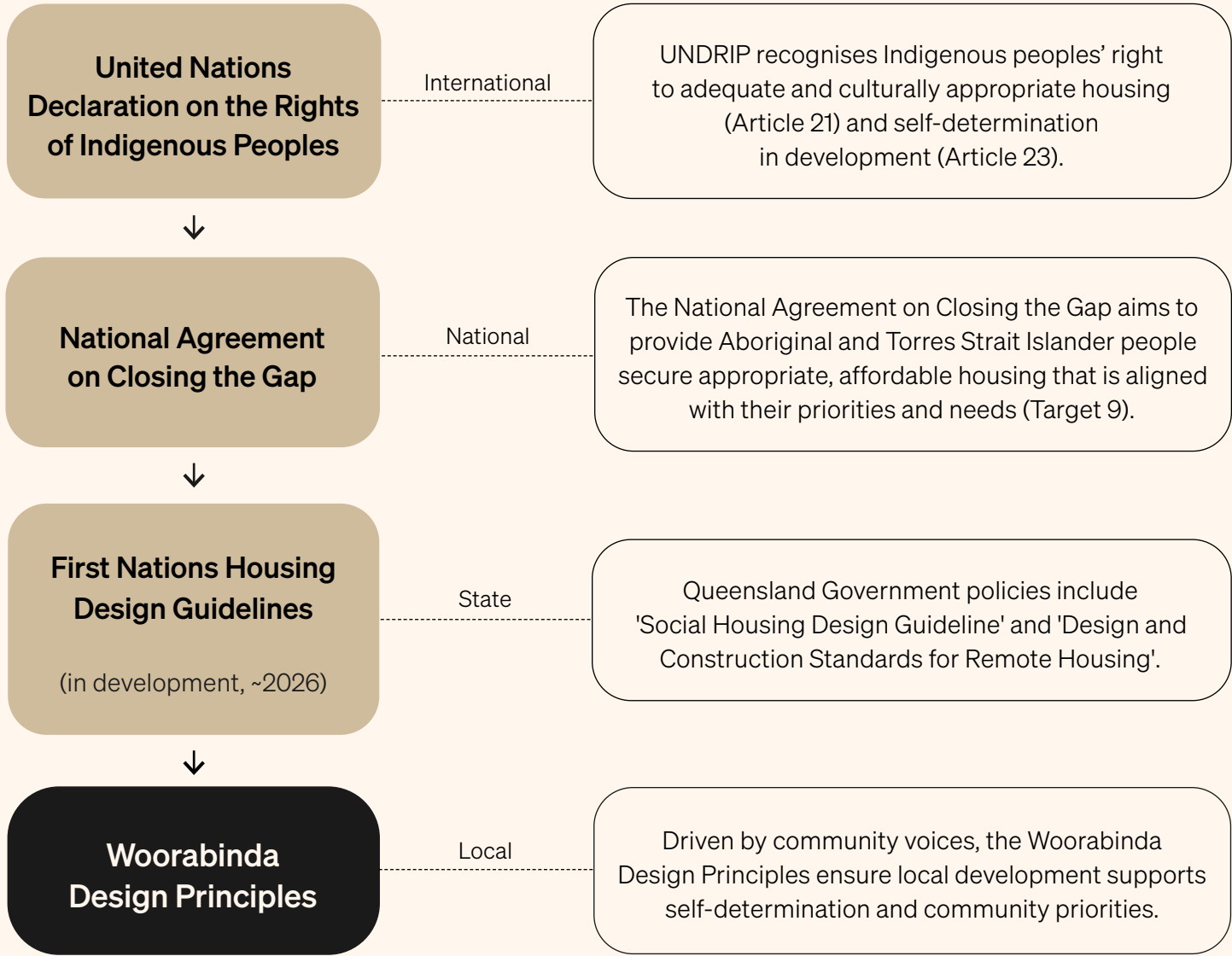
- 14 -

ABOVE: Extract from page 14 of the *Woorabinda Long Term Community Plan, 2011-2021 & Beyond*, outlining the need for a mix of housing that community are still looking for today.

Policy Context

The Woorabinda Design Principles prioritise community's aspirations when designing buildings and spaces in Woorabinda, while also aligning with broader government commitments at a state, national and international level.

This approach supports the agency of the Woorabinda community in shaping a built environment that genuinely reflects local social, cultural, climatic and community needs.



Who this document is for

The *Woorabinda Design Principles* are a community-led tool to be shared by many people, and read by many audiences. They outline community-led, place-based guidance for design and construction in Woorabinda.

Everyone in Woorabinda should know about and have access to a copy of the Woorabinda Design Principles*, to understand what is driving future development in the community.

This document should be used by:

**To read a copy or request your own, please visit Woorabinda Aboriginal Shire Council reception and ask about the Woorabinda Design Principles.*

The Woorabinda Community

This document has been developed with and for the Woorabinda community. It acts as a record of community's voice and a tool to advocate for cultural non-negotiables for the design and delivery of infrastructure (i.e. housing, community buildings) in Woorabinda.

Woorabinda Aboriginal Shire Council

For the Woorabinda Aboriginal Shire Council, this document serves as a record of local knowledge and priorities. It is to be used to support informed decision-making, guide discussions with Project Teams and ensure that cultural and community considerations are recognised throughout the design and delivery of projects moving forward.

Project Teams (Design Teams & Contractors)

For Project Teams, the Woorabinda Design Principles act as a starting point for project proposals and processes. This document should be read prior to visiting Woorabinda to provide an understanding of the community's context, from its history through to the community's vision for the future. It provides guidance on how infrastructure design and delivery decisions need to respond to Woorabinda's context, and is used by Woorabinda Aboriginal Shire Council to evaluate the appropriateness of design and delivery outcomes proposed for the community.

Government & Funding Bodies

For the state and federal government and funding bodies, this document offers a place-based framework for determining appropriate project processes from the outset, as well as reviewing and evaluating project success throughout. It helps ensure projects are assessed against locally informed priorities and supports flexibility where typical approaches may not properly respond to community needs. Where standardised processes or policies exist in addition to the Woorabinda Design Principles, this document is to be prioritised and used to bring place-based design considerations into the conversation, ensuring standardised approaches do not supersede place-specific outcomes. Without this shift in approach, existing challenges that exist within the community will be perpetuated.

Where the Woorabinda Design Principles are not formally recognised within state government processes, including QBuild methodology, fee structures and program expectations, their capacity to drive genuine change is limited. Council alone cannot enforce place-based design outcomes without the backing of the agencies that fund and deliver housing and public infrastructure. This document calls on government and funding bodies to treat these principles as a binding reference and to adjust processes accordingly.

Community Engagement Process

Due to pressures put on delivering outcomes in community, there is often no time given for proper engagement. This document has been delivered differently to show the benefit of listening to and embedding community voices into all projects delivered in Woorabinda, so people have a say in the outcomes that affect their everyday lives and Country.

The Woorabinda Design Principles have been developed through community engagement over a number of visits, though not all of the community have had their say. Following 'finalisation', this document will remain live so it can be updated to reflect the thinking and priorities of the community as it shifts and changes.

This document is to be reviewed and updated to ensure it continues to align with the Woorabinda community's aspirations and concerns, as well as learnings around design and construction as projects are delivered.

Engagement Visit 01

In October 2025, walk-throughs at 10 homes in community were done as part of initial engagement, and at a community BBQ, the concept of the Woorabinda Design Principles was introduced to ~30 community members. Through this and other conversations over three days, community's broad preferences around infrastructure began to be unpacked.

Initial Thinking & Draft Document

Acting as a tool for further discussion, high-level priorities, aspirations and concerns were collated from initial conversations following Engagement Visit 01. These initial principles were then taken back to community for Engagement Visit 02 to ensure community had the opportunity to refine the document's principles and recommendations.

Engagement Visit 02

The second engagement visit in November 2025 involved meeting with Elders, community organisations and residents throughout Woorabinda to continue to unpack priorities, and confirm that what was shared through early conversations had been appropriately translated into a list of community priorities.

Draft Design Principles

Following Engagement Visit 02, feedback received from and changes requested by community were captured in the formal draft Woorabinda Design Principles. This document was then presented to WASC and Department of Housing for feedback, with next steps to follow.

Engagement Visit 03

Following Engagement Visit 03 in July 2026, the Woorabinda Design Principles were revised and finalised to incorporate community and WASC feedback. This final engagement visit allowed community to review the proposed house designs and provide direct feedback on design decisions made on the basis of previous feedback.

Final Design Principles

The Woorabinda Design Principles document has now been finalised. From this point, the Woorabinda community own the Woorabinda Design Principles and are to use them as a tool to advocate for better outcomes. However, this document remains live and should be updated as needed to stay aligned with community's priorities.



2.0

Woorabinda Context

About Woorabinda

Woorabinda is an Aboriginal community situated in Central Queensland, around 170km (or 2hrs drive) south-west of Rockhampton. Woorabinda sits on the traditional lands of the Wadja and Gungaloo peoples, and is home to approximately 52 clans and many language groups from across Queensland, New South Wales and the Northern Territory. This mix of clan groups makes Woorabinda special because many First Nations cultures, stories and practices come together in one place.

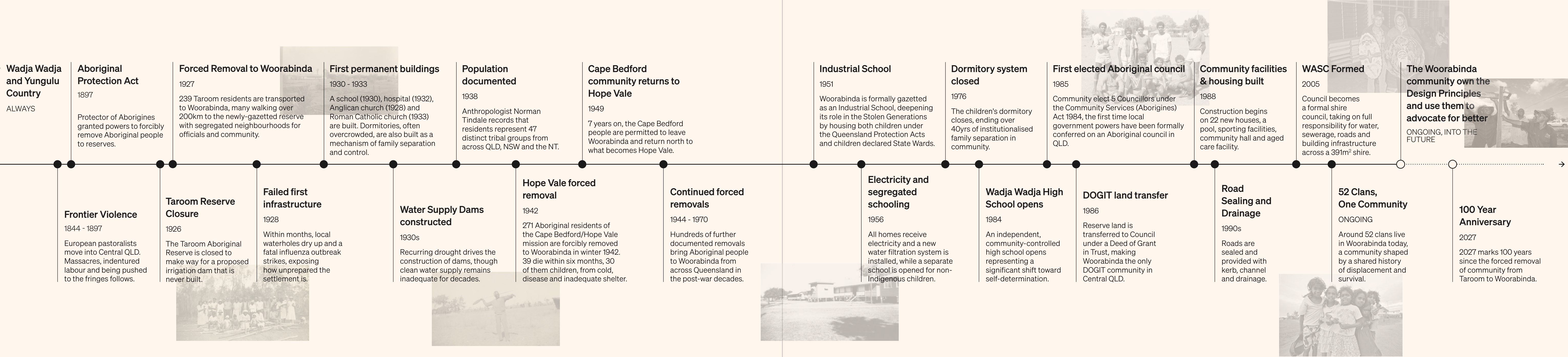
Woorabinda is a community where people share yarns and support each other, but it isn't without conflict. Woorie's conditions can be harsh, so the natural environment and climate really shape how everyone and everything lives. Planning and design need to share these values so community can feel safe, live well and make places their own in Woorabinda.



ABOVE: Map showing location of Woorabinda, QLD.

Woorabinda's History

Woorabinda's history is layered and reflective of control enforced over generations. The community's built environment still largely reflects decisions made by others over the course of its history.





3.0

Design Principles

Looking down Saunders Lane towards the workshops, Tahlia Steadman 2025 (via Blaklash).

Woorabinda Design Principles

These Design Principles bring together the Woorabinda community's key priorities for the built environment, so future projects can provide tailored outcomes that support the Woorie way of life and thing about long-term benefit.



01

Community-Led

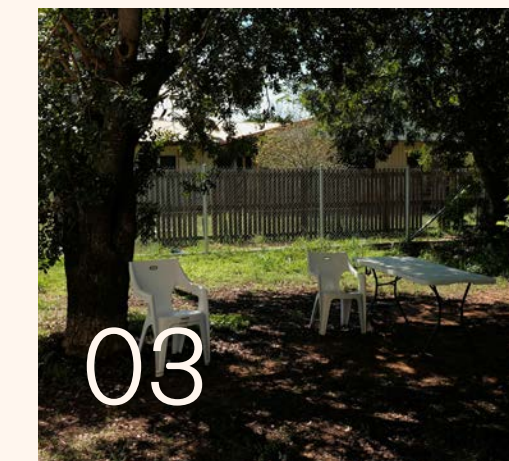
Community have good ideas and want to shape Woorabinda's future together.



02

Thinking of Family First

Family, through blood or kinship, likes to be together. Design for family first.



03

Climate-Responsive

Design for comfort and health in Woorabinda's hot summers and cold winters.



04

Built for the Future

Woorie is always changing. Deliver projects with both today and future generations in mind.



05

Privacy & Separation

Community want space to be themselves, whether in town or in the bush.

DESIGN PRINCIPLE 01

Community-Led

Community have good ideas and want to shape Woorabinda's future together. Ensure all thinking and project processes are community-led and focussed.



The mosaic at the memorial on Munns Rd in Woorabinda sharing the story of the 1927 walk from Taroom, Tahlia Steadman 2025 (via Blaklash).

Community's voices need to be heard, listened to and acted on to shape the best future for Woorabinda.

“We’ve had a lot of houses built over the years but it just wasn’t built to the [right] criteria.”
- Woorabinda Elder

“You can’t fix the present without the past. We [Elders] hold that. That’s the key we hold. What we have here is fixable and doable.” - Woorabinda Elder

“How do we build houses that build up generations?” - Woorabinda Elder

“We want Woorabinda people to have a jump.”
- Woorabinda community member

Some community members are hurting from the past and do not trust that things will change.

“Bloody oath [a new granny flat is] gonna change my life. I just don’t wanna get excited and then be disappointed. Is this really gonna be happening?” - Woorabinda community member

“We’re walking with trauma here.” We are very suspicious and hurt. Fearful.” - Woorabinda Elder



Local community workers constructing a fence in Woorabinda. Mick Richards, 2006.

The Place-Based Design Responses on the following page set out specific spatial and technical recommendations to ensure projects are 'Community-Led'.

Place-Based Design Responses

“Good will is not enough. 98% of what you see is done without consultation...Their goodness is not good enough.” - Woorabinda Elder

“We see ourselves as capable of doing things for ourselves. We wanna design things our way.”

- Woorabinda Elder

“We don’t have the opportunity to buy our own houses. We still gotta answer to somebody.”

- Woorabinda community member

Engage with community for all infrastructure projects, to ensure everyone understands what is being done and has the opportunity to support.

- Community are not often properly engaged for projects. It is the role of the Project Team to ensure sound and good community engagement is facilitated. Allocate dedicated time and fee allowance into proposals for genuine engagement with community.
- Create safe and inclusive processes for community to participate in.
- Listen to community to understand and identify concerns, and develop smart solutions.
- Clearly communicate how decisions are made, what constraints exist, and how community feedback is being incorporated throughout.
- Share visuals (renders, physical models and floor plans etc.) with community to support explanation of design ideas.
- Keep decision-making processes transparent to keep the community informed and involved.

Think of long-term benefit for the local community. Identify opportunities for local people to be employed or receive training and embed these within projects.

- Each new building has a responsibility to involve community as much as it can in its design and construction.
- Local projects are to embed local benefits from the outset and throughout, rather than simply 'considering' them.
- Creating opportunities within project processes is to be incorporated into contract documents.

Be respectful. Honour local and oral knowledge and histories. Acknowledge with care and listen deeply to what community choose to share with you.

- Woorabinda is a community from all different Countries across the continent. With this comes diverse and intersecting understandings and relationships to place. The built environment in Woorabinda requires multifaceted responses to appropriately cater for this context.

Engage in skill-sharing and create opportunities for knowledge exchange. Respect the power of First Nations knowledges to strengthen outcomes.

- Project Teams should be generous in the sharing of their knowledge and skills.
- Project Teams should also be open to learn from local Knowledge Holders about histories, language, traditional plant use or cultural practices as appropriate.
- Ensure the design and construction processes contribute skills, knowledge, confidence and opportunities that remain within the community after a project is complete.

Actively prioritise procurement from local First Nations businesses to ensure economic benefits flow directly back to the community.

- Consult with Council about their preferred suppliers and potential opportunities for local businesses. Prioritise procurement from local Indigenous businesses where feasible. Where options do not exist, document this gap and provide it to WASC for their records, so capacity-building opportunities can be explored now and into the future.
- All project phases, from community consultation, design to construction, should identify opportunities for Woorabinda community members.

Avoid prefabricated construction where possible, to maximise local procurement opportunities.

- Design future buildings and spaces with local construction in mind.
- Support constructability by designing spaces with structural spans achievable with typical timber and steel lengths.
- Consider local supply chains for construction and future maintenance.

Thinking of Family First



Six young children posing for the photographer in Woorabinda, Mick Richards, 1998.

Family, through blood or kinship, likes to be together. Design for family first and foremost, because the community looks out for each other and needs their built environment to support these ways of living.

Culture and community remain strong thanks to kinship connections. Neighbourhoods need to allow family to live and gather near each other. Buildings need to allow family to live and gather together when they want to, and have separation when they don't.

“It's not overcrowding, it's the way we like to live.” - Woorabinda community member

“Recharge at home. Home is to rest.” - Woorabinda Elder

“We want to live on our own but we can't deny our family in our own house.” - Woorabinda Elder

"Some people just don't wanna live alone. Some of them wanna have all the children with them. All the children with their children in one house.”

- Woorabinda community member

Helpful Insights into Woorabinda's Population

Like most discrete Aboriginal and Torres Strait Islander communities, the population numbers determined through the Census are not necessarily representative of the day-to-day population of the Woorabinda community. According to ABS and internal Council data, the Woorabinda population exceeds 1,000 residents and is projected to grow steadily. The community's population is also predominantly young, with over 50% are under the age of 25.

WASC's 10-Year Capital Strategic Housing Plan 2025-2035 outlines how the Woorabinda community prioritise family:

"Woorabinda's young population, strong kinship networks, and intergenerational living patterns contribute to rapid household formation and a strong preference for family-oriented, flexible housing design. These cultural and demographic factors must inform both housing typologies and land use planning. Contributing factors include: Youth-dominant demographics with high birth rates; Intergenerational households and cultural obligations to house kin..."

As of 2025, there were 97 households on the housing register seeking new or improved accommodation in Woorabinda. Approximately 34% of existing homes are estimated to be overcrowded, based on available bedroom count and household composition, likely connected to the desire to live alongside family, regardless of whether there 'is room'. Of the 97 households on the list, 27 of them (~28%) require 3 to 5 bedroom dwellings, highlighting the prevalence of large, extended family structures in Woorabinda (WASC 10-Year Capital Strategic Housing Plan 2025-2035, 2025).

The Place-Based Design Responses on the following page set out specific spatial and technical recommendations to ensure buildings are 'Family First'.

Place-Based Design Responses

For homes, design around the Family Courtyard, keeping outdoor areas as private spaces at the core of homes.

- Place a secure courtyard at the heart of the home, creating a protected outdoor room for gathering, play, cooking, and everyday life.
- Make design decisions that support how the courtyard will become the social centre of family life.
- See "Climate-Responsive" on page 24 for further detail around how this design response also responds to Woorabinda's climate.

Create a sense of privacy and security through layering public, semi-public, semi-private and private spaces one after another.

- Design with multiple thresholds to allow people to control access and feel secure while remaining connected to the community. For homes, these thresholds may be the street, yard, carport, courtyard, verandah and house. For community buildings, these thresholds may be the street, greenspace, semi-public indoor areas, followed by private indoor spaces, so areas move from the most public through to the most private in layers.
- Provide quiet spaces for individuals and smaller family groups alongside larger communal areas, recognising that family life requires both connection and separation at times.
- See "Privacy & Separation" on page 38 for further detail around how this design response more directly addresses the Woorabinda community's need for privacy.

Prioritise outdoor living. Recognise outdoor space as an extension of Woorabinda's buildings and create space for community to live how they want to.

- Provide shaded gathering areas, verandahs, carports and flexible outdoor rooms that support daily family activities.
- Provide places for fire and storytelling. Incorporate fire pits that support cooking, cultural practice, storytelling, sharing, learning and intergenerational exchange.

Support large family gatherings. Design homes, neighbourhoods and community buildings to accommodate families of all different sizes.

- Woorabinda's built environment should accommodate extended family events, celebrations, meals, traditions and Sorry Business through the provision of considered, adaptable indoor and outdoor space.
- In homes, Living Rooms should be designed to anticipate sleeping, for the home's residents or for when extended family visit. Design Living Rooms as semi-separate rooms so they can become slightly more private (by closing a double door, curtain etc.) than the open-plan Kitchen and Dining spaces, however ensure they remain connected for when the home is operating under daily conditions.

Connect cooking to gathering. Design Woorabinda's buildings so preparing food accommodates sharing and gathering in large groups.

- In homes, position Kitchens and outdoor cooking areas as social hubs, directly linked to courtyards and gathering spaces where family interactions naturally occur.

Consider how young ones like to live and support them through intentional design decisions at both a neighbourhood and building scale.

- Create secure outdoor spaces where children can move freely, play, but remain visible to family members within adjacent building(s), supporting community-based care and supervision.
- Design neighbourhoods with different users in mind - people of different ages and lifestyles. Ensure children can safely move between home, play spaces and community facilities without relying on vehicles.
- Provide fences within fences to support young ones' independence and safety.

Carefully consider housing allocation to ensure appropriate neighbours are allocated to existing residents, culturally and socially.

- When planning out streets and neighbourhoods,
- This could include allocating a duplex to two branches of an extended family or co-habiting in a multi-generational home.
- Arrange housing so related families / community members can live near one another while maintaining individual homes with separate tenancy arrangements. Neighbourhoods should strengthen kinship networks rather than separate them.
- If careful consideration has been made around appropriate and tailored housing allocation, design streets, paths, shared spaces and building orientations to encourage informal interaction, visibility and mutual support between neighbouring families and community members.

Bedrooms must be generous to support co-sleeping arrangements, providing sufficient space for multiple beds and storage.

- Rooms need to accommodate multiple beds, from a queen bed with a cot for young families to several singles for siblings.
- First and second bedrooms to suit flexible sleeping arrangements.
- Ideal dimensions for first and second bedrooms 4.5m x 3m excluding storage and/or built-in cabinetry (minimum area 13.5m²).
- Minimum bedroom dimension 3m excluding storage and/or built-in cabinetry.

Climate-Responsive



Shady spots under the trees outside of the Indigenous Knowledge Centre in Woorabinda, Tahlia Steadman 2025 (via Blaklash).

Design for comfort and health in Woorabinda's very hot summers and very cold winters.

Orient and design homes to shelter from sun in summer and let in sun in the winter.

“Late in the afternoon I sleep out on the verandah where it’s cool. I’d rather be out there. Inside is too hot.”
- Woorabinda Elder

“If we’re gonna have houses, it should be warm in winter and it needs to be cool in summer.” - Woorabinda community member

“Coolest place in my home is the living room. Because there’s a carport on one side. The rooms are too hot to sleep in.” - Woorabinda community member

A healthy community needs healthy buildings. Buildings need to get sun to kill mould (but not overheat), catch breezes so all rooms can have fresh air, and think of vermin.

“They need to make sure [our homes are] healthy for our community and families.” - Woorabinda Elder

"Mob like when they freshenin' up, openin' their house up."
- Woorabinda community member

Helpful Insights into Woorabinda's Climate

Temperature: Shifts from overnight lows of around 9.6°C in July to daytime highs of 30.9°C in December and January. Woorabinda has hot, dry summers with storm risk from October through March, and mild, sunny winters with cold overnight temperatures and the occasional frost.

Rainfall: Woorabinda gets an average of 422mm of rainfall each year, with most rain falling through summer and very little falling in winter.

Relative humidity: Humidity peaks at an average of 75%, and is lowest at around 63%. For most of the year humidity is moderate, and the dry heat of summer is relatively low-humidity compared to coastal Queensland.

Prevailing winds: Wind direction shifts seasonally. In winter, westerly and south-westerly winds dominate. In summer and spring, northerly to north-easterly winds precede storm activity, with a southerly change after storms typical.

The Place-Based Design Responses on the following page set out specific spatial and technical recommendations to ensure buildings are 'Climate-Responsive'.



Looking down Munns Road in Woorabinda through the central greenspace, Tahlia Steadman 2025 (via Blaklash).

Place-Based Design Responses

Buildings are to be oriented properly on lots, rather than orientation being dictated by the subdivision layout.

Design for buildings or structures to protect other spaces from the harsh, western sun.

Deliver landscaped outcomes alongside new buildings, while considering ongoing maintenance requirements.

Ensure and maximise cross-ventilation and access to natural light in all new builds. Where extensions are being made to existing buildings, consider how to support this.

Ensure you consider how thermal mass will act in Woorabinda's hot summers and cold winters. Design with these two conditions in mind.

Insulate roofs, walls and floors thoroughly to ensure best management of internal temperature in both hot and cold months, and different times of day.

Where possible, laundries should be lockable, covered outdoor spaces that are naturally ventilated to prevent mould growth.

Ensure quality and install / construction methodology are carefully considered to ensure proper insulation of internal spaces.

- In homes, northern aspect should be utilised by living rooms, kitchens and bedrooms.
- While efficiency of infrastructure may dictate the subdivision layout and orientation, each home should be oriented in accordance with the sun path. This may result in homes that are off axis from their lot boundaries.
- The only room that may be solely southern oriented in Woorabinda homes is bathrooms.
- Homes should not have a long side facing west or north-west. Courtyards should be oriented to the north or northeast. Bedrooms should face east to seek morning light if possible.

- A home is made up of many rooms. In Woorabinda, design homes so non-habitable rooms or spaces (laundries, bathrooms, sheds, service rooms etc.) protect other areas from western sunlight and open themselves up to the north and east. In terms of climate-responsiveness, think of non-habitable rooms as sacrificial rooms that are strategically place to protect habitable rooms (bedrooms, living areas, outdoor living etc.).
- When placing extensions or new builds onto existing lots, use other buildings and structures to provide shade and heat protection.

- Landscape can also be a device for protecting buildings and outdoor spaces from the harsh western sun. Think long-term and plant in anticipation of future benefit.
- Consider the provision of water tanks to new builds where it may be appropriate to provide onsite access to non-potable water for gardens or other grey water uses (flushing of toilets etc.). Where deemed appropriate to provide, consider location water tank(s) to western walls to act as an additional buffer between built form and the harsh western sun.

- Design with narrow floor plates that have access to light and ventilation at either side. Do not design with double-loaded / two-sided corridors which negate the possibility of cross-ventilation when an internal door is closed for privacy.
- Position wet areas on a building's perimeter, preferably at its corners, and exhaust hot, damp air directly outside. Every wet area needs a minimum of 2 external openings and full height tiled or paneled walls.
- Do not rely on borrowed light to support natural daylighting requirements into rooms. Refer to Part F4-6 (Volume One) and Part 10.5 (ABCB Housing Provisions) of the National Construction Code (NCC) for further detail.
- Design so clerestory ventilation / roofs overlap with high-level louvres, to keep hot air moving.
- Ensure access to natural light in all spaces, especially wet areas and living areas.

- No west thermal mass should receive direct sun in summer. In winter, allow sun onto thermal mass.
- Shade thermal mass from direct summer sun. All eaves must be 900mm from external wall line to protect from heat gain. This dimension increases the amount of shade on external walls throughout the day, subsequently reducing the internal temperature of buildings.
- Internally located mass walls (concrete, masonry, earth) should be positioned to receive winter sun to warm the home (internally located means without an external edge). Store coolness during the day and release it at night.

- Minimise east and west heat gain of buildings.
- All external walls should include at least one layer of insulation, (this does not include paint, render or blockwork).
- Single skin blockwork does provide some thermal mass. However, without any insulation, it releases the stored heat, accumulated throughout the day, into the home. This results in people needing to use air-conditioning throughout the night, which community in Woorabinda often rely on currently. An insulation layer can help to stop this transfer of heat into buildings. On the external face of a building, an insulation layer can shade the blocks and reduce the amount of heat able to be absorbed by the blocks. Therefore, less heat is able to transfer inside. On the internal side of the external wall, an insulation layer can absorb the heat that is being released by the blocks and stop it from transferring inside.
- Where feasible, use carpet tiles to floors in bedrooms in lieu of insulating the floor.

- Laundries are often very humid, small and not well ventilated. This is the perfect condition for mould growth.
- The heat created by a washing machine and drier can also contribute to the internal temperature of buildings.
- All laundries should be covered, outdoor spaces that are secure / lockable. They should be outside of any air-conditioned zones within a building.
- Where possible, consider how an externalised laundry can be used to get more cross-ventilation into plans. Placed next to bathrooms, this gives the ability for windows on two different walls, ensuring cross-ventilation.

- Ensure window frames and glazing are of high enough quality and appropriate material(s) to minimise heat loss through openings. This will support better living in both summer and winter in Woorabinda.
- Ensure new builds are appropriately insulated to suit Woorabinda's extremely hot conditions in summer and cold conditions in winter.

"I open up all my windows and it's still dark."

- Woorabinda community member

"We've gotta put a tarp up to keep that sun away."

- Woorabinda community member

Provisions for Air-Conditioning

While strategic orientation and passive design are fundamental to reducing the reliance on air-conditioning in Woorabinda, the practical realities of the varied hot and cold climate and the compounding effects of climate change make air-conditioning essential in all new buildings in Woorabinda.

Severe and extreme heatwaves have taken more lives than any other natural hazard in Australia in the last 200 years (BoM, 2013). Therefore, while passive measures are essential for improving comfort and efficiency for much of the year, mechanical air-conditioning remains a critical necessity for hotter months of the year, and also to provide comfort and warmth in colder months of the year.

In Woorabinda, the reality of long-term climate change is intensifying the region's natural climate challenges. This means the community now faces more frequent and severe extremes, such as intense heat, drought and bushfire, placing strain on community health, housing, and the surrounding ecosystems. The severity of these impacts will only increase, making it essential for Woorabinda to plan for and adapt to this evolving climate risk, including air-conditioning in all new buildings.

Air-conditioning must be considered essential in Woorabinda, not only for thermal comfort but for public health. To ensure longevity and reduce lifetime costs, systems should be selected based on durability, energy efficiency, warranty periods, serviceability and repairability, rather than upfront costs alone. This is a critical investment in community infrastructure and safeguarding against excessive maintenance costs in the longterm is vital. However, it is important to consider that install, servicing and maintenance will be required which could support a long-term job opportunity for a local Woorabinda community member.

The Woorabinda community often pay out of pocket to install air-conditioning units out of necessity, for thermal comfort during the extreme heat of summer and cold of winter. In doing so, windows are often replaced with box AC units surrounded by plywood, removing access to natural light, ventilation and an emergency exit route (via the window) in case of fire or other danger. If this same impact is had to multiple spaces within the one building/home, the adverse effects compound.

"[When you want to install your own air-conditioning] you gotta get a box unit, and the ply and everything. It's a big job." - Woorabinda community member

New homes are to be delivered with air-conditioning provisions at a minimum.

- New homes are to be delivered with air-conditioning of some kind (whether one (1) split system provided to the Living Room or the provision of evaporative cooling systems given the climate).
- While these units will need to be maintained by WASC moving forward, the addition of these AC units within new homes provides an opportunity for local employment (for install and maintenance etc.).
- In addition to the provision of a split system, bedrooms to new homes are also to be designed with the potential future install of wall AC units by residents in mind. The provision of services and voids/framing within the structure of external walls will allow for this.

"[Evaporative cooling], it's really good. In the winter time you can shut it off and it keeps it warm then. In summer time you have it on and the air is moving and nice and cool." - Woorabinda community member

Built for the Future



Looking over the Horseshoe Lagoon back towards the centre of Woorabinda, Tahlia Steadman 2025 (via Blaklash).

Woorie is always changing. Deliver projects with both today and future generations in mind.

"There's people living just on their own, living with their partners. Not everyone needs a 4-bedroom home." - Woorabinda community member

"We have too many big houses. Big yards. Big responsibilities." - Woorabinda community member

Helpful Insights into Maintenance Requirements

Healthabitat research has found that the impacts of overcrowding in community buildings, particularly homes, extends to all types of infrastructure pressures. From hot water and sewerage system capacity increases and a need for more robust and durable material selection, the findings also identified that overcrowding directly contributed to greater maintenance requirements.

For every two additional people added to a household, "operating and maintenance costs increase by 10 per cent".

In Woorabinda, a home that is built for the future both reflects the needs of the community long-term and is physically robust. This means that building design understands that people want to age in place, families will grow rapidly and residents may experience disability.

The Place-Based Design Responses on the following pages are broken into two parts to reflect this idea: Future Thinking and Materials & Maintenance. These pages set out specific spatial and technical recommendations to ensure buildings in Woorabinda are 'Built for the Future'.

Place-Based Design Responses

FUTURE THINKING

“Is it suitable for every age in this community?”

- Woorabinda community member

Woorabinda should be designed to create different neighbourhoods that are comfortable for people of different ages and lifestyles to live, work and gather in.

- Design for growth and change in the community.
- Provide a mix of community buildings, housing sizes, tenures and occupancy types within every neighbourhood rather than separating them into distinct precincts.
- Design neighbourhoods so older people can remain in their community as their needs change. Design so buildings support the ability to age in place. To ensure Elders and community members with disabilities have their needs met, designs must incorporate accessibility considerations from the outset, considering how accessibility accommodations can be installed later if/as required.
- Ensure every neighbourhood in Woorabinda has places to gather informally, providing shade, seating, outdoor cooking, play and meeting spaces.

Neighbourhoods need to think about how buildings and outdoor spaces might change over time, and design with the future in mind.

- Reserve space for future community facilities, housing and infrastructure rather than developing every available parcel immediately. Leave 'in-between' spaces for future growth.
- Design with Woorabinda's weather in mind. Provide permanent shade, supported by landscape (shade trees etc.). Design buildings and shelters to have roof turn-downs or screened walls to allow spaces to function even during events of wind-driven rain.

Housing should consider future alterations and additions and design with these in mind. Provide an outline of potential extent for future extensions on plans.

- Families grow and circumstance change. Buildings need to design to anticipate future extensions and grow, so as to not negatively impact future patterns. Design for cross ventilation, single load corridors (rather than hallways with rooms off either side), and similar basic simply design principles to ensure the light, ventilation and growth can be done without jeopardising current situations.
- Avoid designing deep north-south floor plans.
- Be sure to not make use of all available site area in the initial design of new buildings.
- Design using simple, repeatable structural and roof systems.
- Allow services and circulation to extend with the building, to support ease of extensions.

Lots need to be different sizes and shapes to fit different buildings. Subdivisions and town planning processes need to allow for a variety of lots.

- Lots need to be defined by what community wants (different types of houses etc.) rather than being dictated by the efficiency of infrastructure / services alone.
- Subdivision and buildings lots must not define the building types that go on the site.
- Consider rear lane access where appropriate to allow future secondary dwellings or service access to lots. This requires subdivision consultation with community before engaging urban design, architect, town planner, civil engineer etc., with this scope to be considered within consultants' remit and fee provisions.
- For homes, carports or undercroft garages should provided through-access, so car access is feasible from the front to the back of lots. This increases access, ensures lots are appropriately sized and ensures good connection to the rear of the site (for cars, boats, peoples etc.).

To ensure Elders and residents with disabilities have their needs met, design must incorporate accessibility considerations from the outset.

- Each home needs a self-contained unit (bedroom, bathroom and kitchenette) on the ground floor, or accessible via a ramp that meets the Gold Standard of the Livable Housing Guidelines.

Design in spaces that are multipurpose and can be used by different community members for different things.

- At homes, carports can act as extended gathering spaces. Design driveways that can also function as informal workspace. Where possible, connect central courtyards, outside cooking, and active rooms in the house (such as the Living Room and Kitchen).
- Verandahs / covered outdoor areas can function as circulation (to other rooms or granny flats), gathering, play and outdoor sleeping spaces if provided appropriate privacy and separation. "Privacy & Separation" on page 38 for further detail.
- Outdoor rooms should support community events, family gatherings and everyday living.

Infrastructure should be designed to support staged growth and avoid over-servicing early development.

- Trunk infrastructure (water, sewer, power, drainage) should be designed with clear capacity for future expansion, but only delivered in proportion to the immediate need to allow for adaptability in future if circumstances change. This prevents the delivery of redundant infrastructure that does not serve the needs of the community at a future stage in time, or putting pressure on delivering unsuitable / unaligned buildings just to align with the capacity and intent of this existing infrastructure.
- Ensure future connection points are clearly mapped and protected, so later development can “plug in” without disruption.

Design for multi-generational living now or in the future. Ensure aging in place is considered and buildings are designed to suit.

- All community buildings to provide accessible entry routes.
- All dwellings to allow for future installation of ramped access, even when building to Gold Standard.
- Allow for future installation of mobility aids in bathrooms.
- New dwellings should demonstrate capacity for future additions (bedrooms/bathrooms as necessary) to allow for elders to age in place with their families.
- Situate initial buildings to allow for future build of secondary dwellings (granny flats, additional buildings etc.) to support expanding extended family living arrangements and community life.

All homes with an undercroft are to be designed with a self-contained unit at the ground floor, and room to allow for the addition of 1 extra bedroom in future.

- This bedroom should be located so as to allow for connection to the ground level bathroom.
- Structural provisions for this future bedroom should be provided from the outset.

Accessibility accommodations are to be considered in the design and construction of all homes in Woorabinda.

- All thresholds should be flush to the ground.
- Bathrooms are to be designed with future accessibility requirements in mind.
- Gold level circulation requirements are to be achieved to door clearances, hallways and within bathrooms, toilets, and shower rooms to better allow for aging in place.
- Plywood to be installed on walls that may require a grabrail in the future (behind shower, adjacent to shower, next to toilet).
- At least one toilet is to meet dimensional requirements of an ambulant toilet as per AS1428.1. While the grabrails do not need to be provided upon construction, they may be needed in the future, and providing the appropriately designed space at the beginning will save money and time in the future.

MATERIALS & MAINTENANCE

“Something that’s gonna last for years and years.”

- Woorabinda Elder

“Obviously we’ve got the red dirt out here. So for materials you need to be ready to clean it. But if you had it durable enough that something was easy enough to clean, that works.”

- Woorabinda community member

“We’ve got that nice rich red dirt out here. But it does make the outside look a bit dirty at times.”

- Woorabinda community member

Insects, vermin, and pest control

- Torn or missing screens let in mosquitoes, flies and vermin. Light mesh tears quickly. Specify heavy-duty or security-grade screens where required to opening windows and doors, with robust frames.
- All downpipes should be fitted with a vermin screen.
- All homes should either be slab-on-ground, or raised fit a whole story below the upper level. Homes that are lightweight and low-set (slightly raised off the ground) create spaces for animals which can cause health and safety issues.

Sliding doors - top-hung in lieu of bottom-rolling

- Bottom rolling sliding doors jump off their tracks. Heavy use, plus sand and debris in the bottom channel, accelerates this. A door off its track jams, fails to lock and loses its weather seal, a frequent maintenance call-out and a security risk.
- Where possible, swing doors should be utilised instead of sliding doors. This includes in joinery such as bedroom wardrobes.
- Where a sliding door is beneficial to the design (connecting living areas and outdoor spaces), specify top-hung sliding door systems. The door hangs from a robust head track, so it cannot lift out of a floor track. A floor guide keeps the door aligned without forming a load bearing channel that traps debris. The result is more reliable operation, better security and fewer repairs.

Wet area waterproofing, floor falls and floor wastes

- Failed waterproofing, flat floors and blocked wastes cause ponding, leaks and slip hazards, and stop showers, toilets and laundries working. Specify durable slip-resistant finishes, adequate falls to floor wastes, and robust, accessible floor wastes, with waterproofing to AS 3740.
- External floor slabs must be adequately sloped to all water to easily drain.
- Levels of homes should be carefully considered. Pooling water, often at slab edges, is a health and safety risk and must be avoided. External drainage system must be provided if home level is lower than the adjacent road.

Electrical safety and durable fittings

- Specify residual current devices (safety switches) on all circuits, weatherproof external fittings, sealed fittings rated for the environment, and enough well-located power points to avoid overloading.
- Over time, wiring may become faulty and unsafe without proper maintenance or upgrades. In June 2026, a Northern Territory coroner found that electrical arcing igniting degraded roof insulation in social housing led to the death of 3 year-old boy in 2023, raising concerns about the safety of social housing across Australia. An electrical audit of the Northern Territory's public housing stock following this fatal house fire found 58% of properties "required immediate remediation works". Proper, consistent maintenance of existing homes is critical for the safety and wellbeing of the community, and to ensure incidents like this are not repeated.

Use polycarbonate rather than glazing to particular openings to maximise natural light within buildings while being realistically with budget and maintenance.

- Nominate the use of polycarbonate sheeting to high-level windows (clerestory windows etc.) as a cheaper and more easily replaced alternative to glass, while maximising natural light.
- Ensure consideration is given to whether the replacement of polycarbonate sheeting at end-of-life (due to sun damage etc.) will require significant effort to replace when determining whether glass or polycarbonate is the preferred option, case-by-case.

Ensure verandahs are covered with a roof with deep eaves, to minimise sun and rain on verandah surfaces.

- Despite careful material choices being made in the past, the lack of additional depth to roofs above covered outdoor spaces / verandahs has resulted in weathering of some verandahs in Woorabinda to the point of requiring frequent maintenance or replacement.
- Ensure durable materials are nominated for future buildings in Woorabinda, with consideration given to weather solid timber is used in lieu of composite materials, or vice versa.
- Ensure the maintenance of existing buildings' materials, particularly externally, is prioritised to ensure existing building stock remains usable and safe for its intended lifespan.

DESIGN PRINCIPLE 05

Privacy & Separation



The bush between the Woorabinda township and Black Boy Outstation, Tahlia Steadman 2025 (via Blaklash).

People want and deserve privacy. Community want space to be themselves, whether in town or in the bush.

Neighbourhoods should be located where community want to live, work and spend time, and be designed with these uses in mind.

“It’s about mentality. This is where we were told since 1927 to stay. We want to go out there [across the river].”

- Woorabinda community member

Neighbourhoods need to be designed so the spaces between buildings are intentional.

“We can listen to everyone’s secrets next door. We’re so close.”

- Woorabinda community member

Buildings need to be designed so people have their own safe and private indoor and outdoor areas.

“I didn’t feel safe with the fences they have right now. You see right through. There’s no privacy whatsoever. Everything I did in the yard with my kids everyone could see.”

- Woorabinda community member



Aerial image showing the extent of the Woorabinda township and adjacent areas, with different neighbourhoods outlined to show how the identity of Woorabinda changes throughout the place.

Woorabinda is made up of many smaller neighbourhoods that each have their own character, identity and uses.

Through engagement, community often referred to different parts of the community in this way, and also suggested that there should be other areas considered for development, particularly for rural living / acreage.

“We belong to the bush.”

- Woorabinda community member

“Move out of the town but don’t bring the town with you.”

- Woorabinda community member

“If you ask me, [across the river]’s where I’d rather be. It mightn’t be now, it might be in the future. But we have to be thinking about it now.”

- Woorabinda community member

The Place-Based Design Responses on the following page set out specific spatial and technical recommendations to ensure buildings are 'Privacy & Separation'.

Place-Based Design Responses

“I think more rooms in places will benefit a lot of families. And then it still gives that sorta privacy.”

- Woorabinda community member

“And to cater for the single ones who just want their own privacy. They just want a unit block. They’d be happy with that.” - Woorabinda community member

“My vote is villages. I would move out of my house to a village. It’s more appropriate for our community - our old people and young people.”

- Woorabinda community member

Neighbourhoods need to be located in all different parts of Woorabinda, in town and in the bush.

- Woorabinda extends far beyond the confines of the town centre. There is a desire for varied types of living in community, and future development should support these aspirations.
- Rural (semi-remote) housing specifications are likely to require self-sufficient service requirements (i.e. power, water, sewerage treatment / septic systems, data and phone) for feasibility of delivery.

Ensure adequate building setbacks from property boundaries to create physical distance between buildings, acting as a primary buffer against noise.

- Design responsively to each building's context. This involves knowing where key active and quiet spaces within buildings are located so buildings or spaces on neighbouring lots can be considerate of these.

Protect visual and acoustic privacy between dwellings by considering the location of particular rooms and openings to neighbouring buildings.

- Floor plans should delineate between private and shared spaces visually, as well as creating acoustic separation. In townhouses and duplexes, similar positioning of elements can act as acoustic buffer zones between neighbouring residences.
- Extend acoustic privacy considerations to outdoor living areas, ensuring, for homes, a portion of each private yard is shielded from adjacent properties. Provide outdoor rooms with a balance of visual connection and screening where located toward the street or public areas.
- Create territories that support comfortable social interaction by avoiding conflicts between rooms / activities that do not work together (i.e. sleeping areas and social areas).
- Where conflicting spaces cannot be designed around, use planting, storage or hallways to aid in the separation of spaces.

In homes, the location of the outdoor gathering room is to be away from bedrooms and adjacent neighbors’ outdoor rooms wherever possible.

- The primary outdoor space / courtyard is to function as an extension of the living areas. It should be located where people naturally gather and where social activities occur, rather than adjacent to private rooms such as bedrooms.
- Outdoor rooms to be supported by outdoor kitchen facilities and adjacent outdoor fire pits to accommodate cooking and gathering. This supports locating the principal outdoor living area adjacent to living/dining spaces rather than sleeping areas. See "Thinking of Family First" on page 20 for detail around how this design response also supports everyday life in Woorabinda.

In homes, provide toilets separate from the shower and bath to allow simultaneous use by different people.

- In homes , ensure each WC (toilet) contains its own or is directly adjacent to a hand basin.
- Different sized homes should offer different arrangements for wet areas. 1-2 bedroom homes should include 1 bathroom and 1 toilet. 3-4 bedroom homes should include 2 bathrooms and 2 toilets. Homes with 5 or more bedrooms should have 2 bathrooms and 3 toilets. Multistorey homes should have 1 bathroom and 1 toilet per level.

Design buildings to support avoidance protocols and personal safety by providing multiple entry and exit paths, within homes and public community buildings.

- Fencing should allow for multiple access points to the front & backyards of lots to accommodate multiple vehicles or open space used for other purposes.
- Eliminate dead-end corridors and any spaces where a person could feel trapped within all buildings, ensuring the layout always provides options to users.
- In homes, provide 2 points of entry and exit to kitchens. This means carefully considering layouts to ensure this is designed for while also maximising storage.
- All homes to be designed with multiple external entry and exit points. Open plan living areas require a minimum of 2 external connections. Service areas (laundry etc) should also be provided with an external connection point.

4.0

Homes in Woorabinda

Family group outside one of the Aboriginal Inland Mission homes in Woorabinda, 1933 (via State Library of Queensland).

House Types for new builds in Woorabinda

Woorabinda needs a mix of homes to suit single people, young couples, growing families, intergenerational living and having room for visitors.

Seven (7) house types were identified through community engagement to suit a range of households and ensure all generations are catered for.



HOUSE TYPE 01
1-Bed Townhouses



HOUSE TYPE 02
2 x 2-Bed Duplex



HOUSE TYPE 03
3-Bed Semi-Detached House



HOUSE TYPE 04
3-Bed 2-Storey House



HOUSE TYPE 05
4-Bed Semi-Detached House



HOUSE TYPE 06
4-Bed Detached House



HOUSE TYPE 07
5-Bed Semi-Detached House

HOUSE TYPE 01
1-Bed Townhouses



Size: 60m² internally, and 33m² externally.

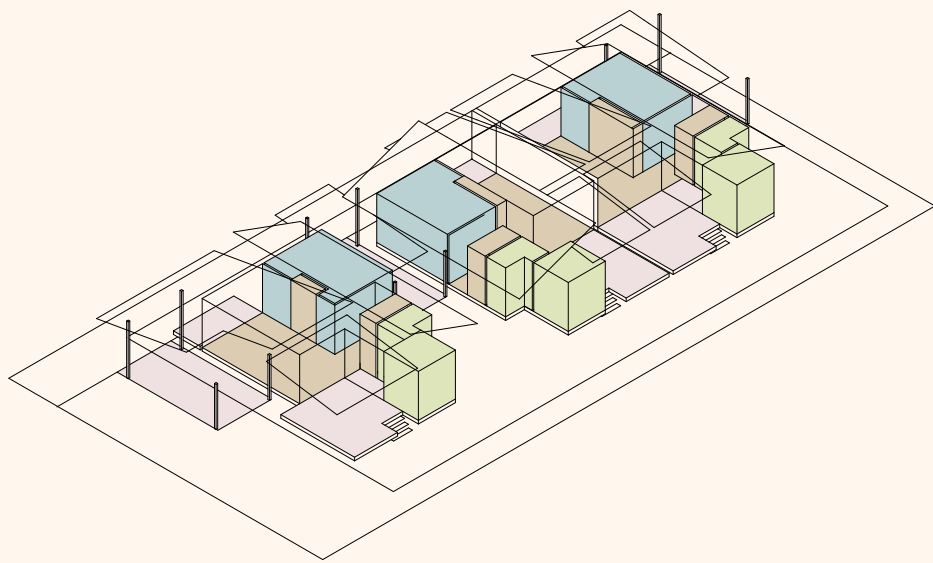
Spaces Included: Internally - 1 bedroom, 1 bathroom (shower + sink), separate toilet/WC, kitchen, living, dining, multipurpose space. Externally - Single Carport, entry porch, private outdoor space, laundry.

Lot Arrangement: Designed to suit single width lot (20m). Type can also be applied across a double lot with minimal adjustments to embed additional pedestrian access to the homes.

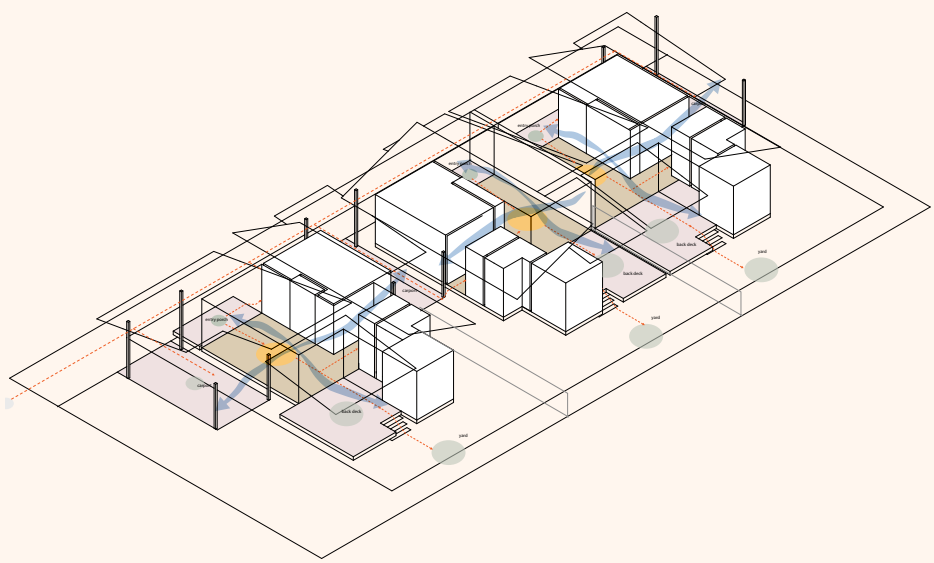
Foundation / Construction Type: Low set / slab on ground.



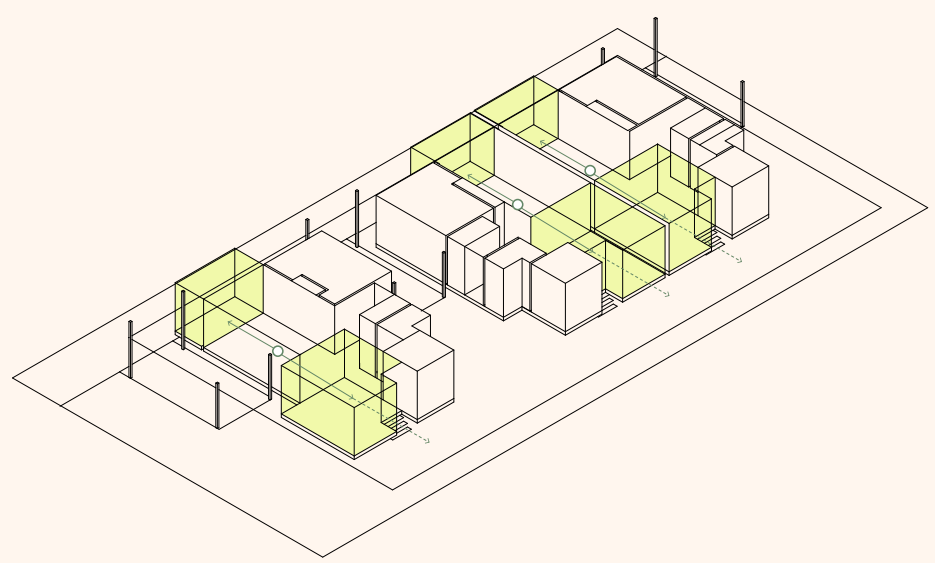
FLOOR PLAN - SINGLE LOT ARRANGEMENT



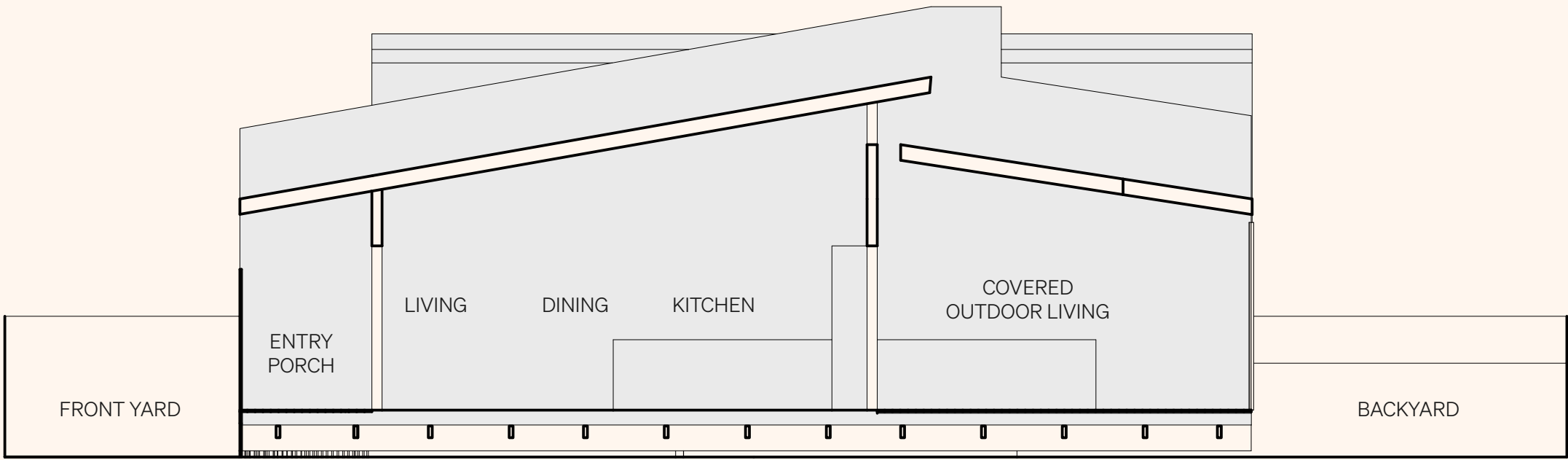
ROOMS



CIRCULATION & CROSS VENTILATION



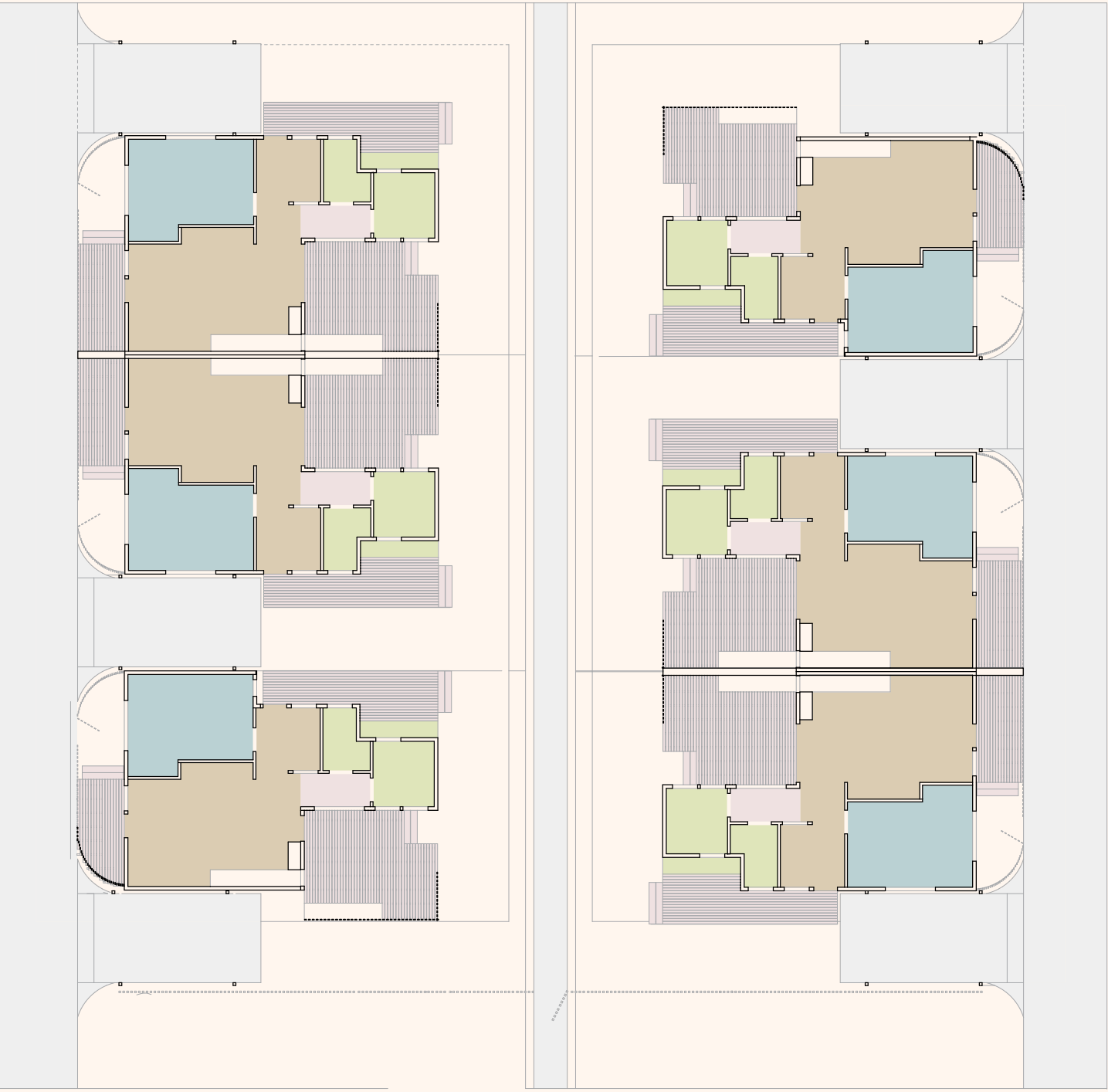
OUTDOOR AREAS



SECTION - 1-BED TOWNHOUSE



RENDER - DOUBLE LOT



FLOOR PLAN - DOUBLE LOT



HOUSE TYPE 02
2 x 2-Bed Duplexes

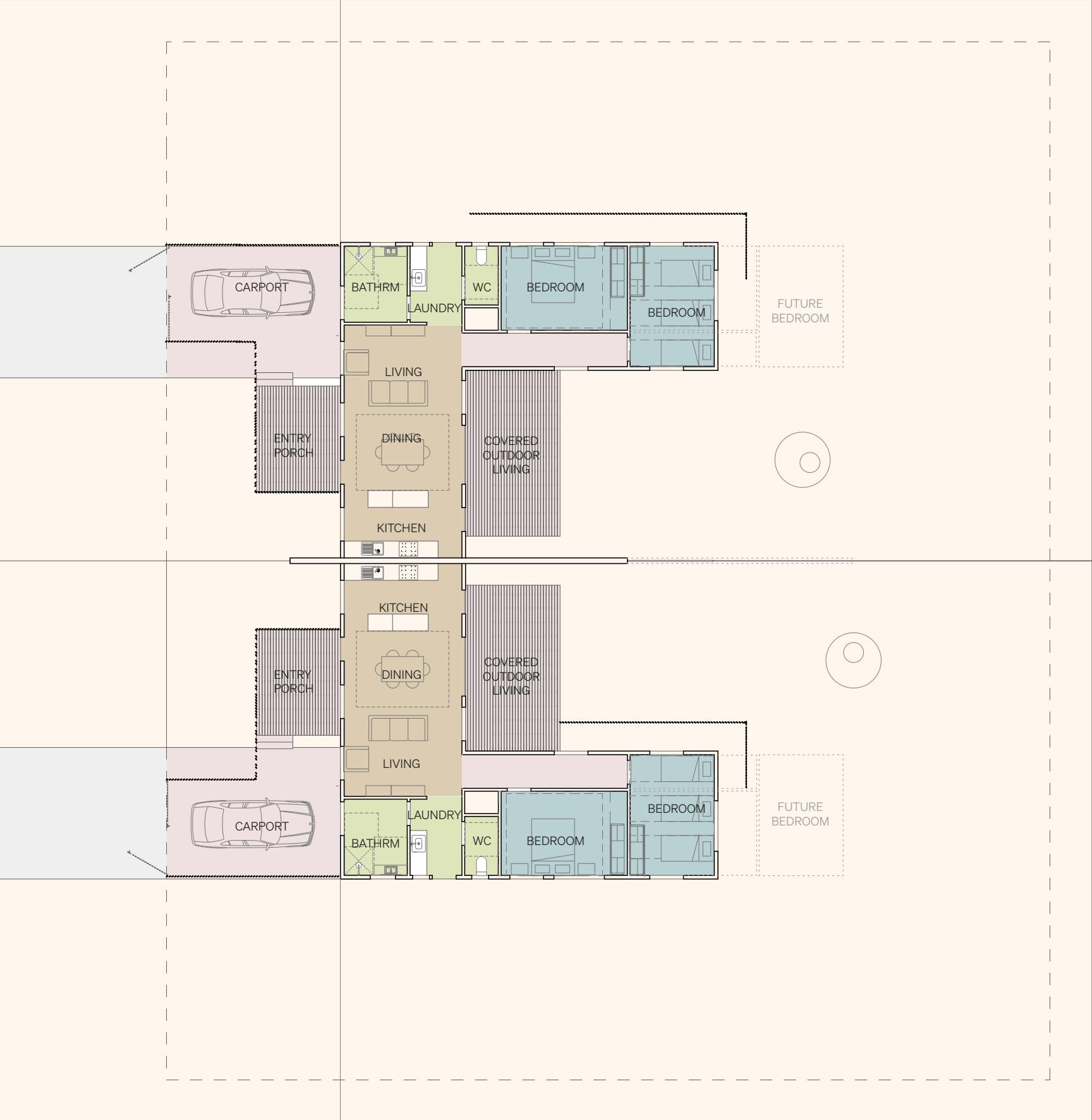
Size: 85m² internally, and 24m² externally (per 2-bed unit).

Spaces Included: Internally - 2 bedrooms, 1 bathroom (shower + sink), separate toilet/WC, kitchen, living (capacity for 4-person lounge setting), dining (capacity for 6-person dining setting), laundry. Externally - Single Carport, entry porch, courtyard deck.

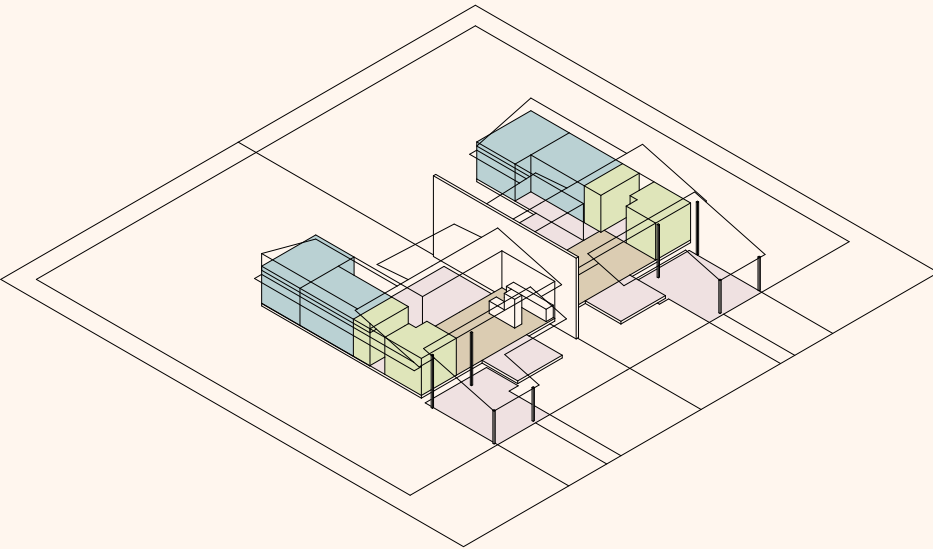
Lot Arrangement: Designed to double width lot (40m), managing existing setback requirements outlined in Woorabinda Town Plan. Ensuring vehicle access maintained to rear yard (minimum 3m setback to non-parti wall boundary).

This example of the typology demonstrates a consideration of an Eastern orientation for the courtyard, which is reflected in the roof forms and screening considerations. Alternative orientations should review these elements to best suit climatic needs in Woorabinda.

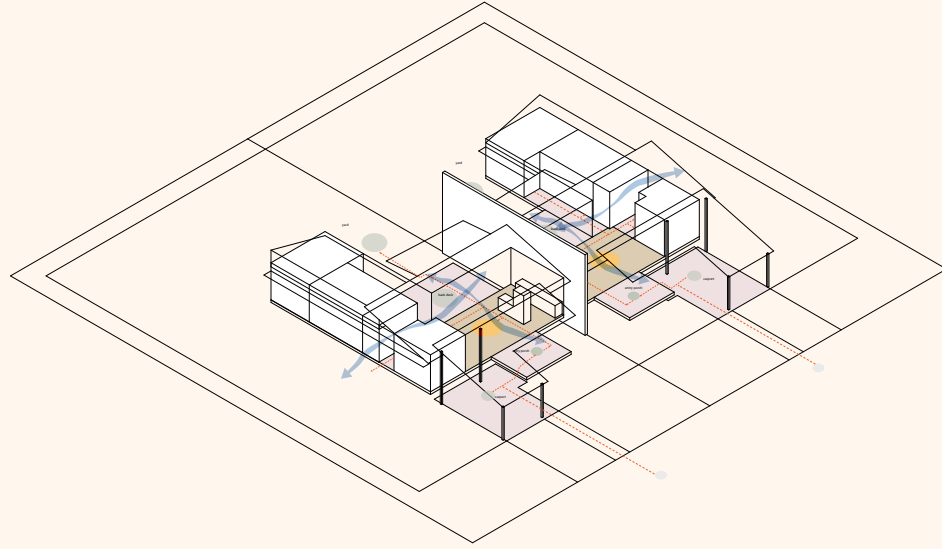
Foundation / Construction Type: Low set / slab on ground.



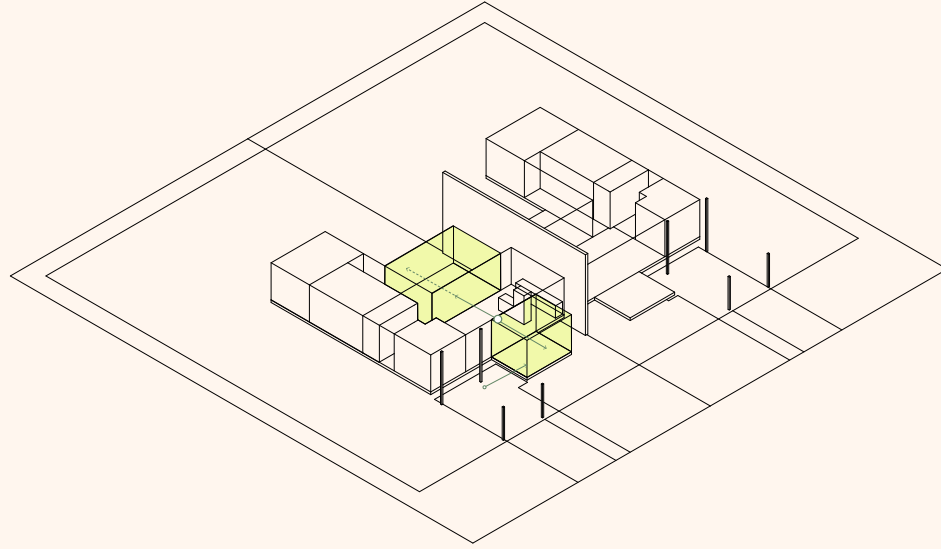
FLOOR PLAN - DOUBLE LOT ARRANGEMENT



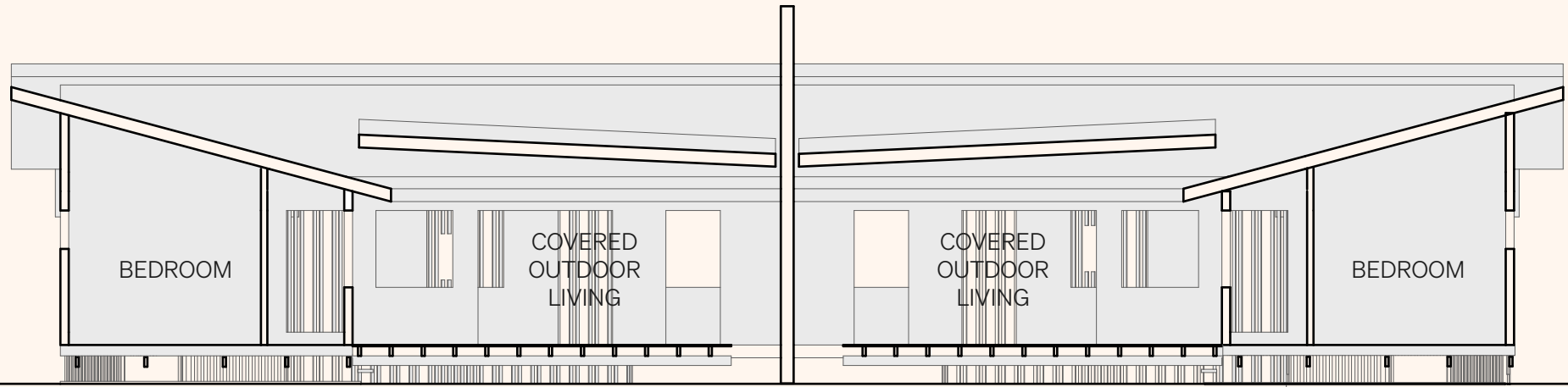
ROOMS



CIRCULATION & CROSS VENTILATION



OUTDOOR AREAS



SECTION - 2 × 2-BED DUPLEX



HOUSE TYPE 03

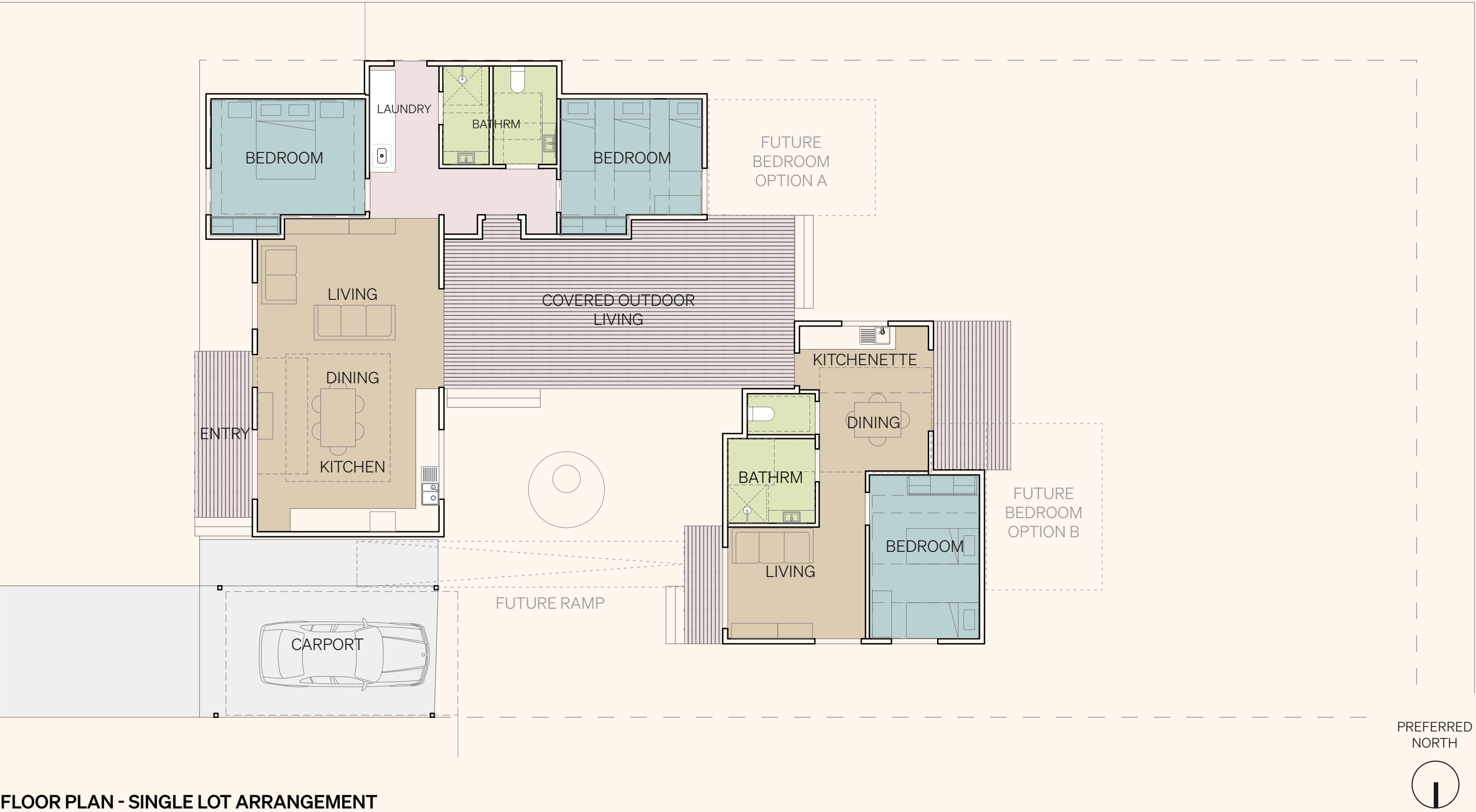
3-Bed Semi-Detached House

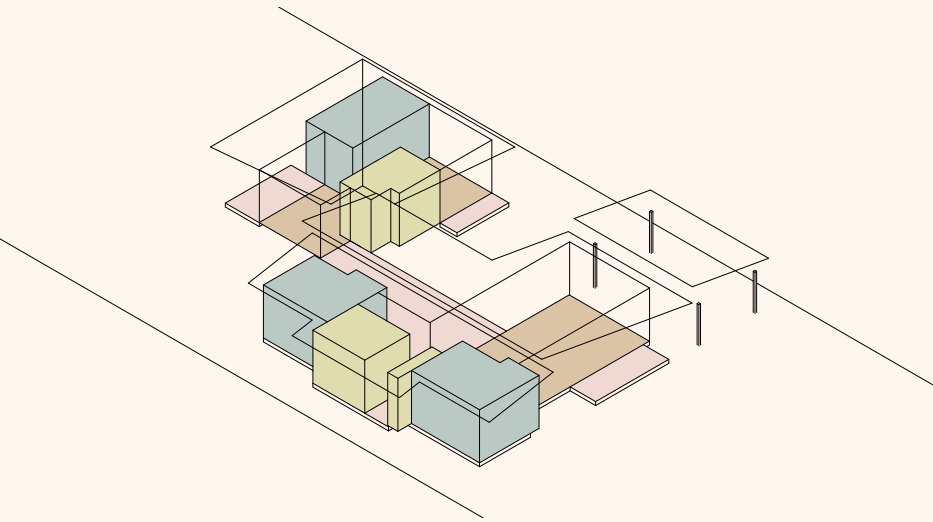
Size: 130m² internally, and 45m² externally.

Spaces Included: Internally - 3 bedrooms, 2 bathrooms (shower + sink), 2 separate toilets/WCs, laundry, kitchen and kitchenette, 2 living spaces and 2 dining spaces. Externally - Single carport, entry porch, 2 covered outdoor living spaces.

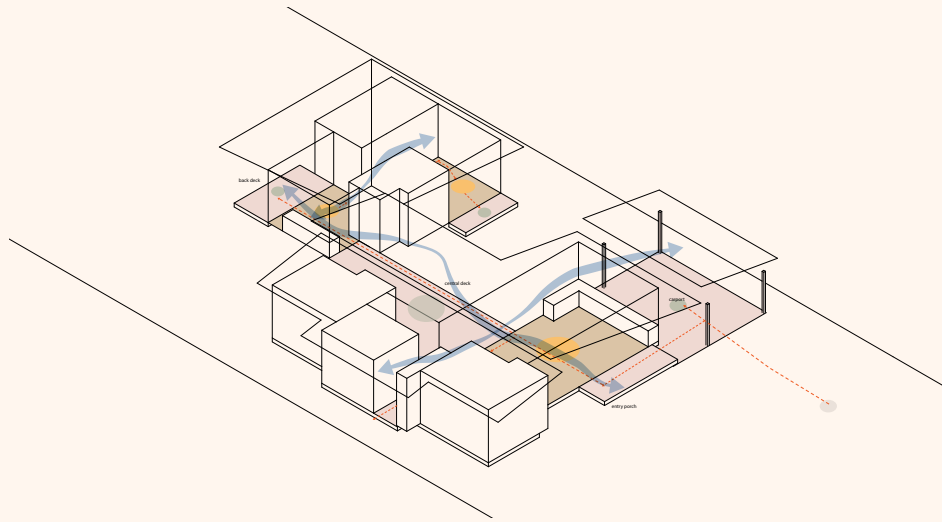
Lot Arrangement: Designed to suit single width lot (20m), managing existing setback requirements outlined in Woorabinda Town Plan. Ensuring vehicle access maintained to rear yard (minimum 3m setback to northern boundary).

Foundation / Construction Type: Low set / slab on ground.

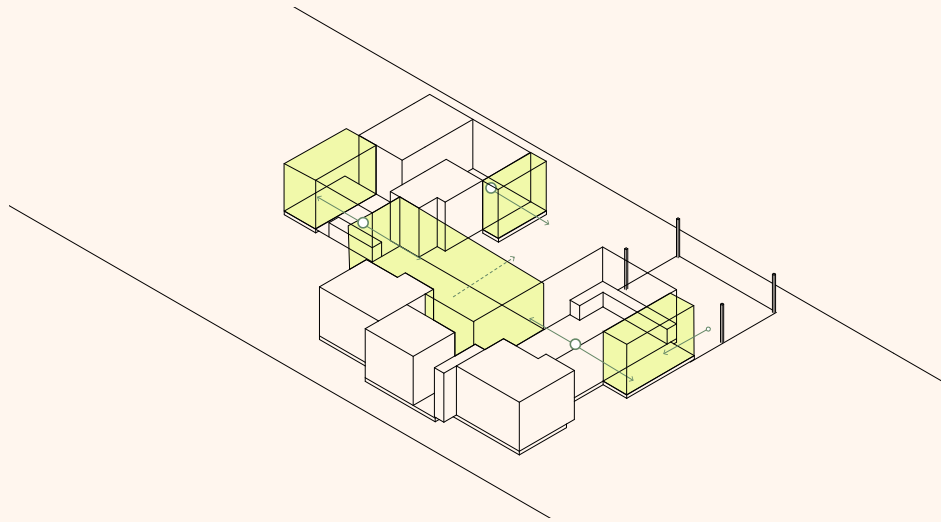




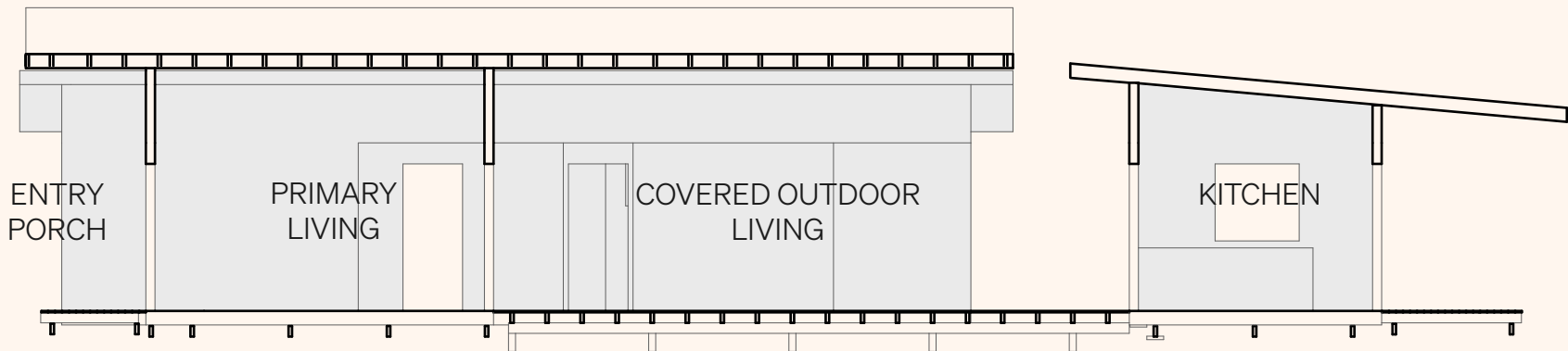
ROOMS



CIRCULATION & CROSS VENTILATION



OUTDOOR AREAS



SECTION - 3-BED SEMI-DETACHED HOUSE



HOUSE TYPE 04

3-Bed 2-Storey House

Size: 144m² internally, and 27m² externally.

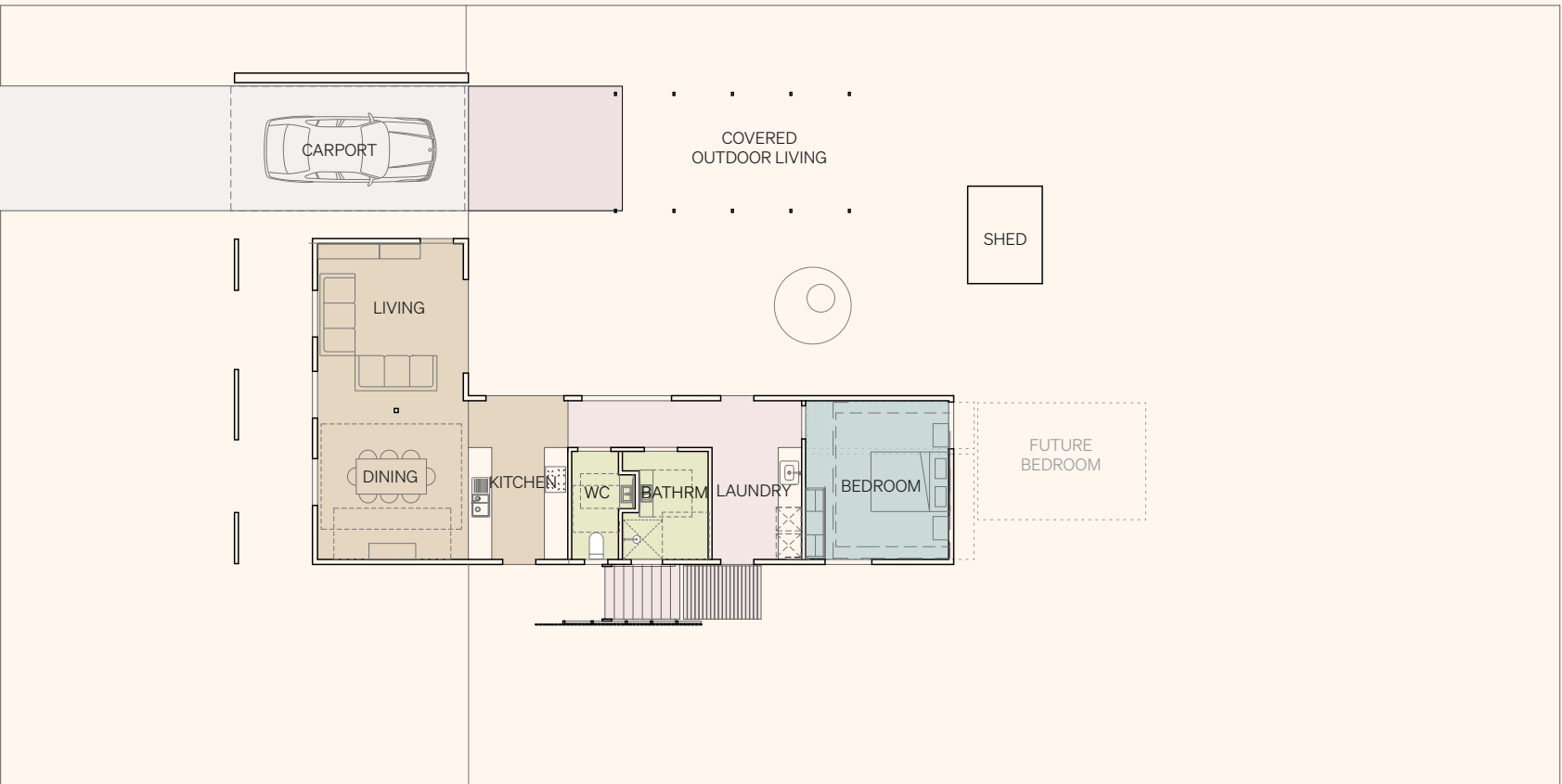
Spaces Included: Internally - 3 bedrooms, 2 bathrooms (shower + sink), 2 separate toilets/WCs, laundry, kitchen, dining and 2 living spaces. Externally - Single carport, ground floor covered outdoor living and upper floor covered outdoor living.

Lot Arrangement: Designed to suit single width lot (20m), managing existing setback requirements outlined in Woorabinda Town Plan. Ensuring vehicle access maintained to rear yard (minimum 3m setback to northern boundary)

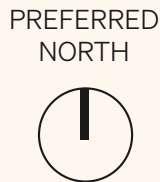
Foundation / Construction Type: 2-storey, with slab on ground and lightweight construction to upper storey.

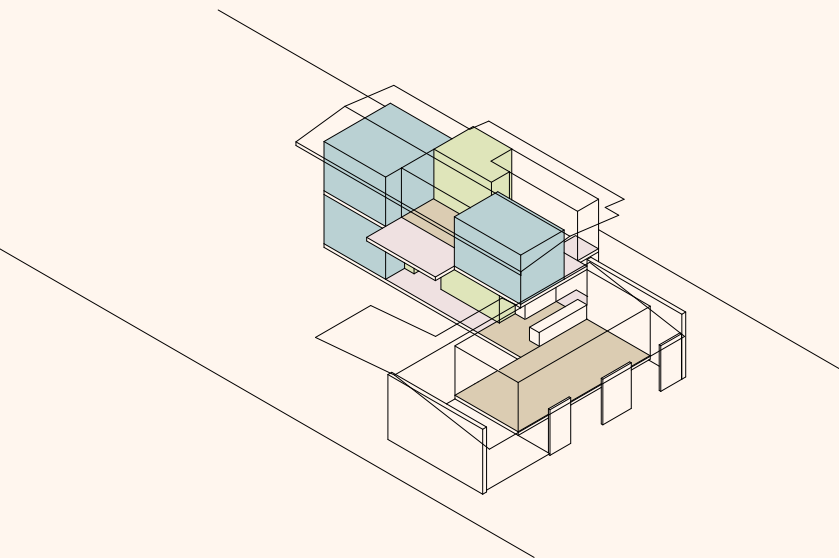


UPPER FLOOR PLAN

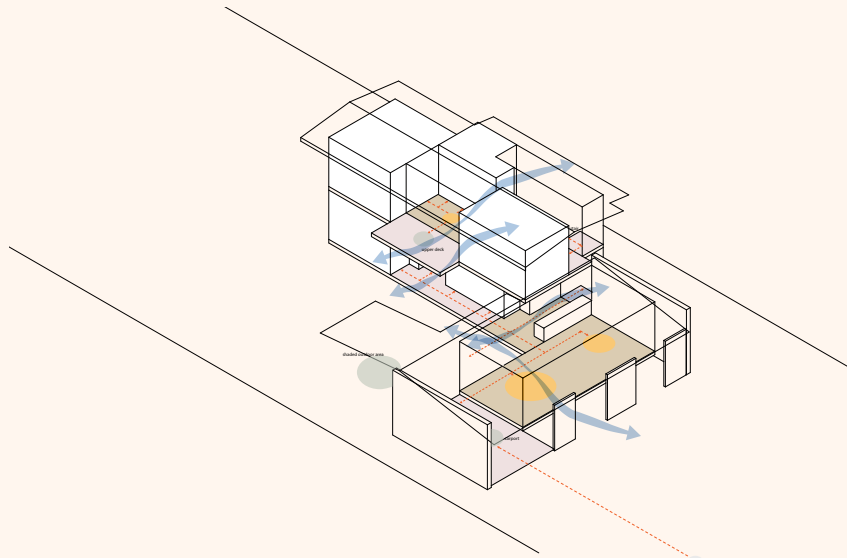


LOWER FLOOR PLAN

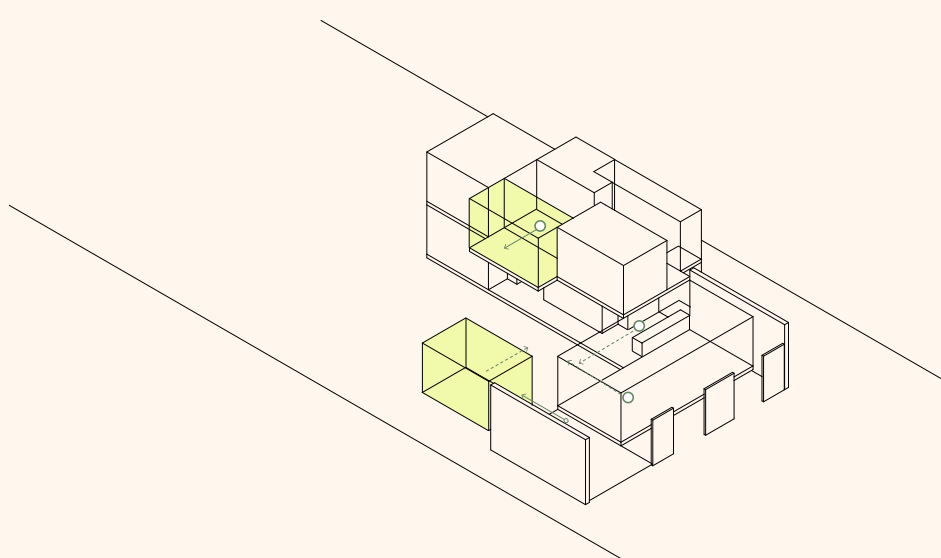




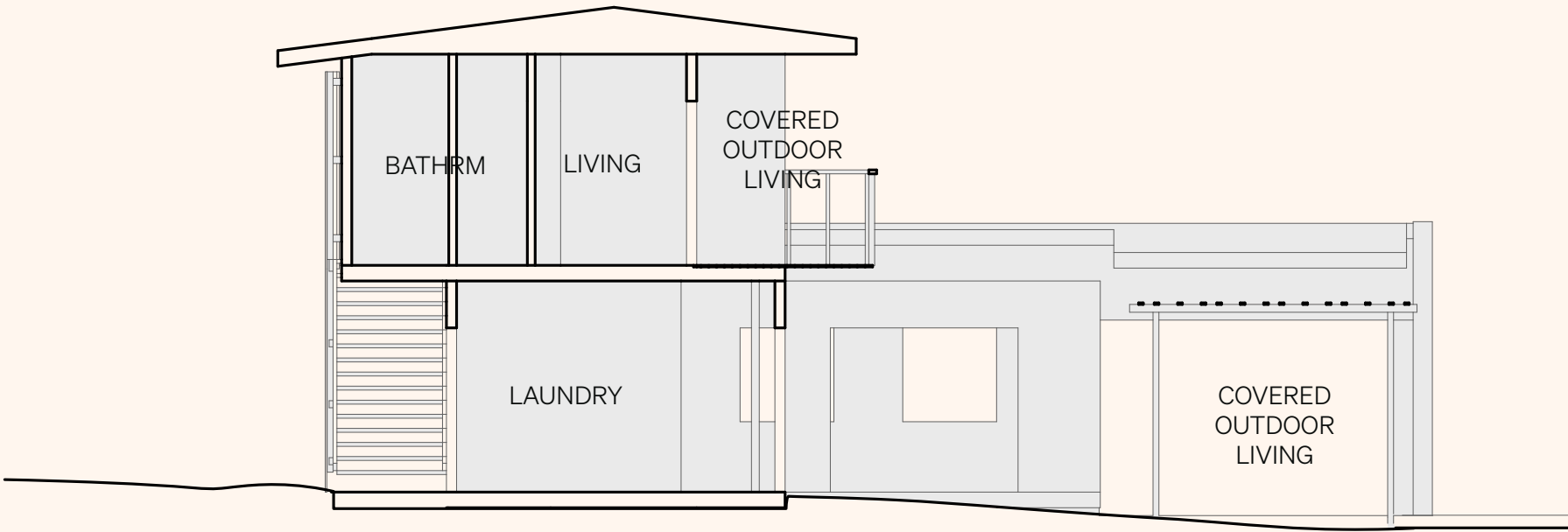
ROOMS



CIRCULATION & CROSS VENTILATION



OUTDOOR AREAS



SECTION - 3-BED 2-STOREY HOUSE



HOUSE TYPE 05
4-Bed Semi-Detached House

Size: 167m² internally, and 34m² externally.

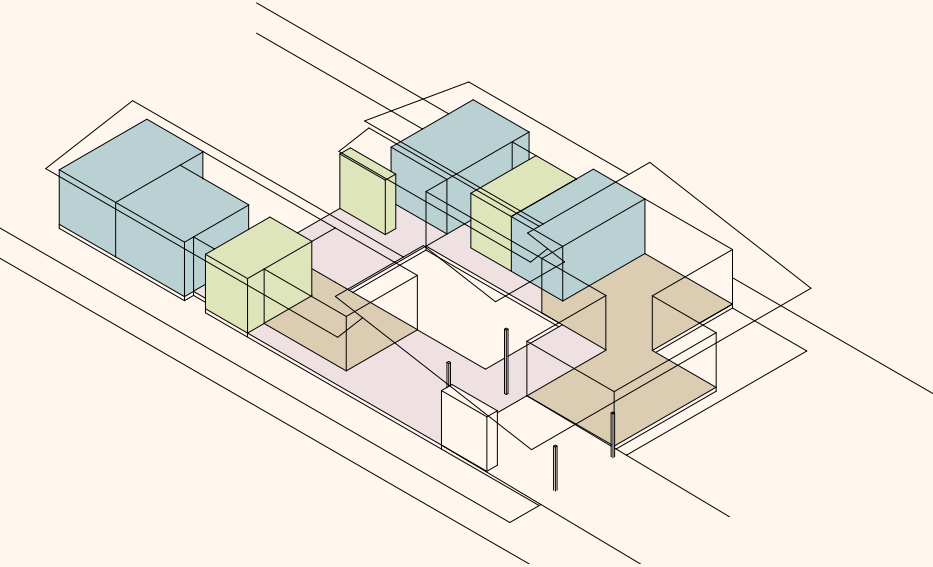
Spaces Included: Internally - 4 bedrooms, 2 bathrooms (shower + sink), 2 separate toilets/WCs, kitchen and kitchenette, and 2 living spaces. Externally - Double carport (tandem), 2 covered outdoor living spaces, and laundry.

Lot Arrangement: Designed to suit single width lot (20m), managing existing setback requirements outlined in Woorabinda Town Plan. Ensuring vehicle access maintained to rear yard (minimum 3m setback to northern boundary).

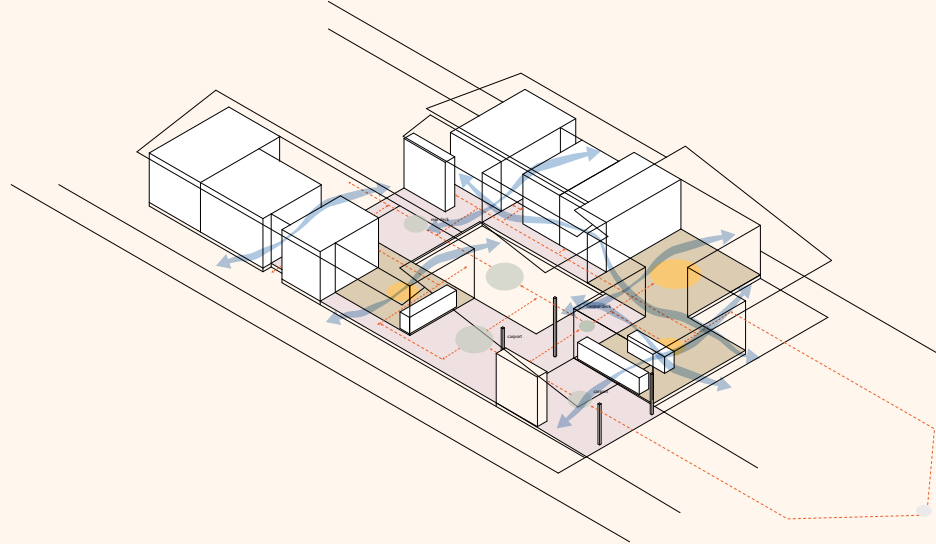
Foundation / Construction Type: Low set / slab on ground.



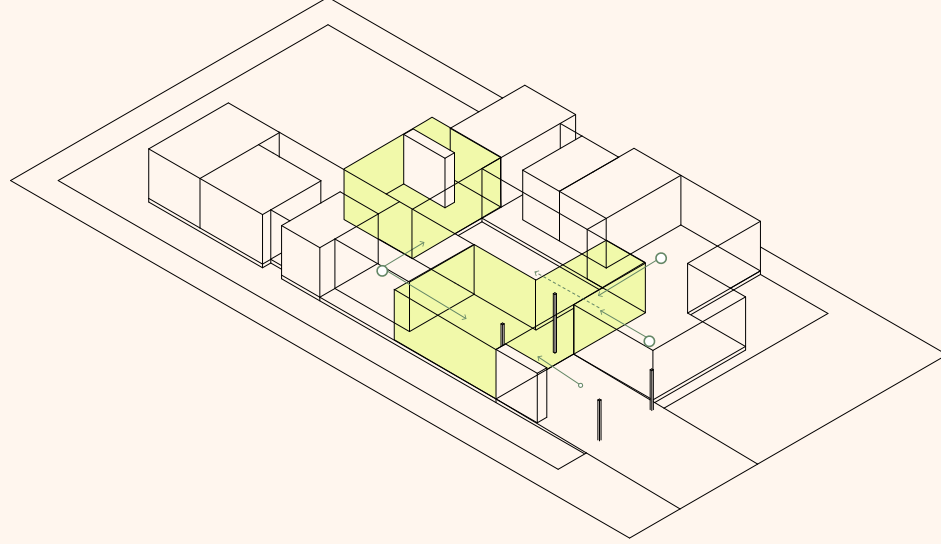
FLOOR PLAN - SINGLE LOT ARRANGEMENT



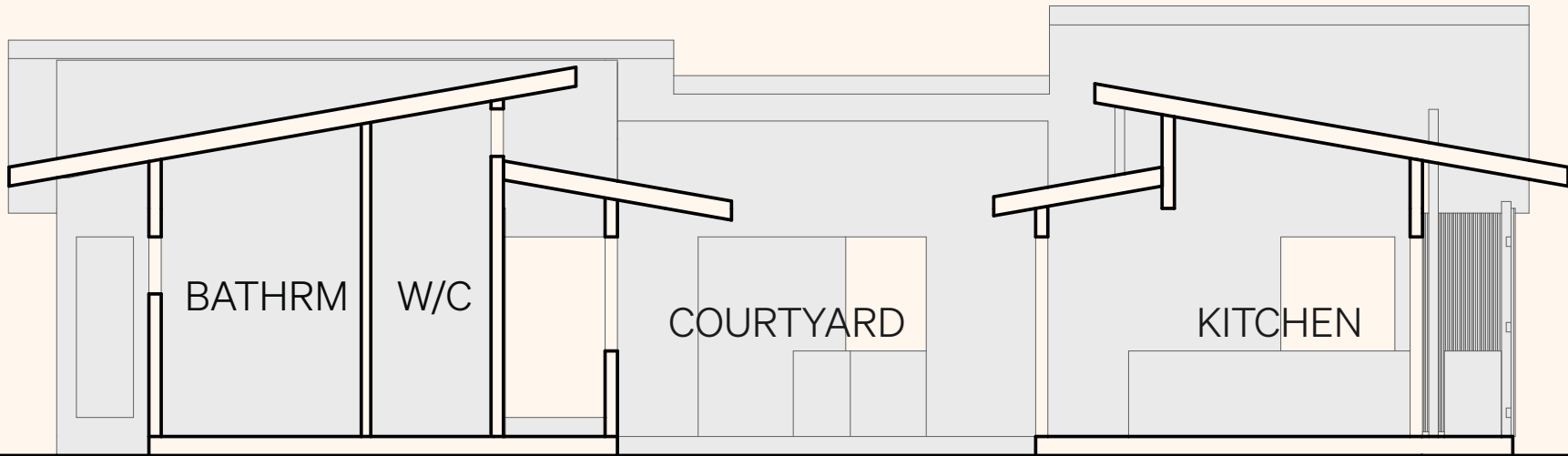
ROOMS



CIRCULATION & CROSS VENTILATION



OUTDOOR AREAS



SECTION - 4-BED SEMI-DETACHED HOUSE



HOUSE TYPE 06

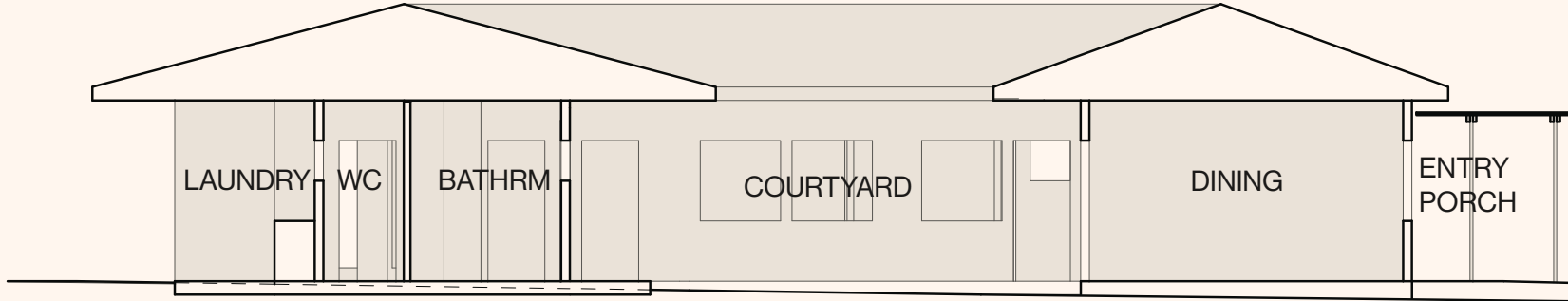
4-Bed
Detached House

Spaces Included: Internally - 4 bedrooms, 2 bathrooms (shower + sink), 2 separate toilets/WCs, kitchen, living room and 2 dining room.

Externally - Double carport, entry porch, covered outdoor living, and laundry.

Lot Arrangement: Designed to suit single width lot (20m).

Foundation / Construction Type: Low set / slab on ground.



SECTION



FLOOR PLAN



HOUSE TYPE 07

5-Bed Semi-Detached House

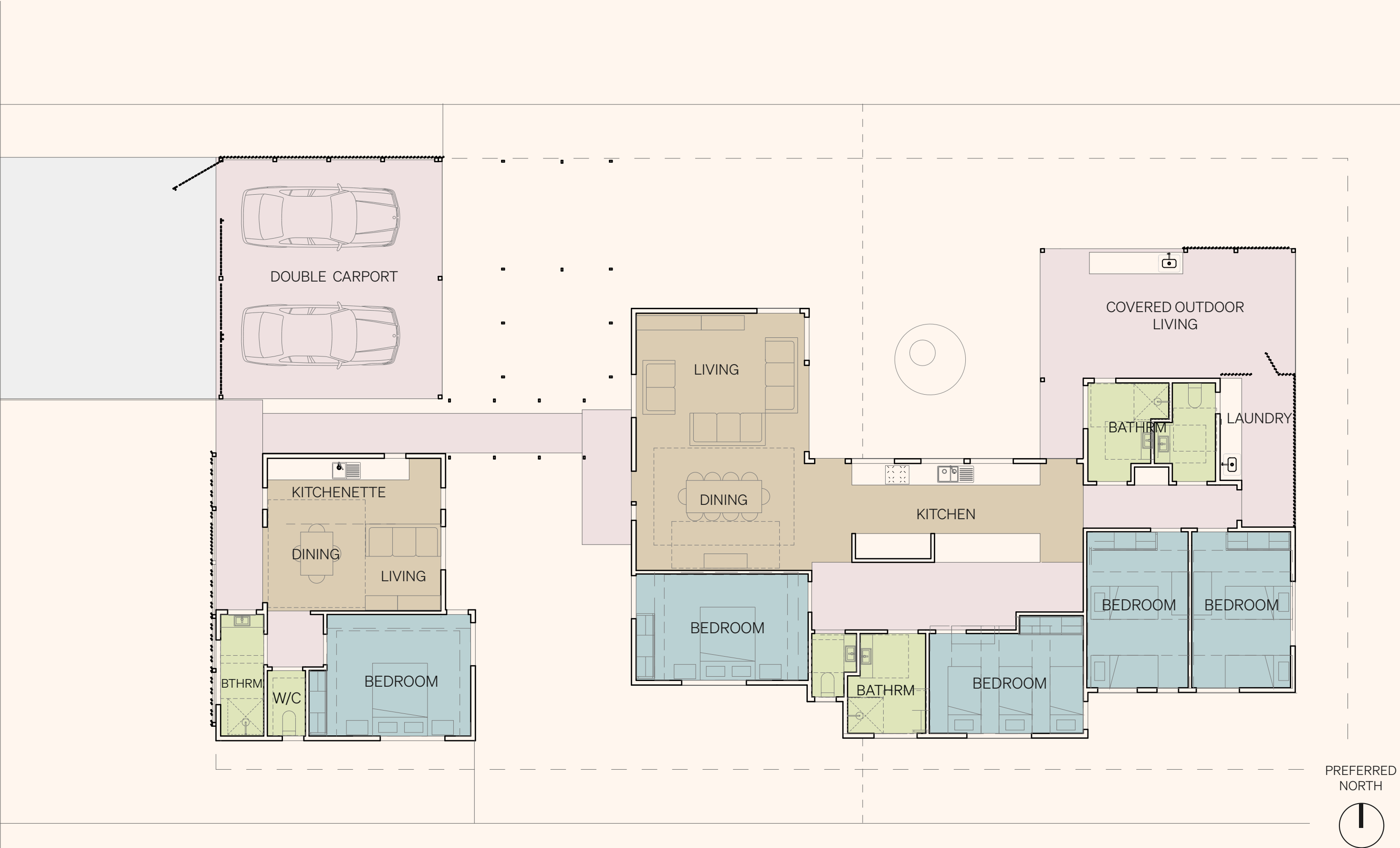
Size: 196m² internally, and 39m² externally.

Spaces Included: Internally - 5 bedrooms, 3 bathrooms (shower + sink), 3 separate toilets/WCs, kitchen and kitchenette, 2 living spaces and 2 dining rooms.

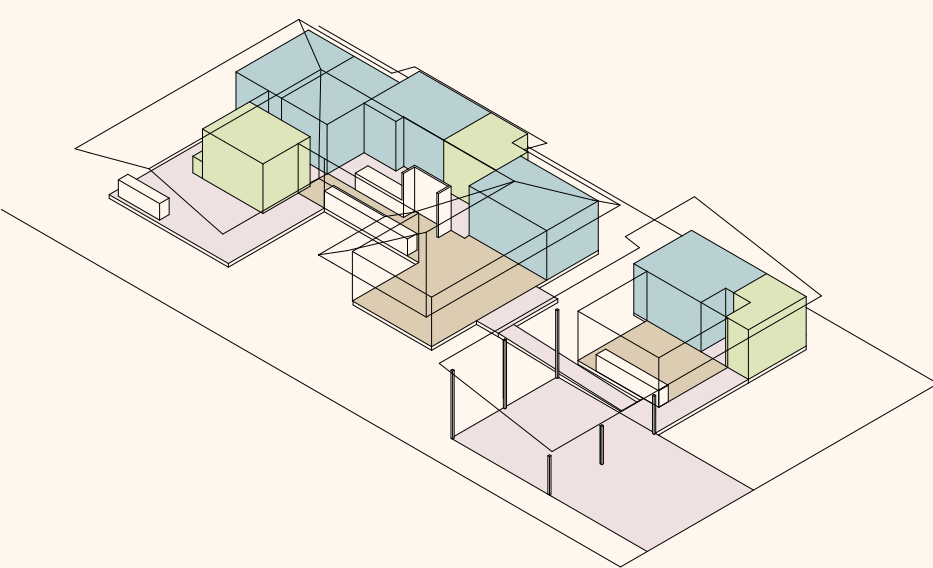
Externally - Double carport, entry porch, covered outdoor living, and laundry.

Lot Arrangement: Designed to suit single width lot (20m). Type can also be applied across a double lot with minimal adjustments to embed additional pedestrian access to the homes.

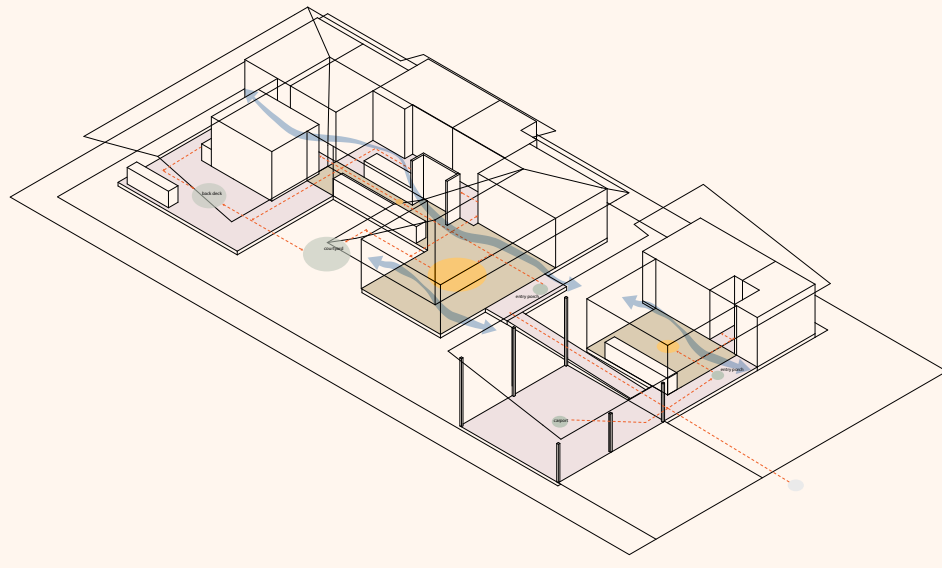
Foundation / Construction Type: Low set / slab on ground.



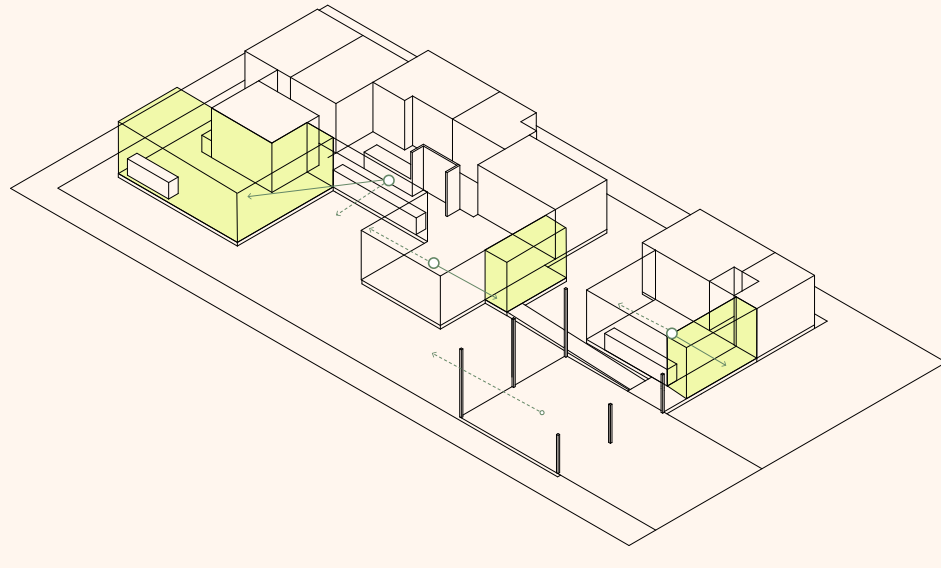
FLOOR PLAN



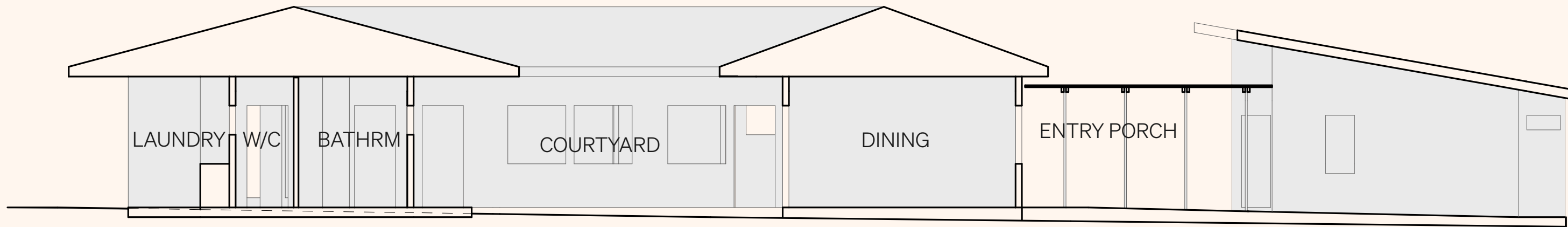
ROOMS



CIRCULATION & CROSS VENTILATION



OUTDOOR AREAS



SECTION - 5-BED SEMI-DETACHED HOUSE

4 bedroom dwelling

1 bedroom granny flat



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