



AGENDA

Ordinary Council Meeting

Thursday, 17 September 2026

I hereby give notice that an Ordinary Meeting of Council will be held on:

Date: Thursday, 17 September 2026

Time: 10AM

Location: Mapoon Aboriginal Shire Council Chambers

**Chad King
Chief Executive Officer**



NOTICE OF AN ORDINARY MEETING OF COUNCIL

(Local Government Regulation 2012 Chapter 8 Administration Part 2 Local Government Meetings and Committees (s 254B and s 254C).

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Yours faithfully,

Chad King

Chief Executive Officer

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1 OPEN MEETING**2 LEAVE OF ABSENCE AND APOLOGIES****3 CONFLICTS OF INTEREST AND COUNCILLOR OBLIGATIONS**

Chapter 5B of the Local Government Act 2009 (the Act) requires Councillors to declare a Prescribed or Declarable Conflict of Interest. The Declaration is to be made in writing to the Chief Executive Officer, before the Ordinary Meeting of Council.

DECLARABLE CONFLICTS OF INTEREST**PRESCRIBED CONFLICTS OF INTEREST****REGISTERS OF INTEREST****4 CONFIRMATION OF MINUTES**

Nil

5 MATTERS ARISING FROM THE MINUTES**6 CONFIDENTIAL REPORTS**

Nil

7 MAYOR AND COUNCILLOR REPORTS

Nil

8 OPERATIONAL REPORTS

8.1 RELOCATION OF PORTABLE BUILDING

Author: Chad King, Chief Executive Officer

Authoriser: Chad King, Chief Executive Officer

Attachments: Nil

PURPOSE OF REPORT

To seek Council consent to relocate a transportable building from the hall to the Mapoon Church.

BACKGROUND

Council currently owns a 3m x 12m portable building located next to the sports and recreation hall, the building was previously used as a space for the woman's group to gather, however the building has not been recently used and fallen into disrepair.

The church building is located on Lot 155 SP313344 of the Mapoon Deed of Grant In Trust (DOGIT) and contains a church building, carpark and landscaping.

DISCUSSION

The church is seeking permission to relocate the unused portable building from the hall to the church. The growth of the church has resulted in a need for additional storage space and a dedicated space to operate the weekly children's group.

These activities currently occur within the church office and as a result materials have to be moved back and forth depending on the activity on the day. Additional space on the church site will better allow the delivery of community services.

Council owns a 3m x 12m portable building located next to the sports and recreation hall, the building was previously used as a space for the woman's group to gather, however the building has not been used and has fallen into disrepair. It is proposed that the building is relocated from the hall to the church and is restored into serviceable condition by church volunteers.

The woman's group has been recently meeting at the church, as such it not expected that this relocation would negatively impact on the group. The relocation of the building will improve the security and amenity of the sports hall by removing the damaged building.

Budget

The relocation of the building will not have a material change on the capital budget as the building will be moved from one Council location to another.

It is proposed that a budget variation of up to \$5,000 is made to support the relocation of the building.

RECOMMENDATION

That Council approve the relocation of the transportable building from the sport and rec hall to Lot 155 on SP3133344 and delegate to the Chief Executive Officer to negotiate the required regulatory consents and approvals.

AND approve a budget variation of up to \$5,000 to support the relocation of the building.

8.2 MAPOON HOUSING DESIGN PRINCIPLES

Author: Chad King, Chief Executive Officer
Authoriser: Chad King, Chief Executive Officer
Attachments: 1. Draft Mapoon Design Principles

PURPOSE OF REPORT

To seek Councils adoption of the Mapoon Housing Design Principles.

BACKGROUND

Council engaged Blaklash Design and architectural firm Deicke Richards to prepare a set of design principles to guide the way new development occurs within Mapoon. Following this engagement the attached principles have been prepared for Council adoption.

DISCUSSION

Mapoon is a growing community and according to Queensland Government Statisticians Office is expected to grow to 580 persons by 2046. This growth requires Council to carefully consider the infrastructure and design of the community to ensure that future generations can enjoy affordable, resilient and fit for purpose housing and infrastructure.

Climate change is expected to deliver longer hotter weather events for Mapoon in addition to higher intensity rain fall events and higher sea levels. Planning for this future must consider how we design buildings and infrastructure to reflect a changing climate.

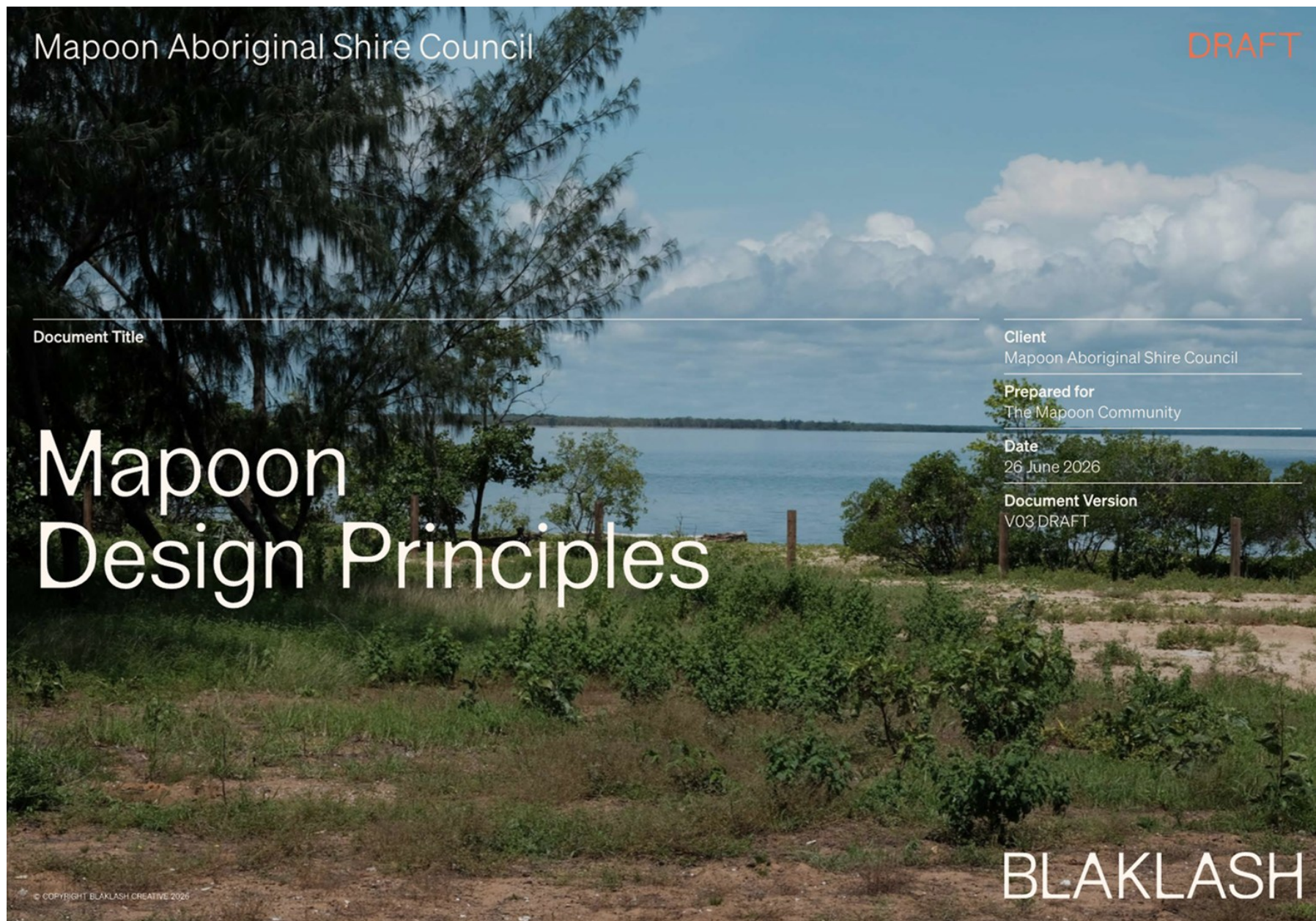
The development of the design principles included engagement with the Mapoon community to understand what worked about current housing, what could be improved and should stay the same. Engagement also included Mapoon Elders, Councillors and staff. Specific engagement with the Council construction team was undertaken to understand what materials and building techniques work well and what should be minimised in new construction.

The document specially addresses the importance of best practice site responsive design to ensure that buildings maximise the ability to catch local winds and minimise long walls facing the sun. This contributes to the comfort of the house and helps to minimise power bills.

The product of this work is the development of the Mapoon Design Principles, this document is intended to be used when designing new building or construction in Mapoon.

RECOMMENDATION

That adopt the Mapoon Housing Design Principles and delegate to the CEO to finalise formatting and minor edits prior to publishing on the Council website.





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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urpose of this Document

community is different and this document to capture the unique priorities of the ion community.

on Design Principles bring together local knowledge, lived experience and y priorities to guide how buildings and spaces are shaped in Mapoon. This t sets out a place-based understanding of what 'good design' looks like here, in everyday life and connection to Country.

id tool, this document supports stronger conversations between community, signers and project teams. It helps ensure that design ideas shared with Council d by and responsive to local expectations and needs, and is to be used to keep all countable.

ment follows in the footsteps of many who have long advocated for better built in discrete Aboriginal and Torres Strait Islander communities. The want to deliver ed, culturally-responsive homes, buildings and community spaces is not new, ument outlines both the 'what' and the 'how' of those aspirations. These Design will now be used to guide design and construction processes in Mapoon, to jects delivered are properly tailored to the community's wants and needs.

Important Documents

ment seeks to include the voices of the Mapoon community engaged with t the development of the Design Principles, however it should be read alongside rtant documents that frame Mapoon's priorities:

- ion Master Plan 2019

Planning Scheme 2015

gical Assessment Stage 2 V2
- MASC Local Disaster Management Plan 2024

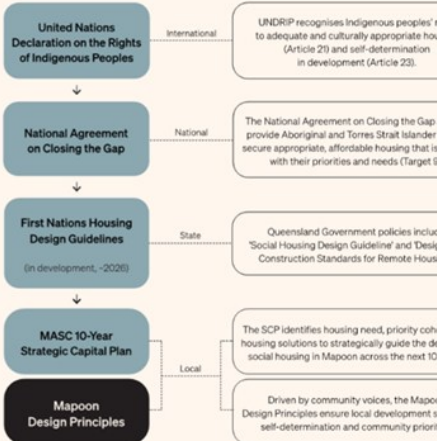
MASC Environmental Health Plan 2024 - 2026



Policy Context

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

This approach empowers the Mapoon community to shape buildings that genuinely reflect local social, cultural, climatic and community needs.



ed to work through how we get this messaging out, because community won't be

Where the Mapoon Design Principles are not formally recognised within project processes, including methodology, timelines and budgets, their capacity to drive change is limited. Council alone cannot enforce place-based outcomes without the backing of the agencies that fund the delivery of public infrastructure. This document calls on agencies to treat these principles as a binding reference and to adjust processes accordingly.

After 'finalisation', this d will remain live. Underst that Mapoon continues change, thinking and lo priorities will also. This c is to be reviewed and u ensure it continues to al community's aspirations concerns, as well as lear gathered from the deliv projects to date.



About Mapoon

Mapoon sits on a narrow peninsula on the western coast of Cape York, where the land pushes out into the Gulf of Carpentaria at Port Musgrave. It sits on the mouth of the Wenlock River, with beachfront to the east, around 80 kilometres north of Weipa and approximately 700 kilometres northwest of Cairns. The unsealed road connecting Mapoon to Weipa becomes impassable in the wet season, cutting the community off for months at a time and shaping everything from supply chains to how people think about self-sufficiency.

Mapoon sits on the traditional Country of the Tjungundji people. The community is also home to Yupungathi, Taepadighi, Mbakewithi, Thankakewithi and Anathangay peoples, reflecting its history as a mission where families from across the region were removed to. Different cultural ties exist side by side, but a shared community has formed through generations of living together on this Country.

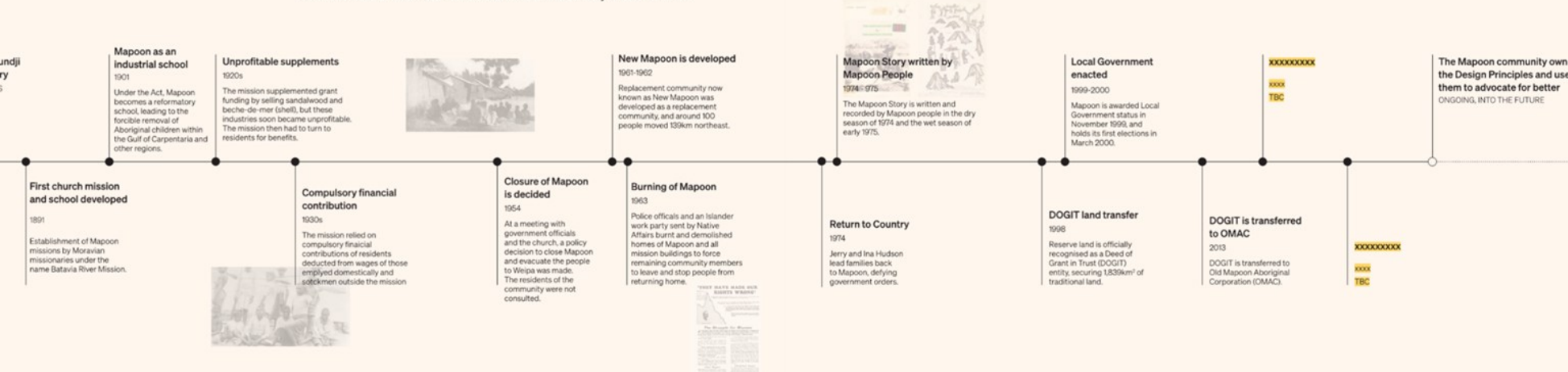
The coastline defines Mapoon. Spanning a long, linear stretch, there are several neighbourhoods within Mapoon: Cullen Point, Red Beach, Ukamon and Thungoo. Long sandy beaches stretch the length of the town, the Wenlock and Ducie Rivers flow into Port Musgrave, and the tidal rhythms of the Gulf shape daily life. Saltwater Country draws people to the shoreline year round, while Freshwater Country pulls people inland to wetlands and swamps that hold their own seasonal rhythms.



ABOVE: Map showing location of Mapoon, QLD.

Mapoon's History

Mapoon's history is layered and reflective of control enforced over generations across the continent. The built environment of the community still largely reflects the decisions of those who planned the mission rather than its residents and the Country it sits within.

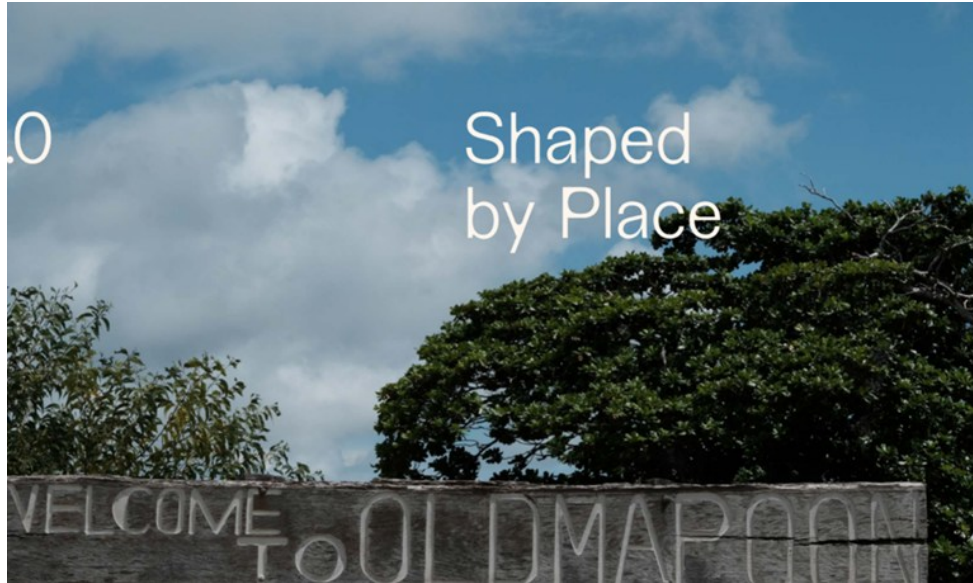


lours of Mapoon

ion is a very calm and grounded community, a life moves slow. It's lifestyle is set by the try it exists within, and the colourful elements untry that come together to make it special.

a right is an example of how the colours of i, found and returned at Cullen Point, might : colour palettes for future buildings in the nunity. A similar exercise can be done with elements of Country to ensure the diversity poon's landscapes is represented, and future ngs feel truly of place.





Mapoon Over the Years

The forced closure of Mapoon left physical traces that remain present in the landscape and the built environment today. Unlike communities where the mission era gradually evolved into the present, Mapoon's built environment was deliberately destroyed and then rebuilt by the community itself.

The mapping to the right shows Mapoon, where it sits today and how it has changed over the years.

Mapping still in progress.



What makes Mapoon special to this place

On the Coastline
The coastline draws people to it like a magnet. The coastline remains the defining pattern of Mapoon. Housing continues to hug the shore, following settlement patterns that predate the mission and that they reasserted when it returned. The coast is part of the reason people came back to this place, for the fishing, the breezes and the connection to saltwater Country as everyday life here.



- Space is Valued**
Initial thoughts to be consolidated, and diagrams drafted to suit.
- Most buildings in Mapoon have space. They feel secluded and private, particularly those sited along the beach towards Cullen Point.
 - New homes on the main road (Weipa Mapoon Road) are exposed, despite being on spacious lots. Large lot sizes do not necessarily equal successful outcomes on their own. They need to be designed for appropriately to ensure the spaciousness is an asset, and doesn't make buildings feel exposed. They need to feel secluded, part of the landscape etc. The feeling of space is valued, which differs from simply providing space.
 - Lot sizes could link more to housing typologies in particular, and the intended/likely number of residents within a home in Mapoon.
 - New lots and homes need to be delivered with greenspace provided, to both the housing lot itself and to nearby parks and outdoor community spaces. Landscaping to take into consideration the limitations of septic systems etc.



Diversity of Buildings

Initial thoughts to be consolidated, and diagrams drafted to suit.

- Different sizes, heights, styles, locations and colours of homes, and varied street arrangements.



Changing Landscapes

Initial thoughts to be consolidated, and diagrams drafted to suit.

- Lush in the wet and dusty in the dry. Shade from planting may not last all year round, if plants do not tolerate the dry season well. Link this section to Purposeful Privacy.
- Large lots need a lot of maintenance in the wet season, because vegetation grows so quickly with high rainfall and hot temperatures.



0

Design Principles



Mapoon Design Principles

01

Community Led

Community voices and people shape all projects, at all stages.

02

Climate-Responsive

Design for comfort, indoor and out, in the extremes of Mapoon's wet and dry seasons.

03

Space to Live

Space for everyone to live how they like.

04

Thinking of the Future

Designed, built and maintained to work now and into the future.

05

Purposeful Privacy

Creating moments of privacy within open, connected spaces.

PRINCIPLE 05

Community Led



Community voices and people shape all projects, at all stages.

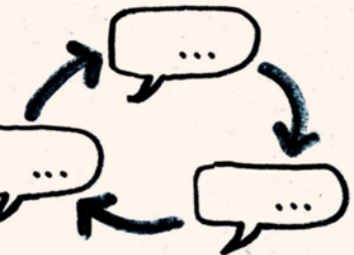
Design and construction in Mapoon should actively involve the people who live there. Community should have genuine choice over how their homes and buildings look and feel, and building programs should create local employment, procurement and skills opportunities to support the growth and self-sufficiency of current and future generations.

"[Community used to have agency.] They gave them a booklet like this and they got to choose their house."

Mapoon Community Member

The Place-Based Design Responses on the following p set out specific spatial and technical recommendation ensure buildings are 'Community Led'.

ice-Based Design Responses



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

Allocate dedicated time and fee allowance into proposals for genuine engagement with community. Listen to community to understand and identify concerns, and develop smart solutions.

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

Each new building has a responsibility to involve community as much as it can in its design and construction.

Engage in skill-sharing by creating opportunities for two-way knowledge exchange.

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.

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. 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.

PRINCIPLE 01

imate-
esponsive



Design for comfort, indoor and out, in the extremes of Mapoon's wet and dry seasons.

Mapoon's tropical/monsoonal climate is shaped by two distinct seasons and a prominent coastline. The wet brings heavy rain, flooding swamps and king tides that push saltwater under coastal homes. The dry brings mild weather and reliable breezes that good design should capture and direct through every building.

- "We don't have any ventilation. Too much moisture."

- Mapoon Mayor and Community Member
- "You get the morning sun and in the afternoon you get the shade. And we've got 8 months of easterlies so design for the breeze."

- Mapoon Community Member
- "My house is fully air conditioned. Only because I have a huge wall with no windows, and that's where the breeze comes through."

- Mapoon Community Member

Helpful Insights into
Mapoon's Climate

- Temperature:** Minimum and maximum temperatures range, on average, from 18-30°C in July and 24-33°Cs in December (MASC Local Disaster Management Plan, 2024).

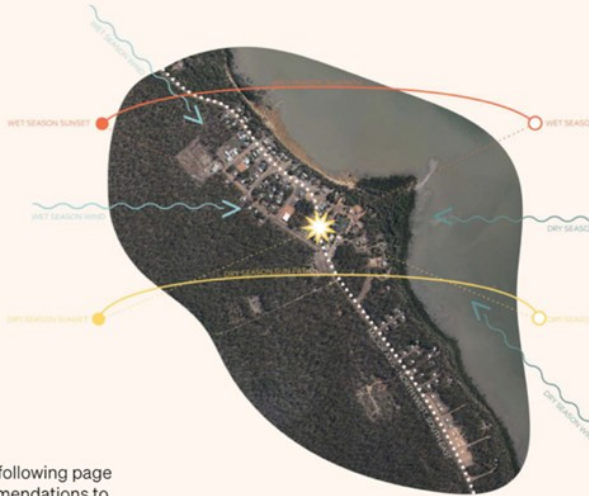
Rainfall: Receives an average of approximately 1700-1800mm (almost 2m) of rainfall a year, with the vast majority (~97%) falling during the wet season. Rainfall typically peaks between December and March, with the wet season spanning a month either side of that, while the dry season from May to October sees very little rainfall, often less than 20mm per month.

Relative humidity: The mean 9am relative humidity in Mapoon sits between 78 and 86% from November to April each year, dropping to a low of 66% in October (BoM, 2026).

Prevailing winds: Winds blow predominantly from the east and south during the dry season, and from the west and north during the wet season (MASC Local Disaster Management Plan, 2024).

Cyclone Threat: Mapoon is situated within Australia's cyclone belt, but fortunately has not experienced a major cyclone since meteorological records were first kept in 1911 (MASC Local Disaster Management Plan, 2024), narrowly missing the extremes of Tropical Cyclone Narelle in March 2026.

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



Climate-Based Design Responses

Buildings are to be oriented primarily, not dictated by subdivision layout. Orientation aspect should be dictated by living, kitchen and bedrooms.

Efficiency of infrastructure may dictate the subdivision layout and orientation, each home should be oriented in accordance with the sun. This may result in homes that are off axis to their lot boundaries.

Only room that may be solely southern faced is the bathrooms.

Bedrooms should not have a long side facing west or north-west.

Verandas should be used as a buffer (to western orientation) for heat transfer into habitable spaces (living room, bedroom etc.).

All living spaces, kitchens, and bedrooms should have minimum 2 windows, each on different walls to allow for cross ventilation. Bathrooms must have at least 1 window.

- Where possible, window assemblies should include a low-height (below 1000mm sill) and upper (above 1500mm sill) operable portion. This encourages better cross ventilation through the stacking effect.

- All windows are to have CrimSafe screening. This allows for more operable windows including low-height louvres or sash window portions while still remaining safe.

All eaves must be 900mm from external wall line.

- This dimension increases the amount of shade on the external walls throughout the day, subsequently reducing the internal temperature of the home.

- This dimension is buildable and maintainable by the Council, and is appropriate for cyclonic conditions (with appropriate detailing).

Where possible, laundries should be lockable, covered spaces that are naturally ventilated. This prevents mould growth.

- 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 the home.

- All laundries should be considered covered, outdoor spaces that are secure. They should be outside of any 'air-conditioned pod'.

- An additional clothesline should be located in an undercover, open area to allow for clothes hanging even during the wet season.

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 aircon throughout the night.

- An insulation layer can help to stop this transfer of heat into the home.

- On the external face of the home, an insulation layer will shade the blocks and reduce the amount of heat able to be absorbed by the blocks. Therefore, less heat is able to transfer into the home.

- 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 into the home.

Outdoor gathering space must be shaded and protected from rain for the entirety of the day.

- While in some climates it is desirable to sit in the morning sun, this is not the case in Mapoon. The temperatures are too high and the rain is too heavy.

- In order to ensure the outdoor space is shaded throughout the day, eaves may need to increase in depth, or include a turn-down.

- Screening can also be used to filter sunlight and rain.

Entries should be protected from rain and sun.

- Entries should allow for a resident to pause without getting wet or overheated.

Provisions for Air-Conditioning

Strategic orientation and passive design are fundamental to reducing the reliance on air-conditioning in Mapoon, the practical realities of the wet hot climate and the compounding effects of climate change make air-conditioning essential in all new buildings in Mapoon.

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.

In Mapoon, 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, heavier monsoon rains, and increased risk of cyclones. These compound events, where hazards like extreme heat and torrential rain occur in close succession, are becoming more common, placing strain on community health, housing, and the surrounding ecosystems. The severity of these impacts will only increase, making it essential for Mapoon to plan for and adapt to this evolving climate risk, including air-conditioning in all new buildings.

Crucially, passive cooling through cross-ventilation is often directly at odds with the need for weatherproofing. During the intense wet season, driving rain requires homes to be "shut down" with windows and louvres closed to prevent mould. This immediately traps humid air inside, causing temperatures to soar and creating an unbearable indoor environment.

Air-conditioning must be considered essential in Mapoon, not only for thermal comfort but for public health. It actively dries the air to inhibit mould growth and is necessary during moments when windows must be closed at night for acoustic privacy, which otherwise makes bedrooms unbearably hot and humid.

To ensure longevity and reduce lifetime costs, systems should be selected based on durability, energy efficiency, warranty periods, serviceability and reparability 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 Mapoon community member.

Much more thinking being done to determine how to best raise this aspiration in this document.

Provisions for Solar Power

Provide infrastructure that thinks long term about renewable energy and makes use of the significant sun exposure Mapoon receives.

- Provide photovoltaic (PV) panels, solar panels, to new builds, ensuring appropriate orientation to sun exposure throughout the day during both the wet and dry seasons.
- For community buildings, consider providing solar batteries to support the ability for community remain self-sufficient with power supply even in times of power outages or periods of rain that limit generation of additional solar energy.

- Much more thinking being done to determine how to best raise this aspiration in this document.
- Desire to be a self-sufficient community - not at the whims of Ergon etc. Are there issues with pig solar / getting funding for solar because of the local energy provider or government preferences?
 - Interest by MASC in solar micro-grids to provide supplementary energy to the community, in the reducing expenses for local people. Aiming for renewable energy to supplement grid power supply off-grid living likely not feasible, at least for mainstream housing in the township not out on home despite the benefit of no connection costs that would come from it.
 - Consider the number of rainy days in Mapoon each year, and the anecdotal information that solar systems require grid-power back-up (booster buttons) to ensure hot water is available during periods of cloud and rain.
 - Community education required to encourage people to make use of power primarily through solar energy in use.
 - Does MASC have an Energy Plan or some document outlining their aspirations for solar?

PRINCIPLE 02

Space to Live



Space for everyone to live how they like.

Buildings in Mapoon need to accommodate large extended families, community members of different ages, life stages and lifestyles, and daily life indoors and out. In Mapoon, outdoor space is where daily life happens, just as much as indoor space. People cook, eat, rest and gather outside. Verandahs are central to life. Design should treat outdoor living with the same seriousness as interior space, with covered areas generous enough to function for small and large groups.

"Big open shaded spaces. Enough space outside so people aren't feeling confined." - Mapoon Community Member

"We park our car outside and use our carport as our outdoor area." - Mapoon Community Member

"On the weekends we cook outside, basically live out in the garage." - Mapoon Community Member

"We're not building houses, we're building homes." - Mapoon Community Member

Elements that make up a Home

Delivering a house alone does not meet community's functional needs for new 'homes', as well as a feeling consistent with the Mapoon way of life. Houses sitting alone on large lots does not create secluded, vegetated areas that people want to live, gather and rest within - the often overlooked parts that make up a 'home'.

The elements that community in Mapoon shared were important to creating a 'home' are:

- Standalone house / private dwelling
- Covered carport
- Clothesline
- Garden shed / undercroft storage (lockable)
- Pathway to main entry
- Driveway to carport
- Street / front garden tree and considered planting

The Place-Based Design Responses on the following page set out specific spatial and technical recommendations to ensure buildings create 'Space to Live'.

Diagrams comparing large lots with no amenity other than a new house vs. large lots with all elements that make up a home, creating pockets of privacy, shade and amenity for both the resident(s) and the broader street, neighbourhood and community

Ice-Based Design Responses

por living should be
tised. Living spaces
d be able to be easily
ed to combine with
or space creating one
r communal area.

poon, most outdoor spaces are left semi-
c and do not require screening to become
sly enclosed and secure. For this reason,
ne of security to internal spaces should be
dered without privatising outdoor areas.

All dwellings are to include
a ground level bedroom,
bathroom and kitchenette.
To be planned to allow for
an Elder to comfortably live
independently.

- This space is to include:
 - A standard robe as per the Queensland Social Housing Design Guideline Toolkit.
 - A kitchenette including a full sized, pantry, space for a full sized fridge, 2 hotplates, single sink, 800mm benchtop space, and under bench storage.
 - A bathroom that meets, or can be easily adapted to meet, Platinum requirements of the Queensland Social Housing Design Guideline Toolkit.
 - A solid front door that is not visible from the street.
- A resident should not have to walk outside to enter the bathroom.

All dwellings of 2 bed or
more should include a
separate toilet and basin that
is directly accessible from
the living area or verandah.

- This toilet and basin is able to be used to visitors without them having to enter the more private zones of the home.
- While it should be directly accessible from the living space or verandah, there should not be direct views of the toilet from the main sitting areas.
- If this toilet is the designated ambulant, or ambulant capable toilet, it must meet the dimension requirements outlined in AS1428.3 and be fully lined in plywood to allow for grabrails to be fixed.

All eaves must be 900mm
from external wall line.

- This dimension increases the amount of shade on the external walls throughout the day, subsequently reducing the internal temperature of the home.
- This dimension is buildable and maintainable by the Council, and is appropriate for cyclonic conditions (with appropriate detailing).

All bedrooms are to allow for
at least one queen bed and
one single bed, or 3 single
beds.

- Large families require more sleeping spaces. Bedrooms should accommodate for more than 2 people sleeping in them.
- Census data and statistics highlighted in the Mapoon Masterplan (2020) show that there is a higher ratio of people to bedrooms in Mapoon compared to the average Queensland data and Australian data. For this reason, bedrooms must be larger to accommodate this.
- Additionally, anecdotal evidence from the engagement process suggests whole families of 4 or people are often sharing 1 bedroom.

All dwellings of 2 bedrooms
or more should include at
least one 'storage nook'
of minimum 2m width, 1m
depth.

- This nook is to include a built-in storage box that a mattress can be laid onto for guests.
- Refer to "Sleepout or Storeroom" on page 72 for details of this element.

All storage cupboards
should be as large as
possible.

- All wardrobes are to extend from wall to wall, or from wall to door clearance line.
- Understanding that most bedrooms will accommodate more than 2 people, the wardrobe must accommodate this.
- Throughout the engagement process, lack of storage was commonly mentioned.
- In homes of 3 or more bedrooms, 2x linen cupboards should be provided.

For homes with 2 or mo
bedrooms, bathroom
vanities are to be locate
outside of the bathroom
all toilets are to be locat
a separate room.

- Separating the vanity out of the bathro for people to wash hands and brush th while the toilet and shower are being u
- The vanity should be located adjacent toilet and shower doors.
- The vanity should include under bench above bench storage.
- It is suggested that a 'wet zone' is utilis home. This is a zone that is tiled on the relevant walls that includes a toilet roo and bathroom storage, and a shower n space can be easily used by 3 people v compromising on privacy.

For space area should be calculated based on area per bedroom calculation.

Current Queensland Social Housing Design Guidelines Toolkit follows an outdoor seating calculation that allows for a certain number of seats to fit on a balcony or patio. Calculations are based on the assumption that 1 or 2 people are occupying each room. These area calculations are displayed in the top right graph.

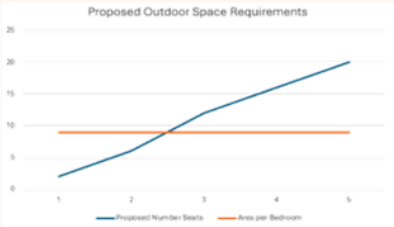
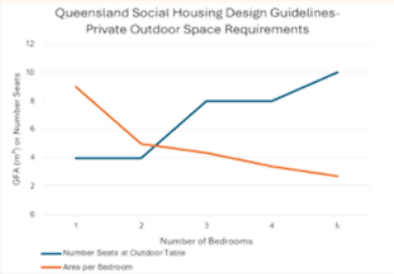
Graph shows that as the number of bedrooms increases, the m² per bedroom of outdoor space decreases.

Communities such as Mapoon, where larger homes mean much larger occupant numbers, this area calculation is not appropriate.

If a bedroom is being shared by multiple children and parents, it can no longer be used as a space for recreation. There is more pressure on outdoor spaces to accommodate everyday life.

Furthermore, the calculation of seating for each home in the Queensland Social Housing Design Guideline does not account for sharing bedrooms. For example, it is to assume in urban areas that a 4 bedroom house may hold 5-6 people. Therefore indoor table seating 8 people is sufficient. However, in Mapoon, a 4 bedroom house may easily be home to 12 or more people. Therefore, when gathering, much seating is required.

Graph in the bottom right shows a suggested ratio for calculating both the number of seats required and area for the private open space.



Services must allow for ease of living in large family groups.

- GPOs must be provided at an appropriate height for reasonably expected appliances to be plugged in. For example, in the lounge room, where a TV may go, GPOs should be below 600mm high. On other walls, they may be higher, but should not exceed 1200mm high. Powerpoints should be provided for kitchen appliances (minimum 4 GPOs).
- All GPOs should be double GPOs.
- Light switches should also be at an appropriate height for someone standing or sitting to access (between 900mm and 1400mm).

Housing allocation to consider neighbouring properties and families.

- The provision of culturally-appropriate housing is dependent on more than the layouts and construction of the physical homes themselves. Housing allocation needs to consider which families are allocated to different sizes and styles of homes, particularly where typologies have been designed to cater to a particular segment of the Mapoon community.
- Allocation also needs to consider neighbours and family dynamics within particular neighbourhoods in Mapoon to ensure it is comfortable and appropriate for particular community members to be living near each other.
- More considerations and specifics to be added. Housing Allocation to be a key item raised within this document, as house designs can be perfectly tailored, but if allocation does not align, good intent can fall over.

PRINCIPLE 04

Thinking of the Future



Designed, built and maintained to work now and into the future.

Mapoon was rebuilt through the community's return to Country, creating a legacy that prioritises future generations. New development should reflect this long term mindset while responding to tropical heat, humidity, salt air, cyclonic winds and wet seasons. Durable materials, resilient design and quality construction are essential to ensure buildings perform and endure over time.

"It's the next generations we've gotta look after."

- Mapoon Community Member

"Probably block I'd say. Less maintenance."

- Mapoon Community Member

"If you don't control your rats they'll nibble through your fly screen. If you got CrimSafe you got no troubles."

- Mapoon 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".

Mapoon Aboriginal Shire Council and the Queensland Government currently spend **an average of \$500m per year** on the maintenance of community infrastructure, including Mapoon's homes.

Budget per home per year:

Maintenance waitlist times:

Helpful Insights into Community Needs

Like all Aboriginal and Torres Strait Islander communities, intergenerational living is common in Mapoon, given the want to live alongside family. Infrastructure needs to support aging in place and provide spaces that function for people of all ages, abilities and lifestyles, now and into the future when circumstances change.

With the chance of acquiring a disability always a possibility in someone's life, the need for homes and community infrastructure that is accessible and provides accommodations to support day-to-day life is important.

Are there high numbers of people with disabilities on the housing waitlist? If so, this becomes particularly important.

The Place-Based Design Responses on the following page set out specific spatial and technical recommendations to ensure buildings are both 'Thinking of the Future'.

Ice-Based Design sponses

poon, a home that is built to last is both cally robust, and reflects the needs of the nunity for the long run. This means that the ng design understands that people want e in place, families will grow rapidly and ents may experience disability.

section is broken into 2 parts to reflect ea: Future Thinking and Materials & enance.

Future Thinking

Bathrooms are to be designed with future accessibility requirements in mind.

- Gold level circulation requirements are to be achieved 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.

All homes with an undercroft are to be designed to allow for 1 extra bedroom.

- 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 for all homes.

- All homes are to meet Gold level door clearances.
- All thresholds should be flush to the ground.

Materials and Maintenance

This section sets out material and component guidelines that reduce the maintenance burden in Mapoon's Council Maintenance Team. The guidelines respond directly to feedback from residents and the local Council's maintenance team, who deal with the maintenance of the houses. Their experience shows that most failures come from the increased burden on components due to increased occupancy, as well as what components are specified and installed, rather than from misuse by residents. In a remote, cyclonic community, where every repair carries a high access and freight cost, these failures are costly and slow to fix. These guidelines prioritise safety and the everyday functions of the home by selecting materials and components that work reliably and need the least upkeep. The aim is for each house to keep supporting the health and comfort of its residents over its full life.

Robust wall and ceiling materials

- Lightweight linings and timber trims fail early in Mapoon's hot, humid and cyclonic setting. They absorb moisture, swell, rot, attract termites and damage easily under heavy use, which drives repeated repairs.
- Specify robust materials throughout the home, inside and out. External walls are preferably blockwork or compressed fibre cement (CFC), in either sheet or plank format. Cover battens and trims are to be CFC, with no timber used, to remove a common point of moisture damage and rot.
- Internal wall linings are to be blockwork or CFC, with a minimum thickness of 9 mm, throughout all walls. Ceilings may be fibre cement, fixed without setting, and plasterboard is not to be used. These materials resist moisture, impact, insects and decay, and they hold up under high occupancy, lowering the whole-of-life maintenance burden.

Metal roofing - clip-fixed
lieu of pierce-fixed

- Pierce-fixed roof sheeting (screws driven through the crests or valleys) puts thousands of penetrations through the roof surface. Mapoon's high-rainfall, cyclonic climate means penetration is a potential leak and corrosion point. Washers and seals degrade, screws loosen under cyclic wind load, and the leaks drive recurring repairs and internal damage. Lysaght's Cyclonic Area Manager confirms that fatigue and failure often occur around fasteners.
- To address this, new projects and re-roofs should utilise Lysaght Klip-Lok 700 HD with the concealed clip-fixing system. The clips to clips that fix to the structure, so the fastener does not penetrate the weatherproofing. This removes the leak and corrosion points, suits cyclonic design, and lowers ongoing maintenance. Confirmation from the structural engineer and with Lysaght should be obtained against the cyclonic capacity tables for relevant wind class, with reference to AS/NZS 1170.2.

g doors - top-hung in f bottom-rolling

in rolling sliding doors jump off their
t. Heavy use, plus sand and debris in the
m channel, accelerates this. A door off its
jams, falls to lock and loses its weather
a frequent maintenance call-out and a
ity risk.

possible, swing doors should be utilised
ad of sliding doors. This includes in joinery
as bedroom wardrobes.

ie a sliding door is beneficial to the design
ecting living areas and outdoor spaces).
fy top-hung sliding door systems. The door
s from a robust head track, so it cannot lift
f a floor track. A floor guide keeps the door
ad without forming a load bearing channel
raps debris. The result is more reliable
ition, better security and fewer repairs.

Decking - composite in lieu of timber

- Timber decking in a hot, humid, high-rainfall
climate absorbs moisture, swells, splits and rots,
and is prone to termite attack. It needs regular
oiling and board replacement, which is costly in
a remote location. Falling boards also create a
trip hazard.

- Specify a wood-plastic composite product such
as Modwood for external decks. Composite
materials resists moisture, decay, splitting and
termites, needs no oiling or painting, and holds
its slip resistance, lowering whole of life cost
and maintenance. Fixings are to be corrosion
resistant and a substructure detail that allows
drainage and ventilation.

Tapware - flick mixers in lieu of tap sets and combinations

- Separate tap sets and combination tapware
rely on rubber washers that wear out and need
frequent replacement. Worn washers cause
drips and leaks, which waste water and create
repeat maintenance. Tap operation is also
harder for elderly residents and people with
reduced mobility.

- Single lever flick mixers with ceramic disc
cartridges should be used for all taps. With no
washers to replace, they reduce drips, leaks and
maintenance. Single lever operation is easier to
use and more accessible, and it supports water
conservation.

Hot water systems

- Electric storage units corrode and fail in humid,
coastal air. Specify a robust, serviceable
system (solar or heat pump suits the climate),
fit a tempering valve set to a safe delivery
temperature, and locate components for easy
access and replacement. Easy access and
replacement requires that the main so

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 to all
opening windows and doors, with robust frames
and corrosion-resistant mesh suited to a coastal
setting.

- All downpipes should be fixed with a vermin
screen.

- Where homes are raised off the ground (low-
rise etc.), fully enclosed blockwork is required
to prevent animals from accessing underneath
homes. Considering that these areas may
become damp and humid, this blockwork
should be ventilated with appropriate screening
to vents in blockwork to ensure access by pests
is still mitigated.

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. The heavy and wind-
driven rain in Mapoon currently results in slimy
entry ways and carports which pose a danger to
residents and visitors.

- Levels of homes should be carefully considered.
Some homes in Mapoon are located at a lower
level to the road. This means in heavy rain, water
may flow directly into entryways or pool at slab
edges. Pooling water is a health and safety risk
and must be avoided. External drainage system
must be provided if a home's level is lower than
the road.

Electrical safety and durable fittings

- Salt-laden, humid air corrodes fittings, and older
houses often lack adequate protection. 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 and buildings
is critical for the safety and wellbeing of the
community, and to ensure incidents like this are
not repeated.

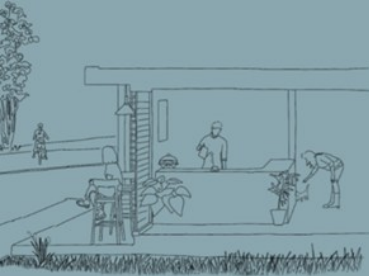
- Have older homes been brought up to
standard? There are safeguards in legislations
today, however they are often only triggered
when homes are sold on to new owners. What is
the trigger in this instance - change of tenants?

Corrosion resistance of external metalwork, fixt and fasteners

- Mapoon's coastal, cyclonic setting attas
standard galvanised fittings, fasteners
flashings. Match the corrosion categor
location (refer AS 432), use grade 316
steel for exposed fasteners and fixture
coast, and avoid mixing incompatible
This is consistent with the Lysaght ma
recommendation of COLORBOND Ultra
severe coastal environments.

PRINCIPLE 03

Purposeful Privacy



Creating moments of privacy within open, connected spaces.

The Mapoon community values connected, outdoor spaces and the connection they bring, however they also value privacy within homes. Community value space, but it has to be intentional. The private parts of a home, the areas where family life happens away from public view, should not be visible from public spaces. However, at the same time, people want to feel part of their street and community and should be able to maintain this visibility from semi-public and public areas, like verandahs and outdoor spaces.

"There's literally no privacy whatsoever, so an ensuite would be heaven." - Mapoon Community Member

"Privacy's a very big thing." - Mapoon Community Member

"My doors are unlocked. We never grew up with our doors locked...So I know a lot of people around here might opt for the glass as well as the CrimSafe, but it doesn't matter to me because it'll be open anyway." - Mapoon Community Member

Helpful Insights into Mapoon's Neighbourhoods

There are several neighbourhoods within Mapoon that stretch along its long, linear arrangement: Cullen Point, Red Beach, Ukamon and Thungoo. Each neighbourhood has its own character and conditions, given changes in topography and density of development.

An initial analysis of these 4 neighbourhoods is included to the right to provide commentary on what community want more or less of from future development.

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

Cullen Point ('along the beach')

TBC

Red Beach ('in town')

Homes in the centre of Mapoon often do not feel calm or secluded because of the smaller lot sizes and closer views between buildings. Developments on both sides of streets, bringing additional setbacks back neighbours to properties, increasing the sense of privacy and calm.

Ukamon

TBC

Thungoo

The quietest streets in Mapoon only have development on one side of the street. This could potentially be implemented in future developments / subdivisions to continue the sense of calm, spacious areas of the community.

Item 8.2 - Attachment 1

Page 32

Ice-Based Design Responses

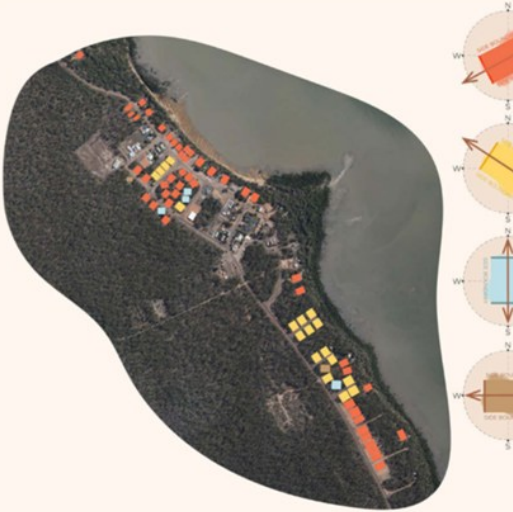
red outdoor spaces in labouring homes should ice each other but d have access to shade reezes.	Houses are to be variably set back from the street to allow for better privacy to each dwelling.	Bathrooms must be naturally ventilated while providing appropriate privacy.	Bedrooms and primary bathroom should not be directly visible from covered outdoor space or lounge room.	Bedroom arrangement should allow for cultural avoidance protocols.
Mapoon, community enjoy outdoor living and comfortable being seen in public and semi-private areas of their homes and being visible to community. There is less of a need for outdoor spaces to become private, screened, and away areas of homes in Mapoon than in other communities. Screening is to be provided if outdoor areas of neighbouring dwelling face each other.	When housing types are duplicated along a street, entries and windows often face each other. By offsetting their layout, overlooking windows and facing rooms are reduced.	- Windows should not be located below 1500mm sill height. - Frosted glass on bathroom windows is preferable. - Bathroom doors should not face any lounge or dining space.	- In Mapoon, it is common to have large gatherings and family functions. For this reason, it is desirable to maintain some privacy for the bedrooms and primary bathroom for the residents of a home. - A circulation strategy for homes should consider where visitors may see and occupy, and where residents might retreat to if in need of a private moment. - Visitors to homes should be able to gather, eat, relax, and go to the bathroom without intruding on bedroom spaces or the primary bathroom space.	In houses of 2 or more bedrooms, at least one bedroom should be located in a separate wing or level, or be located across a main living space from the other bedrooms. This allows for family members who should not be sharing spaces (in-laws, different gendered siblings, young men and women) to live under the same roof whilst adhering to cultural protocols.



Existing Building Orientation

Because of the varied street layouts in Mapoon and most homes directly addressing the street rather than prioritising proper orientation for sun and breezes, there is a broad mix of orientations of homes throughout the community.

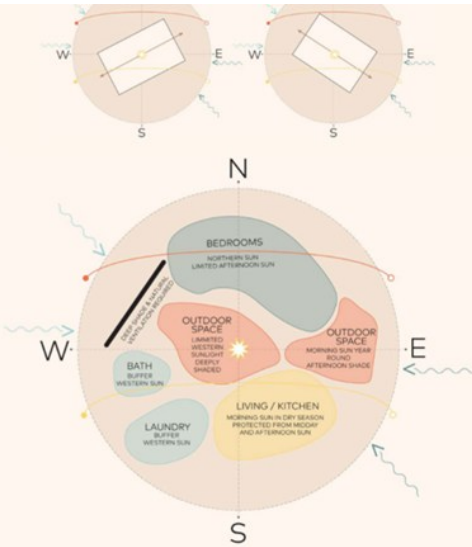
A desktop analysis of the orientation of the community's existing buildings is shown in the diagram to the right.



Proposed Building
Arrangements

Buildings, particularly homes given
day-to-day lives of residents,
to orient themselves and their
spaces with sun and breezes in mind,
better outcomes could be achieved.

Site analysis and discussions
with community, specific spaces
for their proposed locations within
the Mapoon home are outlined in the
diagrams to the right.



How Mapoon's
homes are used

How Mapoon's current homes are used gives us an idea into how future homes
can be designed and constructed with community to be climate-responsive
provide space to live, think of the future, and offer purposeful privacy.

- 1 OVERHANG

Large overhangs of around 900mm
provides some shade to the home.
- 2 BEDROOM

Some bedrooms are large and
proportioned well to accommodate
a cot or second bed.
- 3 SHADE

Large western frontage requires
extra shading such as curtains.
These do not insulate from the heat.
- 4 BREEZES

Tunnel shaped balcony captures
prevailing eastern breezes.
- 5 HEIGHT

Any western facing wall welcomes
the sun, even with generous eaves.
This is due to the low sun heights
during the year. Tapes are hung to
create shade.
- 6 BALCONY

Balcony as living and dining space.
Generous enough for children to
play and adults to gather.
- 7 CONNECTION

Kitchen is close but disconnected
from balcony. No window or visual
connection between the spaces.
This is difficult for parents.
- 8 STORAGE

Inadequate kitchen storage requires
extra cupboards and shelves. This
can cause clutter in the space.
- 9 WARDROBES

One bedroom has a walk through
wardrobe. This is great for a family
sharing a room or a mum with a baby.
- 10 BATHROOM

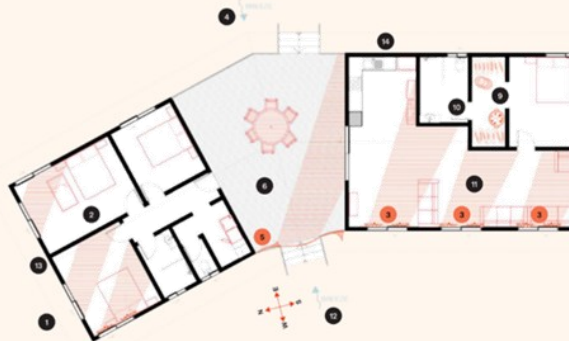
Access to bathroom off one
bedroom limits flexibility and
unbalances access to a bathroom
for other family members.
- 11 LOUNGE ROOM

Very large lounge room allows
for different family members and
groups to enjoy the space.
- 12 BREEZES

Some breezes from the west.
However, due to shade needs, they
are mostly blocked.
- 13 CROSS VENTILATION

Central dividing wall stops cross
ventilation from functioning. Slim
floor plan is good for ventilation but
enhanced if breezes can enter and
exit the home easily.
- 14 CONTEXT

No window on eastern kitchen wall
facing the beach. Reduces airflow,
increases heat and does not take
advantage of the coastal site.



Small Home

- QUEUE**
get in queue in garden used
bring more outdoor space,
to sunny damage.

RY
if entry is main entrance point.

PORT
if entry is outdoor area outdoor
Cannot functionally store large
other outdoor living.

ER OUTLETS
if power outlets results in the
or extension cords throughout

PORTION
Room proportion results in
if space.

RAGE
if storage insufficient. Resident
that can shelves to make more
one.

RAGE
if bedroom used entirely for
in.

ACY
we in shower. Resident must
provide to shower, which can
be used.

S
format files are labour
we to replace and harder to
set.
- STORAGE**
Small medicine cabinet and vanity
provided. Insufficient for even one
person.

STORAGE
Standard 1000mm robe insufficient.

PROPORTION
Bedroom proportion results in
unused space.

STORAGE
Resident forced to add storage.

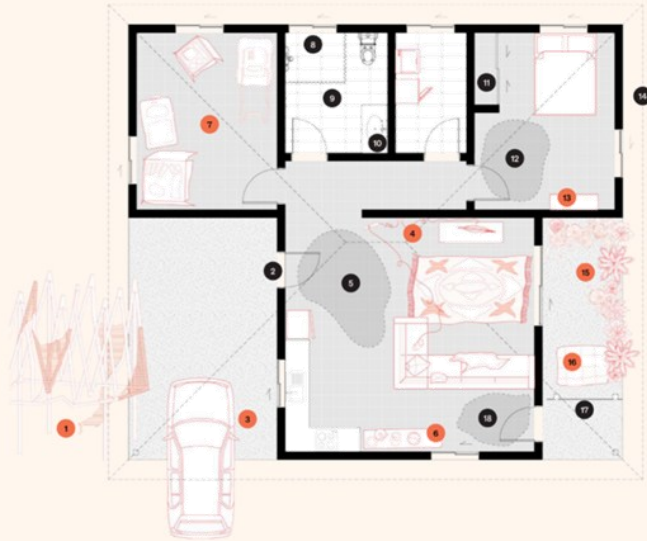
EAVES
Shallow eaves do not shade windows,
walls or outdoor space throughout
the day.

PLANTS
Resident's plants are used to create
visual screen to neighbours. Greatly
reduces usable outdoor space.

DOG BED
Pets require space. Covered outdoor
area is largely taken up by dog bed.

SCREEN
Only privacy screen provided at
entry. Not function and reduces
usable outdoor space.

ENTRY
Formal entry unused.



Outdoor Spaces

- 1 FENCE**
Metal shooting fence extension.
Creates privacy and shields from
wind and rain.

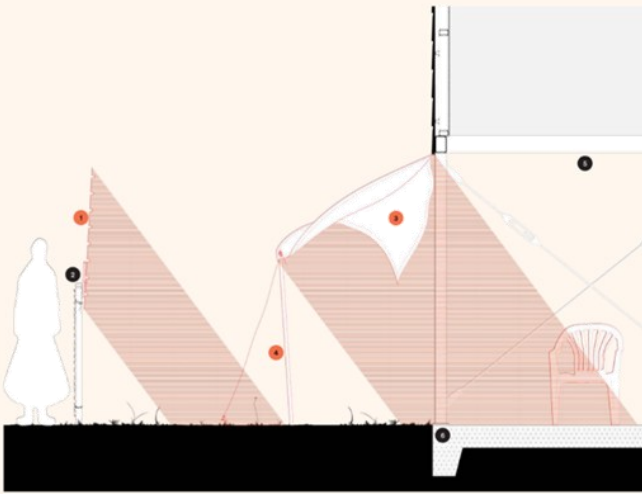
2 FENCE
Existing fence provides no
privacy. Chain link fence is
durable.

3 SHADE
Shade sails and tarps are
connected to house to create
more shelter for outdoor spaces.

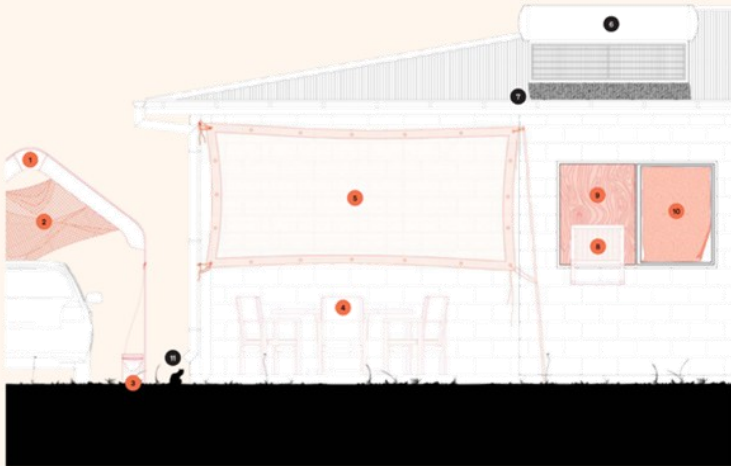
4 TENT POLES
Tent poles are used for fences
shade sails. Not durable and
dangerous in storms and
cyclones.

5 HEIGHT
Some undercroft heights are not
sufficient to drive a car through
or comfortably occupy as
outdoor space.

6 LEVELS
Slab level is equal to, or lower
than, natural ground level.
Leads to pooling and water in
undercroft.



- EBO**
Many homes have
set for car parking or extra
or living space.
- DE SAIL**
rails fixed to gutters for
train and sun protection.
- SHED BUCKET**
buckets fixed to gutters to
during high winds.
- TING**
for smoking in garage
to accommodate large
pings.
- EENS**
is or shade rails fixed
for added privacy of
or spaces and weather
plan.
- AR HOT WATER**
hot water systems are fixed
if dwelling.
- TER DAMAGE**
time, rubber weather
bricks, causing roof leaks
amage.
- CONDITIONING**
household purchase their
own conditioning units, often
se vents.
- DOW BOARDS**
fall window AC units,
not is often used to board
holes, blocking light and
ation.
- PIPES**
and downpipe openings
pests and vermin to access
gutters and internal
s.



House Types for new builds in Mapoon

Mapoon needs a mix of new homes to suit single people, young couples, growing families, large families and intergenerational living, so Elders can stay at home.

Five (5) distinct house types were identified through community engagement to suit these different types of households and ensure all generations living in Mapoon are catered for.



2-Bed Verandah House



2-4 Bed Wing House



3-Bed Courtyard House



3-Bed Wing House



4-Bed High Set Home

ed Verandah House

DEF

internally, and XXm² externally

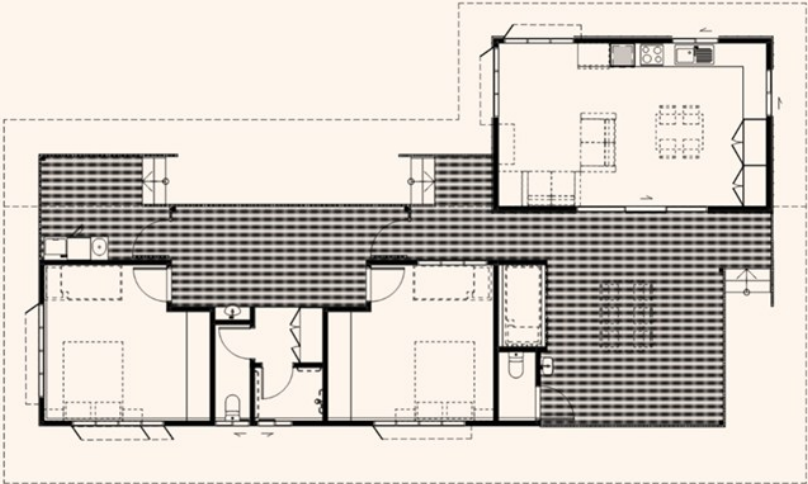
cluded: 1 bedroom, 1 bathroom (including combined WC),
living room, dining room, outdoor living and outdoor sleep-out.

gement: Multi-dwelling lot with three (3) detached 1-bed units,
one (1) communal laundry and outdoor living space. **ideal for a**
ending orientation.

en / Construction Type: Low set, slab on ground.



● Bathrooms & Wet Areas ● Bedrooms ● Living & Kitchen ● Storage & Circulation



● Community-Led ● Climate-Responsive ● Space to Live ● Thinking of the Future ● Purposeful Privacy

Bed Wing House

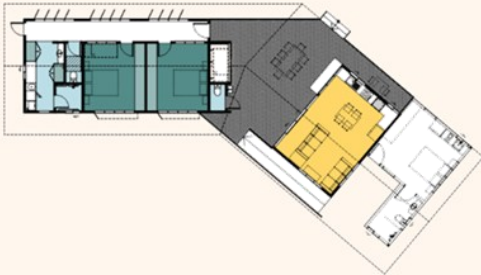
DEF

Internally, and XXm² externally.

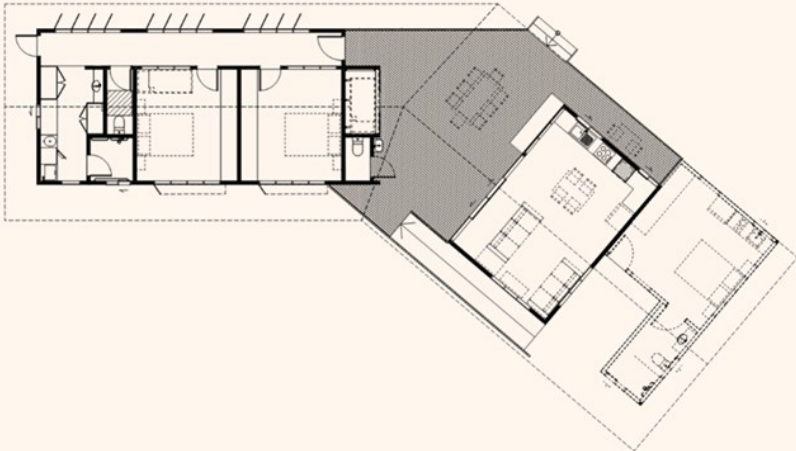
cluded (in each unit within the duplex): 2 bedrooms, 1 (including combined WC), 1 powder room (standalone WC), kitchen, living room, dining room, laundry, outdoor living and keep-out.

gements: Two (2) attached 2-bed units sharing a lot. Ideal for a wide lot, pending orientation.

n / Construction Type: Low set, slab on ground.



Bathrooms & Wet Areas Bedrooms Living & Kitchen Storage & Circulation



Community-Led Climate-Responsive Space to Live Thinking of the Future Purposeful Privacy

Bed Courtyard House

CDEF

X0m² internally, and X0m² externally

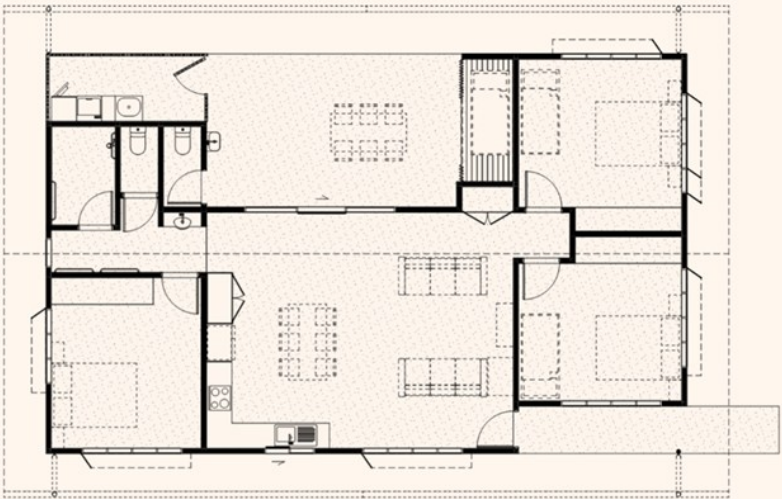
es included: 3 bedrooms (with the potential to grow to 4 bedrooms
ure), 2 bathrooms (including combined WC), 1 powder room
dalone WC and sink), kitchenette (to the downstairs self-contained
kitchen, living room, dining room, laundry, outdoor living and
sor sleep-out.

rrangement: Single dwelling lot, with X1m setbacks. Ideal for a
re or narrow lot, pending orientation.

dation / Construction Type: Combination of solid construction at
ld level, and lightweight construction to upper level.



● Bathrooms & Wet Areas ● Bedrooms ● Living & Kitchen ● Storage & Circulation



● Community-Led ● Climate-Responsive ● Space to Live ● Thinking of the Future ● Purposeful Privacy

ed Wing House

DF

internally, and XXm² externally.

cluded: 3 bedrooms, 1 bathroom (including a separate WC), room (standalone WC and sink), kitchen, living room, dining ydry, and large outdoor living space.

gement: Single dwelling lot, with X1m setbacks. Ideal for a square lot, pending orientation.

n / Construction Type: Combination of solid construction at vel, and lightweight construction to upper level.



Bathrooms & Wet Areas Bedrooms Living & Kitchen Storage & Circulation



Community-Led Climate-Responsive Space to Live Thinking of the Future Purposeful Privacy

ed High Set House

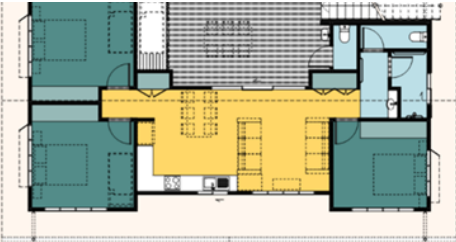
5F

Internally, and 300m² externally.

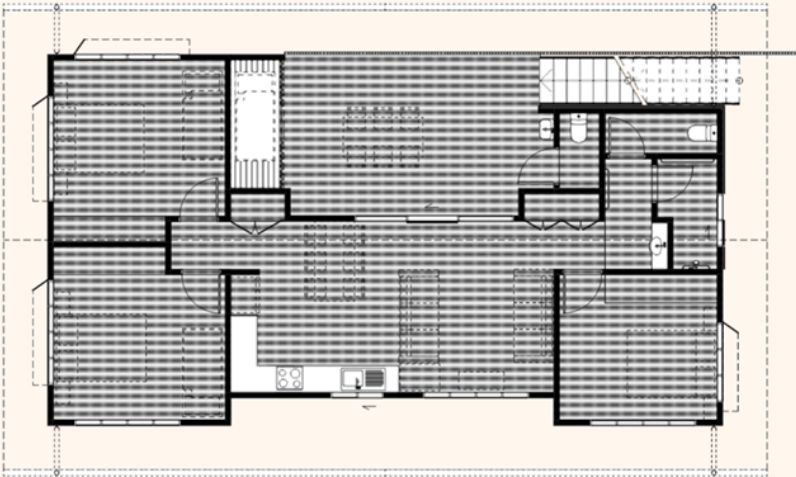
cluded: 4 bedrooms (with the potential to grow to 5 bedrooms
2 bathrooms, 1 powder room (standalone WC and sink),
le to the downstairs self-contained unit, kitchen, living room,
m, laundry, 2 outdoor living spaces and 1 outdoor sleep-out.

gement: Single dwelling lot, with 3m setbacks, ideal for a
narrow lot, pending orientation.

n / Construction Type: Combination of solid construction at
rel, and lightweight construction to upper level.



● Bathrooms & Wet Areas ● Bedrooms ● Living & Kitchen ● Storage & Circulation



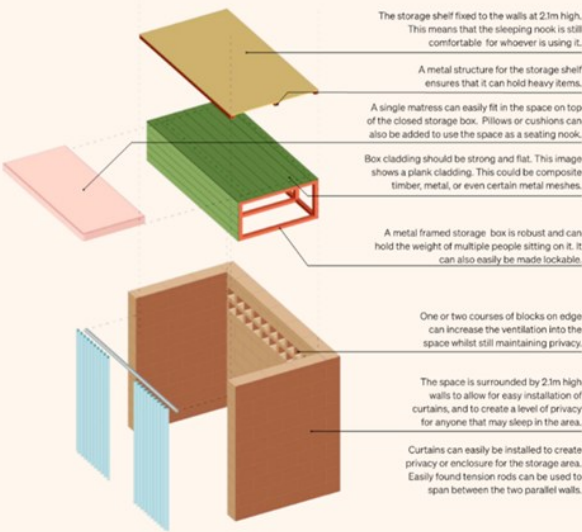
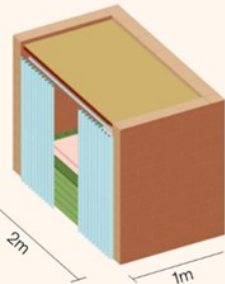
● Community-Led ● Climate-Responsive ● Space to Live ● Thinking of the Future ● Purposeful Privacy

Spot or Storeroom

urpose space that can increase the storage capacity of a home, creating a comfortable sleeping nook for visitors.

le element fits in a 2m x 1m area and includes a large storage n overhead storage shelf for bulky items. The storage box is to be a comfortable height to sit on and a single mattress can making it a comfortable sleeping spot. Curtains can easily be create some privacy for the sleeping nook, or to conceal stored

mplar housing typologies, these sleeping nooks are all located o the main outdoor space. This means that they can easily n extra seating area for large gatherings.



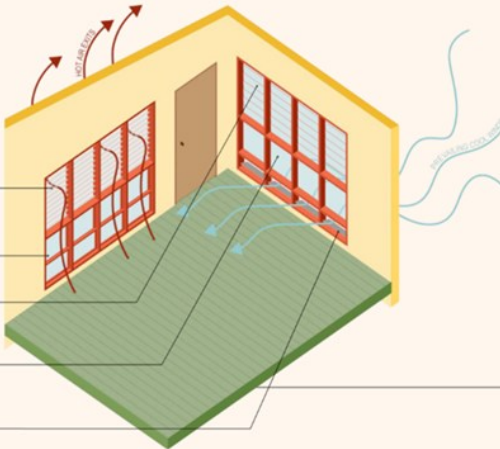
Stack Effect Window Assemblies

The stack effect occurs when cool air from the outside enters a room at a low level. As hot air always rises, this cooler air forces the warm air in the room to rise. If there is an opening at a high level, this hot air can then exit. By combining low and high height operable windows, a consistent cycle of airflow can be achieved throughout the year, depending on the wind direction.

In Mapoon, the prevailing winds usually come from the east or west. For this reason, allowing for the stack effect from multiple directions is critical to year-round cross ventilation.

There are multiple window assembly layouts that can achieve this strategy, while still meeting safety and security needs. Some of these are illustrated in the diagram to the right.

- Glass louvres allow light and 100% airflow. They can be closed to seal the room when airconditioned.
- Low height double hung windows. Note that all windows are to include CrimSafe mesh. Therefore there is no safety risk for this window type.
- Glass louvres allow light and 100% airflow. They can be closed to seal the room when airconditioned.
- Solid glass or perspex panels up to 1200mm ensures children cannot climb up to the glass louvres.
- Low height metal louvres can be used to allow airflow. Metal louvres are recommended to ensure safety for children if they were to try and climb the louvres.



gaba nginda

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8.3 AUGUST FINANCIAL REPORT

Author: Colin Wakefield, Acting Executive Manager Financial Services

Authoriser: Chad King, Chief Executive Officer

Attachments: Nil

PURPOSE OF REPORT

To provide Council an update on its financial performance.

BACKGROUND

Pursuant to meet Council's legislative requirements under section 204 of the Local Government Regulation 2012, the finance report must be prepared each month and be presented to Council on its financial performance for the period.

DISCUSSION**BACKGROUND**

Pursuant to meet Council's legislative requirements under section 204 of the Local Government Regulation 2012, the finance report must be prepared each month and be presented to Council on its financial performance for the period.

DISCUSSION**Profit & Loss**

As at 31 July 2026 the Council made a net loss of \$-0.302M. This includes depreciation of \$0.492M which makes the operating loss before depreciation \$-0.19M.

Revenue

As at 31 August 2026 Council received revenue totalling \$1.932M, -21% below the budget of \$2.443M.

General Expenses & Cost of Goods Sold

As at 31 August 2026 Council total expenditure was \$2.235M, 10% below the budget of \$2.474M.

Untied Funds

The Council report shows \$8.1 in untied funds. Following 2026-year end accounts it is expected that this figure will be in the range of 4 to 5 million as contract liabilities are calculated by Altius our accounting advisers.

Accommodation

The result for the month of August 26 was ahead of budget by \$16,517 due to consistent booking and occupancy.

Administration and Corporate Services

The result for August 26 was behind budget by \$247k due to timing differences with both income and expenses. Expectations are that this variance will correct as the year progresses.

Councillors

The result is favourable to budget by approximately \$3k. Other expenses such as training, travel etc. will come to hand as the year moves on which will use that variance.

Land & Sea

The \$107k positive variance is entirely due to timing of grant funding receivals.

Fuel (Bowsers located in front of IBIS Store)

Profit for the month exceeded budget by \$13k due to higher volume sales and lower costs – Fuel costs have risen in August given middle east conflict and removal of Government subsidy. Diesel is currently selling for \$3.28 per litre and unleaded \$2.98 per litre.

Parks and Gardens

The month's result was favourable to budget by \$10k due to lower costs (salary) than budget.

Aged Care Services

August 26 result down on budget by \$36k due to timing of invoicing and process of the backlog of invoicing.

Water and Sanitation

Expenses for August 26 are over budget by \$57k due to procurement of supplies ahead of the wet season. Allocation of Salaries to this department needs to be examined to ensure salary costs are apportioned via timesheets coding.

Works Contract and Housing Maintenance

Result for the month is favourable due to a large number of project being completed and allowing the billing to occur. All Income is invoicing to Qbuild for works completed. Costs include Salaries and Material costs. Reasons for this variance can be attributed to jobs not completed which cannot be billed to Qbuild until complete and efficiencies in performing the work. Stock procurement efficiencies need to be improved to reduce costs overall.

Works Other

This area relates to work done on Council property and does not include Qbuild works. Income is for a State government Grant EHW Service Agreement. Expenses relate to Salaries and Materials.

Workshop

The workshop budget is consistent with the budgeted income and expense for the period.

RECOMMENDATION

That Council endorses the report for the period August 2026.

8.4 COMMUNITY SPONSORSHIP - AAK NGAMPARAM DAY

Author: Chad King, Chief Executive Officer

Authoriser: Chad King, Chief Executive Officer

Attachments: Nil

PURPOSE OF REPORT

Aurukun Council have invited dance troupes from across Cape York to participate in the Aak Ngamparam Day an anniversary celebration of the Wik decision. The N'Druili Dance Troupe from Mapoon is seeking Council support to coordinate attendance.

BACKGROUND

The Wik Peoples v The State of Queensland was handed down on 23 December 1996 by the High Court of Australia and determined that government issued leases could not extinguish native title. This critical decision is key to current indigenous land rights and was a significant milestone in recognition of first nations communities.

DISCUSSION

In accordance with Councils Community Grants Policy and Bus Hire Policy Council approval is sought to hire the community bus to allow the N'Druili Dance Troupe to travel to Aurukun for the event.

RECOMMENDATION

That Council approve the use of the community bus for the N'Druili Dance Troupe to attend the Aak Ngamparam Day event in Aurukun on 18 September 2026.

9 ANY OTHER BUSINESS

Nil

10 CORRESPONDENCE IN

Nil

11 CORRESPONDENCE OUT

Nil

12 NEXT MEETING DATE

Proposed date for next meeting: 15 October 2026

13 CLOSE MEETING