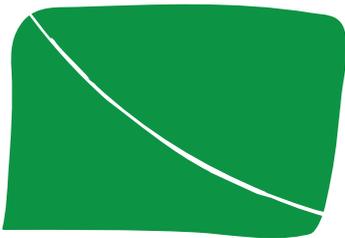


# Malanda North

Executive Summary of Concepts Report  
September 2009





Dear Fellow Tablelanders,

I knew I had come home when I first set foot on the Atherton Tablelands back in 1970. I fell instantly in love with the lifestyle and environment, the people and the place. Four decades later, our Tablelands and the world are changing rapidly.

In the Malanda North project, we have a unique opportunity to take charge of change and work together as a community to manage and direct development on the Tablelands. We want to prosper yet protect the way of life we hold dear.

The goal for Malanda North is simple: to establish a more sustainable model for development to allow us to take charge of change and actively shape our future.

The *Malanda North Concept Report* proposes ideas for an innovative approach to development for 49ha of land I own at Malanda. These ideas have been formulated with the help of a dedicated team with a full range of knowledge, experience and skills in building, designing, engineering, farming, caring for country, caring for people, planning and providing services, and doing business.

I want the *Malanda North Concept Report* to stimulate and focus debate, and provide talking points in the community's ongoing conversation about our future. Note that the ideas in this report are not final solutions, rather options for a more future-friendly way for developers to do business on the Tablelands, a way which values people and place, and careful, economical, sustainable progress.

Let's be creative and courageous in our efforts to ensure that the Tablelands of the future remains our Tablelands.

Best wishes,

Christine Doan



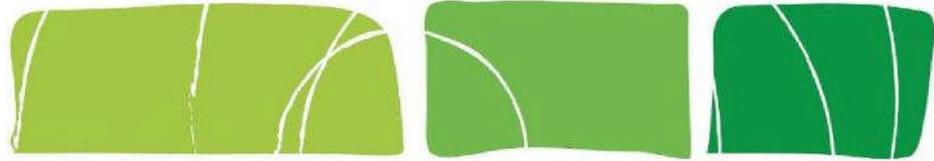
Do you:

- have something new to contribute to the Malanda North concepts?
- have a comment to make, some questions to ask?
- just want to think out loud?

If so, please contact us:

- Phone: 4091 4782
- Email: [info@malandanorth.com](mailto:info@malandanorth.com)
- Log on to: [www.malandanorth.com](http://www.malandanorth.com)
- Have a cuppa with me at venues and dates to be advised soon
- Attend one of our community events later in 2009

Keep your eye on the local papers and our website for information about what we are up to in the coming months.



## Executive Summary

Malanda North is a proposed mixed use development on a 49ha site located immediately to the north of Malanda. The project will create a dynamic new neighbourhood that is a showcase of best practice sustainable development and secures the future of the existing town of Malanda. The project is intended to demonstrate that sustainable development principles are economically viable, attractive to the market and can be integrated into a successful project in Far North Queensland.

Malanda North is distinct from other sustainable developments and masterplanned communities due to a focus on social and economic sustainability. The intention is to create a neighbourhood that combines the social and economic benefits of city life with the environment and lifestyle benefits of a rural town. The development will offer residents a high quality living and working environment within a more self-sufficient community that is less vulnerable to changing economic, social and climatic conditions. The project will also secure the future of Malanda as a viable service centre in the Southern Tablelands by diversifying the economic base and increasing the population.

A Concepts Report has been prepared to communicate the Malanda North concept to stakeholders and the community. The report describes the underlying rationale for the project and proposes aims, objectives, strategies and targets. The report also defines the benefits that the project can deliver for the region. This Executive Summary provides an overview of information presented in that report, including a Concept Plan, a summary of key strategies and benefits for the project and descriptions of the concept.

The vision for Malanda North is to:-

**Foster the growth of a vibrant, thriving and creative neighbourhood that integrates with, and adds value to, the Tablelands region and is a highly desirable place to live because of its affordable lifestyle, culture of learning, creativity and innovation, opportunities to work and learn, commitment to sustainability and attractive natural setting.**

**Malanda North will be acknowledged as a model development because of its sustainability achievements, economic viability and the integration of a community building approach in the development process.**

This Concepts Report is just the first step in communicating the Malanda North concept to the Malanda community and other stakeholders. The Report will be followed by market research, feasibility analysis and consultation. It is important that the Malanda community has a say in this major project. A project review will give community members, stakeholders and the project team a chance to explore, debate and refine the ideas described in this report. It is expected that the review process will result in a revised concept including community input. The project team will then prepare an application for Preliminary Approval to Council. This application will involve further community consultation.

# MALANDA NORTH

## Projected Benefits

The Malanda North Concepts Report describes a model of development that can deliver social, economic and environmental benefits for Malanda in comparison to a standard residential development on the site. Key strategies and anticipated benefits are summarised below.

### Community Development

**A resilient and socially rich community is sustained at Malanda and Malanda North.**

**Residents have fewer lifestyle-related health problems.**

Malanda North will become a neighbourhood of Malanda. Investment in shared services and social infrastructure will benefit the entire community. The development will include a range of housing types and accessible social and recreational infrastructure to meet existing need, and to attract a new, diverse population.

Existing and intending residents will influence development of the site through participation in consultation and planning processes throughout the project.

### Economic Development

**The project provides local jobs in the construction sector during construction.**

**The development diversifies the local economy and provides new opportunities for existing businesses.**

Malanda North will have an internal economy that integrates with existing businesses and industries, rather than competing with them. The additional population will enable Malanda to cement its position as a major service centre in the south-east Tablelands.

The development will provide high quality infrastructure and technologies that attracts participants in local to global enterprises and supports the development of new activities. This includes site-wide high-speed broadband and innovative approaches to office accommodation.

### Urban Design and Built Form

**The project will meet local growth targets, thus protecting other agricultural land from future development.**

**A distinct character and identity adds to the appeal of the Malanda area.**

Malanda North will be planned to use land efficiently by reducing overall road area and providing communal gardens and open space instead of large individual lots. Controls on building footprints and heights will minimise the potential impacts of overshadowing and overlooking.

Building covenants based on sustainable passive design and low carbon development will define the appearance of buildings. Local materials will be investigated for use where possible, further influencing aesthetics.

### Energy

**Less demand on existing networks and carbon intensive energy sources.**

**Approximately 60% reduction in greenhouse gas emissions from stationary energy, thereby contributing to carbon abatement targets.**

All buildings will meet energy efficient targets and at least 50% of power will be generated on site from renewable resources. This power will be distributed on site via a micro grid and exported at times of peak production.

A carbon footprint and carbon reduction target will be prepared for the project. The combined effect of energy efficient design and solar power will contribute to this target by reducing energy related emissions by at least 60%.

## Water and Wastewater

**Approximately 80% reduction in demand for Malanda's water sources.**

**Substantially reduced wastewater output from site, resulting in less energy use and less discharge to the environment.**

Demand reduction measures will reduce per-capita consumption to less than 220 litres/day. Rainwater will be collected and treated on site and reticulated for potable uses, and greywater will be treated in small household clusters and reticulated for non-potable uses. Together these measures will reduce per capita consumption of mains water by 80%.

Greywater recycling and stormwater management measures will also reduce the quantity of wastewater emissions from the site.

## Access, Transport and Circulation

**Reduce potential additional traffic on existing roads.**

**Reduced transport related greenhouse gas emissions, thereby contributing to carbon abatement targets.**

**Reduced impact on fauna.**

Transport to and from the site, and related greenhouse gas emissions, will be reduced through the coordination of deliveries, use of web for accessing services, car-pooling and provision of jobs and services on site.

Malanda North will be a walkable community, resulting in less use of cars within the neighbourhood. The design includes speed-controlled shared streets, limited car-parking and an extensive network of walking paths to connect activities across the site.

## Land Use and Ecology

**Protection and expansion of available habitat will benefit regional bio-diversity.**

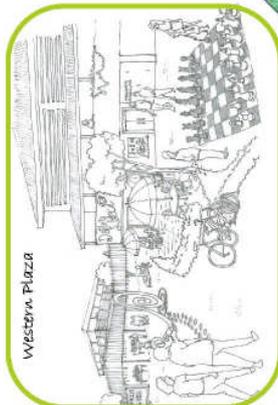
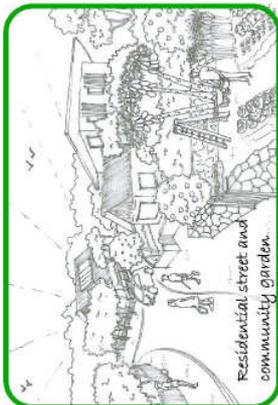
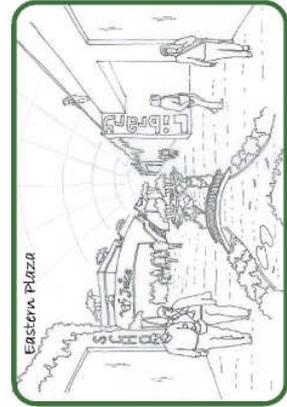
**Health of waterways and associated ecosystems is maintained.**

The ecological values of waterways and conservation areas adjoining Malanda North will be protected through replanting, buffer zones and preservation of floodways as open space.

A network of green corridors will be a defining feature of the site. They will provide stormwater management, climate control, food growing areas, circulation paths and define clusters of housing. Incorporation of best practice Water Sensitive Urban Design measures, in the design of streets and green corridors, will improve the quality of stormwater leaving the site.



# MALANDA NORTH



- Mixed use community hubs
- Residential areas
- Open space
- Revegetation/ green corridors
- Water retention basins/dams

**ARUP**

MALANDA NORTH  
CONCEPT PLAN

September 2009

## EXECUTIVE SUMMARY of CONCEPTS REPORT

### Voices from the future...

#### Annie's Story

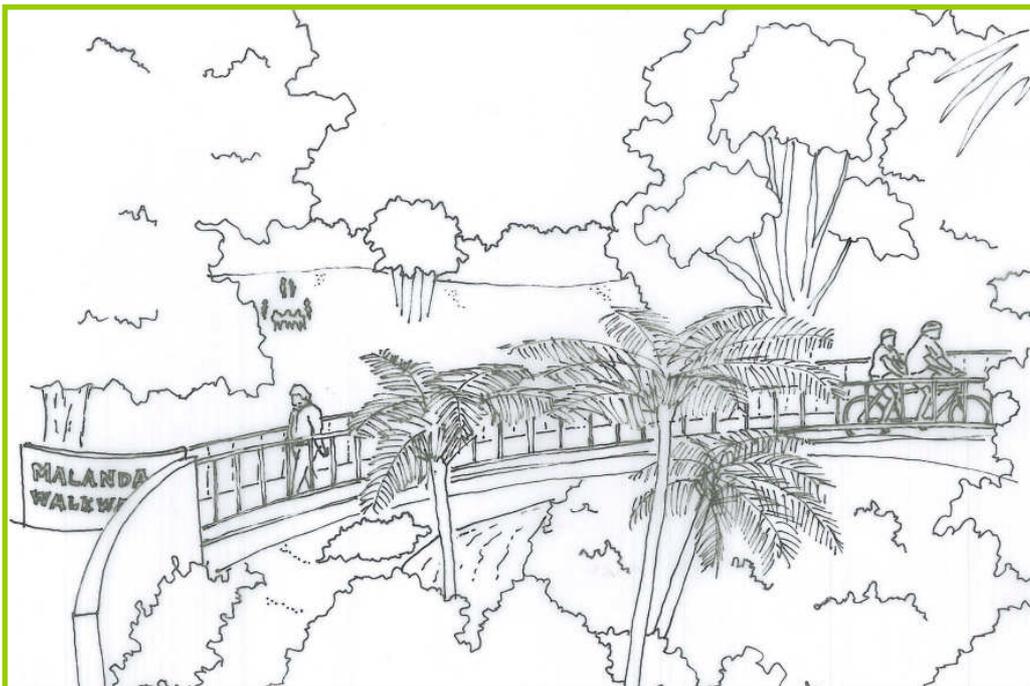
Hi. I'm Annie, I'm 38, and I've lived in Malanda for 12 years. For the last 3 years I've worked in the medical centre over the river at Malanda North and my daughter goes to an independent primary school there. We ride over every morning through the forest and across the little bridge. It is such a great way to commute. We seem to use the car a lot less since Malanda North was developed.

Amber's school is built of rammed earth and timber – it's really beautiful. Every classroom gets plenty of natural light and solar panels generate power for the school. There are gardens that the kids look after and Amber often brings home fresh veggies. Although the school is small they use community facilities – like the dance studio, community library, community arts centre and the sports fields by the river – so the kids don't miss out on anything.

The ride from Amber's school to the medical centre is along a tree-lined path. I really like it when it has been raining and the stream beside the path trickles with water. I run a physio practice from a room in the medical centre. I just pay rent for the days I use it and this includes costs for reception. I'm much busier than when I worked from home and really like working with medical colleagues again.

The days when I'm not at work I like to make silver jewellery. Our arts community has blossomed since the development of Malanda North and I belong to a cooperative of about twenty artists from all over the area. We share a lovely, light, airy studio at Malanda North and sell our work in a shop in one of the plazas. I am working on pieces for an exhibition in the community gallery next month.

After school Amber often goes to dance or drama classes in the green space. This is probably my favourite part of Malanda North – there is a stunning timber building overlooking a landscaped park and Cleminsons Creek. I always try to get there before the class is finished so I can take some quiet time to enjoy the forest.



## MALANDA NORTH

### Tony's story

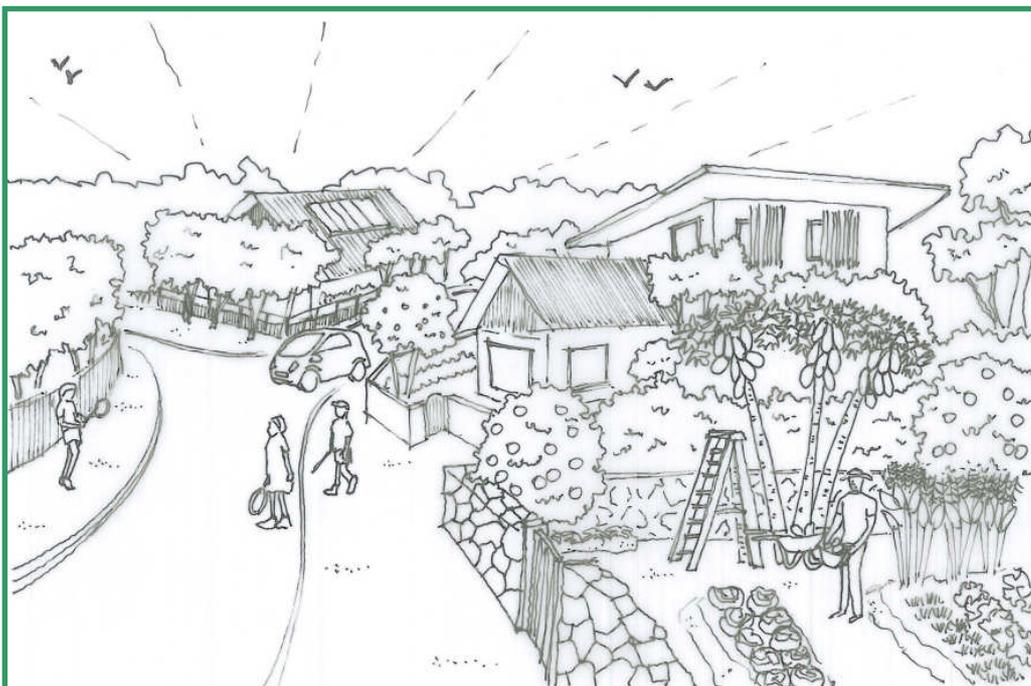
My name is Tony and my family was one of the first 100 residents of Malanda North. My wife and I decided to move here from Sydney because we wanted to bring up our boys in a pristine part of the world and in a strong, safe community. Malanda North was one of the few places that offered all of that. It is the daily lifestyle benefits I enjoy the most. While my friends in Sydney are sitting in traffic I am walking by the river or doing an RPM class in the Green Space. We have breakfast together in our sunny courtyard and then my wife and I walk to work and the boys ride to Malanda high school.

Although it felt like a long way away when we moved, we actually feel very connected to the world. My wife still works for a Sydney firm and can do most of her work and meetings over the web. When she does need to travel, the international airport is only an hour and a half away. My small business consultancy is still doing well. My clients in Sydney still use me and refer new business to me, and I have found plenty of new clients in the Tablelands and Cairns and even in New Guinea and the Pacific. So the move has increased my market, not decreased it.

My wife and I rent space in a couple of shared offices in the community plazas. I am enjoying this much more than working on my own in the spare room like I was before we left Sydney. I like the camaraderie of the office and find I am actually more productive working. We also seem to share some business with each other so it makes good economic sense.

We live in one of the first houses built here. Although it is much smaller than our Sydney house, it has never felt too small. It is very well designed so that we have all the room we need without any wasted space. The living rooms are filled with sun in winter but stay cool in summer. Our power bill dropped by more than half when we moved. We have views of the green spaces and hills so even though our yard is small we don't feel crowded. We certainly don't miss the time and money that we used to spend on maintaining a big house and garden.

Maybe it is my Italian heritage but since we moved up here I have spent a lot of time in the communal garden and get a real kick out of growing food for my family and neighbours. I have also found time to work in the communal shed, which is shared by the neighbours in our street, and one of the older men in the street is showing me how to make furniture.



## EXECUTIVE SUMMARY of CONCEPTS REPORT

### Fran's Story

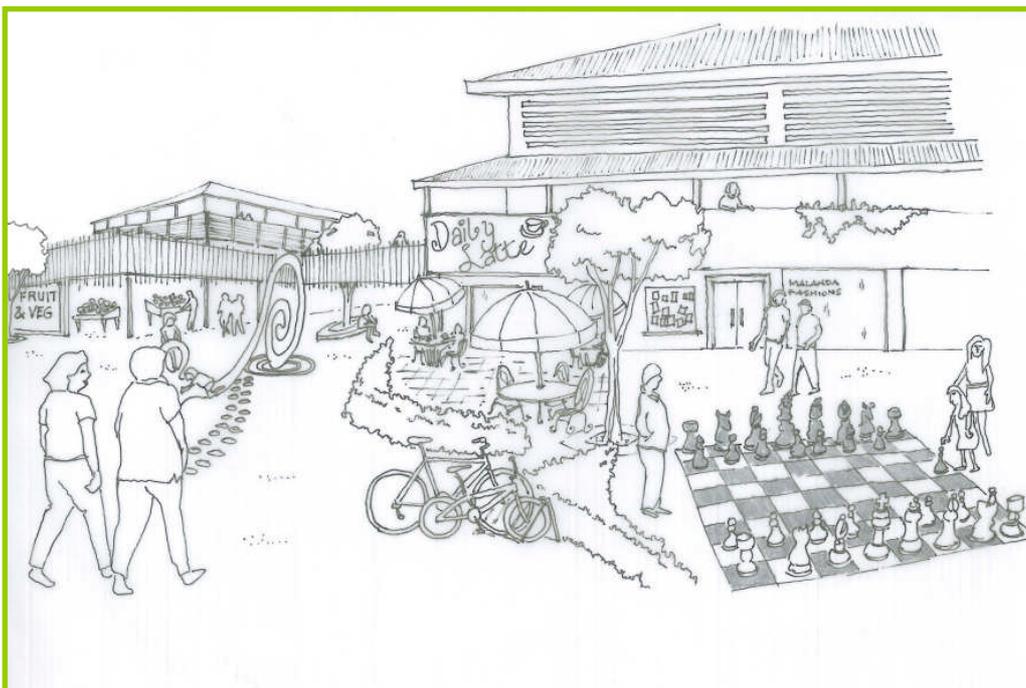
My name is Francis. My husband and I moved to Malanda North from northern Victoria after visiting my son and his family who live here. We fell in love with the place AND it was affordable – a great place for our retirement. I've never regretted the decision. My husband had a stroke not long after we moved here and now has to live at the OzCare centre because I could not look after him. Luckily this is only a short walk from my house and I can pop in to visit him two or three times a day which I couldn't have done in the small town we were in before.

I rent a little unit from a community cooperative and it is the most comfortable place I've ever lived in. Although I've got arthritis in my knees, I can walk to most things I need, including the doctors, a coffee shop and the art studio. The Home Care people help us with the housework.

One of the greatest pleasures of being here is spending more time with our grandkids. They have such a great life here – no need for playstations like their cousins in the city. Last night I was walking to their house and saw the kids playing hand tennis on the street. When cars came past the kids just moved aside, which is easy because the cars drive slowly. The kids couldn't do that in the city.

At least once a week I take my husband out to Malanda or Atherton on the community bus. It has a lovely main street and we look at the shops and have lunch at the pub. If I buy anything that is too much to carry, they deliver it to our house. I also order my fresh vegetables through a community supplier who buys it direct from local farmers.

Some days I volunteer in the community centre and then meet my friends for lunch at the café. There is so much life and activity there but it is the kids who entertain us the most. There are the little ones who skip to and from the child care centre; the bigger kids who climb on the public art and try to beat us at chess; and the teenagers trying to be nonchalant with their skateboards and bikes. There are some upper level units with balconies that overlook the plaza and I often look up at them and think it would be great to live in one of those. I could people watch all day! If only my knees could get me up the steps.



## MALANDA NORTH

### Shihab's Story

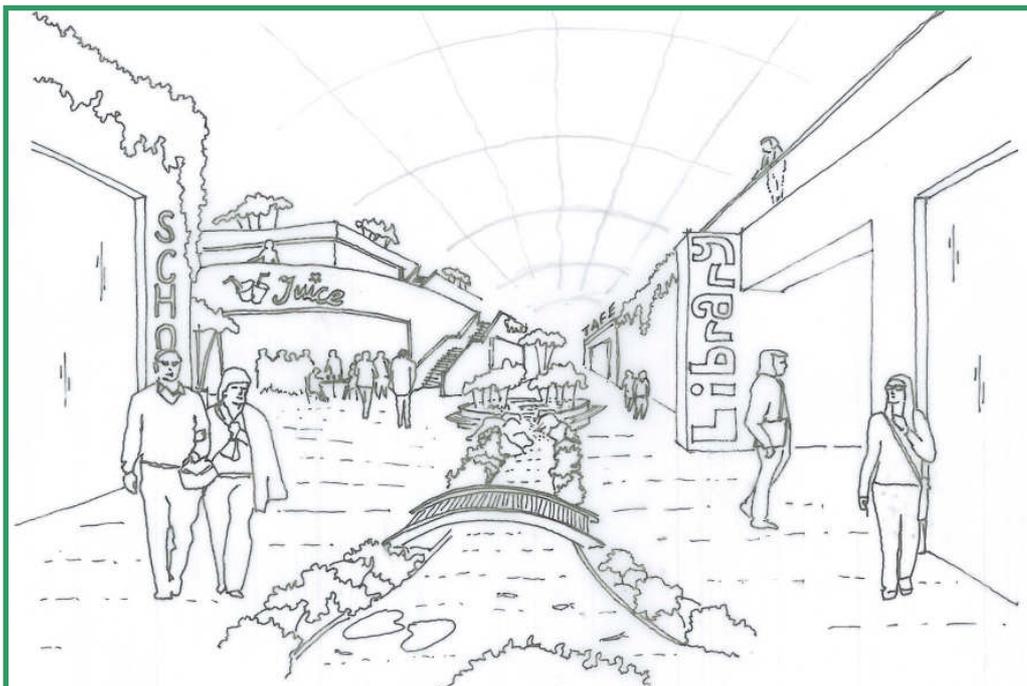
My name is Shihab. I am 22 years old. I have lived in Cairns since I was 13 and now I go to University in Townsville where I am studying a Masters of Bio-Chemistry, researching tropical crops. This semester I am living at Malanda North so I can undertake field research. I was not looking forward to living in a small town, but Malanda North feels like living in a city, without the traffic, noise and crime. I hope I can come back one day.

The university shares classroom and labs here with other universities and the TAFE in a plaza where there is also a school and library and lots of offices and studios. I spend lots of time out visiting farms in the area which have become a major food bowl and spend lots of time in the research lab which is very high quality. I am still doing a couple of subjects from Townsville and I do the lectures and tutorials for these by video-link. I'm also doing some art classes at one of the studios in the plaza because I want to be able to draw the plants I study better.

I live in a shared unit on top of the plaza with four other students. It has been specially designed for students like me - we each have our own bedroom and share a big living area. The unit has a big terrace and from there we can see right over the plaza to the hills and creek. There are lots of other students staying in units here, and people who come to visit the community for a little while often stay here too. I have met lots of interesting people and there is always something funny happening.

When I am finished studying each day I like to go to the sports fields with my friends. Sometimes we play touch football with the other people there, but mostly we play soccer and practice for the community soccer competition which my team, Bio-Spectacular, is winning.

There is a juice bar and a wine bar in the plaza and we keep them busy night and day. On Thursday night we have a jam session at the wine bar. There are lots of good musicians in the community and the music seems to get better each week. I have also been to two concerts in the big building they call the Green Space. People came from all over the Tablelands for those nights.



## Contacts

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