



**CARPENTARIA SHIRE**  
*Outback by the Sea®*

## **Scope of Works**

*June 2023*

*It's a great place to work,  
live and play*





[www.carpentaria.qld.gov.au](http://www.carpentaria.qld.gov.au)

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Carpentaria Shire Council would like to respectfully acknowledge the Gkuthaarn, Kukatj and Kurtijar peoples as the traditional owners of the lands and waters that form the Region. Council pays its respect to elders' past, present, and emerging and welcomes the ongoing role that indigenous people play within the Carpentaria community.



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# Queensland Housing Strategy 2021-2025 Local Housing Action Plan

Carpentaria Shire Council

[www.carpentaria.qld.gov.au](http://www.carpentaria.qld.gov.au)

December 2022



## Introduction

Carpentaria Shire is located on the Savannah Way in North Western Queensland in the south eastern region of the Gulf of Carpentaria. The region is uniquely placed to offer residents and visitors opportunities and experiences in lifestyle, holidays, employment, and investment opportunities. Carpentaria Shire has a friendly, laid-back lifestyle and is a place where children still ride their bikes down to the river to go fishing after school without parents having to worry as they would in larger towns and cities.

Carpentaria Shire is the traditional country of many Indigenous groups, and the townships of Normanton and Karumba are the traditional land of the Gkuthaarn, Kukatj and Kurtijar people.

The Shire covers an area of approximately 65,000 square kilometres and has a population of 1,974. The countryside ranges from vast inland plains to mangrove forests, deltas, and salt pans along the coastal areas of the Gulf.

Carpentaria Shire has a diverse industry base with agriculture, fishing, mining, tourism, and government administration providing most of the Shire's income. Normanton is the region's government and administrative centre.

Much of the Shire's commercial activity comes through Karumba, which has an active port based around export of zinc and lead and live cattle to Asia. It also has a substantial fishing industry that targets prawns, barramundi, Spanish mackerel, salmon, and mud crabs.

The region offers good infrastructure and facilities, with sealed access roads, well-serviced airports, developed freight routes, primary and secondary schools, medical services, recreational and sporting facilities, and the standard infrastructure expected in a modern community.



## Executive Summary

Council is in the early stages of the development of a new Planning Scheme and is currently before the State Government for the first State Interest Check.

Council, along with the other 21 member Councils of the Western Queensland Alliance of Councils (WQAC) participated in the development of the Queensland Housing Strategy 2021-2025 Local Housing Action Plan (LHAP) - Carpentaria Shire.

One of the actions from the LHAP is to develop the Gough Street parcel of land and create up to 10 units of one- and two-bedroom configuration. The higher density unit development will provide the Carpentaria Shire Council with additional options for staff and free up three- and four-bedroom houses for families, currently being occupied by singles.

Council seeks design options from interested architects to make best use of the land available for this development. Part of the parcel of land is subject to water egress during storm and flood event and this portion of the parcel might be best used for the on-site carparking.

## Council Housing

Carpentaria Shire Council provides a range of residences for use by staff in Normanton and Karumba. The current housing stock available to staff is captured below.

### Normanton

- 3 x 4 Bedroom houses
- 18 x 3 Bedroom houses
- 11 x 2 Bedroom houses
- 4 x 1 Bedroom single quarters (Norman Street)
- 1 x 1 Bedroom Caretakers Unit

### Karumba

- 3 x 3 Bedroom houses
- 5 x 1 Bedroom single quarters (Karumba Depot)
- 2 x 1 Bedroom units

## Proposed High Density Development

Carpentaria Shire Council is looking to utilise the lot in a manner that provides a variety of accommodation options for the Council for staff. Council wishes to develop several one- and two-bedroom apartments to provide options and choice for employees at Council.

A two to three story building may provide the best outcome for the development and the vista and outlook from the land includes views of the Town Dam. A communal area on the top floor would also allow staff to meet outside of work and continue to develop great relationships.

A plan of the proposed lot is enclosed along with photos of the parcel of land. The survey plan also includes the contours and the services in the area.

The development should include landscaping that is low maintenance and provides a pleasing amenity for the area.



## Request – Scope of Work – Architectural Options

An expression of interest is called from interested architects in the Cairns Region to provide Carpentaria Shire Council with several options for a proposed high-density staff accommodation development in Normanton in the Gulf of Carpentaria.

Council wishes to go to the market for a design and construct option for the provision of the high-density development from interested Builders in the Gulf Region. The proposed development would include one- and two-bedroom apartments on the land in Gough Street, Normanton.

To provide some direction to those interested builders who may wish to tender for this work Council is seeking a series of possible high level architectural options from interested architects that could be utilised for the next phase of the proposed high-density development.

The drawing sought by Council need not be heavily detailed but provide a visual concept of what could be achieved on the parcel of land, taking in the view toward the Town Dam. Council is hoping to include 10 units in the design concept, if possible, across a proposed three levels with part of the lower level being allocated to carparking in the lower potential flood area.

Taking into consideration the distance away from the east coast and the limited resources available to a very remote Council, including financial.

## Location – Normanton – Gulf of Carpentaria

The proposed development will be in Normanton in the Gulf of Carpentaria



## Other considerations for design

- ✚ Climate – North West Queensland
- ✚ Amenity – Vista towards Town Dam
- ✚ Building Material options –
  - Block
  - Precast concrete
  - Container
- ✚ Soundproofing / design to ensure noise does not cause undue concerns for residents
- ✚ Landscaping – low maintenance, use of rain/grey water and native species, automated sprinkler systems
- ✚ On-Site car parking (including under covered parking)
- ✚ Building fit-out – should be functional and low maintenance and not extravagant.
- ✚ Use of solar to assist with power usage at the proposed development

## Timeframes

Carpentaria Shire Council has a shortage of housing stock available to continue to attract staff to the Region and there is limited stock available in the private sector.

Council seeks to review possible alternatives for the proposed development and would be keen to look over proposed drawings in late September 2023.

## Budget Parameters

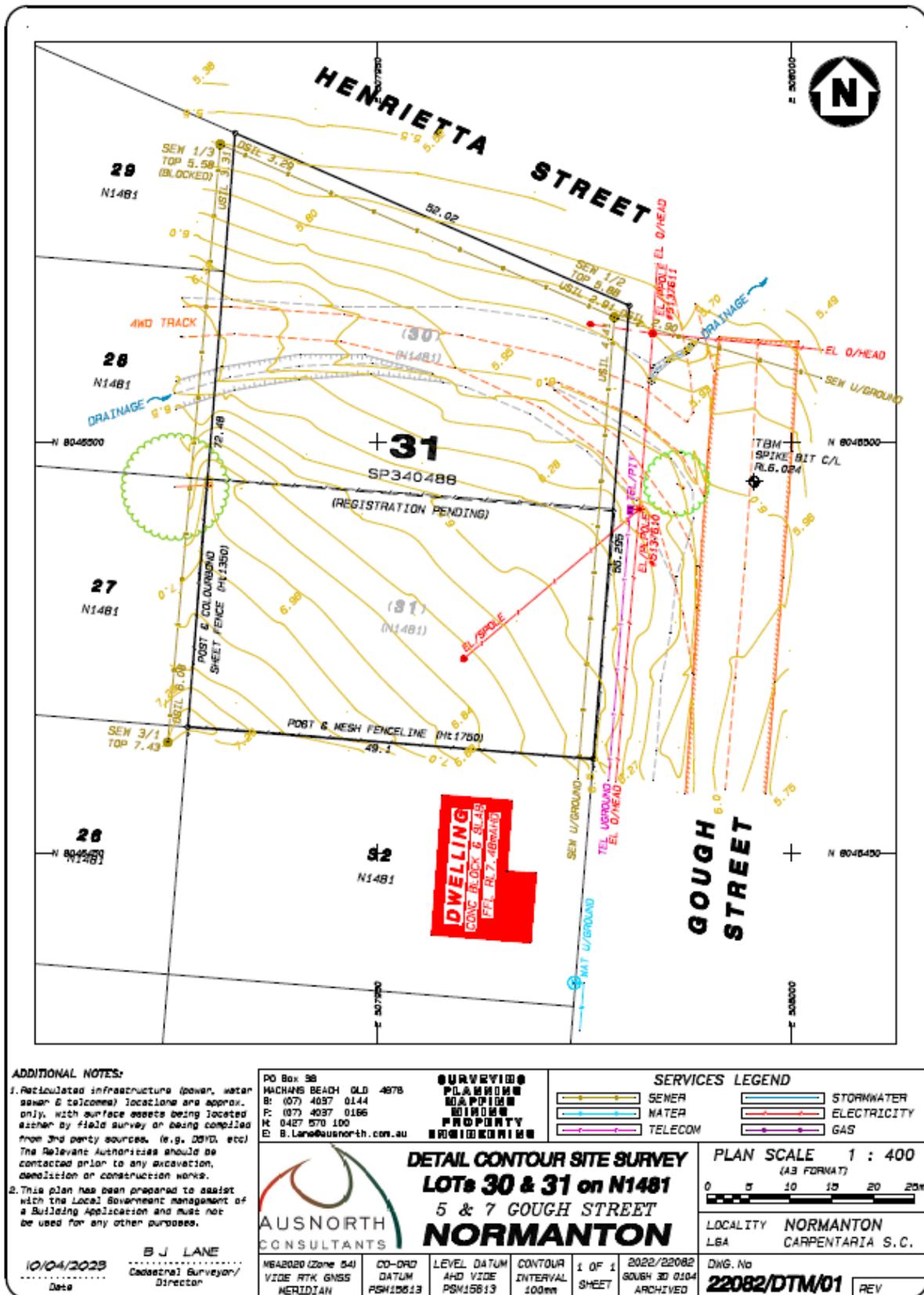
No budget has been developed for the proposed development; however, consideration should be given to the limited financial resources available to the very remote Council.

## Pricing for Architectural Works

Pricing for the design / architectural works are to be provided in accordance with LocalBuy arrangement BUS265.



Proposed new lot – with contours and services.



# Photos of proposed lot for new High Density Residential Development







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SHIRE OF  
CARPENTARIA