



CARPENTARIA SHIRE  
*Outback by the Sea®*

## ***Housing and Land Options - Normanton***

*May 2023*

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live and play*





# 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



[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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## Introduction

This document has been prepared to provide an update of the current plans under consideration and development by the Carpentaria Shire Council as they relate to housing and land development.

Some of these have been identified in the Local Housing Action Plan and provide input into the Actions required to address the items raised as they relate to the Carpentaria Shire Council.

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 - Carpentaria Shire.

Council has developed a Terms of Reference for the Local Housing Action Plan Advisory Committee which will meet to progress the Response Opportunity Actions and provide recommendations back to Council for consideration and decision. Expressions of Interest were called from within the Community for two community representatives on the Advisory Committee, no expressions of interest were received, and it is envisaged that local builders will be invited to attend the first meeting of the advisory committee.



## Land Development Options

### Lilyvale Subdivision – 28 Lots

The Lilyvale Rural Residential Subdivision is now complete, and work is progressing on the marketing of the lots to members of the public. A potential buyers guide has been produced and an entry statement has been erected at the entrance to the Estate.



The twenty-eight lots will be sold through a public auction and tender process over two or three stages. With the first four to six lots being sold via auction.

Colliers have been engaged by Council to progress the marketing and sale of lots. This was delayed due to the extended wet season and road closures.



The internal roads are currently of a gravel construction and may be sealed at some time in the future when additional funds are available to allow for the increased level of service for the lots.

Crossovers will be constructed by Council when the building locations have been sorted to allow for direct access onto the parcels from the road in locations that suit the buyer's residential development.



## Goal Reserve

Council purchased the Goal Reserve as freehold land from the State Government following the announcement that it was surplus to the requirements of Queensland Police. The former Goal Reserve is an area of 3.892ha and described as Lot 87 on CP N14855.

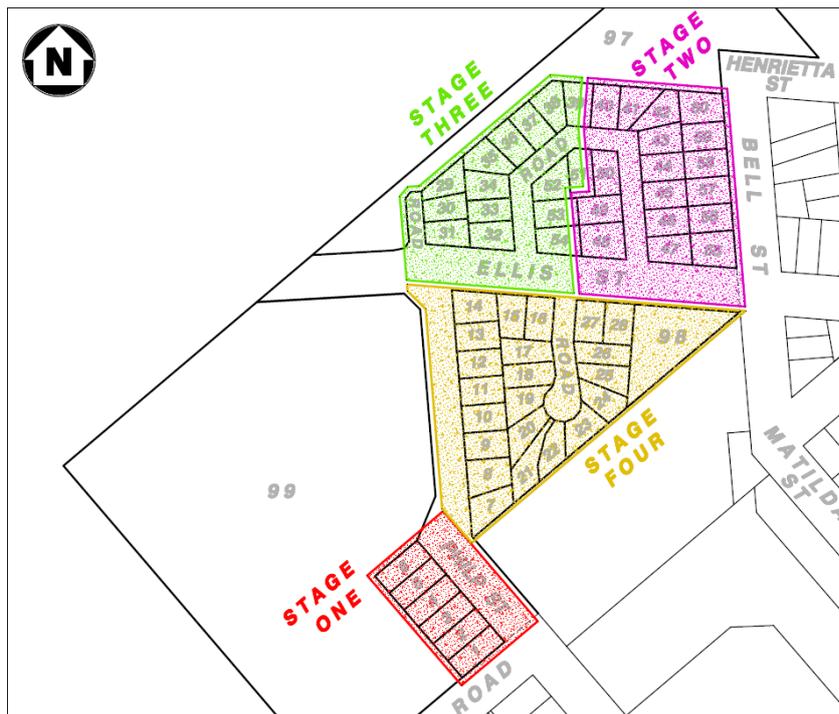
The area is in the vicinity of the hospital and would allow for larger residential lots on higher ground off Old Hospital Road.

Planning and an assessment of the availability of services (water and Sewer) would need to be undertaken.



## Ellis Street – Residential Subdivision

The last remaining land for residential development is available within the Normanton Township. As indicated on the plan below it is envisaged that the development will be done in four stages with stage one being developed quite quickly due to services in the vicinity of the proposed stage one, this may facilitate the construction of housing as required by State Government.



The proposed development will provide an additional 60 residential lots in the Normanton community.

Water, Sewer, and the streets will need to be planned and developed as the project is completed in stages and then released to the community through an auction or tender process.

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## Housing Options

### Council Housing

The Carpentaria Shire Council has a variety of housing currently available for rental to staff. The housing is broken up into the following units of accommodation: -

#### 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

### Council Housing – Rent to Buy Scheme

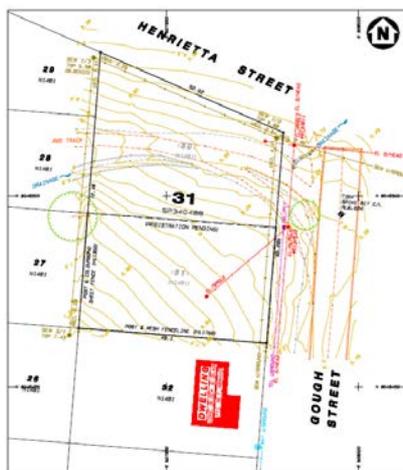
Council has resolved to commence investigating a scheme where long term staff can take out an option to rent to buy the residence they are occupying. Council Officers have met with Officers from the Department to progress this as an option for staff.

To progress this Council will need to develop a range of policies and guidelines and seek ministerial and treasury approval before progressing further in offering to staff.

As Council receives funds from this initiative the funds will be re-invested into producing new housing stock to assist with the attraction and retention of staff to the Region.

### Unit Development – 1 and 2 bedroom – Gough Street Normanton

Council has a parcel of land located at 5 Gough Street and has since acquired the neighbouring lot from a private landowner and will amalgamate the two lots to form a single parcel of 3,111 m<sup>2</sup>



The intention is to build up to 10 units of accommodation in 1- and 2-bedroom formats to rent to staff.

The amalgamation of the lots is proceeding, and plans will be sought from architects soon.

Part of the parcel is in a low area, maybe car parking.





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CARPENTARIA