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Developer Frank Gasparin with Villawood CEO Alan Miller and Mason Cowle of Ellivo Architects at Half Moon Bay. Picture: Brendan Radke

## Developers unveil 260-lot plan for northern beaches

# HALF MOON ON THE RISE

**BRONWYN FARR**

A GIANT development company has joined forces with Cairns developer Frank Gasparin for a \$170m northern beaches project.

Developer Villawood Properties and the Gasparin Group intend to create the Half Moon Bay Estate on the waterfront at the end of Reed Rd at Trinity Park. The site, held by Mr Gasparin for 20 years, will be developed with 260 lots with homes under a community title scheme.

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# 'He didn't ply her with alcohol'

BRONWYN FARR

A MAN accused of raping a 20-year-old woman would not have booked a hotel room in his own name unless the sex was going to be consensual, his defence barrister argued in Cairns District Court on Monday.

Former Ports North boss Alan Vico, 56, has pleaded not guilty to rape.

Defence barrister Harvey Walters said the Crown's case was circumstantial.

He said Mr Vico pulled over where the woman was standing on Sheridan St at 11.14pm.

The pair entered the Earlville motel room just after midnight.

Mr Walters said there was an agreement there would be consensual sex and Mr Vico gave his address, car registration and credit card details to the motel.

"It's not Love Story, it's not a Mills and Boon novel, it's about two persons acting upon how they were at that particular time - he didn't ply the woman with alcohol, he wasn't sitting at a nightclub pouring drinks down her throat," Mr Walters said.

"Alan Vico didn't have a clue how much she actually consumed. He said she was affected by alcohol, she was a happy drunk - this woman's alcohol level was dropping.

"He could not have possibly known that she would have no recollection whatsoever of what happened that night. He could not possibly have known she was experiencing alcoholic blackout."

The jury has heard that the woman began drinking early in the evening and her last memory was being at the Woolshed before she woke naked in the motel room, with a condom wrapper and a \$20 note by the bed.

The trial before Judge Michael Rackemann continues.



Alan Vico.

# MAKING HALF

## DEVELOPERS UNVEIL MEGA HOUSING PLAN FOR RARE BEACHFRONT SITE



BRONWYN FARR

A GIANT NSW development company has joined forces with veteran Cairns developer Frank Gasparin to embark on a \$170m northern beaches project.

Developer Villawood Properties and the Gasparin Group intend to create the Half Moon Bay Estate on the waterfront at the end of Reed Rd at Trinity Park.

The site, held by Mr Gasparin for 20 years, is 19.58ha, and 13.9ha will be

developed with 260 lots with homes under a community title scheme.

Some 35 per cent of the site will be open space, with a mangrove conservation area and plans to rehabilitate a lagoon on the site to create a wetlands environment.

There will be parks and playgrounds.

Architect-designed homes will be built on lots with an average size of 450sq m - the developers have the "lock-up-and-leave" market in mind.

Villawood recently bought

a 40 per cent stake in the project as one of three major forays into Queensland.

Mr Gasparin, Villawood chief executive Alan Miller and a team including Ellivo architect Mason Cowle recently inspected the site.

Mr Miller said the plan was to create a thriving, integrated mixed-use community that would blend with waterfront surrounds.

"With 13.9ha of developa-

ble land, the concept is a private, gated community with a community title scheme," Mr Miller said.

"It is our intention to deliver 260 lots, with home-and land offerings featuring low maintenance, architecturally designed, three and four-bedroom homes and terraces.

"An exclusive resident-only leisure facility will be proposed as part of the masterplan ... it will offer resort style luxury, featuring a

resort pool, sun-lounging areas, a gym and multipurpose room."

Mr Miller said all homes would have direct access to Half Moon Bay Beach and Trinity Park foreshore.

The site overlooks Yorke Knob marina and boat club.

Mr Miller said the acquisition of a share in Half Moon Bay was a logical extension of Villawood's plan to expand its

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# MOON HEAVEN

## Remote housing shortage 'critical'

JACK MCKAY

THE state's local government body has warned overcrowding in Indigenous communities has hit "critical levels", as a north Queensland mayor says locals in his community are being forced to move elsewhere.

Wujal Wujal Mayor Bradley Creek estimated that, of the 300 residents living in his community in the state's north, about 20 were sleeping rough.

He said families of up to 10 people were living in two- to three-bedroom houses, while some residents had been forced to move away from the community because there were not enough homes.

"Some of them are moving away to Cairns and renting a place out there – it shouldn't be the case," he said.

Mr Creek said he wanted another 100 houses to be built in Wujal Wujal.

Local Government Association of Queensland chief executive Alison Smith said overcrowding in many remote Indigenous communities had reached "critical levels", with devastating flow-on effects.

"An estimated 2000 new builds will be needed to address the existing level of overcrowding across Queensland's remote and discrete First Nations communities," she said.

The LGAQ wants the federal government to allocate \$100m a year over five years to boost housing supply in remote communities.

Housing Minister Leeane Enoch on Sunday defended the state government's investment in Aboriginal and Torres Strait Islander housing.

"In 2018 the then federal government unilaterally backed away from a longstanding joint state and federal commitment to invest in remote Indigenous housing," she said.

"The Palaszczuk government stepped in with a \$40m investment that... will see up to 95 new homes and home extensions built and support about 125 local jobs."



Villawood CEO Alan Miller, Gasparin Group owner Frank Gasparin and Mason Cowle of Ellivo Architects discuss their plans at Half Moon Bay (far left); an artist's impression of one of the project's homes (centre). Main picture: Brendan Radke

portfolio of masterplanned community developments in Queensland.

He said a development application would be lodged with Cairns Regional Council in coming weeks.

Mr Gasparin – whose developments in Cairns over the years have included City Views at Mooroolooloolo, Forest Gardens at Mt Sheridan and Bella Vista at Brinsmead – said this was possibly his biggest project.

"I bought the land from the Japanese 20 years ago," he said.

"It is one of the last remaining big beachfront sites in Cairns, so it is a very attractive site."

Mr Gasparin said there were plans to start marketing homes once council approval was granted, with a sales office to open in Shields St.

"It will be exclusive, but not exclusively priced, we want it

to be a reasonably priced estate," he said.

"In terms of its look and feel, it'll be very high end, but we're certainly aiming for a range of products at different price points.

"The important thing is to have quality housing design."

Developments including 1700 resort-style units, a retirement complex and a 300-room six-star resort have been mooted for the site over the

years. But Mr Gasparin said housing was the best option.

"I think that's the most safe, and appropriate for this land – it's time to get on with it," he said.

Architect Mason Cowle said the big surprise for him visiting the site was the mountain backdrop.

"Hopefully we're coming up with a range of houses that will really feed off all of this natural beauty," Mr Cowle

said. "It's like an oasis but it's actually in a relatively dense area.

"We want to design homes that suit the Cairns climate, but probably something a little bit different than has been seen in the market up here – a little bit more sophisticated, but timeless."

Mr Cowle said the estate would feel quite private, although it was in a central location.

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