

From: "Freshwater Planning" <FreshwaterPlanning@outlook.com>
Sent: Mon, 27 Oct 2025 05:19:22 +1000
To: "Dee Petersen" <DeeP@msc.qld.gov.au>
Cc: "Carl Ewin" <CarlE@msc.qld.gov.au>; "Brian Millard" <BrianM@msc.qld.gov.au>
Subject: Re: RAL/25/0010 - Decision Notice & AICN - ROL - (1 Lot into 33 Lots, park and balance allotment) - Stages 14B and 15 - Karobean Drive, Moondani Avenue, Emerald End Road and Pontos Place Mareeba - Lot 50 on SP352770 (Formerly Lot 500 on SP342226)

Good Morning Carl,

Many Thanks for the provision of the Decision Notice for Amaroo Stage 14B and 15. Please consider this email Formal Representations for a Negotiated Decision Notice for the Abovementioned Development Approval (Decision Notice and AICN). The request centres around the ability to directly utilised Infrastructure Charges (Developer's Contributions) towards the development of the Conditioned Stage 15 Park required within the Amaroo Residential Estate. In review of Council's discussions within the Agenda Item, in particularly Planning Discussions in relation to the Stage 15 Park Allotment, the following is provided by the proponents:

We acknowledge the State Government's Walkable Neighbourhoods Regulation, which requires all new lots to be located within 400m of parkland, and we appreciate Council's role in implementing this. We fully support the principle of providing quality open space for the community.

We, as the developers of the Amaroo Estate, are concerned about the current approach of dedicating land for the Stage 15 park without delivering any infrastructure. The provision of the Mareeba East Destination Park has been a welcomed inclusion for the residents of not only the Amaroo Estate, but also Mareeba Township's Residents. However, this was provided after more than 15 years of advocacy before any progress was made, despite this being the constant primary growth corridor for the Shire. Given this history, we are concerned that the Stage 15 park could face similar delays, especially as the Amaroo Estate is in its final Stages of Development (leaving no one to continue to advocate for the progression of the Stage 15 Park). By leaving a vacant parcel of land in the middle of Amaroo Estate for 15–20 years risks inevitable poor maintenance, underutilisation of the land, and does not align with the intent of either the State Government's Walkable Neighbourhoods Regulation or Mareeba Shire Council's Parks and Open Spaces Strategy, which aims to create vibrant, liveable communities. This approach may also result in a significant loss of income to Council, both the initial developer contribution charge (approximately \$22,000 per lot) and the ongoing rates revenue that would otherwise be generated if the land were developed as originally intended.

In the most recent Cairns Post article, when commenting on Council's Decision, it is understood that the Mayor noted that "With the growth of the Amaroo area, the development of Stage 1 of the Mareeba East Destination Park has occurred and a master plan has been developed so that when funding becomes available, it can further be developed."

This view is considered disappointing and not consistent with the vision or the context of Amaroo Estate. To date, we have contributed over \$5 million dollars in Infrastructure Charges, of which

approximately \$1.5 million dollars has been specifically allocated to Parks and Open Spaces. These contributions alone should be sufficient to complete the Mareeba East Destination Park, without considering the additional funds that will be paid as Approved future Stages are developed. It is understood that whilst the Master Plan has been adopted, there are no current plans to complete the Mareeba East Destination Park or commence construction of Stage 2.

*After more than 15 years of advocating for the Mareeba East Destination Park, Stage 1 has only recently been delivered by utilising Governmental Grants (without utilising provided Parkland/Open Space Contributions). We do not wish to see a similar delay for the Stage 15 park, which is now mandated under State policy. **Planning (Walkable Neighbourhoods) Amendment Regulation 2020.** This is why we have proposed to build the Stage 15 park now, using the Parks portion of Approved future contributions, to ensure the community receives tangible benefits from the funds already paid and those yet to come.*

This approach aligns with Council's own Parks & Open Spaces Strategy, which aims to "enhance the Shire's visual appeal, liveability, and active lifestyle opportunities in a financially sustainable way."

We therefore request an on-site meeting with the Mayor and Councillors to discuss how we can work together to deliver a functional park now with the Stage 15 park, or alternatively, focus efforts on completing the Mareeba East Destination Park in a timely manner, ensuring compliance with State policy, supporting Council's strategy, and providing immediate benefits to the community.

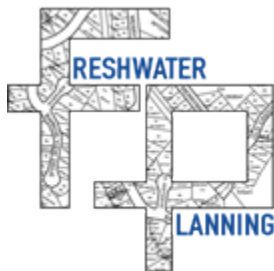
Please advise a suitable time for this meeting. We are committed to working collaboratively to achieve the best outcome for the local community.

The proponent would like the ability for Council Officers and Councillors to review this abovementioned matter through a Negotiated Decision Notice. The proponent is more than accepting to work in unison with Council and Councillors to continue to help deliver investment and action improving liveability through well-planned and sustainable park for Stage 15 Park or atleast park upgrades to the Mareeba Easte Park. If an Infrastructure Agreement is required, or any additional Conditions or alterations of the Adopted Infrastrcuture Charges Notice, then the proponets are more than accpeting of this.

Please feel free to contact me to discuss.

Thanks and Regards,

Matt



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