

| State buys \$12m Varsity Lakes site to create TOD model

# Coast rail focus on urban village

**Amanda Horswill**  
HOUSING REPORTER

REEDY CREEK, near the Gold Coast, will be the place the State Government shows how it wants future Transit Oriented Developments to look.

The Government has bought a 8.5ha site next to the planned Reedy Creek railway station at the Varsity Lakes development from Delfin Lend Lease for \$12 million.

Transport and Main Roads Minister Paul Lucas said the site would become a mixed-use urban village including residential and commercial buildings, and was part of a \$123 million plan to extend the Gold Coast railway line from Robina.

"This will lead to the rejuvenation of (a) formerly proposed industrial area, transforming it into a vibrant mix of residential and mixed-use developments with integrated public

transport right at the door," Mr Lucas said. "The new station will be at the heart of the Varsity Lakes development.

"People will have state-of-the-art transit interchange that links trains with bus and taxi services to the local Reedy Creek community, to the commercial centres of Varsity Lakes and Robina, and to the coastal strip of the Gold Coast and the Tweed."

He said the site would be used to show how the Government wanted the TOD to work, and would include such measures as walking access to transport.

A number of TODs have been earmarked in the South-East Queensland Regional Plan. A Transport Department spokesperson said they would look to a partnership with the property development industry as masterplanning progressed on the urban village.

Delfin senior project director Carl

Bruhn said the company was delighted with the sale and plans for the new development as it would lift Varsity Lakes values, particularly near the new station.

"That part of the development will be sought after, because people can just walk to the station and jump on the train and an hour or so later be in Brisbane CBD, or Nerang, or Yatala," Mr Bruhn said.

The urban village's walking pathways would be interconnected with Varsity Lakes', adding to the ease of access to public transport. At present, the development had a bus service connecting to the Robina centre, Bond University, Burleigh and Pacific Fair. He said high petrol prices had made alternatives to using a car increasingly important to home buyers.

Mr Lucas said construction of the Reedy Creek TOD was expected to be completed by mid-2009.