



varsitystationvillage

a transit oriented community

Spring 2007

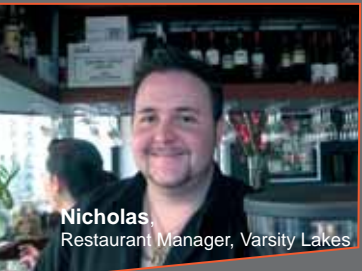
varsityVOX

what are people saying about this project?



Christine Smith MP,
Member for Burleigh

"It will be convenient for locals to work, shop, play and access transport to other areas"



Nicholas,
Restaurant Manager, Varsity Lakes

"It's going to be good for local businesses by bringing more people closer"



Melanie Hawkins,
lives and works in Varsity Lakes

"It sounds much better than the industrial area that was planned. It'll be better for the community"



Julian,
Student, lives in Varsity Lakes

"It's a great idea as long as there are supporting transport links to the surrounding area"



What will it be?

The Varsity Station Village project is transforming empty industrial land into a modern and valuable community space, with a focus on accessible transport. A new rail station at Varsity Lakes will be surrounded by a variety of housing types, employment opportunities, shopping and social activities. Public transport connections from the station to local destinations and Brisbane will be within walking distance of an active hub, creating:

- ✓ An urban village
- ✓ A connected village
- ✓ An attractive village
- ✓ A safe village
- ✓ A sustainable village
- ✓ An affordable village

South East Queensland (SEQ) is Australia's fastest growing metropolitan region with over 1000 people moving here each week. It is expected the population of the Gold Coast will increase from the current 482,566 to 762,523 people by 2026.*

* Source: Department of Local Government, Planning, Sport and Recreation, Planning Information and Forecasting Unit 2006.

A village for everyone to work, live and play

This connected community will be designed to make life easy, interesting and offer a range of activities and facilities. This will be achieved through:

- Convenient transport alternatives to the car including rail and bus services
- Safe pedestrian and cycle connections
- Design of visually interesting architecture and spaces
- Creation of a vibrant main street environment
- Public transport connections to other desirable destinations
- Complementing and integrating with surrounding activities
- Use of sustainable development practices

How did this come about?

Work is well underway for the rail extension from Robina with a station planned for Varsity Lakes by 2010. When an opportunity arose to purchase the land surrounding the proposed Varsity Lakes station, Queensland Transport took it as a chance to be innovative, by planning for high quality transport and urban design around this important public transport infrastructure.

The project is following transit oriented development (TOD) principles, which are planning guidelines outlined in the South East Queensland Regional Plan. Varsity Lakes is the first rail station delivered under the plan, and is aiming to be a quality demonstration project in design, process and delivery.

Transit oriented developments are mixed-use residential and employment areas designed to maximise the efficient use of land through high levels of access to public transport. A transit oriented development has a walking and cycle friendly core with a rail or bus station surrounded by relatively high-density residential development, employment or a range of mixed uses.

(SEQ Regional Plan, 2005)

What about me?

Everyone in the Varsity Lakes and Reedy Creek communities will benefit from the government's investment in the future Varsity Lakes Station and surrounding village. You will also be able to access the new public transport interchange, shops, restaurants and employment opportunities.

The government has set aside \$23.7m to kick start this project. The powerlines along Scottsdale Drive will be placed underground using part of this allocated funding.

Project timeline

Early Spring 2007

- Newsletter in letterboxes to inform community about the project
- Rail corridor earthworks commence



Late Spring 2007

- Rail corridor earthworks continue
- Project consultants engaged
- Community to comment on Varsity Station Village vision
- Newsletter in letterboxes



Early Autumn 2008

- Draft plans prepared
- Earthworks continue



Autumn/Winter 2008

- Varsity Station Village draft master plan release



Current Stage

Where are we heading?

The project is in early planning stages. A more extensive document will be available soon outlining the vision for the precinct, with some detailed information about the planning process. Some points that will be elaborated on in the vision document are:

- Transport
- Land use
- Traffic and accessibility
- Safety
- Urban design
- Aesthetics and amenity

Once the team has ensured it's identified all the key issues and more planning has taken place a draft master plan will be released to the public for comment.

Did you know?

Work has commenced on the rail extension from Robina to Varsity Lakes as part of the Queensland Government's \$82 billion infrastructure plan to manage growth and protect our lifestyle.

If you have any questions about that part of the project please phone 1800 662 240.



Artist's impression of future Varsity Station Village site

Want to know more?

If you would like to know more about the project, or would like to be a part of our mailing list please contact the study team on:

Write Varsity Station Village
Queensland Transport
Reply Paid 213
Brisbane Q 4001

Email varsitystationvillage@transport.qld.gov.au
Web www.varsitystationvillage.qld.gov.au

Phone 1800 031 562 Freecall (Australia-wide) *

* Freecall Australia-wide, except when calling from mobile phones or payphones.

If you require the assistance of an interpreter, please contact TIS National on 131 450 and ask to be connected to Queensland Transport on 1800 031 562.

Callers who are deaf or have a hearing or speech impairment can call the National Relay Service:

TTY or modem users: phone 1800 555 677 then ask for 1800 031 562

Voice-only (speak and listen) users: phone 1800 555 727 then ask for 1800 031 562.