




Speech by

Michael Latter

MEMBER FOR WATERFORD

Hansard Tuesday, 21 August 2012

JETA GARDENS

 **Mr LATTER** (Waterford—LNP) (12.06 pm): In March this year Queensland voters made a clear choice when they elected a conservative government to lead their state for the next three years. They were very clear in their expectations. They wanted a change. They wanted a government to demonstrate vision and provide opportunities to help ensure a sustainable future for them, their families and future generations. In my electorate of Waterford and in fact the wider Logan City community, this is certainly the case. My community is looking to me and this government to deliver what the Labor government could not. This is a community that, thanks to the great work done to date by Logan City Council, is aware and understanding of the need for growth. This is evident in the proactive work council has done to date in developing a number of master plans and local area neighbourhood plans for key areas earmarked for growth.

The dramatic inroads that council has made in the all-important area of development assessment, taking it from an area of dire need to best practice in less than three years, show just how ready Logan City is to become the solution to the population boom forecast for the South-East Queensland region. The work done has been rewarded, with investors and developers keen to benefit from what the city has to offer. Among those developers keen to stake their claim in Logan City is Malaysian developer Mr Tan. The \$500 million development of Mr Tan's Jeta Gardens in Bethania is the largest Malaysian property investment trust in Australia and the first retirement and aged-care resort in the country that bases its design, services and management on eastern values and philosophies.

Acknowledging the importance of this development to the Logan community, councillors worked closely with Mr Tan to clear any unnecessary road blocks and red tape. As this development is in my electorate, I have taken a strong interest in it and have worked with council, in particular divisional councillor Luke Smith, to help wherever possible to ensure this important and exciting development takes shape. Jeta Gardens is a magnificent development in terms of trying to sell a big idea that really requires very little input or investment by the state government. All we really need to do is tick a few boxes and approve a couple of access points.

Mr Rickuss interjected.

Mr LATTER: They sure did. A development of this magnitude of scale with such little investment should be extremely attractive to state government. This development is just a sample of the sort of investment we are attracting in Logan with the support of the council. There are at least four massive developments and close to \$1 billion worth of investment coming into this area alone. Jeta Gardens and these four other developments are examples of why we need Beenleigh to be developed as a satellite city.

It is clearly evident that, while an increasing number of people are moving to Logan and commuting to the city—whether it be Brisbane or the Gold Coast—it is becoming an unattractive and unviable option. The development of Beenleigh as a satellite city will ensure residents have ready access to all of the supplies, offices and corporate businesses they will need. I grew up in Beenleigh and have an intrinsic knowledge of its background and its potential. Beenleigh has everything going for it in terms of growth. Growth for Logan City has to come from Beenleigh out, and I see this area as a catalyst. I know that

council itself shares this vision and has identified both Beenleigh and Springwood as key principal centres, and these are the core focus for it.

My sole focus for the next three years is to try to facilitate the planning instruments Logan City Council needs to support the type of growth the area requires and subsequently this city and the residents need going into the future. My view is that any growth or development in Beenleigh is 20 years overdue. Frankly, given where Beenleigh sits in respect of its geographic location, particularly with its relevance to commerce and industry, it is prime for growth. It is a prime position for investment in infrastructure in that it is so centrally located. But there are a couple of reasons why now more than ever it is important to facilitate that sort of growth. With the growth of Yarrabilba and massive housing developments out to Greenbank and even some of our local housing developments, job location is imperative. One only has to look at the congestion on the M1 every morning and afternoon to realise that we have to do something to get cars off the road. Our rail networks from the Gold Coast to Brisbane are also at capacity. We have to lessen the burden on our transit corridors, and the development of satellite cities helps achieve that. The development of Beenleigh as a satellite city will give people the opportunity to live, work and play closer to their homes, helping to ensure a more livable lifestyle and easing the pressure on our transit corridors. Logan City Council is well aware of this—

(Time expired)