



JINDALEE

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MONTHLY NEWS FROM THE **Centenary** SUBURBS

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INDUSTRIAL SURGE



Unique among industrial areas in and around Brisbane is Summer Industrial Park, fronting the Centenary Highway.

Manufacturers looking for a locale with everything in its favour should give consideration to this area. There is no other land of this calibre, at such low prices, to be found so close to the city.

AMERICAN CONCEPT

The idea behind the Summer Park development is based on an American concept, said Mr. W. V. Lightfoot, one of the developers. He envisages an increase of warehouse selling in the area. The warehouses available are all of attractive, practical design, each with its own "personality", so that the whole area is exceptionally modern and unusually good-looking for an industrial project. The warehouses are for the most part architect-designed, many with air conditioning and carpeting. The grounds are fully landscaped, and the interior partitions are built to the client's specifications.

Now available for leasing are warehouses from 5,000 to 20,000 square feet, and the cost per square foot is remarkably low — from \$1.90 to \$2.25. This is obviously a most competitive rate for prestige space in an attractive industrial area.

MANY ADVANTAGES

Summer Park has many special advantages to offer. Reasonable cost is one. Then of course the estate is only 10 miles from the G.P.O. and 14 miles from Ipswich.

The available workforce is large, and within close range. Mr. Lightfoot said there are 100,000 people living in an 8 mile radius of Summer Park. Darra and Inala are within 3 miles, also the western suburbs.

Shopping facilities are important — for the workers, who need to be able to shop close at hand, and for the manufacturers, who are affected by the number of people who visit the area on a regular basis. Within a mile of Summer Park there is to be built a 50 acre shopping centre — one of the largest in Australia. Besides bringing large crowds of people to the area, this shopping complex will serve as an ideal outlet for goods manufactured or stored at Summer Park.

Transport — for workers, for goods, and for customers — is close at hand. The interstate railway is near by, as is the main Brisbane-Ipswich highway. When the overseas wharves make the planned move to the southside of the Brisbane River, this will make shipping transport even more convenient.

MANY SUCCESS STORIES

There are a number of factories and warehouses already established at Summer Park. Mapps, for instance, are finding the concept of warehouse selling highly successful in the area. Leyparts, Yates Seeds, Robert Harper, Cummins Diesel, Leisure Pools, a number of builders offices, panel beaters, tyre service, are also in the area. There is a modern Canteen for workers and visitors, selling takeaway food at excellent prices.

Bushells have land at Summer Industrial Park, for a future construction, also Crosby Tiles, for whom warehouse selling should prove a big advantage.

MODERN APPROACH

Mr. Hans Strik, a prominent builder, shows his own faith in Summer Park, by his planned construction of one of Australia's most modern automotive repair shops, complete with recreation rooms and every amenity.

"I visit America often," he said, "and I have made studies of projects of this kind. Summer Industrial Park is one of the best I have seen in the world."

If there is a preconceived idea about industrial estates, it would be of an uninteresting area that is suitable for industry but hardly an attractive environment. Summer Park, fronting on to the Centenary Highway, has advantages of beautiful views, proximity to prestige residential areas, and plenty of trees and greenery, normally removed from industrial areas.

LEASE OR BUY

There are three ways in which a company can set up at Summer Park. Land is available for purchase through the developers, Hooker Centenary Pty. Ltd., for owner's construction. Package deals are available — land and existing warehouse for sale, fitted out to suit the buyer. Then there are warehouses of various sizes and designs, available for immediate leasing, also fitted out according to requirements.

FAST ACTION

Whichever plan is the most suitable, it would be wise to move fast.

Another advantage of Summer Park is that it will never be any larger than the area set aside now. Once all allotments are gone, Summer Industrial Park will be a complete development — not a straggling, ever-increasing industrial complex as many areas become.

For \$1.90 to \$2.25 per square foot, with all of these qualities and advantages, warehouse space at Summer Industrial Park is an obvious move for manufacturers who are looking for somewhere close to the city to locate their company.

NEIGHBOURHOOD POLICEMAN

Since June 1976 Senior Constable Grahame Chamberlin has been our neighbourhood policeman. To date he has found his new posting extremely interesting and satisfying. His job covers normal routine work such as traffic regulations, crime, general enquiries, serving summonses and executing warrants. He has also encountered the usual "household" problems such as rescuing an 18 month old baby out of the locked bathroom and assisting a resident who locked herself out of the house.

His wife, Mitzi, has found it very easy to settle here. For her and the children it was only a small change as they were living at Jindalee prior to this posting. Their children, Craig 8 and Tanya 6, both attend the Jindalee Primary school. Mitzi is filling in her spare time studying a Social Welfare course at the Kangaroo Point Technical College and doing voluntary work.

Senior Constable Chamberlin has found it a great advantage living and working in the same area. Residents know him personally and will often speak more freely to him than if he was a stranger. He works normal rostered shift hours somewhere between 8 a.m. and midnight. When he is off duty his area is covered by Oxley Police Station. Extra assistance is provided by Oxley Police as required.

The area covered is very large — the Centenary set of suburbs and the Summer Industrial Park. Compared to a country town this is a very large population for one police officer.

Quite often the idea has been discussed by various residents that the number of resident police officers on duty here should be increased to give a more complete coverage. It would appear to be a worthwhile idea. Also, it has been suggested that a social worker be posted here to work in liaison with the police officer. Police duties are restricted and the social worker could fill this gap with the necessary advice and guidance.

A very big "thank you" to Senior Constable Chamberlin and Mrs. Chamberlin for all the assistance you have given the residents. There is always a pleasant smile and a cheery hello whenever one knocks at the front door.