

ROSE CREEK VILLAGE

ROSE CREEK VILLAGE



► *Rose Creek Village is designed to be convenient and family-friendly.*

- Ranfurly Asset Management (RAM) is proposing a retail centre that will provide the weekly grocery needs for Elimbah and the surrounding region.
- The centre will offer a neighbourhood supermarket, convenience retail such as a greengrocer or baker, food and drinks outlets and plenty of green space.
- The site is located alongside Beerburum Road in Elimbah.
- Rose Creek Village site is serviced by Beerburum Road and is 500 metres from the train station.

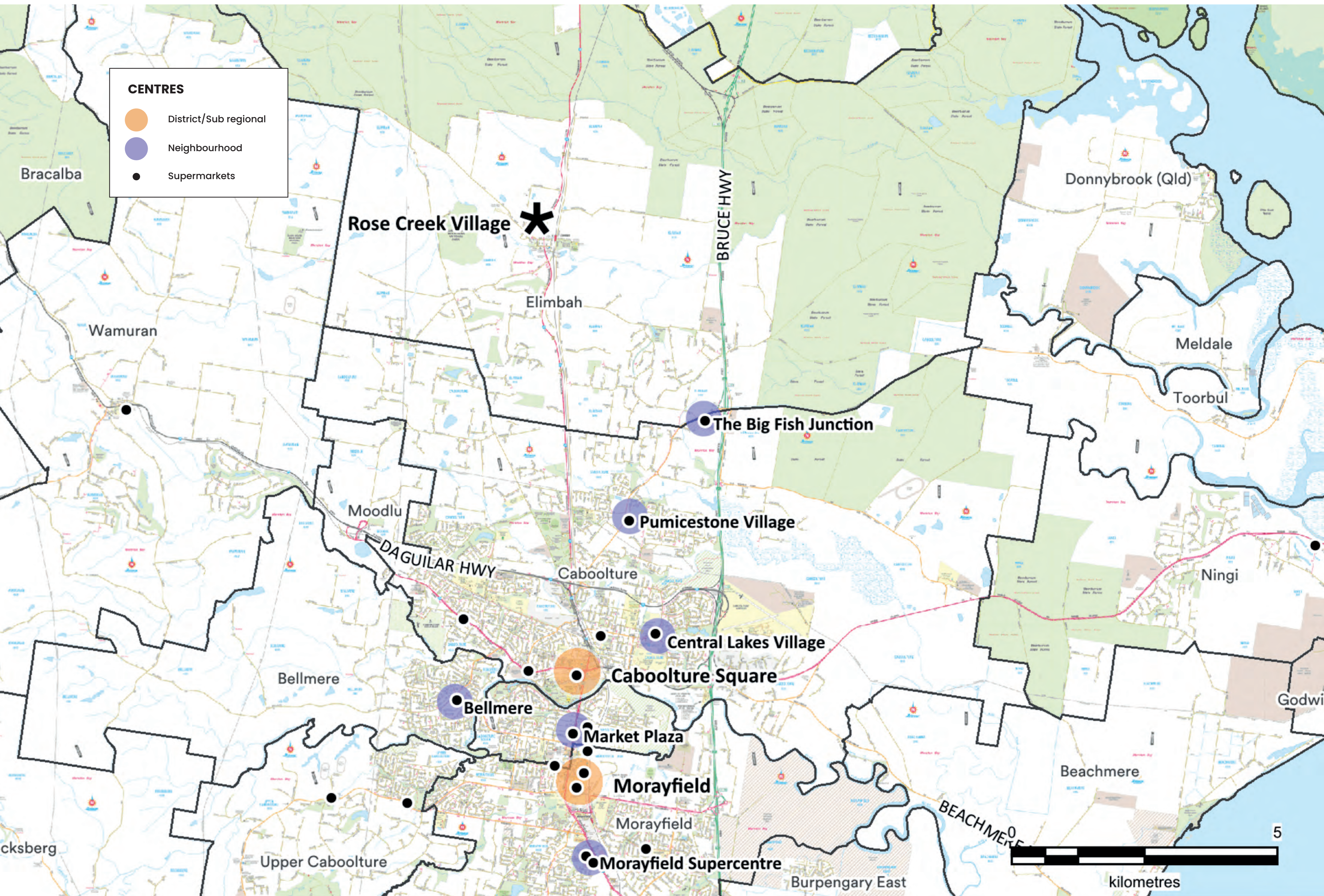
THE RETAIL OFFER



▶ *Ranfurlie Asset Management (RAM) has a history of working with local communities to provide communal space for residents.*

- The proposal will offer a neighbourhood supermarket, convenience retail such as a butcher and/or baker, local food and beverage outlets, medical services, and other specialty stores.
- Office spaces will be available for leasing.
- Community rooms are planned for the site and can be used by local residents for communal activities, events and/or classes.
- Public green spaces and a playground are planned along with a possible small-scale bike/scooter track.

SERVING THE COMMUNITY



► *Rose Creek Village is conveniently located.*

■ Elimbah has a population of approximately 4500. Currently, local residents have to travel to Caboolture or Beerwah for their everyday grocery needs.

■ The locals and the surrounding regions are currently underserved for their weekly shops.

■ The centre will create employment opportunities during construction. Local full-time and part-time jobs will also be available once the centre is operational.

LANDSCAPING



▶ *The greenery will also contribute to shading during the summer months.*

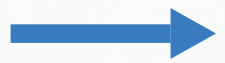


■ The design will include lush landscaping with local flora and open spaces.

■ The proposal includes clever boundary buffer planting, shade trees and additional stormwater treatment planting in the carpark.

■ The outdoor dining areas will also include plenty of greenery.

TRAFFIC AND PARKING

LEGEND

-  VEHICLE ENTRY & EGRESS
-  PROMINENT PEDESTRIAN ACCESS WAYS
-  ENTRY / ACCESS POINTS



▶ The design is pedestrian friendly and provides plenty of parking.

- Rose Creek Village neighbours the Elimbah village, to support and strengthen the offering of services for the community.
- The plan includes one intersection for entry/exit to Rose Creek Village to enable traffic flow and avoid a bottleneck.
- The proposed intersection along Beerburrum Road provides a safe crossing point for pedestrians and cyclists connecting to the train station, school and existing community facilities in the south.
- The retail centre will provide convenient parking for approximately 270 vehicles.
- Clear and safe pedestrian routes are provided throughout Rose Creek Village. These connect key spaces within the retail centre, as well as linking to the broader Elimbah community.
- The design provides safe access, egress and manoeuvring of heavy vehicles within the site, to avoid congesting public roadways.

LOCALLY MINDED DEVELOPERS



▶ *Manor Lakes is a successful shopping centre developed by RAM in Victoria which provides a retail offer and community facilities.*

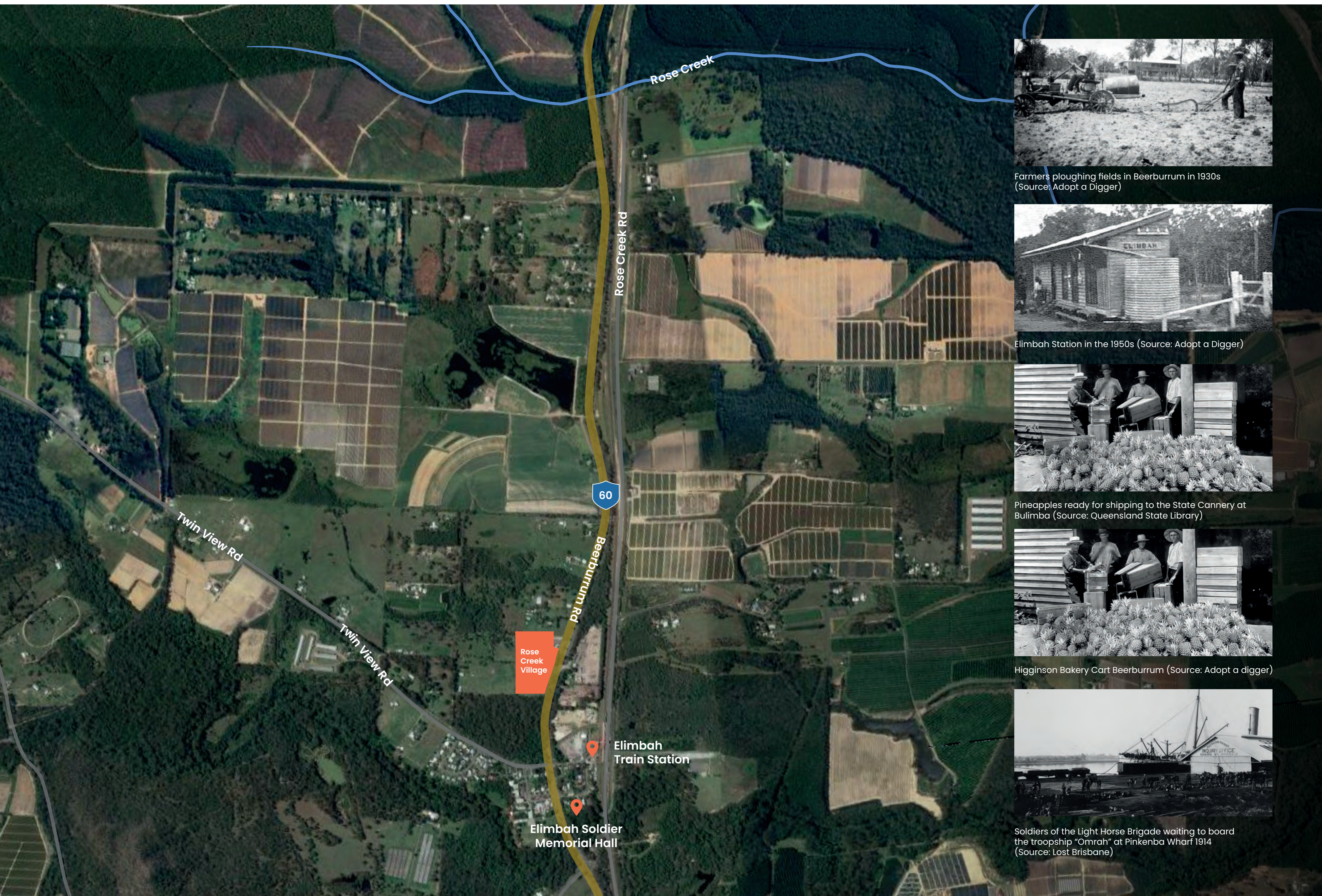
■ Ranfurly Asset Management (RAM) is the retail brand of Dennis Family Corporation (DFC), a fully Australian-owned and operated developer.

■ For more than 30 years RAM has been at the forefront of creating and managing a portfolio of retail and commercial spaces such as Manor Lakes.

■ RAM plans to own the centre long term which means they are invested in the success of Rose Creek Village.

■ DFC and RAM have a longstanding history of working with local communities to provide communal space for residents and councils.

HONOURING ROSE CREEK'S HISTORY



Farmers ploughing fields in Beerburrum in 1930s (Source: Adopt a Digger)



Elimbah Station in the 1950s (Source: Adopt a Digger)



Pineapples ready for shipping to the State Cannery at Bulimba (Source: Queensland State Library)



Higginson Bakery Cart Beerburrum (Source: Adopt a digger)



Soldiers of the Light Horse Brigade waiting to board the troopship "Omrah" at Pinkenba Wharf 1914 (Source: Lost Brisbane)

► *Rose Creek Village is designed and named to be a part of the community.*

■ Rose Creek Village honours Elimbah's history by deriving its name from a small waterway that runs North of the site.

■ Rose Creek was originally named after one of the many returning World War I servicemen who came to Elimbah as part of the Beerburrum Soldier Settlement Scheme.

■ Rose Creek Road was the original connecting road between the town and Elimbah Station.

DESIGNED FOR THE COMMUNITY



► *The design and the materials have been carefully selected to meet the needs of the community all year round.*

- Rose Creek Village is designed to connect Elimbah by including community rooms and green spaces, as well as access to local transport.
- The design reflects the natural surroundings by using timber, locally extracted stone, native flora and plenty of green space.
- Shaded pathways, seating made of rock and natural ventilation are incorporated into the design for protection during the summer.
- A family-friendly layout allows for safe passages between the precinct and the green spaces.
- A small-scale bike/scooter track, playground and future inclusion of family entertainment options are also proposed.
- In the future, there will be a new easy-access route between Rose Creek Village and Elimbah train station.