

## Rosewood – Growth Management

### Regional Context

The South East Queensland (SEQ) region is the fastest growing region in Australia and is the major economic growth engine for the State of Queensland. Over the past two decades between 50,000 and 80,000 new residents have been arriving in SEQ each year. The total population of SEQ is expected to grow by approximately 28% from 2,654,500 persons in the year 2004 to 3,709,000 persons in the year 2026.

In recognition of the growth pressures facing SEQ, the Queensland Government, in partnership with the 18 local governments in SEQ, has prepared a regional plan (SEQRP) for the period to the year 2026. The SEQRP has recognised that major growth will continue to occur within the City of Brisbane and along the Gold and Sunshine Coasts. However, the SEQRP has also recognised the enormous growth potential of the western corridor focused on the Ipswich Local Government Area (LGA). Under the SEQRP the Ipswich LGA is expected to grow by approximately 57% from 135,000 persons in the year 2004 to 318,000 persons in the year 2026.

Urban consolidation (i.e. increasing population within existing urban areas, particularly around railway stations) is one of the key growth management principles underpinning the SEQRP. The Queensland Department of Transport (QT) has recently developed an integrated land use / transport accessibility model to highlight key transit oriented development locations. Rosewood is one of the locations within the Ipswich LGA which has been highlighted by the QT Modelling.

### Rosewood Planning Study

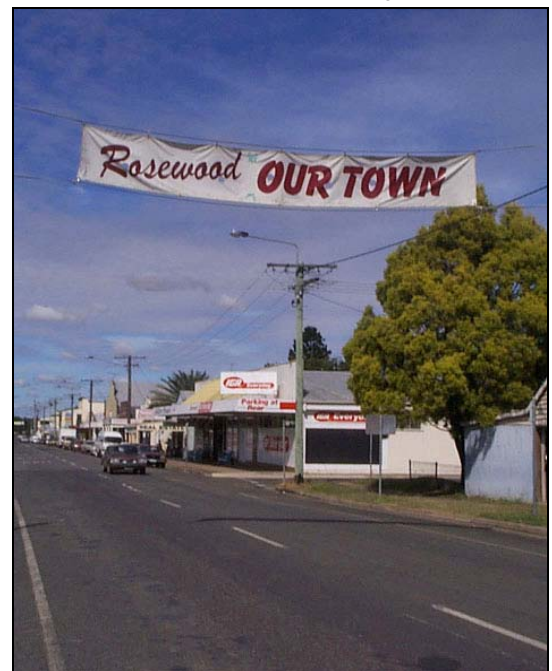
In recognition of the likely future development pressures facing Rosewood, and as a result of concerns expressed by the Rosewood Business Community regarding revitalisation of the town, in 1998 Council commenced a detailed planning study of the Rosewood township and its surrounds. This study involved extensive community consultation including:-

- four (4) public meetings and workshops;
- two (2) separate public display periods for draft planning concepts; and
- five (5) community newsletters, to all key stakeholders, including all residents of the town.

The key findings of the Rosewood Planning Study were:-

- the urban 'footprint' of the town was severely constrained by mining activities and flooding and drainage problems, such that there were only limited opportunities to expand the outer limits of the town;

- the business community was keen to expand the population of the town in order to support local economic development and to stave off competition from other competing centres;
- increasing the population of the town would provide greater 'critical mass' to support more services and facilities for the local community; and
- there was strong support amongst the community to retain key elements of Rosewood's existing character and charm, particularly:
  - the historic main street character;
  - the 'timber and tin' heritage character of the pre second world war residential areas;
  - local landmark features, including historic trees and churches;
  - the overall 'country town' feel and layout of the town; and
  - the views out to the surrounding rural hinterland and mountain ranges.



The findings of the Rosewood Planning Study were strongly supported by the local community with only four (4) objections being received to the draft structure plan. The Rosewood Planning Study also received professional accolades including an Award for Excellence from the Planning Institute of Australia.

## Local Growth Management Provisions for Rosewood

The findings of the Rosewood Planning Study have been incorporated within Part 8 of the Ipswich Planning Scheme, prepared under the *Integrated Planning Act 1997* (IPA). The Ipswich planning scheme provisions relating to Rosewood recognise the constraints inherent with the physical setting of the town, whilst building on the area's strengths and opportunities through the development of a compact urban village which has the feel and characteristics of a Queensland country town.

Key growth management provisions for Rosewood include:-

- creating a compact, walkable town;
- focusing development around the historic main street area and railway station;
- encouraging retention and conservation of intact pre second world war buildings and other key landmark features;
- sympathetic design guidelines for new development within the historic town centre / main street area and existing character housing areas;
- special design provisions relating to lot sizes, street widths, and road patterns (e.g. grid networks) to ensure new subdivisions retain a Queensland country town character; and
- retaining the overall rural landscape setting and hinterland views surrounding the town.



Another key feature of the planning scheme provisions for Rosewood relate to encouraging greater housing diversity, i.e. ensuring that opportunities are provided for all types of households who may wish to live in Rosewood, including families, elderly people, young people, singles and couples without children. These opportunities are available through a range of provisions, including:-

- protection of existing character housing stock;
- opportunities for 'shop top' housing and other forms of attached housing in the town centre and within walking distance from the railway station;
- opportunities to expand the Cabanda Court complex for seniors housing; and
- opportunities for smaller scale minor intensification through well designed dual occupancies and hatchet lots.

These types of 'infill' housing provisions have been successfully implemented over a number of years throughout the Ipswich Local Government area and in other developing regions throughout Australia.

## Further Information

If you would like further information about the planning scheme provisions for Rosewood please contact the Planning and Development Department Customer Service Centre on 3810 6888 or access PD Online via [www.ipswich.qld.gov.au/pdonline](http://www.ipswich.qld.gov.au/pdonline).

