

SCENIC RIM GROWTH MANAGEMENT STRATEGY 2041

Tamborine Mountain



Context

Tamborine Mountain, incorporating the distinct communities of North Tamborine, Mount Tamborine and Eagle Heights, has retained its character as a productive green sanctuary and creative environment within the surrounding vegetated escarpment areas.

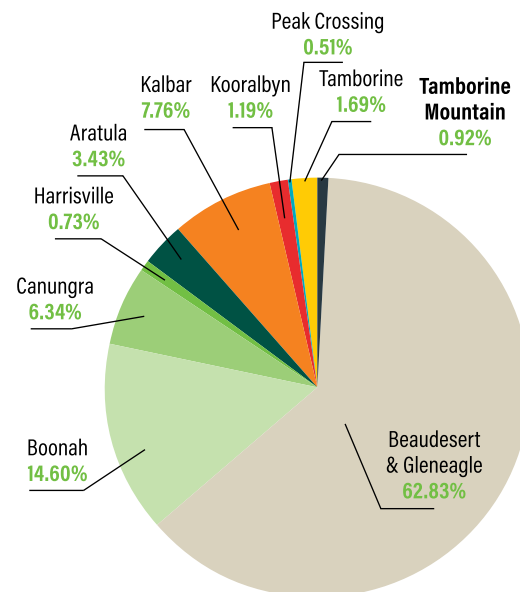
Tamborine Mountain is renowned for its national parks and scenic beauty and is home to a vibrant and creative residential community, diverse local businesses and small farms catering for the local community and a thriving tourist market.

Tamborine Mountain:

1. is sustained by a district centre and two neighbourhood centres that provide for a wide range of local services that meet the needs of the residents of the Tamborine Mountain plateau;
2. is characterised by a mix of rural production, tourism and rural enterprise opportunities of a scale and intensity consistent with the area's semi-rural and natural landscape setting and character;
3. has maintained a low-density residential development pattern, comprising a combination of low-density and large rural residential lots, with unique villages of a distinctive character that offer a high level of amenity;
4. has conserved and enhanced ecological and landscape values, which form an integral part of the development pattern; and has retained and enhanced the landscape and environmental values and vegetated corridors that traverse the plateau connecting to the escarpment areas.



Housing Land Supply



% SHARE OF RESIDENTIAL LOT GROWTH ACROSS GMS STUDY AREAS

SCENIC RIM
REGIONAL COUNCIL

Housing Land Supply Tamborine Mountain



ADDITIONAL RESIDENTIAL LOT POTENTIAL TOTAL 2016 - 2041
(Scenic Rim Planning Scheme + Growth Management Strategy)



NO. OF HOUSEHOLDS AS AT 2021
(Bull & Bear, 2021 Census)



SCENIC RIM PLANNING SCHEME - ADDITIONAL LOT* POTENTIAL
(including approved new lots since 2016)



GROWTH MANAGEMENT STRATEGY - ADDITIONAL LOT POTENTIAL



% SHARE OF RESIDENTIAL LOT GROWTH ACROSS THE GMS STUDY AREAS

Growth Strategies

Growth Strategy

Implementation

1



Development protects and enhances important biodiversity corridors and linkages on Tamborine Mountain to support local biodiversity and linkages between areas of ecological significance in the region.

Undertake a review of Matters of Environmental Significance and a region-wide investigation into mechanisms to protect and enhance important biodiversity corridors for implementation through an amendment to the Environmental Significance Overlay in the Scenic Rim Planning Scheme 2020.

2



Limited additional growth on Tamborine Mountain is facilitated to meet the high demand for housing options in the region that cater for a relaxed lifestyle and rural living whilst protecting the existing character, landscape amenity and natural environment of the area.

Amend the Scenic Rim Planning Scheme 2020 to enable further infill development in the existing rural residential areas through subdivision at Tamborine Mountain in the Rural Residential Zone (including the base zone and Rural Residential A Precinct).

Specifically, the following lot sizes, dimensions and overlay provisions are recommended to protect the existing character of Tamborine Mountain and allow development to respond to environmental and infrastructure constraints:

1. A minimum lot size of 1ha for rural residential lots identified for potential subdivision on **Overlay Map 13 - Minimum Lot Size** in the Scenic Rim Planning Scheme 2020;

2. A minimum frontage width of 50 metres; and

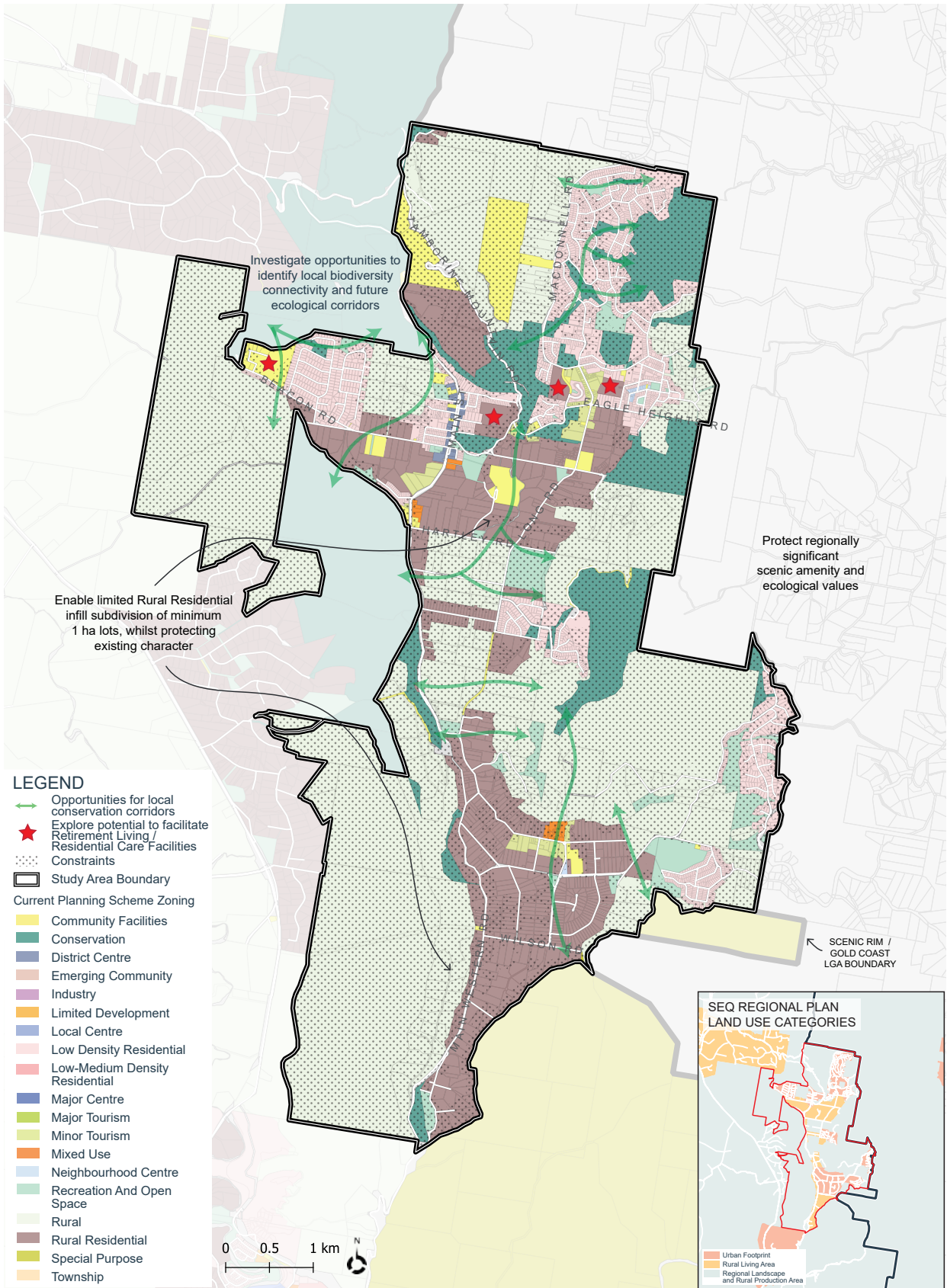
3. A minimum access handle width of 10 metres for rear lots.

Growth Strategies (contd)

	Growth Strategy	Implementation
<div data-bbox="113 383 215 495" style="background-color: #4CAF50; color: white; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin-bottom: 10px;">3</div> 	<p>Additional housing on Tamborine Mountain provides for a range of household types, including the identified need for dwellings for smaller households and Retirement Facilities and Residential Care Facilities.</p>	<ol style="list-style-type: none"> 1. Amend the Scenic Rim Planning Scheme 2020 to enable Dual Occupancies as Code Assessable development on lots greater than 2ha to align with the proposed density for additional dwellings on Tamborine Mountain (1 dwelling per hectare). Dual Occupancies on lots less than 1ha are proposed to remain Impact Assessable in accordance with current policy. 2. Review the Scenic Rim Planning Scheme 2020 to identify and encourage development of Retirement Facilities and Residential Care Facilities at suitable locations. Identified locations include: <ol style="list-style-type: none"> a) Lot 20 RP206025, 209-247 Beacon Road b) Lot 1 RP45268, 30 Kidd Street c) Lot 16 RP32167, 24-34 Macdonnell Road; and Lot 4 SP145316, 2- 10 Cook Road d) Lot 6 SP137576, 122-128 Long Road 3. Consider other incentive mechanisms such as reduced levels of assessment, and/or infrastructure charge reductions to encourage development of Residential Care Facilities and Retirement Facilities at the abovementioned locations.
<div data-bbox="113 1391 215 1503" style="background-color: #4CAF50; color: white; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin-bottom: 10px;">4</div> 	<p>Development protects and enhances the historic character of Tamborine Mountain, particularly Main Street, and contributes to a strong sense of place.</p>	<ol style="list-style-type: none"> 1. Undertake a review of the Scenic Rim Local Heritage Register to ensure places of local cultural heritage significance that are valued by the community are protected. 2. Identify character precincts and built form requirements that aim to protect and enhance the unique character and built form of valued historic streetscapes on Tamborine Mountain for implementation in the Scenic Rim Planning Scheme 2020.

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Tamborine Mountain Study Area



Tamborine Mountain Rural Residential Zone & Constraints Mapping

