

# SCENIC RIM GROWTH MANAGEMENT STRATEGY 2041

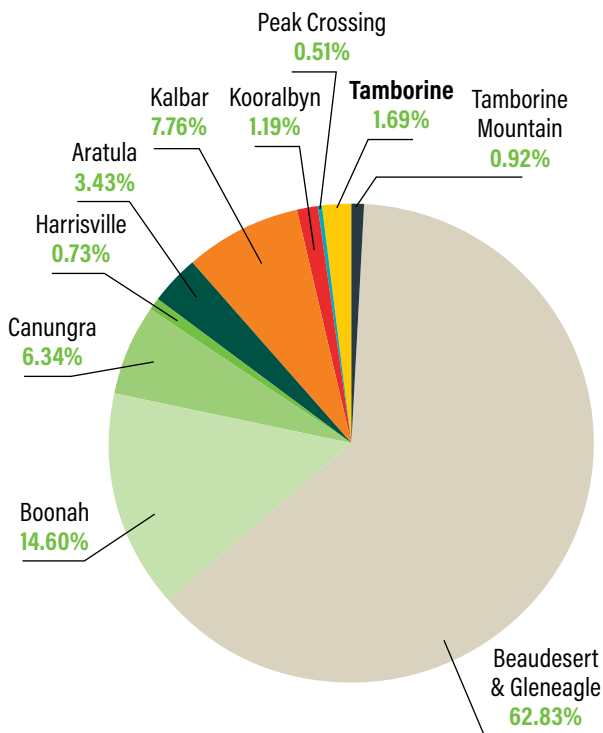
## Tamborine

### Context

Tamborine is a rural residential area in a bushland setting, located at the northern gateway to Tamborine Mountain. Tamborine provides large lot living opportunities, important habitat for a variety of native species and corridors for wildlife movement and nature-based recreation opportunities. Tamborine has maintained its village character with commercial and tourism activities concentrated around the central roundabout.



### Housing Land Supply



% SHARE OF RESIDENTIAL LOT GROWTH ACROSS GMS STUDY AREAS



**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)





**% SHARE OF RESIDENTIAL LOT GROWTH ACROSS THE GMS STUDY AREAS**

**258**

**GROWTH MANAGEMENT STRATEGY - ADDITIONAL LOT POTENTIAL**




**SCENIC RIM**  
REGIONAL COUNCIL

# Growth Strategies

	Growth Strategy	Implementation
<p><b>1</b></p> 	<p>Development protects and enhances important biodiversity corridors and linkages in Tamborine to support local biodiversity and linkages between areas of ecological significance in the region.</p>	<p>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.</p>
<p><b>2</b></p> 	<p>Development in Tamborine consolidates the existing rural residential subdivision pattern 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 and, natural environment of the area.</p>	<p>Through an amendment to the Scenic Rim Planning Scheme 2020 update the policy for the Tamborine Investigation Area in response to the investigation that recommends limited further subdivision in the Tamborine Rural Living Area. Specifically, the following lot sizes, dimensions and overlay provisions are recommended to protect the existing character of Tamborine and respond to environmental and infrastructure constraints:</p> <ol style="list-style-type: none"> <li>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;</li> <li>2. A minimum frontage width of 50 metres; and</li> <li>3. A minimum access handle width of 10 metres for rear lots.</li> </ol>

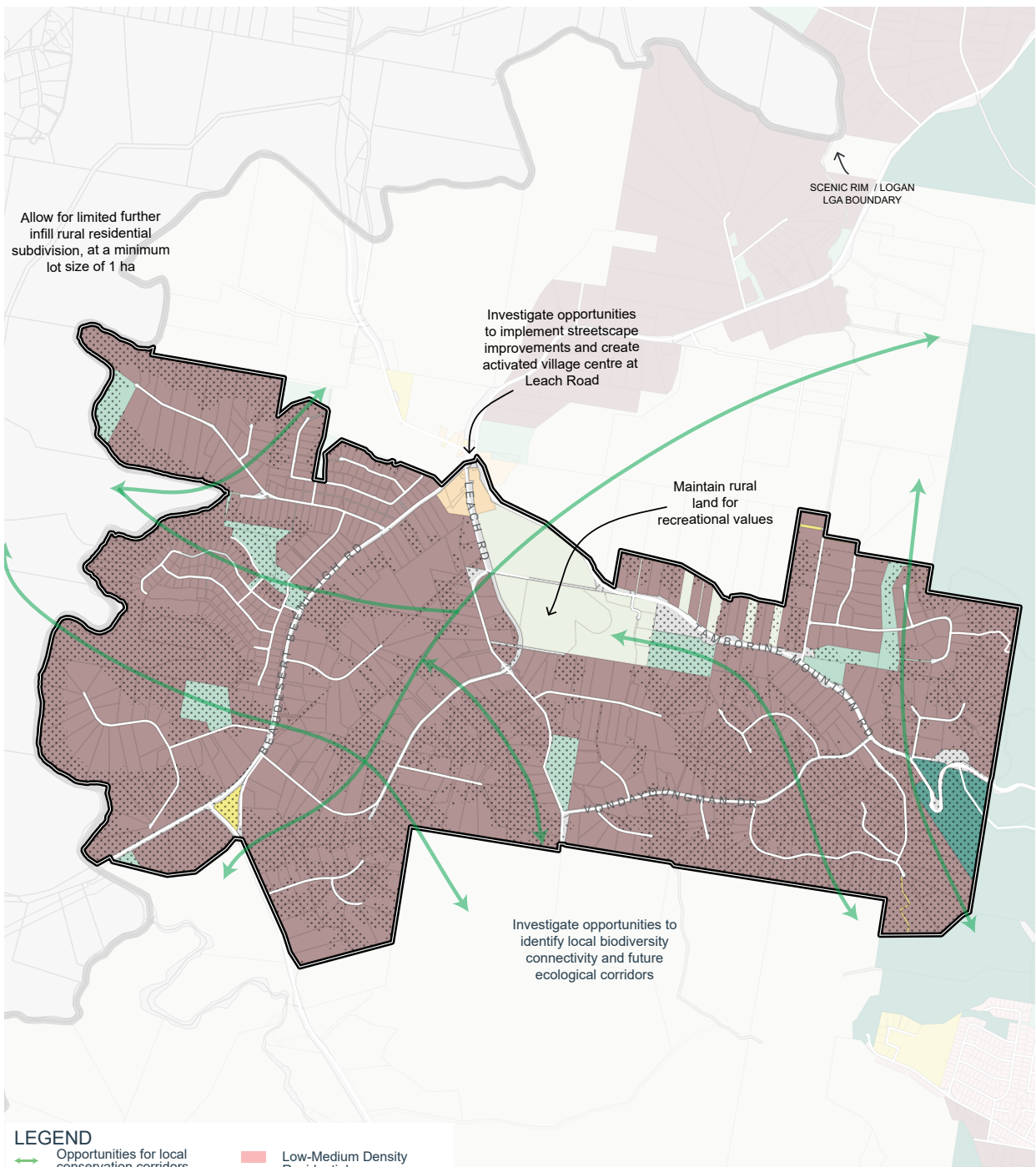
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## Growth Strategies (contd)

	Growth Strategy	Implementation
<p><b>3</b></p> 	<p>The Tamborine Village centre focussed on Leach Road supports a compact pedestrian-based main street environment along with on street parking and reduced road reserve width to strengthen existing and proposed retail activities.</p>	<ol style="list-style-type: none"> <li>1. Investigate opportunities to facilitate Council-led streetscape improvements to Leach Road to promote an active, safe and attractive village centre for Tamborine.</li> <li>2. Investigate options for greater pedestrian connectivity between the Riemore Estate and Leach Road Village Centre.</li> </ol>
<p><b>4</b></p> 	<p>Commercial buildings in Leach Road have a traditional main street character with active frontages.</p>	<p>Identify character precincts and built form requirements that aim to protect and enhance the unique character and built form of valued streetscapes in Tamborine for implementation in the Scenic Rim Planning Scheme 2020.</p>
<p><b>5</b></p> 	<p>New development in Tamborine provides sufficient capacity for on-site water supply in order to reduce increased demand on the urban water supply network during times of drought.</p>	<p>Investigate policy options to increase domestic water supply capacity for new dwellings in the region that are not connected to reticulated (on-grid) water supply. An example of a potential policy option is to increase volume of domestic water tanks for new dwellings.</p>

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# Tamborine Study Area



## LEGEND

- Opportunities for local conservation corridors
- Constraints
- Study Area Boundary
- Current Planning Scheme Zoning**
- Community Facilities
- Conservation
- District Centre
- Emerging Community
- Industry
- Limited Development
- Local Centre
- Low Density Residential
- Low-Medium Density Residential
- Major Centre
- Major Tourism
- Minor Tourism
- Mixed Use
- Neighbourhood Centre
- Recreation And Open Space
- Rural
- Rural Residential
- Special Purpose
- Township

