

Our ref: MC21/1014



23 March 2021

Department of
**State Development, Infrastructure,
Local Government and Planning**

Ms Jeanette Lockey
President
Tamborine Mountain Progress Association
jwren@futureweb.com.au

Dear Ms Lockey

Thank you for your email of 8 March 2021 to the Honourable Steven Miles MP, Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning about development on Tamborine Mountain. The Deputy Premier has asked me to respond on his behalf on this occasion.

I thank you and your organisation for taking the time to meet with officers in the Department of State Development, Infrastructure, Local Government and Planning (the department) about your concerns in December 2020.

In a follow up to that meeting, you have now asked if the Queensland Government can come up with something, such as a special designation, to save Tamborine Mountain's lifestyle and tourism values.

You have stated that you are concerned about the Scenic Rim Regional Council's (the council) new planning scheme and that it will result in more intensive population growth particularly through the introduction of dual occupancies. I understand that you are also concerned about the loss of rural land which separates the residential areas and the loss of wildlife corridors and amenity.

Tamborine Mountain has special features and values and for this reason the Queensland Government identified it as one of our great places in the *South East Queensland Regional Plan 2017 (ShapingSEQ)*. This means that it is recognised for its country town and hinterland village feel and as a gateway to our region's rural and natural landscapes.

I note your statement that 'far away planners' have applied urban templates to rural and mountain communities by requiring infill development in every part of the region, including Tamborine Mountain. I can assure you that the department recognises the different character of communities that make up south east Queensland. For this reason, *ShapingSEQ* does not set consolidation (infill) targets for the Scenic Rim, Lockyer, and Somerset local government areas. This means that those local governments can plan for residential densities that are appropriate for their rural locality, while still protecting the rural landscape and its environmental values.

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I understand that you are concerned that the development of dual occupancies on Tamborine Mountain will turn it into another 'ordinary SEQ suburb'. The State Government recognises the importance of having adequate housing supply and diversity to manage population growth and the changing composition of households. Dual occupancies form part of the housing mix required to meet the needs of our growing and aging population. If done well, dual occupancies can complement the character of existing neighbourhoods and provide affordable housing for smaller families or enable older residents to 'age in place'.

However, this is not to say that a blanket approach to housing types or densities is to be applied across every part of the region. Naturally, there are localised constraints, such as environmental, natural hazards, or infrastructure, that must be considered when planning for growth and change. The department understood this when reviewing the council's planning scheme and agreed to a higher standard being set for dual occupancies on Tamborine Mountain, in comparison to other parts of the local government area. This was to acknowledge the special character of Tamborine Mountain and to reflect the above constraints.

The planning scheme provisions are quite technical and vary depending on the zone and precinct. For example, in the Low-density residential zone, dual occupancies are impact assessable in the Mountain Precinct. This means that applications must be publicly advertised, and the community has an opportunity to comment on the proposal.

Applications for dual occupancies in the Rural Zone (Rural Escarpment Protection Precinct) are also impact assessable. All applications for dual occupancies must be assessed against the Dual Occupancy Code which contains extensive design requirements relating to access and parking, design and amenity, and private open space. The zone codes also contain requirements specifying that dual occupancies may only be located on large lots, be compatible with the built form of adjacent development, and many more requirements that are too lengthy to list here. If these criteria cannot be met, the application will be publicly advertised.

You have asked whether the Queensland Government would apply a special designation to Tamborine Mountain. At this stage, I am of the view the council's new planning scheme already clearly sets out its tailored policies for Tamborine Mountain. The planning scheme contains extensive provisions relating specifically to Tamborine Mountain when compared to other communities within Scenic Rim. I am confident that the planning scheme provisions address many of the concerns you have raised in your letter.

When the former Minister for Planning approved the council's planning scheme in 2020, it was a condition of approval that the council prepare a Growth Management Strategy (GMS). The purpose of the GMS is to gather facts and data about growth within Scenic Rim to inform future decisions about the amount of appropriately zoned land, housing types and job opportunities to meet the needs of its diverse communities, such as Tamborine Mountain.

I understand that the council is currently undertaking consultation on the GMS until 16 April 2021. Information about the GMS can be found on the council's website at <https://www.scenicrim.qld.gov.au/growth-management-strategy-1/growth-management-strategy>.

In closing, I thank you for bringing your concerns to the Deputy Premier's attention. I trust this letter and its content in some way allays your concerns regarding inappropriate development at Tamborine Mountain. If you require any further information, please contact Ms Darrian Borick, Principal Planner, Planning Group, in the department, by telephone on (07) 3432 2411 or by email at Darrian.Borick@dsdmip.qld.gov.au, who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K Doss', written in a cursive style.

Mr Kerry Doss
State Planner
Planning Group