

Newsletter.....June, 2022

Since the last newsletter much of TMPA's activities have centered on the Eagle Heights Retreat appeal by the developer in the Planning and Environment Court. Other issues have ensured we are dealing with a full load.

Major Amendment proposed to the Scenic Rim Planning Scheme 2020

Did you know that Scenic Rim Regional Council does not know what a community is? According to the dictionary it is a body of persons having community of life on any scale.

Scenic Rim Regional Council is currently undertaking a public consultation of a Major Amendment proposed to the *Scenic Rim Planning Scheme 2020*. There are twenty Amendments proposed and you may be interested in some of them.

TMPA's long standing policy has been to examine Planning Scheme changes to see if they could seriously change the lifestyle choices made by mountain residents. Unlike other districts and especially urban areas, an estimated over 90% of the plateau's population arrives for a particular lifestyle. Questionnaires & forums over several decades have shown the core attraction characteristics have been the environment and the plateau's semi-rural character.

And what constitutes the Tamborine Mountain Community? (under review in these Amendments). Tamborine Mountain plateau's residents share a lifestyle featuring qualities, taken together, are unlike anywhere else. We have an amazing wildlife; we constantly worry about our water supply; we have four dangerous access roads to take us to anywhere else; our high altitude weather in a semi-tropical setting is unique; our fertile basaltic soil can grow anything and we are never far away from stunning views. We also have a large number of very varied organizations to help cement the lasting bonds of a close tight community.

At Item 11 of these proposed Major Amendments to the Scenic Rim Planning Scheme 2020 is the inclusion of an Administrative Definition for the term "Mountain Community" applying specifically to Tamborine Mountain. The map on page 42 shows a much broader area, depicted in yellow, than the actual mountain plateau which falls under Division one, and at the southern end part of Division Two.

The Administrative Decision whilst seeking clarity refers to land use coverage for Planning Scheme users rather than define precisely what constitutes the Tamborine Mountain community.

These extra areas beyond the plateau cover national parks, & areas off the mountain. The proposed "Tamborine Mountain Community" encompasses land adjoining Tamborine Village plus the Mundoolun mining area down on the flats, and intrudes into Canungra. People there are not plateau dwellers and aspirations for their lifestyle choices are different.

Here we strike a problem. Council has a staff of about 400. Some do not even live in the shire. Too often decisions are made there by people with typical urban views and values. This results in regular Council decisions which do not align with plateau resident aspirations.

Planners are making decisions looking at a flat sheet of paper. The proposed very broad and incorrect depiction of Tamborine Mountain Community as suggested in the Amendments will ensure planners will continue to make decisions which clash with expectations of Tamborine Mountain residents.

A more precise and clear definition of Tamborine Mountain Community needs to be made – one that refers to people living atop the actual mountain plateau. The map should be amended.

2.

Twenty amendments cover areas such as water (Item 2), Dual Occupancy (Item 4), Animal Keeping (Item 7) and the inclusion of an Administrative Definition for the term Mountain Community (Item 11).

A copy of the draft amendment package is available for viewing online at Council's website letstalk.scenicrim.qld.gov.au/planning-scheme-amendment or at Customer Service in the library.

Submissions can be made via email to mail@scenicrim.qld.gov.au, handed in at the library or mailed to CEO, Attn: Strategic Planning, Scenic Rim Regional Council, P.O. Box 25, Beaudesert, Qld, 4285. Submissions can be made to & including Sunday, 3rd July. (*map attached*)

Further details to the above (also in Scenic News) & some items that may interest you....

Item 2... This is a proposal for a new Administrative Definition for *water supply* to make Tamborine Mountain supply Code Assessable. This will enable further sites to supply aquifer water to locals.

Whilst this applies only to local supply, a foreseeable problem could be new developers who later try to expand activities to off mountain commercial sale. So far, the two local water extraction businesses have not provided owners with full time work necessitating engagement in other work.

Item 4... This is the unwelcome Dual Occupancy category imposed on Tamborine Mountain by the *Scenic Rim Planning Scheme 2020*. The Amendment seeks to amend levels of assessment limitations in the Low Density Zone (where no precinct applies) and Low-medium Density Zone. The Dual Occupancy Code is to be amended to "enhance amenity and neighbourhood character outcomes".

Whilst Dual Occupancy serves a purpose in urban areas where there would be minimum impact on the neighbourhood this does not apply to Tamborine Mountain. The mountain's population structure is different to those in urban areas. This category requirement will lead to population growth and many people will take advantage of the opportunity of financial gain. This problem is dealt with in more detail in the February Newsletter.

Because of its attractive scenic location and continual development pressure Tamborine Mountain is fast becoming just another urban area. The stable door has been opened & the horse has bolted. But you may wish to make a comment.

Item 7: This refers to the keeping of cats, but you may wish to have included some mention of restrictions for the keeping of, e.g. kennels for dogs. You need to check with the Planning Scheme.

There may be other Items out of the twenty listed that could interest people.

SRRC Growth Management Strategy

Details of this Strategy can be found in the February, 2022 Newsletter. Stage Three of this Strategy was open for public comment from 4th February to 6th March, & was extended to the end of March. A number of issues in the local papers carried TPA pro formas for public comment. .

So far the number of Tamborine Mountain residents who responded is a secret within Council. Cr. Swanborough knows but he is sworn to secrecy. Considering the mayor was happy to release to the media that a response to Stage Two by Tamborine Mountain residents numbered several hundred one wonders just what the (secret) mountain response to Stage Three was.

Tamborine Mountain, for reasons already stated, should not carry any burden to help accommodate 11,000 more residents in the shire.

The mayor's response to comments by hundreds of Tamborine Mountain residents to Stage Two of the Strategy was that "a population cap is the preference of some on Tamborine Mountain but it is not one that could be enforced by a local government". Why not?? The State government has left it to local councils to fine tune their broad brush strategy according to local interests. No reason has been given for enlarging the plateau's population. Whilst the 2020 Planning Scheme states no more subdivision on Tamborine Mountain, Dual Occupancy is achieving the same outcome.

Interestingly, going way back to the 1990's, replies to TMPA by other councils in Qld, notably Noosa & Port Douglas, all agreed that a population cap was achievable by adherence to local values in the planning schemes. It has always been thus. Sticking to a good planning scheme which supports Tamborine Mountain values could have achieved limited population growth.

Whilst pruning old files, an article by Phil Dickie, Courier Mail, 16th June, 1996 was interesting. One of several such articles examining development laws this one included:

"...But recently, even despite the blatant pro-development bias, the development approval system, like most bureaucratic processes, was still bound up in miles of red tape. However, this might often have been a mixed blessing – the red tape was sometimes the only protection against the likes of the Beaudesert Shire Council, which has a firm policy of subdividing most of the shire including the footpaths for future development and reserving the rest for quarrying operations which it prefers to call pasture improvement programs....."

Must be something in the air down there.

Other Council matters

Early in June a four to three vote heralded a review of Council meeting procedures and a return to the transparent and open Planning Committee. The new meeting system as resolved is expected to commence in January. It will be open to the media and public, facilitating openness, transparency and the process of decision making in the public interest. Crs Swanborough (D.1), McConnell (D.2), Chalk (D.5), and McInnes (D.6) are to be applauded for their significant step for better local government procedures.

A Customer Satisfaction Survey produced 98 shire wide survey responses from possibly about 30,000 residents, 40% coming from Tamborine Mountain.

Council is continuing the redevelopment of the Beaudesert Shire Centre, elevating the Council precinct to greater heights. Whilst the current Beaudesert library was designed for possible expansion and is in an idyllic setting, the new approx \$22m replacement library will add to this Centre.

Meanwhile in the Planning and Environment Court, Council, using top silk, is fighting the Heritage listing of the historic Pig and Calf saleyards to use as a car park for the Centre. Residents in Beaudesert sought to preserve the strong history of the anchor meat industry here which, together with agriculture and a country and western flavour gave Beaudesert its distinctive character. Council's battle with its Beaudesert residents is still in progress. .

Eagles Retreat Place, Witherby Crescent – Appeal

This is the appeal in the Planning & Environment Court against a "deemed refusal" by Scenic Rim Regional Council for Tourist Cabins (Short Term Disability Housing) in the Tamborine Mountain Zone (Escarpment Protection Precinct) of the Beaudesert Shire Planning Scheme, 2007.

TMPA , a group of forty three residents and an immediate neighbour are Co-Responding with Council. Since January a number of reviews have taken place & we are slowly working our way through this.

36 Young Street and the Onsens

Neither of these development applications has reached the stage of final council decisions. The Young Street group has been very active with media releases and communications with Council. Councillors have viewed the site. Apart from impacting on the amenity of many residents here, the site has serious landslip problems and other issues.

The Onsens bathhouse development on Main Western Road still sits with apparently unresolved uses of the “house” and adjoining structures. Residents are keeping a close watch here, ready to respond to any Council decision which negatively impacts on their amenity.

Zamia functions

Our Zamia Functions Co-Ordinator will be interstate till the end of the year so, unfortunately these highly successful afternoons have been cancelled for 2022. The 2021 “creatures” afternoons featuring a large variety of birds, animals and snakes were very well attended, much to the delight of the many children present.

Facebook page

The TMPA Facebook page has a growing readership. It features snippets of Tamborine Mountain history, wildlife photos and articles which may concern local residents.

Annual subscriptions

Being tied up with recurring urgent matters we have not sent out a reminder notice – so thank you to the people who have already renewed 2022 membership. Support from the community bolsters morale for the TMPA executive struggling away with sometimes enough work for a full time job. Occasionally in court we are required to state the formal membership. Whilst TMPA is a registered Community Organization thus working for the whole community, a strong membership is useful here.

Occasional engagement of experts is costly. Plus we have incidentals such as an auditor report and minor expenses. Membership is \$15 per person payable to TMPA Suncorp A/c BSB 484799, A/c No. 083817199, P.O. Box 106, North Tamborine, Q. 4272, or the TMPA box outside near Gina’s Travel Agency, Main St. North Tamborine.

Stay safe everybody,

Jeanette