

Newsletter, April, 2021

As outlined in the 18th March edition of Scenic News, residents were being encouraged by Scenic Rim Regional Council to participate in a survey which it says will help in planning the region's future growth. "The growth management strategy will plan for a steady population growth to ensure existing and future residents continue to enjoy a good quality of life through well planned, sustainable growth underpinned by appropriate infrastructure, services and community facilities."

Further articles by Derek Swanborough and Nigel Waistell encouraged residents to participate. As outlined in *ShapingSEQ South East Queensland Plan 2017* the Scenic Rim's population is expected to reach 62,000 by 2041.

Scenic Rim Regional Council has drafted two housing growth options to accommodate the additional 10,000 dwellings in the region by 2041. T M residents need to decide what is important to sustain their quality of life.

In a one size fits all policy, Tamborine Mountain, with no reticulated water or sewerage let alone anything but basic infrastructure, is lumped in with all other sections of the shire. So can we afford to accommodate the extra "infill" required for the expected population growth in South East Queensland?

In **Option A** Council proposes the majority of new dwellings to be concentrated in Beaudesert and to a lesser extent seven other areas including Tamborine Mountain.

For the past three decades a prime concern of most residents here has been a population cap (along with environment and water). This has been stated ad nauseum in questionnaires, forums, development application responses, meetings etc. and still no one is listening.

In **Option A**, Advantages/Opportunities, "potential change in character of.....Tamborine Mountain" is even listed. For residents who value the semi-rural character of the mountain none of the potential "opportunities" relate to Tamborine Mountain by increasing centralized population growth. Rather there is the spectre of an over crowded plateau without any chance of expanding to accommodate any "opportunities".

Option B is no better with wider dispersal across all the towns and villages. The mountain's unique semi-rural character critically depends on the separation of the denser housing clusters with rural land. Included in this planning layout is the incorporation of wildlife corridors so vital for our abundant fauna. Already we have a plague of cabins with more coming in whilst the damaging Dual Occupancy included in the new 2020 Planning Scheme is now producing a steady stream of applicants keen to maximize financial opportunities. .

Council hasn't learnt anything about the distinctive and important character of this prime asset in South East Queensland. As well as the important character value for residents so diligently protected for over a hundred years the mountain is a critical high value asset for tourism in SEQ.

In despair the attached letter dated 5th March was written to the Ministers for Local Government and Tourism, with copies to the Leader of the Opposition and our State member.

A reply dated 23rd March from the State Planner (State Department, Infrastructure, Local Government and Planning) which doesn't really address our problems is also attached.

This may be our last chance for input to preserve what's left of a unique community, high up on a plateau, which enjoys and actively supports its current character. That the potential diminished attraction of this prime asset of South East Queensland and indeed the Queensland tourism industry is something both state and local governments are bound to regret.

Here is the link to Have your Say on this issue.....it may take some extra time to download.

<https://www.scenicrim.qld.gov.au/say/say-councils-growth-management-strategy/1>

Council's page setting out the survey Options is set out below for your convenience. Your reply has to be in by 16th April.

Required

HOUSING GROWTH OPTIONS

HOUSING OPTION A

The majority of new dwellings concentrated in Beaudesert and then to a lesser extent at Boonah, Canungra, Kalbar, Aratula, Tamborine Mountain, Tamborine and Kooralbyn.

Advantages/Opportunities (Housing Option A):

- Increased centralised population may improve community facilities and services such as public transport and utilities.
- Increased potential for Beaudesert to grow as an important hub for employment and services.
- Potential change in character of Beaudesert, Canungra, Boonah, Kalbar, Aratula, Tamborine Mountain, Tamborine and Kooralbyn.
- Potential to provide more affordable living options in Beaudesert.

Disadvantages/Challenges (Housing Option A):

- Limited change to the character of the region's rural villages, agricultural land and sensitive environments.
- Limited opportunity for smaller towns and villages to improve community facilities and services.
- Reduced ability to provide a range of new housing options such as further acreage living.

HOUSING OPTION B

New dwellings are dispersed proportionally across all our towns and villages with more opportunities for acreage living.

Advantages/Opportunities (Housing Option B):

- Increased potential for smaller towns and rural villages to proportionally grow and thrive.
- Provide more housing options including acreage living and lifestyle opportunities.

Disadvantages/Challenges (Housing Option B):

- Potential change in character of the region's towns and villages.
- A dispersed population may affect the ability to improve community facilities and services.

Already, damage is being done to our valued character, so please take the time to fill out the survey. Council has formulated two options. This past practice of just two options has restricted people to choosing the lesser of two "evils" but have added their suggestions to modify same. Council routinely has taken no notice of the modifications suggested. So the other option is that NEITHER is suitable for Tamborine Mountain. There are plenty of reasons.

Jeanette