

### **5.1.5 Tamborine Mountain**

The plateau area of Tamborine Mountain features rural villages set in a semi-rural landscape. The current Development Control Plan (DCP) seeks to retain the current landscape character. Providing a large Urban Footprint over Tamborine Mountain will create false expectations about the future growth of urban development. Additional development is generally discouraged due to a lack of engineering infrastructure.

A reduced Urban Footprint has been proposed to reflect areas within the current DCP where more intensive urban development is provided. This includes the centres at North Tamborine, Eagle Heights, Mount Tamborine, Gallery Walk and Curtis Falls. Existing extensive largely urban residential areas such as Tamborine Heights, Licuala Drive and the Beacon Road area have been excluded as the DCP does not support intensification in these areas.

It is proposed to include all land removed from the Urban Footprint in the Regional Landscape and Rural Production Area. This is on the basis that the tourism opportunities provided for in the DCP do not constitute urban purposes and the remaining subdivision opportunities are of sufficiently small scale as to not warrant more than the two year 'use it or lose it provision'.

A joint submission by the Tamborine Mountain Community Associations is provided as Attachment 2. This submission represents a broad cross section of the community, and generally has the support of Council.

#### **Submission Request**

*The Urban Footprint for Tamborine Mountain should be reduced to those areas shown in the plan "Tamborine Mountain". The balance of the area currently shown in the Urban Footprint should be placed in the Regional Landscape and Rural Production Area.*