



Key Focus Area 5:

Our smartly managed rural and urban future

Our top key vision ideas












- 5.1 We reduce the impacts of urban living by creating environmentally sensitive developments and innovative buildings (green architecture) designed for our climate and lifestyle. These are energy and water efficient and generate solar power. They harvest rainwater and recycle grey water.
- 5.2 Affordable, adaptable, liveable, and 'green' housing exists for our diverse community. It will meet the needs of all ages.
- 5.3 We have urban containment boundaries. These protect the viability and bio-diversity of our natural resources whilst ensuring the quality of life of our unique townships.
- 5.4 Our diverse communities live, work and play in high quality, distinct, compact, walkable urban villages/towns separated by green belts, wildlife corridors, natural ecosystems or rural lands. The unique characteristics in our landscapes and in our heritage are clearly identifiable.
- 5.5 We capped the population to known limits.













Action Plan




































Key Vision Focus Area 5 – Our smartly managed rural and urban future













Strategy	Action	Recommended Lead Role	Recommended Potential Partners	1-2 years	3-5 years	6+ years	KVI
Strategy 1. Reduce and recycle water and energy use	<ul style="list-style-type: none"> Rebate businesses and home owners for including water reducing, water recycling or water harvesting devices when they retro-fit buildings 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> EPA Office Urban Mgt. DLGP Prime Minister & Cabinet DNR&E State & Federal Govt. 				5.1
	<ul style="list-style-type: none"> Adopt a systematic, integrated water cycle management approach: ensure system requirements maintain the natural hydrological cycles 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> EPA Catchment Mgt. Other Councils Business groups 				5.1
	<ul style="list-style-type: none"> Set base water headworks charges on level with the degree of sustainable design proposed (i.e., developers who integrate at-source controls are charged lower headworks) 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> UDIA Engineering consultants Developers 				5.1
	<ul style="list-style-type: none"> Ensure all new buildings are fitted with specified water fittings to achieve maximum water conservation 	<ul style="list-style-type: none"> MSC Building certifiers HIA 					5.1
	<ul style="list-style-type: none"> Increase Rainwater Tank Rebate for residents who install a rainwater tank on their premises 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Water Tank businesses Plumbers 				5.1
	<ul style="list-style-type: none"> Ensure all developments, as well as hard and soft landscaping, meet best-practice principles (allowing maximum onsite infiltration) 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Landscape architects Manufacturers Suppliers 				5.1
	<ul style="list-style-type: none"> Ensure all new developments / houses harvest rainwater for reuse onsite (i.e. 100% roof water and best practice management for the balance of hard stand areas) 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> UDIA Architects Plumbers Builders Consumers 				5.1
	<ul style="list-style-type: none"> Ensure all new development / houses capture grey water for onsite use 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> UDIA Architects Plumbers Builders Consumers 				5.1
	<ul style="list-style-type: none"> Devise an Eco-credit rating for each residence, based on fittings and appliances Reward high eco-credit ratings with a rebate or discount on rates 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Energex Consumers Commercial sponsors EPA Building designers Manufacturers 				5.1













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	<ul style="list-style-type: none"> Lobby State and Federal Government to increase the value of rebates for residents reducing energy and water consumption (the Renewable Energy Rebate Scheme) 		<ul style="list-style-type: none"> QSEIF Energex EPA Australian Greenhouse Office 				5.1	
	<ul style="list-style-type: none"> Educate the community to understand the social, environmental and financial costs of using non-renewable resources 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Educational establishments EPA State and Federal gov. 				5.1	
	<ul style="list-style-type: none"> Ensure all new developments incorporate the harnessing and use of feedback to the electricity grid 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Development & building industries 					5.1
	<ul style="list-style-type: none"> Undertake a feasibility study on large scale production of energy from renewable resources (tidal and wind farms, etc) 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Educational establishments EPA State & Federal Govt. 				5.1	
	<ul style="list-style-type: none"> Continue educating the general community on energy efficient building design 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Educational establishments EPA 					5.1
Strategy 2. Reduce waste and pollutants	<ul style="list-style-type: none"> Utilize refuse tips and transfer stations as sale yards for purchasing recycled goods and inexpensive building materials 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Waste contractors Private enterprises EPA 				5.1	
	<ul style="list-style-type: none"> Initiate a system of credits and fines for recycling and non-recycling of wastes (which becomes self-funded) 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Waste Alert Consumers Waste contractors 				5.1	
	<ul style="list-style-type: none"> Stencil messages on all stormwater grates (i.e., “do not dump wastes, flows to the ocean”) to raise community awareness 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Other Councils Community groups Schools Water watch Integrated Catchment Management Groups 				5.1	
	<ul style="list-style-type: none"> Commence an awareness campaign encouraging consumers to buy washing products low in environmental contaminants (i.e., phosphorous) 	<ul style="list-style-type: none"> Community groups 	<ul style="list-style-type: none"> Supermarkets Manufacturers Standards associations 				5.1	
	<ul style="list-style-type: none"> Educate the community on the negative impact of dumping garden wastes into bushland areas and waterways 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> SCEC QPWS Home owners Nurseries Lawn mowing contractors Media 				5.1	
	<ul style="list-style-type: none"> Initiate on-the-spot fines for dumping garden wastes into bushland areas and waterways 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Home owners 				5.1	











Strategy	Action	Recommended Lead Role	Recommended Potential Partners	1-2 years	3-5 years	6+ years	KVI	
	<ul style="list-style-type: none"> Educate community to reduce landfill per person from 800kg / year to 600kg / year. Points to educate on include: <ul style="list-style-type: none"> Reducing waste at point of purchase (by using products with less packaging or less non-recyclable packaging) Reducing organic waste (by composting waste such as food scraps and lawn clippings) Recycling waste (by sorting litter and recycling as much as possible) 	<ul style="list-style-type: none"> EPA 	<ul style="list-style-type: none"> Clean up Australia Manufacturers Councils Educational establishments Rural industries Media Commercial waste composters Waste contractors 				5.1	
	<ul style="list-style-type: none"> Lobby federal government to - within a specified timeframe - fully regulate levels of contaminants in washing products, reducing these to acceptable environmental output levels 		<ul style="list-style-type: none"> Clean up Australia Green Manufacturers Councils Media Sunshine Coast Environment Council National Environmental Groups 				5.1	
	<ul style="list-style-type: none"> Lobby government to implement standards for “Environmentally Friendly Goods & Service Providers” – and publicize a listing of goods and services that meet those standards 	<ul style="list-style-type: none"> EPA 	<ul style="list-style-type: none"> Maroochy Business Development Group Green Manufacturers Councils Media Sunshine Coast Environment Council National Environmental Groups 				5.1	
	<ul style="list-style-type: none"> Educate the public on the value of washing cars on grassy areas, and not on driveways or other hardstand areas 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Car owners/users 					5.1
	<ul style="list-style-type: none"> Lobby car manufacturers to provide affordable eco-friendly fuelled vehicles 	<ul style="list-style-type: none"> Community 	<ul style="list-style-type: none"> Federal Government RACQ and affiliated assoc. 					5.1
	Strategy 3. Maximise opportunities for improved, equitable social outcomes	<ul style="list-style-type: none"> Lobby governments to allocate budgets for local government owned public housing (more affordable rental opportunities, i.e., boarding houses) 		<ul style="list-style-type: none"> Sunshine Coast Housing Group 				5.2
<ul style="list-style-type: none"> Lobby government to provide funding incentives for developers providing affordable housing 		<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> DGLP Developers Sunshine Coast Housing Group 				5.2	
<ul style="list-style-type: none"> Encourage – in master planned communities – greater diversity of housing types 		<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> UDIA 					5.2
<ul style="list-style-type: none"> Encourage – in master planned communities – provision of equitable access to a range of social infrastructure (child care, medical and educational facilities, neighbourhood centres) 		<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Developers Service providers Local Progress Associations 					5.2
<ul style="list-style-type: none"> Condition all developments to comply with the DDA (Disability and Discrimination Act) 		<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Anti Discrimination Board 					5.2

Strategy	Action	Recommended Lead Role	Recommended Potential Partners	1-2 years	3-5 years	6+ years	KVI
	<ul style="list-style-type: none"> Review and amend the Integrated Planning Act to facilitate opportunities for affordable housing 	<ul style="list-style-type: none"> DGLP 	<ul style="list-style-type: none"> MSC 				5.2
	<ul style="list-style-type: none"> Run an awareness program on social services available to the community through local and state government 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Community groups & services 				5.2
Strategy 4. Develop walkable urban villages	<ul style="list-style-type: none"> Allow for greater mix of activities within town centres (mixed use buildings, commercial, residential and retail) 	<ul style="list-style-type: none"> Maroochy Shire 	<ul style="list-style-type: none"> Dept Local Government & Planning Office of Urban Management 				5.4
	<ul style="list-style-type: none"> Facilitate compatible mixed use through incentives and flexibility towards home-based businesses 	<ul style="list-style-type: none"> Maroochy Shire Council 	<ul style="list-style-type: none"> Dept of State Development & Innovation 				5.4
	<ul style="list-style-type: none"> Allocate pedestrian and family-friendly urban areas within walking distance of employment, public transport and local shopping facilities 	<ul style="list-style-type: none"> Maroochy Shire Council 	<ul style="list-style-type: none"> Main Roads & Dept of Transport 				5.4
	<ul style="list-style-type: none"> Facilitate integrated pedestrian and cycle networks 	<ul style="list-style-type: none"> Maroochy Shire Council 	<ul style="list-style-type: none"> Main Roads & Dept of Transport 				5.4
	<ul style="list-style-type: none"> Develop urban villages that are self contained, family friendly and that include a significant portion of green space 	<ul style="list-style-type: none"> Maroochy Shire 	<ul style="list-style-type: none"> Dept Local Government & Planning Office of Urban Management 				5.4
	<ul style="list-style-type: none"> Increase density of adjoining public transport corridors to strengthen viability (provide bonuses for purchasing environmental credits for restoration works, e.g., riparian corridors on cane farms) 	<ul style="list-style-type: none"> Maroochy Shire 	<ul style="list-style-type: none"> Dept Local Government & Planning Office of Urban Management 				5.4
	<ul style="list-style-type: none"> Discourage gated communities 	<ul style="list-style-type: none"> Maroochy Shire 	<ul style="list-style-type: none"> Dept Local Government & Planning Office of Urban Management 				5.3
	<ul style="list-style-type: none"> Require all commercial buildings above a specified floor level height to provide showers and bike lockup areas Prioritise connectivity of residential streets: link cul-de-sac heads and maximise opportunities for pedestrian usage 	<ul style="list-style-type: none"> Maroochy Shire 	<ul style="list-style-type: none"> Dept Local Government & Planning Office of Urban Management 				5.4
	Strategy 5. Facilitate the development of communities where people can live, work and play in distinct walkable urban villages	<ul style="list-style-type: none"> Review the Planning Scheme to provide diversity of choice for people 	<ul style="list-style-type: none"> Maroochy Shire Noosa Shire Caloundra Shire 	<ul style="list-style-type: none"> Dept Local Government & Planning Office of Urban Management Dept of State Development & Innovation 			
<ul style="list-style-type: none"> Educate and inspire support for the concept of sub-districts and urban villages surrounded by green belts. Do this by commissioning and promoting a 3-D model of the expected outcome 		<ul style="list-style-type: none"> Maroochy Shire Noosa Shire Caloundra Shire 	<ul style="list-style-type: none"> Dept Local Government & Planning Office of Urban Management Dept of State Development & Innovation 				5.3
<ul style="list-style-type: none"> Consolidate and verify existing information on land capability, the natural environment, and human needs to support urban containment 		<ul style="list-style-type: none"> Maroochy Shire 	<ul style="list-style-type: none"> Dept Local Government & Planning Office of Urban Management 				5.3

Strategy	Action	Recommended Lead Role	Recommended Potential Partners	1-2 years	3-5 years	6+ years	KVI
	<ul style="list-style-type: none"> Link and improve parklands as part of CDB town beautification 	<ul style="list-style-type: none"> Maroochy Shire Council 	<ul style="list-style-type: none"> Department of Natural Resources Chambers of Commerce Rotary Clubs Lions Clubs 				5.3
	<ul style="list-style-type: none"> Provide more museums and art galleries 	<ul style="list-style-type: none"> Maroochy Shire Noosa Shire Caloundra Shire 	<ul style="list-style-type: none"> Dept of State Development & Innovation 				
Strategy 6. Create vibrant and diverse rural areas that are sustainable and economically feasible	<ul style="list-style-type: none"> Strengthen the elements within the Maroochy Plan to achieve desired environmental outcomes: <ul style="list-style-type: none"> Educate community to understand the importance of the New Maroochy Plan Educate community to create targets and measures for monitoring accountability of decisions relating to Material Change Use Introduce building covenants on new developments, enforcing less tree clearing and more green space ratios (including buffer green belts for wildlife corridors) Create substantial buffer zones around national parks and reserves Create fencing for environmentally sensitive areas 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Office of Urban Management 				5.3
	<ul style="list-style-type: none"> Identify the range of habitats throughout the Shire Develop policies to educate the community on the value of preservation Protect / rehabilitate riparian zones through this process 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Office of Urban Management 				5.3
	<ul style="list-style-type: none"> Support the protection of local rural lands Promote Bli Bli as the region's Rural Innovation Centre: forwarding new rural technologies and information, hosting seminars on subjects pertinent to the Sunshine Coast, hosting a website 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Office of Urban Management 				5.3
	<ul style="list-style-type: none"> Investigate the feasibility of establishing a rural industry incubation centre to research alternative futures, and to make appropriate, strategic, proactive moves toward that desired future 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Office of Urban Management 				5.3
	<ul style="list-style-type: none"> Develop local policies and actions to protect habitat diversity: <ul style="list-style-type: none"> Manage landowners' expectations and regularly educate landowners on the positive natural values of their land Improve access to information on the conservation / environmental values of their land Provide value statements for each specific area, detailing Council aspirations regarding preservation and improvement of regional ecosystems and riparian zones 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Land owners Media EPA DNRM&E 				5.3
	<ul style="list-style-type: none"> Provide a rates discount or incentive for properties that formally allocate a percentage of their property for rehabilitation and revegetation (especially in sensitive areas: visually prominent ridgelines, areas adjoining creeks) 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Ratepayers & land owners 				5.3

Strategy	Action	Recommended Lead Role	Recommended Potential Partners	1-2 years	3-5 years	6+ years	KVI
Strategy 7. Develop viable transport alternatives	<ul style="list-style-type: none"> Prioritise linking and extending Maroochy-wide bikeways, pathways and boardwalks 		<ul style="list-style-type: none"> State Transport EPA DNRM&E Developers Community Media 				5.4
	<ul style="list-style-type: none"> Provide animal bridges to assist animal movement 	<ul style="list-style-type: none"> EPA 	<ul style="list-style-type: none"> MSC 				5.4
Strategy 8. Minimize the effects of lighting pollution	<ul style="list-style-type: none"> Maintain a natural night sky by adopting best practice lighting technology and design in order to minimize light spillage and reflection Research international standards for light spillage and reflection parameters Enforce regulations for outdoor lighting on all tenures to minimize horizontal and vertical light spillage Establish an infrastructure charges plan, and other means, to resource retrofitting of outdoor lighting on all public facilities Establish and enforce a schedule for retrofit of all outdoor lighting on private facilities, businesses and residences 	<ul style="list-style-type: none"> EPA 	<ul style="list-style-type: none"> Maroochy Shire Council Department of Natural Resources Urban Development Institute of Australia 				5.1
Strategy 9. Develop green belts and wildlife corridors	<ul style="list-style-type: none"> Allocate coordinated green belts between urban villages Design green belts to facilitate wildlife and riparian corridors Establish a strategy whereby loans taken by Council to purchase land for reconstruction of wildlife / riparian corridors are paid off through environmental levies 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> EPA Developers Community DGLP 				5.4
	<ul style="list-style-type: none"> Support residents revegetating their land: <ul style="list-style-type: none"> Freely supply local area natives Provide rebates for revegetation 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> EPA DNRM&E DPI 				5.4
	<ul style="list-style-type: none"> Support the Regional Urban Plan by regulating for urban containment, to protect rural industry viability 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> DGLP 				5.4
	<ul style="list-style-type: none"> Investigate opportunities for selective timber harvesting within greenbelts and wildlife / riparian corridors(on private land) in order to: <ul style="list-style-type: none"> Encourage corridor protection on private lands Fund corridor maintenance 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> EPA DNRM&E DPI 				5.4
	<ul style="list-style-type: none"> Establish a programme to assist in the creation of green corridors along major waterways, and to restore key ecosystems and linkages (to be funded through an environmental levy on new centralised water and sewerage charges). Also develop: <ul style="list-style-type: none"> Environmental levy on new buildings (possibly extending to existing buildings) Environmental scorecard (reduced rates with increasing score) 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Office of Urban Management 				5.4

Strategy	Action	Recommended Lead Role	Recommended Potential Partners	1-2 years	3-5 years	6+ years	KVI
	<ul style="list-style-type: none"> Develop 'Green Housing' landscape <ul style="list-style-type: none"> Utilize green spaces close to urban centres as community gardens (fund by renting 10m plots to public) Review Town Plan and regulations to facilitate development of an environment strategy Encourage business establishments to investigate leasing arrangements for environmental products Exactly define "wildlife corridor" and "green belt" and incorporate requirements 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> EPA 				5.4
Strategy 10. Create rural alternatives for partnering and sustaining the rural future	<ul style="list-style-type: none"> Recognise value of farmlands, to avoid disadvantaging farmers Reward rural residents who contribute above the present minimums of building legislation for energy efficiency 	<ul style="list-style-type: none"> MSC DNR 	<ul style="list-style-type: none"> Office of Urban Management Regional Futures Network Dept of Education 				5.4
	<ul style="list-style-type: none"> Seek funding to investigate diversification of local primary industries in the rural sector 	<ul style="list-style-type: none"> DPI 	<ul style="list-style-type: none"> University of Sunshine Coast Department of State Development & Innovation 				5.4
	<ul style="list-style-type: none"> Create rate rebates, guidelines and support incentives for growers (carefully consider Material Change of Use from sustainable cane land to other uses) 	<ul style="list-style-type: none"> MSC 					5.4
	<ul style="list-style-type: none"> Investigate options for rural clusters and special interest clusters (eg, art clusters, permaculture) Investigate options for sustainable rural industries 	<ul style="list-style-type: none"> DPI DNR 	<ul style="list-style-type: none"> University of Sunshine Coast Department of State Development & Innovation 				5.4
	<ul style="list-style-type: none"> Encourage support for alternative cropping rebate (e.g. encourage farm forestry in riparian corridors) create rebates and other incentives for commercial tree growing 	<ul style="list-style-type: none"> DPI 	<ul style="list-style-type: none"> DNR 				5.4
	<ul style="list-style-type: none"> Retain the rural character of the Maroochy hinterland Support sustainable farming enterprises 	<ul style="list-style-type: none"> MSC DPI 	<ul style="list-style-type: none"> Office of Urban Management 				5.4
	<ul style="list-style-type: none"> Harvest cabinet timbers 	<ul style="list-style-type: none"> DPI 	<ul style="list-style-type: none"> USC 				5.4
Strategy 11. Determine the limits of, and options for controlling, population growth, based on ecological sustainable outcomes	<ul style="list-style-type: none"> Re-open public debate on (hold a Summit specifically on) the notion of a population cap Develop a broad education program on the need for, and benefits of, a population cap Develop a timetable to ensure the provision of infrastructure before population growth occurs Document the Shire's known ecological sustainable limits and the performance criteria presently applying to those limits Undertake an ecologically sustainable population carrying capacity assessment of the Shire Apply different performance criteria and 'known limits' to rural areas versus urban areas Control rate of provision of new accommodation 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> Professor Ted Trainer (UNSW) Professor Ian Lowe (Officer of Order of Australia) 				5.5

Strategy	Action	Recommended Lead Role	Recommended Potential Partners	1-2 years	3-5 years	6+ years	KVI
	<ul style="list-style-type: none"> Investigate population management within a sustainable Shire 'footprint' – i.e., imprint of humans on their natural environment <ul style="list-style-type: none"> Establish the Shire's ecologically sustainable footprint for development and resource usage Ensure that development remains within that footprint and below that level of consumption 	<ul style="list-style-type: none"> EPA 	<ul style="list-style-type: none"> Professor Ted Trainer (UNSW) Professor Ian Lowe (Officer of Order of Australia) 				5.5
	<ul style="list-style-type: none"> Map valuable land, utilizing existing and future mapping of regional ecosystems, biodiversity values, environmental values, wetlands, waterways, floodplain, coastal areas, acid sulphate soils, foreshores, landscape features etc. Protect valuable land, by managing resource consumption and preventing development / potentially damaging activities therein Recognise the need for these values to be sustainable on private land 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> QLD State Dept. of Lands DNRM&E 				5.5
	<ul style="list-style-type: none"> Ensure the Shire's natural assets (resources) are clearly identified to all 	<ul style="list-style-type: none"> MSC DPI DNR 	<ul style="list-style-type: none"> MSC DPI DNR 				5.5
	<ul style="list-style-type: none"> Ensure new housing developments are compact and walkable, to contain them within the sustainable footprint whilst also achieving quality of life 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> MSC DPI DNR 				5.5
	<ul style="list-style-type: none"> Minimise waste of natural assets by establishing high standards for building approvals for water and energy efficiency and sensitivity to climate needs 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> MSC DPI DNR 				5.5
	<ul style="list-style-type: none"> Provide better incentives for living within the footprint: <ul style="list-style-type: none"> Implement legislation whereby eco-endorsed developers are given preference in available land 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> MSC DPI DNR 				5.5
	<ul style="list-style-type: none"> Commission a population / density study to determine a realistic population cap within a framework of economically, socially and environmentally sustainable master planned communities 	<ul style="list-style-type: none"> MSC 	<ul style="list-style-type: none"> MSC DPI DNR 				5.5
	<ul style="list-style-type: none"> Decide and enforce urban containment boundaries ASAP 	<ul style="list-style-type: none"> Office of Urban Management 					5.5