

Draft Sunshine Coast Planning Scheme
 Review of Submissions
Region Wide Key Issues Paper No. 1: Economic development

Key Issue:	Supporting economic development through the planning scheme
No. of submissions:	32
Major issues raised:	Economic Development Strategy should underpin planning scheme Economic development and employment is not supported through the planning scheme Levels of assessment should be lowered/planning processes need to be minimised

1.0 INTRODUCTION

Council received 32 submissions relating to economic development on the Sunshine Coast. These issues range from region wide concerns about future development and employment on the Sunshine Coast to local planning area issues.

These submissions raised a number of economic development issues in the draft planning scheme including:

- concern that the draft planning scheme should be based on a regional economic development strategy;
- concern about the legislative and State policy framework underlying the scheme;
- concern that there are population and data mistakes; and
- concern about assessment levels for a range of economic development uses.

In response, this key issues paper considers the major elements of the recently adopted *Sunshine Coast Regional Economic Development Strategy 2013-2033, Sunshine Coast – The Natural Advantage*, considers other economic development issues raised in submissions and outlines recommended improvements to the scheme in response to these matters.

2.0 SUMMARY OF SUBMISSIONS

Submissions relating to economic development matters were made by a range of groups including:

- A combined industry group including representatives from the development industry and associations;
- Developers and business owners;
- Chambers of Commerce and similar associations;
- Tourism groups;
- Environmental groups;
- Community groups; and
- Individual community members.

One of the major issues raised in the submissions relating to economic development is the concern that the draft planning scheme should be based on a regional economic development strategy which had not been completed prior to the exhibition of the draft planning scheme.

In September 2013, Council endorsed its *Sunshine Coast: The Natural Advantage - Regional Economic Development Strategy 2013-2033*. The Regional Economic Development Strategy provides a 20-year plan to build a new economy for the Sunshine Coast – one which is built on responding to national and global demand, investment in high value industries, capital investment and provides enduring employment opportunities. It proposes new economic priorities for the region to 2033 and outlines a five-year suite of actions which include actions relating to the planning scheme.

Other submissions raised a number of economic issues relating to the draft Sunshine Coast Planning Scheme as summarised below.

- **Legislative framework** - Need for consistency in planning controls across the State and the need to remove and refine planning regulation. Need to reflect the draft single State Planning Policy;
- **Complexity** - Concern that the scheme is too complex and too restrictive and will stifle economic growth and employment;
- **Economic development** - Concern that the planning scheme does not address red tape reduction and the cost to business and will not deliver a climate for economic growth and diversification;
- **Population and data** - Concern that there are population and data mistakes underlying the strategic outcomes including a misplaced notion that population growth will drive the economy;
- **Housing diversity** - Concern that the planning scheme does not advocate a compact pattern of settlement or encourage housing diversity in existing established areas;
- **Business Uses** - Concern that the planning scheme should provide greater support for clean technologies, creative industries and cultural commerce in the region;
- **Rural uses** - Concern that the planning scheme does not adequately encourage rural enterprises and that agricultural development should be a key feature in the economic development of the Sunshine Coast;
- **Tourism** - Concern raised about how tourism is supported in the planning scheme; and
- **Industry** - Concern that there is insufficient industry zoned land to meet needs and that the planning scheme should allow for the changes to the nature of 'industry' and its land uses.

In response, this paper responds to the following issues:

- The legislative and State policy framework for the planning scheme;
- The complexity of the scheme, red tape reduction and encouraging business;
- Population and data;
- Housing diversity; and
- Support for business, rural, tourism and industry uses.

A number of these issues are also addressed in related Key Issues Papers including:

- Region Wide Key Issues Paper No 2: Industry land; and
- Region wide Key Issues Paper No. 4: Use and subdivision of Rural land.

3.0 INTEGRATION OF REGIONAL ECONOMIC DEVELOPMENT STRATEGY

3.1 Overview

The Sunshine Coast economy has changed considerably in the past 30 years, experiencing significant population growth and urban development and now represents a regional economy worth more than \$13 billion. However, more recent times have revealed the vulnerability of the Sunshine Coast economy and the risks associated with its reliance on industries responsive to population growth and visitation.

In response, the Regional Economic Development Strategy (the Strategy) outlines a blue print for economic change which will work with the foundational projects that are already underway to build a new economy. The new economy will be built on strong leadership, essential infrastructure, high value industries, domestic and global markets and talent and skills.

The Strategy provides a 20-year vision for the Sunshine Coast economy as follows:

“In 2033, the Sunshine Coast is a prosperous, high value economy of choice for business, investment and employment – while offering an enviable lifestyle and environment.”

This vision is intended to be achieved by expanding the core or traditional industries, seizing new opportunities to secure investment and by changing the game to generate new opportunities.

The Strategy identifies the following Pathways to the new economy:

1. Leadership, Collaboration and Identity;
2. Capital Investment;
3. High-Value Industries;
4. Local to Global Connections; and
5. Investment in Talent and Skills.

For each pathway, the Strategy identifies priority actions for the next 5 years. For Council, the Strategy identifies actions for a number of projects and programs. In particular, the Strategy identifies the following actions relating to the Sunshine Coast Planning Scheme:

Pathways	Actions for 2013 – 2018 relating to the Sunshine Coast Planning Scheme
Leadership, Collaboration and Identity	Incorporate the principles and priorities of the Strategy into the Sunshine Coast Planning Scheme.
Capital Investment	Identify alternative funding models for the expansion of the Sunshine Coast Airport and the development of the Maroochydore City Centre and address impediments to securing investment in these projects.
	Establish Priority Investment Areas associated with game changer projects – with each area offering development conditions that are directed primarily at facilitating appropriate commercial investment outcomes.
High value Industries	Establish the Enterprise Corridor in the Sunshine Coast Planning Scheme, with development requirements in appropriately designated areas to be based on strong commercial investment principles.
	Identify and preserve future priority public transport corridors to connect major business, tourism, education and population centres within the Enterprise Corridor.
	Ensure the regulatory settings outside the Enterprise Corridor do not unduly inhibit or constrain investment in agribusiness and niche tourism and leisure experiences.

3.2 Incorporation into Sunshine Coast Planning Scheme

In response to the release of the Strategy, a full assessment was made to identify potential improvements in the Sunshine Coast Planning Scheme to support the Strategy.

In summary, the Strategy is intended to be integrated into the Sunshine Coast Planning Scheme as indicated in **Figure 1** below.

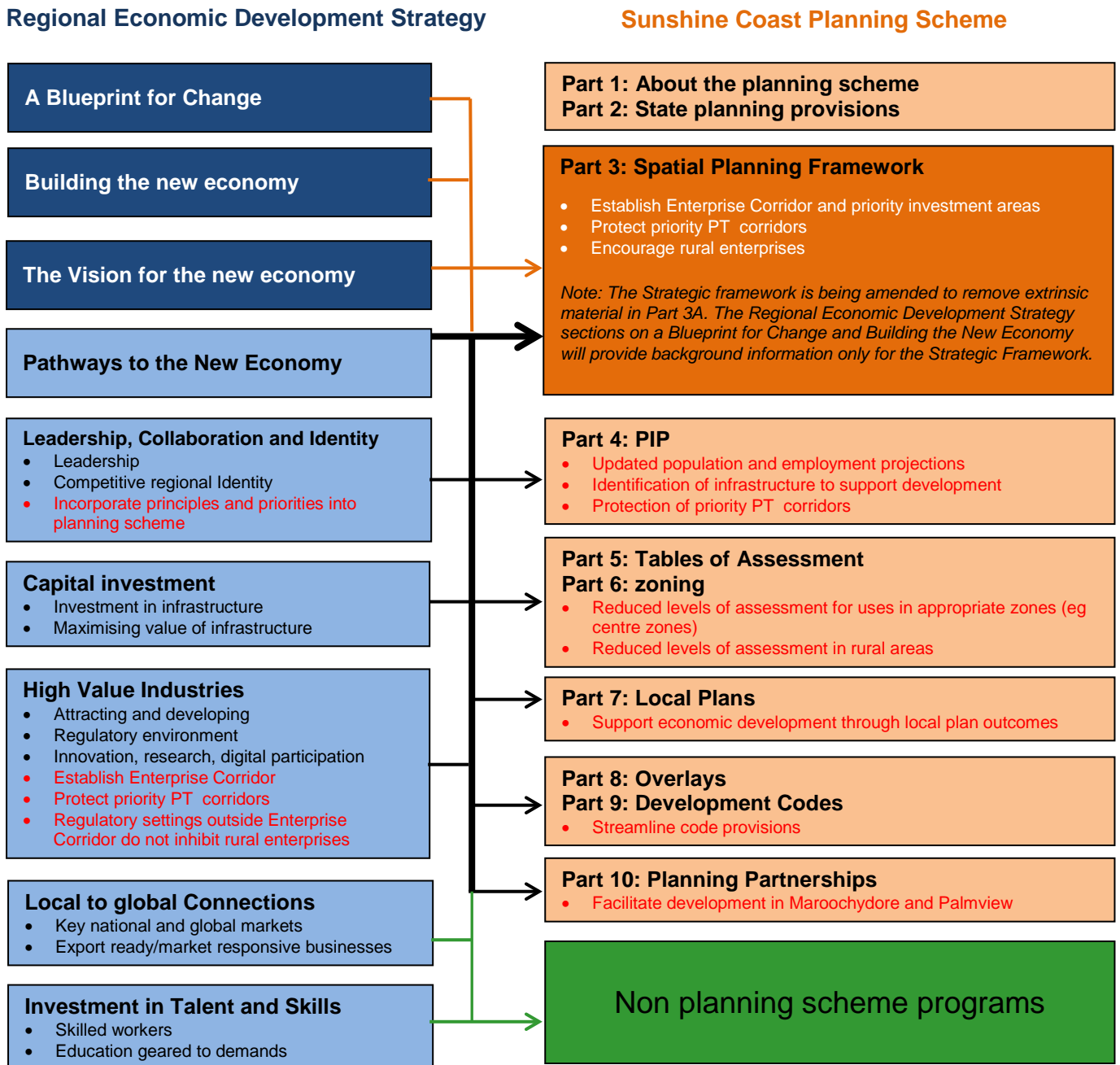


Figure 1: Integration of Regional Economic Development Strategy

3.3 Components of the Strategy

These principles should underpin the draft Planning Scheme and should be integrated into the strategic framework.

A Blueprint for Change and Building the New Economy

The Strategy outlines the case for change and the need for a strong blueprint for economic change. The new economy is intended to be built on strong leadership, essential infrastructure, high value industries, a focus on domestic and global markets and talent and skills.

Part 3A: (Background and Context) of the Strategic Framework is extrinsic material and outlines background information on the existing economy and drivers of change. Following recent advice from the State government, Part 3A is intended to be removed from the Strategic Framework. The information in Part 3A will be updated in accordance with the Regional Economic Development Strategy and used as background information to support the planning scheme.

Vision for a New Economy

The Strategy outlines the following vision:

In 2033, the Sunshine Coast is a prosperous, high value economy of choice for business, investment and employment – while offering an enviable lifestyle and environment.

It is recommended that further refinement of the vision for the Sunshine Coast Planning Scheme be made to recognise that the planning scheme intends to support the development of “a prosperous, high value economy” on the Sunshine Coast.

It is also recommended that Part 3.2 of the Strategic Framework be redrafted to reflect the Strategy. In particular, Section 3.2 Strategic intent “A regional competitive advantage and a strong economy” should be amended to:

- rename the heading to reflect the vision outlined in the Strategy eg. A new economy; and
- recognise the need to build a new economy based on strong leadership, high value industries, a focus on national and global markets, essential infrastructure, talent and skills and the existing strengths of the region.

The Strategy also identifies goals for the new economy at 2033 including the creation of a \$33 billion economy, high value industries providing at least 100,000 jobs, 20% of goods and services produced for export and household income levels above the State average. It is recommended that these goals are included in the Sunshine Coast Planning Scheme vision section on economic development.

The Strategy also recognises that the planning scheme and the development assessment process are important tools to help build the economy. Section 3.2 of the Strategic Framework “Achieving the Spatial Vision” outlines how Council intends to implement the Strategic vision through the planning scheme, the development assessment process and other Council programs. It is recommended that this section is updated to reflect current economic development programs.

Pathways to a new economy

This section of the Strategy outlines the features of the new economy, the transitions to a new economy, the drivers of the transition and the critical pathways to the new economy. It is recommended that Section 3.2 Strategic intent be amended to reference the above features of the new economy.

Leadership, Collaboration and Identity

The Strategy identifies priorities for leadership, collaboration and identity to achieve a new economy including:

- Economic leadership and collaboration - incorporate the principles and priorities of the Strategy into the Sunshine Coast Planning Scheme; and
- Recognised, competitive regional identity.

In response, it is recommended that the planning scheme is amended to incorporate the vision, principles and priority actions outlined in the Strategy. In particular, Part 3 Strategic framework should be redrafted to reflect the Strategy including:

- Section 3.2 Strategic intent – Reinforce the opportunity to build on the existing strengths of the region (the natural advantage); and
- Section 3.3 Settlement Pattern – review the strategic outcomes to recognise the underlying principle that the settlement pattern is intended to support new investment, economic growth and enduring employment outcomes whilst maintaining and enhancing the lifestyle and character of the Sunshine Coast.

Capital Investment

The Strategy identifies the need to build on the existing and future capital investment projects on the Sunshine Coast including:

- Securing investment in infrastructure – investigate alternative funding models for the Sunshine Coast Airport and Maroochydore; and
- Maximising the value of infrastructure - establish Priority Investment Areas.

The Strategy identifies the need to address impediments to securing investment in the Sunshine Coast Airport and Maroochydore City Centre. The draft planning scheme provisions for the Sunshine Coast Airport are intended to be reviewed to ensure they reflect the Sunshine Coast Airport master plan. The Maroochydore PRAC Structure Plan has been included in the draft planning scheme.

The Strategy seeks to identify Priority Investment Areas in conjunction with the game changer projects as the Sunshine Coast University Hospital and adjacent health and medical precinct, the new city centre at Maroochydore, an expanded Sunshine Coast Airport, an expanded University of the Sunshine Coast and the upgrade of the Bruce Highway. The Strategy also recognises Priority Investment Areas at Beerwah and Nambour to grow the hinterland economy.

In response to this pathway, it is recommended that amendments are made to the planning scheme as follows:

- Section 3.4 Strategic framework Economic development theme – rewrite key concepts, strategic outcomes and specific outcomes to recognise the game changer projects and the priority investment areas, confirm support for traditional sectors and high value industries;
- Part 5 Tables of Assessment and Part 6 Zones - review the Tables of Assessment for each relevant zone to ensure that levels of assessment do not hinder or inhibit high value industries in centres, employment areas and industry areas; and
- Part 7 Local plans – ensure that the relevant local plans support economic development in the major projects and surrounding development areas.

High Value Industries

The Strategy identifies the High value industries for the Sunshine Coast as:

- Health and well-being;
- Education and research;
- Tourism, sport and leisure;

- Knowledge industries and professional services;
- Agribusiness;
- Aviation and aerospace; and
- Clean technologies.

The Strategy intends to support high value industries as a critical building block for the new economy by attracting high value industries, providing a supportive regulatory environment and promoting innovation, research and digital participation. In particular, this pathway identifies the following actions:

- Establish the Enterprise Corridor in the Sunshine Coast Planning Scheme, with development requirements in appropriately designated areas to be based on strong commercial investment principles;
- Identify and preserve future priority public transport corridors to connect major business, tourism, education and population centres within the Enterprise Corridor; and
- Ensure the regulatory settings outside the Enterprise Corridor do not unduly inhibit or constrain investment in agribusiness and niche tourism and leisure experiences.

In response, it is recommended that the planning scheme is amended to identify and support high value industries, particularly in the Enterprise Corridor as follows:

- Section 3.4 Strategic Framework Economic development theme – rewrite outcomes to include the identification of the Enterprise Corridor and confirm support for the high value industries within these areas. Amend Map SFM 2: Economic development to identify the Enterprise Corridor;
- Part 5 Tables of assessment and Part 6 Zones - review all zoning within the Enterprise Corridor to ensure that zoning is consistent with the intention for these areas to attract high value industries. Review the Tables of Assessment for each relevant zone to ensure that levels of assessment do not hinder or inhibit the high value industries in the Enterprise Corridor;
- Part 7 Local plans – amend the local plan outcomes to identify where the local plan area is located within the Enterprise Corridor and highlight that High value industries are supported within these areas to contribute to improved economic outcomes. Ensure that the relevant local plans support economic development in the corridor; and
- Part 8 and 9 Overlay and Development codes - Review the Overlays codes and the Development codes to simplify development requirements to support high value industries.

Local to Global connections/ Investment in Talent and Skills

The Strategy recognises the need to grow the Sunshine Coast's domestic and international markets and identifies investment in talent and a skilled workforce as essential to the transition to a new economy. These priorities will be predominantly implemented through other Council programs.

Tracking our Progress and the Five Year Implementation Plan

The Strategy outlines a five year implementation plan which includes the following actions relating to the Sunshine Coast Planning Scheme:

- incorporate the principles and priorities of the Strategy into the Sunshine Coast Planning Scheme;
- establish the Enterprise Corridor in the Sunshine Coast Planning Scheme;
- preserve future priority public transport corridors; and

- ensure the regulatory settings outside Enterprise Corridor do not constrain investment in agribusiness, niche tourism and leisure experiences.

It is recommended that these actions are implemented in the planning scheme through the abovementioned amendments to the Strategic framework, the Priority Infrastructure Plan, the zones and tables of assessment, the local plans, overlay and development codes.

4.0 CONSIDERATION OF OTHER ECONOMIC DEVELOPMENT SUBMISSIONS

4.1 Legislative framework

Some submissions raised a range of issues related to Queensland's planning legislation and related State government policies and the potential for these matters to impact on economic development including the need for consistency in planning controls across the State and reflection of the draft single State Planning Policy.

The *Sustainable Planning Act 2009* provides the legislative framework for the preparation and implementation of planning schemes in Queensland. Section 54 of the Act allows for the Minister to make standard planning scheme provisions. In accordance with this section, the State government has adopted the Queensland Planning Provisions (QPP).

The current version of the QPP is version 3. The purpose of the QPP is to provide a clear and consistent framework for planning schemes in Queensland. The draft Sunshine Coast Planning Scheme has been prepared in accordance with QPP version 3 which will ensure general consistency with other schemes being prepared in Queensland.

The Queensland Government has announced that it is reforming the current planning and development system. According to the Department of State Development, Infrastructure and Planning (www.dsdip.qld.gov.au), this reform aims to:

- streamline assessment and approval processes;
- remove unnecessary red tape; and
- re-empower local governments to plan for their communities.

Key elements of planning reform are:

- the Sustainable Planning and Other Legislation Amendment Act 2012 (SPOLA Act) and the State Assessment and Referral Agency (SARA);
- a single State Planning Policy; and
- changes to the local infrastructure contributions framework.

This reform process will take some time and it is expected that it will result in a new legislative framework for planning in Queensland. Following the adoption of the new legislation, planning schemes will need to be amended to comply with the new regulations.

In April 2013, the Queensland government released a draft State Planning Policy (draft SPP) for public consultation. The draft SPP sets out policies on matters of state interest in relation to planning and development. The State government has indicated that the SPP will be adopted in late 2013. Council officers continue to work with the State government to ensure that the Sunshine Coast Planning Scheme complies with the intentions for the single SPP.

4.2 Complexity, regulations and red tape

Some submissions raised concerns that the scheme is too complex and too restrictive and will not reduce red tape for businesses. The draft planning scheme has been prepared in accordance with QPP3 which sets out very detailed requirements for the structure of planning schemes in Queensland. Having said this, the planning scheme is intended to be revised to reduce its overall size and complexity by:

- removing the provisions relating to the de-amalgamated Noosa area. This will reduce the number of local plan areas from 36 to 29 and remove other code provisions which relate specifically to that area;
- simplifying most sections of the scheme including the Strategic framework, tables of assessment, zone codes, local plan codes and use codes; and
- reviewing planning scheme policies to combine or remove where possible.

The draft planning scheme seeks to reduce the assessment requirements for a range of consistent uses within each zone. Where uses are appropriate in a zone, the levels of assessment have been reduced to self or code assessment. Only where uses are more complex, are not desirable in a zone, require community input or are difficult to codify, the use has been identified as impact assessable development. The Strategic framework and the zone codes provide guidance on the assessment of applications.

In addition to the planning scheme, Council is also implementing other measures to assist business including streamlining development assessment processes, reducing fees and charges for consistent applications and a range of other support programs.

4.3 Population and data

Some submissions raised concerns that there are population and data mistakes underlying the strategic outcomes including the premise that population growth will drive the economy.

The *South East Queensland Regional Plan 2009-2031* (SEQ Regional Plan) indicates that the population of the Sunshine Coast is expected to grow from 295,000 people in 2006 to 497,000 people in 2031.

As part of the preparation of the draft planning scheme, a detailed assessment of population and employment capacity was undertaken for the Sunshine Coast to 2031 and beyond. The Population and Employment Assessment was based on a range of planning considerations including:

- the SEQ Regional Plan and other State government planning requirements;
- the development provisions contained in the existing planning schemes;
- biophysical constraints including flooding, steep land and ecologically important areas;
- the policy directions outlined in Council's Policy Framework; and
- development trends and market conditions.

The assessment considered the physical capacity of land together with existing land use patterns and strategic planning policy to determine a realistic estimate of future population and employment on the Sunshine Coast.

As part of the preparation of the Regional Economic Development Strategy, a range of research was undertaken on the existing and projected population and employment on the Sunshine Coast. This data provides more up to date information which can be used to update population and employment projections in the draft planning scheme. In addition, more recent statistics released from the Australian Bureau of Statistics suggests that the growth rate on the Sunshine Coast has decreased in recent years.

As part of the finalisation of the planning scheme, it is intended that the population and employment assessment will be updated to reflect recent data from the ABS as well as data provided with the Regional Economic Development Strategy.

4.4 Housing diversity

Some submissions raised concerns that the planning scheme:

- does not advocate a compact pattern of settlement; and
- directs growth to the major greenfield areas of Palmview and Caloundra South but does not encourage housing diversity in existing established areas.

The proposed settlement pattern is identified in the draft Strategic framework. The draft settlement pattern intends that the majority of development will occur in the following key locations:

- Sunshine Coast Enterprise Corridor including the game changer projects - Maroochydore City Centre, Sunshine Coast University Hospital and health precinct, University of the Sunshine Coast and the Sunshine Coast Airport;
- Key centres and employment areas including Maroochydore principal regional activity centre, Kawana Town Centre, Sippy Downs, Caloundra, Nambour and Beerwah;
- Industry and enterprise areas located across the Sunshine Coast serving regional and local needs; and
- New growth areas at Palmview and Caloundra South.

The planning scheme also identifies opportunities for further investigation for long term development. The Strategic framework Map 1 identifies further investigation areas including Finland Road (employment) area, the Beerwah to Caloundra South corridor (residential and employment) and the Beerwah (employment) area.

In addition, as part of the review of submissions and the finalisation of the planning scheme, consideration has been given to a range of opportunities for local expansion of the urban footprint in some areas eg Palmwoods.

Some submissions raised concerns that the draft planning scheme does not recognise the light rail corridor or provide sufficient development potential along the Nicklin Way in conjunction with the proposed CoastConnect corridor. At this time, the exact route and stops for the transport corridor are still under investigation. Until this work is finalised, it is premature for the planning scheme to identify a light rail corridor or any increased density or other development opportunities in this area. When the final route is established, it is intended that amendments will be considered to provide further opportunities for development in appropriate areas.

In summary, the planning scheme seeks to create a compact form of settlement by encouraging development in and around existing centres and allowing a limited number of new growth areas to provide for a variety of housing and employment outcomes across the Sunshine Coast.

4.5 Supporting Economic Development

Submissions have raised concerns that the planning scheme should provide greater support for a range of business, tourism, industrial and rural uses as follows:

- provide greater support for smart work centres, clean technology, creative Industries and cultural commerce in the region;
- greater support for tourism activities;
- provide more industry zoned land to meet needs and recognise changes to the nature of 'industry' and its land uses, such as the merging of what was traditionally 'industrial' with commercial and retail; and
- protect the rural zone, support agricultural development and free up of uses on rural and rural residential land.

Business Uses

It is intended to integrate the principles outlined in the Regional Economic Development Strategy into the planning scheme including support for clean technology, creative industries and cultural commerce.

It is noted that the draft planning scheme identifies Hospitality areas across the Sunshine Coast. These areas are intended to provide for "business uses and entertainment activities that may operate after hours and include live music which creates a vibrant atmosphere". Submissions on these areas are addressed in the Submissions Response Tables.

Tourism uses

Some submissions raised concerns about whether tourism activities are supported in the planning scheme. Submissions were received from some tourism uses seeking changes to the provisions in the planning scheme to expand or change their operations. Other submissions sought new locations for tourism activities.

The draft Strategic framework recognises the importance of tourism in its strategic outcomes:

Tourism continues to be a pillar of the regional economy and provides competitive and unique experiences attractive to national and international markets. Tourism focus areas provide a wide mix of attractions, services, facilities and accommodation for visitors – conducive to their individual setting. Tourism focus areas also provide well serviced facilities and settings to retain and attract major events.

Section 3.4.2 outlines the specific outcomes for the key economic sectors including:

The traditional sectors of agriculture, retail, tourism and construction are supported through the following:

- (ii) *identification of tourism focus areas as the primary locations for tourism related activities, facilities and infrastructure.*

The draft Strategic framework identifies a range of tourism focus areas in Table 3.4D and Map 2: Economic Development Elements. Where established built tourism areas are known and the primary use is for tourist activities, these areas have been included in the Tourism zone. The Tourism zone code outlines a number of overall outcomes for development in this zone including the need for development to be undertaken in accordance with an approved plan of development. As each tourism activity is so different, this outcome allows the planning provisions for each site to be tailored to the individual needs of the tourism activity.

There are a range of uses which may be considered as tourist or related uses including theme park, zoo, camping ground and caravan park, hotel, restaurant, function facility, shop, sport and recreation and winery. Under the draft planning scheme, tourism and related activities are generally defined as Tourist Attraction. This use may also have a number of ancillary uses associated with the main tourist attraction eg a shop or café.

The Table of Assessment for the Tourism area zone states that the assessment level for development is as outlined in the approved plan of development for a site. Otherwise, Tourist Attraction and other business uses will be impact assessable. As part of the submission process to the draft planning scheme, a review of tourism focus areas has been undertaken and an individual response has been provided for each site based on existing approvals, plans of development or other information provided as part of a submission.

Industry land and uses

Some submissions suggest that the draft planning scheme should allow for the changes to the nature of 'industry' and its land uses, such as the merging of what was traditionally 'industrial' with commercial and retail.

In terms of industrial uses, the draft planning scheme provides for increased industrial uses in industry zones. For example, the Low impact industry zone allows a range of business activities to occur in this zone in recognition of the changing nature of these industrial areas. In addition, in some areas, zoning has been changed from Low impact industry to the Specialised centre zone (eg Caloundra Road) to recognise that uses fronting major roads are more likely to be of a business nature. However, it is intended to undertake a further review of industrial zones and uses to ensure that the planning scheme adequately supports development in these areas.

Based on assessments undertaken during the preparation of the draft planning scheme, sufficient industrial land has been allocated for the life of this planning scheme. However, it is recognised that opportunities for further industrial development need to be considered in the long term. These issues are addressed in detail in *Region Wide Key Issues Paper: Industry land*.

Rural enterprise

Under the SEQ Regional Plan, the majority of the rural lands on the Sunshine Coast are located within the Regional Landscape and Rural Production Area (RLRPA) land use category. The Regional Plan regulates subdivision and land use in the RLRPA through the State Planning Regulatory Provisions (SPRP).

The SEQ Regional Plan is currently subject to a comprehensive review. There are also a number of State Planning Policies (SPPs) relevant to rural land. These SPP's are also subject to review and will be replaced by the Single SPP which is due to commence in late 2013.

The Strategic framework recognises the importance of rural enterprises on the Sunshine Coast. These provisions seek the protection of agricultural lands and support for a range of rural uses to contribute to the Sunshine Coast economy.

The draft planning scheme provides for a significantly wider range of activities to establish in rural areas compared to the existing planning schemes. All defined rural activities are identified either as 'consistent' development in the zone, or consistent on the merits of the proposal. However, it is intended to undertake a further review of the levels of assessment for uses in the Rural zone. This issue is addressed further in the *Region Wide Key Issues Paper No. 4: Use and subdivision of rural land*.

5.0 DIRECTION

That Council:

- (a) amend the Sunshine Coast Planning Scheme to incorporate the principles and directions in the Sunshine Coast Regional Economic Development Strategy to ensure that the planning scheme contributes to achieving the vision for the new economy;**
- (b) ensure that the Sunshine Coast Planning Scheme complies with QPP3 and continue to work with the State government to reflect the proposed Single State Planning Policy;**
- (c) reduce the complexity of the planning scheme by simplifying most sections of the scheme, incorporating structure plans into local plans (subject to approval by the State government) and reducing the number and complexity of planning scheme policies;**
- (d) update the population and employment data used for the Sunshine Coast Planning Scheme;**
- (e) consider other long term opportunities for urban development as part of further investigations to inform future planning schemes;**
- (f) integrate the principles of the Economic Development Strategy into the draft planning scheme including support for Clean technology and Creative industries;**
- (g) review the planning scheme provisions to ensure that the scheme strongly supports tourism activities and provides guidance for future tourism proposals;**
- (h) review the levels of assessment for industrial uses in industry zones and consider additional opportunities for industrial land for the longer term to inform future planning schemes; and**
- (i) review the list of consistent and inconsistent uses and the level of assessment for uses in the Rural zone to support agribusiness in rural areas.**