



Local Government Infrastructure Plan



LGIP Extrinsic Material Report Planning Assumptions

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1. Background

Council of the City of Gold Coast (Council) has prepared a Local Government Infrastructure Plan (LGIP) in accordance with the *Planning Act 2016* and associated guidelines. The LGIP identifies the type, scale, location and timing of development within the local government area for the period 2016-2031 as well as the realistic extent of development anticipated to be achieved when the area is fully developed. It also identifies trunk infrastructure to service that growth at the desired standard of service.

The following trunk infrastructure networks are included in the LGIP:

- (a) Water supply network
- (b) Sewerage network
- (c) Transport network
- (d) Public parks and land for community facilities network
- (e) Stormwater quality network.

Council's LGIP is Part 4 and Schedule 3 of the City Plan, which commenced 2 February 2016.

Purpose of report

This extrinsic material report has been prepared to assist in the interpretation of Council's LGIP. The report summarises the methodology used to prepare the Planning Assumptions component of the LGIP and references all background studies and reports relevant to its preparation.

LGIP Studies and Reports

Background studies and reports referred to in this extrinsic material report are as follows:

- *PIP Population and Employment Projections General Report version 3.0, Gold Coast City Council, January 2010*
- *2013 Infrastructure Demand Model: Water and Sewerage Demands. Gold Coast Water, June 2014*
- *PIP Employment Disaggregation Project Final Report, SGS Economics and Planning, December 2009*
- *City of Gold Coast – LGIP Projections Employment, Floor space and Non-Residential Tourist Projections, RPS Australia, October 2016.*

2. Purpose of Planning Assumptions

The planning assumptions state the assumptions about:

- population and employment growth; and
- the type, scale, location and timing of development including the demand for each trunk infrastructure network.

The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.

3. Planning Assumption Parameters

The planning assumptions have been prepared for:

- the base date 2016 and the following projection years to accord with future Australian Bureau of Statistics (ABS) census years:
 - 2021
 - 2026
 - 2031.
- A projection of ultimate development has also been prepared. Ultimate development is the realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.
- The projections of growth and development are summarised using the LGIP development types listed in column 1 of Table 1. The LGIP development types account for the City Plan land uses detailed in column 2 of Table 1.

Table 1 - Relationship between LGIP development categories, LGIP development types and uses

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
Residential development	Attached dwelling	Caretaker's accommodation, Dual occupancy, Dwelling unit, Multiple dwelling, Residential care facility, Retirement facility, Rooming accommodation
	Detached dwelling	Community residence, Dwelling house, Relocatable home park
	Tourist residential	Hotel (residential component only), Resort complex, Short term accommodation, Tourist Park
Non-residential development	Commercial	Air services, Bar, Brothel, Car wash, Child care centre, Function facility, Health care services, Home based business, Hotel (non-residential component), Nightclub entertainment facility, Office, Parking station, Port services, Sales office, Theatre, Tourist attraction, Veterinary services, Wholesale nursery
	Community purpose	Cemetery, Club, Community care centre, Community use, Crematorium, Educational establishment, Emergency services, Funeral parlour, Hospital, Indoor sport and recreation, Landing, Major sport, recreation and entertainment facility, Outdoor sport and recreation, Park, Place of worship
	Industry	High impact industry, Low impact industry, Major electricity infrastructure, Marine industry, Medium impact industry, Renewable energy facility, Research and technology industry, Substation, Telecommunication facility, Transport depot, Utility installation, Warehouse

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
	Retail	Adult store, Agricultural supplies store, Bulk landscape supplies, Food and drink outlet, Garden centre, Hardware and trade supplies, Market, Outdoor sales, Service industry, Service station, Shop, Showroom
	Other	Animal husbandry, Animal keeping, Aquaculture, Cropping, Environment facility, Extractive industry, Intensive animal industry, Intensive horticulture, Motor sport facility, Nature-based tourism, Outstation, Permanent Plantations, Roadside stall, Rural industry, Winery

4. Growth and Development Projections

Council commissioned GeoQik Pty Ltd prepare projections of population and employment in January 2010. The process followed to prepare these projections is detailed in version 3.0 of the report titled *PIP Population and Employment Projections General Report*. These projections were undertaken at the lot level and were prepared using a base year of 2008 with growth projected in 2011, 2016, 2021 and 2026. The projections aligned with:

- for residential development, the State Government's Planning Information and Forecasting Department (PIFD) forecasts of residential growth at the time the projections were prepared; and
- for non-residential development, the employment projections contained within the SGS Economics Pty Ltd report titled *Gold Coast City Council – PIP Employment Disaggregation Project*.

In 2013, Council (specifically Gold Coast Water) updated the development projections previously undertaken by GeoQik. The following matters were addressed in this update:

- the model base year was updated to 2011 – this included an update of those parcels within the future water service area where development had occurred since the previous projections were undertaken
- changes to development patterns were made to reflect the draft City Plan
- a 'time shift' of growth by five years was undertaken to account for slowed growth across the Council area. In effect this meant that growth was pushed back by five years so that 2011 projections became 2016 projections, 2016 became 2021 and so on
- employment and non-residential floor space growth were similarly deferred to compensate for this 'time shift' in development and population growth.

This update is described in more detail in the *2013 Infrastructure Demand Model – Water and Sewerage Demands* report (IDM) prepared by Gold Coast Water.

Dwelling Projections

It was considered appropriate to reassess projected occupancy rates (and therefore, projected dwellings) to more accurately reflect more recently available data. This assessment was made at an SA2 level, using Australian Bureau of Statistics (ABS) 2011 Census Place of Enumeration data in conjunction with previous state government dwelling projections.

To determine a 2011 occupancy rate, as opposed to a household size, unoccupied private dwellings from the ABS data were separated into detached and attached dwelling categories for each SA2 region, based on the known proportion of occupied dwellings in each category. Occupancy rates were calculated for detached and attached

dwelling types by dividing the number of persons by the total dwellings in each category. The 2011 occupancy rates were trended forward based on growth rates from previous state government dwelling projections. This process results in total average occupancy rates across the LGA as per Table 2 below.

Table 2 - Projected occupancy rates

Column 1 Region	Column 2 Projected average occupancy rate (all dwelling types)				
	2016	2021	2026	2031	Ultimate
Total Local Government Area	2.17	2.19	2.20	2.20	2.21

The most current occupancy rate projections from the Queensland Government Statisticians Office (QGSO) for the LGA identifies a 2016 occupancy rate (across all dwelling types) of 2.37, making specific note that these figures:

- do not account for the tourist population
- include population *living in* non-private dwellings (e.g. hotels, boarding schools, etc.).

Given the significant volume of tourist accommodation located throughout the LGA, in addition to an expectation that this type of accommodation will experience higher levels of vacancy, the variance between the two figures is considered to be acceptable in this instance.

Projected dwellings have been determined through application of the revised occupancy rates by SA2 region and dwelling type, with projected tourists assumed to occupy attached dwellings only.

Determining 'base year' level of development

For the purposes of the LGIP, a 'base year' level of development is required. To avoid using an historical base year, an assessment of the appropriateness of adopting the 2016 projection from the 2013 GCW update of the development projections was undertaken. This assessment noted that:

- at 30 June 2015, the ABS estimated resident population of the Gold Coast was 555,608
- the ABS estimated resident population was based off a growth rate of approximately 10,000 residents per year since the last census
- Development projections for the IDM forecast a population of 608,286 in 2016. This figure was made up of a resident population of 575,230 and a tourist population of 33,056.

It was concluded that a similar rate of growth was likely to continue over the 2015/16 year and would bring the ABS's estimated residential population to approximately 565,000 at 30 June 2016.

In light of the similarities between the ABS based estimate of the resident population at 2016 and the IDM's population projected to be on the ground at 2016, it was concluded that the 2016 projection was a fair approximation of actual development at 2016. Accordingly, the 2016 projection was adopted as the 'base year' level of development for the purpose of preparing the LGIP.

Calculating Ultimate Development

Version 4.0 of the Queensland Planning Provisions (QPP) defines Ultimate Development as '*the realistic extent of development when a site (or projection area or infrastructure service catchment) is fully developed*'. Council has adopted the following approach for determining the 'realistic extent' of development that can be achieved under its current planning scheme:

- for residential development, ultimate development is reached where all readily available infill and greenfield development and redevelopment sites have been developed i.e. sites where the maximum yield in relation to the existing yield on the site is such that it is likely that the site will be developed further
- for non-residential development, ultimate development is a function of ultimate population, i.e. ultimate employment by category is determined with regards to the employment/population ratios being achieved throughout the development projection.

Development projections summary

Table 3 and Table 4 summarise the total projected population, dwellings, employment and non-residential floor space at each projection horizon. Detailed projections are included in appendices A-D of this report.

Table 3 - LGIP population and dwelling projections

Column 1 Year	Column 2 Projected population (including tourist population)	Column 3 Projected population (excluding tourist population)	Column 4 Projected dwellings
2016	608,286	575,230	280,214
2021	680,182	642,501	310,014
2026	746,554	702,535	338,912
2031	794,954	745,956	361,933
Ultimate development	1,036,669	970,480	469,067

Table 4 - LGIP employment and floor space projections

Column 1 Year	Column 2 Projected employment (jobs)	Column 3 Projected non-residential floor space (m ² GFA)
2016	253,307	8,296,292
2021	304,252	10,109,701
2026	344,038	11,689,755
2031	366,902	12,815,873
Ultimate development	479,698	16,610,929

5. Land Available for Development

To estimate the potential development yield of each parcel in the city, it was necessary to calculate the developable area of the parcel. Developable area was calculated by subtracting from the total area of the parcel, the area subject to significant development constraints.

Significant development constraints are summarised as follows:

- land identified as high landslide hazard on the Landslide Hazard Overlay maps

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- land identified as overland flow path on Council internal studies
 - waterways and wetlands (not including buffers) identified on the Environmental Significance Overlay maps
 - land zoned for open space.

6. Planned Density

The amount of development (dwellings and GFA) allocated to particular sites to accommodate the projected population and employment depends on the likely density of development to be achieved on that site under the planning scheme provisions for that zone and precinct. This density is referred to as the planned density and is expressed as the number of dwellings per developable hectare in residential zones and precincts and as a plot ratio in non-residential and mixed development zones and precincts. The planned density must reflect the likely level of development that can be achieved on a site having regard to the City Plan provisions, site constraints, opportunities and development trends.

The planned density for each zone and precinct within Council's planning scheme was determined having regard to the provisions of the planning scheme. In residential zones, the minimum lot size provisions were a primary input for determining the number of dwellings per developable hectare. In non-residential zones, building heights and site coverage provisions were the primary inputs for calculating the plot ratio.

In all cases, it was still necessary to determine whether the designated density under the planning scheme is achievable within the timeframe of the LGIP. Determining the planned density involved consideration of development trends, site and locational opportunities and constraints. For example, the planning scheme might allow for eight storey developments in an area, however site constraints and/or land ownership may affect the designated height and density being achieved.

It is important to note that a planned density is an average density for the purposes of long term trunk infrastructure planning. The planned density accepts that development or redevelopment will occur on lots at higher or lower densities than the planned density, however the overall density of new development in an area is assumed to average out at the planned density.

The planned densities are used in the IDM as part of the process of converting planning information and growth projection data into estimated trunk infrastructure demand. They were taken at point in time in the infrastructure planning process and may not fully align with some specific provisions of City Plan.

Planned densities for the purposes of long term trunk infrastructure planning for each City Plan zone are detailed within Appendix E of this report.

7. Demand Projections

The planning assumptions provide a consistent basis for the planning of the trunk infrastructure networks. For this reason, the projections of development and growth must be converted into projections of demand for each network.

Each network expresses demand using different demand units. The demand units adopted by Council are as follows:

- for the water supply network, Equivalent Persons, or EP
- for the sewerage network, Equivalent Persons, or EP
- for the transport network, Vehicle Trip Per Day, or VTPD
- for the public parks and land for community facilities network, Persons
- for the stormwater quality network, as follows:

-
- Trunk network demand is the increase of average annual pollutant load generated by future development after the future development has complied with the Design Objectives¹. This increase is determined by subtracting the average annual pollutant load generated by existing land use from the average annual pollutant load generated by the predicted future land use. The trunk infrastructure network is directed at servicing this demand by removing this difference in pollutant load to ensure there is no net increase in pollutant loads throughout the City's catchments as a result of future development.

The City has determined that the most accurate and efficient way of measuring and modelling trunk stormwater quality infrastructure demand is in the same units used to assess the water quality of receiving waters. Stormwater quality demand is therefore measured in the average annual kilograms of pollutant loads of: Total Nitrogen (TN); Total Phosphorous (TP); and Total Suspended Solids (TSS) of which TN dictates the size and cost of Trunk infrastructure required to meet the DSS. Measuring pollutant loads in this way is consistent with the requirements of the State Planning Policy (SPP) (see section E, State interest – water quality and the post construction phase stormwater management design objectives in Appendix 2, Table B) and industry best practice.

To determine the projected stormwater quality demand the City engaged BMT WBM to develop pollutant load export models to establish the average annual pollutant loads generated by existing land use and predicted future land use. The models rely on a number of inputs including: existing land use; future land use; terrain; land use pollutant generation parameters and climate data. Future land-use inputs have been formulated by predicting land-use changes resulting from likely development within the City, in accordance with provisions of the planning scheme, to accommodate assumed population growth. Detailed explanation of the modelling process undertaken is provided in the Extrinsic Material Report Stormwater Quality Network.

Because the model inputs include existing and future land uses each assumed development site has a unique combination of land uses. Generally, development will result in demand being generated; however some existing and future development land use combinations result in a reduction of pollutant loads discharging from the site. This reduction comes about where larger pollutant loads are generated by the existing land-use (which were often approved without a requirement to comply with the SPP pollutant removal measures) than pollutant loads generated by the future development land-use (which will be required to comply with SPP and are modelled to incorporate SPP pollutant load removal). The gap (demand) between existing land use load and future land use load therefore varies according to the mix of existing and future land uses, not simply due to an increase in impervious area as a result of the future development. This is reflected in some service catchments where development is predicted though pollutant loads are reducing and hence no demand is generated.

Given the above, there is not a direct relationship between TN kg/yr network demand units and units of development including impervious hectares of future development. This is because demand generation varies depending on the TN load generated by the pre-existing land use and the TN load generated by the future development, which is dependent on the type of future development (as different types have different TN generation rates). Network demand therefore can only be accurately established by way of network modelling noted above, and not by application of demand generation rates to units of development, including impervious area.

It is noted that an average demand per unit of impervious area for different use types can be 'reverse engineered' from the modelling results described above. That has not been done for present purposes because it cannot be relied on to provide an accurate estimate of demand. Because the approach cannot be relied on to provide an accurate estimate it has not been used in the sustainability analysis and does not provide an accurate basis for comparing the cost of infrastructure against the adopted charge for a nominated land use.

To determine the geographical distribution of future demand for each network, the planned density for each zone and precinct was converted into an equivalent amount of demand called the **demand generation rate** using network specific conversion rates. The demand generation rates were then used to prepare the projections of existing and future demand for the various planning catchments (service catchments) for each network.

¹ The Design Objectives are defined in the LGIP as the requirement to meet the following minimum reduction in mean annual loads from unmitigated development: (1) gross pollutants (>5mm) – 90% reduction in mean annual load; (2) total suspended solids (TSS) – 80% reduction in mean annual load; (3) Total phosphorous (TP) – 60% reduction in mean annual load; (4) total nitrogen (TN) – 45% reduction in mean annual load.

The demand generation rates used by each network, and the projected demand for each network is detailed within each network's extrinsic material report.

Appendix A – Existing and projected population

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Arundel	Detached dwellings	8,283	8,283	8,283	8,283	11,699
	Attached dwellings	1,972	1,972	1,972	1,972	1,982
	Tourist residential	0	0	0	0	0
	Total	10,255	10,255	10,255	10,255	13,681
Ashmore	Detached dwellings	9,254	9,573	10,531	10,508	12,810
	Attached dwellings	3,136	3,155	3,221	4,036	4,595
	Tourist residential	3	3	3	0	0
	Total	12,393	12,731	13,755	14,544	17,405
Benowa	Detached dwellings	5,868	6,904	7,195	7,423	9,777
	Attached dwellings	2,500	2,497	2,547	2,900	2,900
	Tourist residential	26	23	21	21	21
	Total	8,394	9,424	9,763	10,344	12,698
Biggera Waters	Detached dwellings	2,051	2,066	2,099	1,618	1,365
	Attached dwellings	4,626	5,164	6,372	7,863	15,763
	Tourist residential	9	6	567	567	1,043
	Total	6,686	7,236	9,038	10,048	18,171
Broadbeach Waters	Detached dwellings	7,279	7,338	9,777	10,172	10,271
	Attached dwellings	1,145	1,156	1,246	1,246	1,272
	Tourist residential	0	0	0	0	0
	Total	8,424	8,494	11,023	11,418	11,543
Bundall	Detached dwellings	3,373	3,763	4,514	5,424	5,424
	Attached dwellings	1,179	1,237	1,292	1,292	2,645
	Tourist residential	0	0	0	0	0
	Total	4,552	5,000	5,806	6,716	8,069
Burleigh Heads	Detached dwellings	2,977	2,697	2,558	2,558	2,558
	Attached dwellings	5,852	6,934	8,015	8,014	8,114
	Tourist residential	45	317	370	390	390
	Total	8,874	9,948	10,943	10,962	11,062
Burleigh Waters	Detached dwellings	10,239	10,239	10,239	10,260	12,657
	Attached dwellings	3,724	3,724	3,724	4,765	6,192
	Tourist residential	180	180	180	0	0

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
	Total	14,143	14,143	14,143	15,025	18,849
Carrara	Detached dwellings	8,732	9,291	10,015	10,821	14,217
	Attached dwellings	6,501	6,907	6,929	6,920	6,939
	Tourist residential	15	15	15	15	6
	Total	15,248	16,213	16,959	17,756	21,162
Clear Island Waters	Detached dwellings	2,996	3,167	3,309	3,336	5,538
	Attached dwellings	1,494	1,501	1,501	1,510	3,178
	Tourist residential	0	0	0	0	0
	Total	4,490	4,668	4,810	4,846	8,716
Coolangatta	Detached dwellings	1,068	683	650	650	650
	Attached dwellings	5,251	6,633	6,849	6,849	7,208
	Tourist residential	2,444	2,685	2,703	2,703	3,062
	Total	8,762	10,001	10,201	10,201	10,919
Coombabah	Detached dwellings	4,614	4,614	4,566	4,550	3,403
	Attached dwellings	5,253	5,253	5,363	6,086	11,290
	Tourist residential	801	801	801	598	50
	Total	10,668	10,668	10,730	11,234	14,743
Coomera	Detached dwellings	11,983	11,982	11,969	11,969	16,168
	Attached dwellings	4,645	16,563	30,689	30,689	54,113
	Tourist residential	2	2	280	280	280
	Total	16,630	28,547	42,938	42,938	70,561
Currumbin - Tugun	Detached dwellings	5,573	4,790	4,300	4,068	4,108
	Attached dwellings	5,071	7,136	8,210	8,687	9,141
	Tourist residential	376	1,302	2,250	3,139	3,142
	Total	11,020	13,228	14,760	15,894	16,391
Currumbin Valley - Tallebudgera	Detached dwellings	6,688	6,724	6,937	7,045	8,248
	Attached dwellings	409	419	419	419	419
	Tourist residential	8	8	8	8	8
	Total	7,105	7,151	7,364	7,472	8,675
Currumbin Waters	Detached dwellings	7,911	8,191	8,506	8,613	9,340
	Attached dwellings	1,919	2,952	2,952	2,952	2,952
	Tourist residential	14	14	14	14	14

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
	Total	9,844	11,157	11,472	11,579	12,306
Elanora	Detached dwellings	10,567	10,623	10,623	10,625	10,653
	Attached dwellings	1,781	1,781	1,781	1,781	2,283
	Tourist residential	0	0	0	0	0
	Total	12,348	12,404	12,404	12,406	12,936
Guanaba - Springbrook	Detached dwellings	4,177	4,378	4,578	4,578	6,567
	Attached dwellings	0	0	0	0	0
	Tourist residential	31	31	31	31	31
	Total	4,208	4,409	4,609	4,609	6,598
Helensvale	Detached dwellings	14,906	16,403	19,185	24,923	28,305
	Attached dwellings	4,182	4,182	4,913	5,056	8,390
	Tourist residential	3	3	0	0	0
	Total	19,091	20,588	24,098	29,979	36,695
Highland Park	Detached dwellings	7,699	7,699	7,699	8,373	10,964
	Attached dwellings	923	923	923	923	923
	Tourist residential	370	370	370	370	0
	Total	8,992	8,992	8,992	9,666	11,887
Hope Island	Detached dwellings	3,018	3,682	4,694	5,519	5,519
	Attached dwellings	7,129	9,652	12,552	13,703	13,703
	Tourist residential	61	61	61	61	61
	Total	10,208	13,395	17,307	19,283	19,283
Jacobs Well - Alberton	Detached dwellings	3,358	3,646	3,646	3,646	4,338
	Attached dwellings	530	4,017	4,017	4,017	4,367
	Tourist residential	5	5	5	5	5
	Total	3,893	7,668	7,668	7,668	8,710
Labrador	Detached dwellings	4,790	4,977	4,986	4,362	3,792
	Attached dwellings	12,184	12,698	12,909	14,338	17,327
	Tourist residential	38	108	533	1,049	1,377
	Total	17,012	17,783	18,428	19,749	22,496
Main Beach	Detached dwellings	205	105	3	3	3
	Attached dwellings	243	837	1,041	1,041	1,041
	Tourist residential	3,357	3,294	3,301	3,301	3,301

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
	Total	3,805	4,236	4,345	4,345	4,345
Mermaid Beach - Broadbeach	Detached dwellings	1,680	20	109	109	107
	Attached dwellings	9,202	15,351	16,504	17,284	17,980
	Tourist residential	5,593	6,970	7,744	8,225	8,825
	Total	16,475	22,341	24,357	25,617	26,912
Mermaid Waters	Detached dwellings	8,989	9,074	9,338	9,222	13,219
	Attached dwellings	3,654	3,654	4,114	4,664	4,799
	Tourist residential	109	109	109	109	109
	Total	12,752	12,837	13,561	13,995	18,127
Merrimac	Detached dwellings	3,566	3,604	4,447	4,500	4,567
	Attached dwellings	2,779	2,779	2,812	2,810	4,814
	Tourist residential	0	0	0	0	0
	Total	6,345	6,383	7,259	7,310	9,381
Miami	Detached dwellings	2,981	2,988	2,860	2,494	2,146
	Attached dwellings	3,833	4,086	4,363	5,076	6,455
	Tourist residential	17	15	303	303	300
	Total	6,831	7,089	7,526	7,873	8,901
Molendinar	Detached dwellings	5,645	5,650	5,650	5,650	5,653
	Attached dwellings	880	880	880	880	880
	Tourist residential	0	0	0	0	0
	Total	6,525	6,530	6,530	6,530	6,533
Mudgeeraba - Bonogin	Detached dwellings	15,581	15,581	15,581	15,581	22,709
	Attached dwellings	2,744	2,744	2,744	2,744	3,118
	Tourist residential	8	8	8	8	8
	Total	18,333	18,333	18,333	18,333	25,835
Nerang - Mount Nathan	Detached dwellings	15,839	17,356	18,864	22,035	24,531
	Attached dwellings	5,090	5,090	5,103	6,178	12,380
	Tourist residential	162	162	162	160	0
	Total	21,091	22,608	24,129	28,373	36,911
Ormeau - Yatala	Detached dwellings	17,423	19,967	19,967	20,084	26,517
	Attached dwellings	1,819	1,854	1,854	1,854	2,479
	Tourist residential	190	190	190	190	187

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
	Total	19,432	22,011	22,011	22,128	29,183
Oxenford - Maudsland	Detached dwellings	12,193	12,193	12,193	12,529	16,221
	Attached dwellings	3,081	3,081	3,081	3,081	4,330
	Tourist residential	2	2	2	2	2
	Total	15,276	15,276	15,276	15,612	20,553
Pacific Pines - Gaven	Detached dwellings	11,780	11,833	11,833	11,768	8,625
	Attached dwellings	7,318	8,118	8,118	8,289	24,971
	Tourist residential	0	0	0	0	0
	Total	19,098	19,951	19,951	20,057	33,596
Palm Beach	Detached dwellings	8,543	8,032	6,596	6,256	7,084
	Attached dwellings	6,726	9,625	13,684	13,966	15,007
	Tourist residential	48	821	827	2,161	3,394
	Total	15,317	18,478	21,107	22,383	25,485
Paradise Point - Hollywell	Detached dwellings	6,630	6,630	7,338	6,983	7,239
	Attached dwellings	3,156	3,859	4,110	5,026	7,843
	Tourist residential	0	0	0	0	0
	Total	9,786	10,489	11,448	12,009	15,082
Parkwood	Detached dwellings	8,506	8,506	8,509	8,509	12,390
	Attached dwellings	720	720	720	720	715
	Tourist residential	0	0	0	0	0
	Total	9,226	9,226	9,229	9,229	13,105
Pimpama	Detached dwellings	12,412	15,329	15,873	15,873	25,124
	Attached dwellings	1,326	7,256	7,334	7,334	10,236
	Tourist residential	0	0	0	0	0
	Total	13,738	22,585	23,207	23,207	35,360
Reedy Creek - Andrews	Detached dwellings	5,128	5,128	5,128	5,537	7,002
	Attached dwellings	1,971	1,971	1,971	1,971	2,886
	Tourist residential	0	0	0	0	0
	Total	7,099	7,099	7,099	7,508	9,888
Robina	Detached dwellings	15,856	15,872	16,725	16,191	19,786
	Attached dwellings	8,712	10,078	11,103	16,352	20,504
	Tourist residential	0	0	0	0	0

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
	Total	24,568	25,950	27,828	32,543	40,290
Runaway Bay	Detached dwellings	5,413	5,410	5,593	5,525	5,492
	Attached dwellings	4,059	4,094	4,170	4,803	8,510
	Tourist residential	4	4	4	3	0
	Total	9,476	9,508	9,767	10,331	14,002
Southport	Detached dwellings	11,947	12,604	12,604	12,619	18,654
	Attached dwellings	23,305	26,533	33,388	39,827	64,298
	Tourist residential	0	0	0	0	74
	Total	35,252	39,137	45,992	52,446	83,026
Surfers Paradise	Detached dwellings	3,286	3,218	5,260	5,836	6,047
	Attached dwellings	20,566	22,807	25,828	27,969	43,219
	Tourist residential	19,129	20,165	23,151	25,280	40,497
	Total	42,980	46,189	54,238	59,084	89,762
Upper Coomera - Willow Vale	Detached dwellings	33,655	33,858	33,916	33,923	41,731
	Attached dwellings	2,257	2,485	2,557	2,557	5,725
	Tourist residential	7	7	7	7	3
	Total	35,919	36,350	36,480	36,487	47,459
Varsity Lakes	Detached dwellings	6,689	6,666	7,273	5,447	5,808
	Attached dwellings	11,051	15,398	16,593	22,050	26,105
	Tourist residential	0	0	0	0	0
	Total	17,740	22,064	23,866	27,497	31,913
Worongary - Tallai	Detached dwellings	7,642	10,884	14,798	16,608	16,608
	Attached dwellings	339	526	752	856	856
	Tourist residential	0	0	0	0	0
	Total	7,981	11,410	15,550	17,464	17,464
Inside Priority Infrastructure Area	Detached dwellings	350,654	363,686	382,568	393,707	469,379
	Attached dwellings	205,064	257,033	297,772	329,894	470,508
	Tourist residential	32,956	37,581	43,919	48,899	66,089
	Total	588,674	658,299	724,259	772,499	1,005,976
Outside Priority Infrastructure Area	Detached dwellings	18,340	18,534	18,748	18,900	26,255
	Attached dwellings	1,172	3,249	3,447	3,455	4,338
	Tourist residential	100	100	100	100	100

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
	Total	19,612	21,883	22,295	22,455	30,693
Total Local Government Area	Detached dwellings	368,994	382,220	401,316	412,607	495,634
	Attached dwellings	206,236	260,282	301,219	333,349	474,846
	Tourist residential	33,056	37,681	44,019	48,999	66,189
	Total	608,286	680,182	746,554	794,954	1,036,669

Appendix B – Existing and projected residential dwellings

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected dwellings				
		2016	2021	2026	2031	Ultimate development
Arundel	Detached dwellings	3,066	3,081	3,108	3,105	4,374
	Attached dwellings	859	818	796	795	788
	Total	3,925	3,899	3,904	3,900	5,162
Ashmore	Detached dwellings	3,567	3,708	4,115	4,102	4,988
	Attached dwellings	1,709	1,638	1,628	2,035	2,285
	Total	5,276	5,347	5,743	6,137	7,273
Benowa	Detached dwellings	2,211	2,614	2,748	2,833	3,721
	Attached dwellings	1,111	1,056	1,048	1,190	1,174
	Total	3,322	3,670	3,796	4,022	4,895
Biggera Waters	Detached dwellings	905	916	939	723	608
	Attached dwellings	2,672	2,840	3,710	4,499	8,849
	Total	3,576	3,756	4,649	5,222	9,457
Broadbeach Waters	Detached dwellings	3,144	3,185	4,281	4,449	4,481
	Attached dwellings	625	601	631	630	634
	Total	3,769	3,786	4,911	5,079	5,115
Bundall	Detached dwellings	1,376	1,543	1,867	2,241	2,235
	Attached dwellings	611	611	621	620	1,253
	Total	1,987	2,154	2,488	2,861	3,488
Burleigh Heads	Detached dwellings	1,431	1,303	1,246	1,245	1,242
	Attached dwellings	3,639	4,264	4,799	4,801	4,794
	Total	5,070	5,567	6,046	6,047	6,036
Burleigh Waters	Detached dwellings	4,026	4,046	4,081	4,085	5,026
	Attached dwellings	2,072	1,975	1,922	2,342	3,003
	Total	6,098	6,020	6,003	6,427	8,029
Carrara	Detached dwellings	3,277	3,504	3,810	4,113	5,389
	Attached dwellings	3,440	3,482	3,400	3,389	3,349
	Total	6,717	6,986	7,210	7,503	8,739
Clear Island Waters	Detached dwellings	1,225	1,301	1,371	1,381	2,286
	Attached dwellings	891	853	830	834	1,731
	Total	2,116	2,154	2,201	2,215	4,018
Coolangatta	Detached dwellings	551	354	340	340	339
	Attached dwellings	5,423	6,258	6,245	6,233	6,613

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected dwellings				
		2016	2021	2026	2031	Ultimate development
	Total	5,974	6,612	6,584	6,573	6,951
Coombabah	Detached dwellings	2,090	2,100	2,096	2,087	1,557
	Attached dwellings	3,120	2,973	2,947	3,189	5,339
	Total	5,210	5,073	5,043	5,276	6,896
Coomera	Detached dwellings	4,107	4,127	4,159	4,155	5,598
	Attached dwellings	1,950	6,623	12,052	12,030	20,848
	Total	6,057	10,750	16,211	16,185	26,446
Currumbin - Tugun	Detached dwellings	2,561	2,212	2,003	1,893	1,907
	Attached dwellings	3,293	4,861	5,865	6,619	6,783
	Total	5,854	7,073	7,868	8,512	8,690
Currumbin Valley - Tallebudgera	Detached dwellings	2,392	2,417	2,515	2,552	2,980
	Attached dwellings	246	240	233	233	230
	Total	2,638	2,656	2,748	2,785	3,209
Currumbin Waters	Detached dwellings	3,036	3,159	3,309	3,348	3,620
	Attached dwellings	1,067	1,561	1,519	1,516	1,496
	Total	4,103	4,720	4,828	4,864	5,117
Elanora	Detached dwellings	4,032	4,073	4,108	4,105	4,105
	Attached dwellings	875	833	811	810	1,024
	Total	4,906	4,906	4,920	4,915	5,129
Guanaba - Springbrook	Detached dwellings	1,884	1,984	2,093	2,091	2,991
	Attached dwellings	23	22	21	21	21
	Total	1,907	2,006	2,114	2,112	3,012
Helensvale	Detached dwellings	5,389	5,959	7,031	9,125	10,336
	Attached dwellings	2,021	1,926	2,201	2,261	3,701
	Total	7,410	7,885	9,232	11,386	14,037
Highland Park	Detached dwellings	2,903	2,917	2,943	3,197	4,176
	Attached dwellings	564	538	524	523	368
	Total	3,467	3,455	3,466	3,720	4,544
Hope Island	Detached dwellings	1,470	1,802	2,318	2,722	2,715
	Attached dwellings	4,251	5,472	6,917	7,534	7,434
	Total	5,721	7,274	9,234	10,256	10,149
Jacobs Well - Alberton	Detached dwellings	1,434	1,564	1,578	1,577	1,871
	Attached dwellings	251	1,798	1,750	1,747	1,873

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected dwellings				
		2016	2021	2026	2031	Ultimate development
	Total	1,685	3,362	3,328	3,323	3,744
Labrador	Detached dwellings	2,119	2,213	2,236	1,954	1,694
	Attached dwellings	6,771	6,760	6,907	7,892	9,466
	Total	8,890	8,973	9,143	9,846	11,160
Main Beach	Detached dwellings	113	58	2	2	2
	Attached dwellings	2,606	2,850	2,916	2,910	2,872
	Total	2,719	2,908	2,917	2,912	2,873
Mermaid Beach - Broadbeach	Detached dwellings	890	11	59	58	57
	Attached dwellings	10,790	15,513	16,403	17,225	17,859
	Total	11,680	15,524	16,462	17,284	17,916
Mermaid Waters	Detached dwellings	3,620	3,672	3,812	3,761	5,377
	Attached dwellings	2,147	2,046	2,235	2,522	2,559
	Total	5,767	5,718	6,047	6,283	7,935
Merrimac	Detached dwellings	1,335	1,356	1,688	1,707	1,727
	Attached dwellings	1,161	1,106	1,090	1,087	1,837
	Total	2,496	2,463	2,778	2,794	3,565
Miami	Detached dwellings	1,287	1,297	1,252	1,091	936
	Attached dwellings	2,176	2,209	2,446	2,815	3,488
	Total	3,463	3,506	3,698	3,906	4,424
Molendinar	Detached dwellings	1,959	1,970	1,987	1,985	1,981
	Attached dwellings	414	395	384	384	379
	Total	2,373	2,365	2,372	2,369	2,360
Mudgeeraba - Bonogin	Detached dwellings	5,463	5,490	5,538	5,533	8,042
	Attached dwellings	1,185	1,130	1,100	1,098	1,230
	Total	6,648	6,619	6,637	6,630	9,272
Nerang - Mount Nathan	Detached dwellings	5,868	6,461	7,084	8,267	9,179
	Attached dwellings	2,849	2,715	2,649	3,183	6,135
	Total	8,717	9,176	9,733	11,450	15,314
Ormeau - Yatala	Detached dwellings	5,904	6,799	6,858	6,892	9,075
	Attached dwellings	959	930	905	904	1,163
	Total	6,863	7,729	7,764	7,796	10,238
Oxenford - Maudsland	Detached dwellings	4,152	4,172	4,209	4,321	5,579
	Attached dwellings	1,573	1,499	1,459	1,456	2,019

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected dwellings				
		2016	2021	2026	2031	Ultimate development
	Total	5,725	5,671	5,668	5,777	7,598
Pacific Pines - Gaven	Detached dwellings	3,782	3,817	3,851	3,826	2,797
	Attached dwellings	2,759	2,916	2,839	2,893	8,600
	Total	6,540	6,734	6,689	6,719	11,396
Palm Beach	Detached dwellings	3,771	3,563	2,952	2,797	3,158
	Attached dwellings	4,168	6,124	8,281	9,186	10,342
	Total	7,939	9,687	11,232	11,983	13,500
Paradise Point - Hollywell	Detached dwellings	3,110	3,126	3,490	3,318	3,430
	Attached dwellings	1,911	2,227	2,309	2,818	4,339
	Total	5,022	5,353	5,798	6,136	7,769
Parkwood	Detached dwellings	2,923	2,938	2,965	2,962	4,301
	Attached dwellings	284	271	264	263	258
	Total	3,208	3,209	3,228	3,225	4,559
Pimpama	Detached dwellings	4,895	6,076	6,346	6,340	10,009
	Attached dwellings	701	3,656	3,596	3,590	4,944
	Total	5,597	9,731	9,943	9,930	14,952
Reedy Creek - Andrews	Detached dwellings	1,690	1,699	1,713	1,848	2,331
	Attached dwellings	854	814	792	791	1,143
	Total	2,544	2,513	2,506	2,639	3,474
Robina	Detached dwellings	6,243	6,280	6,675	6,456	7,869
	Attached dwellings	3,997	4,406	4,725	6,946	8,594
	Total	10,240	10,686	11,401	13,403	16,463
Runaway Bay	Detached dwellings	2,419	2,430	2,534	2,501	2,479
	Attached dwellings	2,384	2,291	2,271	2,610	4,561
	Total	4,803	4,721	4,805	5,111	7,040
Southport	Detached dwellings	5,193	5,505	5,554	5,555	8,190
	Attached dwellings	13,185	14,305	17,520	20,862	33,269
	Total	18,378	19,810	23,074	26,417	41,459
Surfers Paradise	Detached dwellings	1,838	1,808	2,982	3,305	3,416
	Attached dwellings	29,259	30,184	33,486	36,340	56,371
	Total	31,096	31,992	36,468	39,645	59,787
Upper Coomera - Willow Vale	Detached dwellings	11,247	11,370	11,489	11,481	14,085
	Attached dwellings	939	985	986	984	2,170

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected dwellings				
		2016	2021	2026	2031	Ultimate development
	Total	12,185	12,354	12,475	12,465	16,255
Varsity Lakes	Detached dwellings	2,515	2,518	2,772	2,074	2,205
	Attached dwellings	5,215	6,925	7,264	9,635	11,255
	Total	7,730	9,444	10,035	11,709	13,460
Worongary - Tallai	Detached dwellings	2,697	3,861	5,295	5,937	5,921
	Attached dwellings	105	155	216	246	242
	Total	2,802	4,016	5,511	6,183	6,163
Inside Priority Infrastructure Area	Detached dwellings	134,096	139,261	148,140	152,139	180,298
	Attached dwellings	138,366	161,817	181,626	200,608	276,399
	Total	272,461	301,078	329,767	352,747	456,696
Outside Priority Infrastructure Area	Detached dwellings	7,014	7,097	7,260	7,303	10,085
	Attached dwellings	739	1,839	1,885	1,883	2,286
	Total	7,753	8,936	9,145	9,186	12,371
Total Local Government Area	Detached dwellings	141,109	146,358	155,400	159,442	190,383
	Attached dwellings	139,105	163,656	183,512	202,491	278,685
	Total	280,214	310,014	338,912	361,933	469,067

Appendix C – Existing and projected employees

Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
Arundel	Commercial	500	900	1,219	1,414	1,886
	Community purpose	736	807	916	1,049	1,400
	Industry	1,317	1,459	1,550	1,501	2,002
	Retail	596	742	929	1,079	1,439
	Other	215	772	1,321	1,950	2,601
	Total	3,364	4,680	5,936	6,993	9,329
Ashmore	Commercial	944	1,381	1,616	1,449	1,735
	Community purpose	1,589	1,612	1,639	1,641	1,964
	Industry	1,352	1,401	1,392	1,371	1,641
	Retail	1,248	1,374	1,460	1,430	1,711
	Other	67	182	146	112	134
	Total	5,198	5,951	6,252	6,004	7,185
Benowa	Commercial	936	1,247	1,426	1,375	1,688
	Community purpose	1,582	1,589	1,609	1,610	1,977
	Industry	1,338	1,338	1,338	1,338	1,643
	Retail	1,187	1,255	1,293	1,287	1,580
	Other	0	1	1	1	1
	Total	5,044	5,431	5,668	5,611	6,888
Biggera Waters	Commercial	836	1,022	1,160	1,253	2,266
	Community purpose	679	711	759	802	1,450
	Industry	1,310	1,322	1,322	1,312	2,372
	Retail	2,572	3,021	3,591	4,053	7,329
	Other	21	49	44	25	45
	Total	5,418	6,124	6,875	7,444	13,462
Broadbeach Waters	Commercial	560	786	807	800	809
	Community purpose	481	542	616	567	573
	Industry	564	564	564	564	570
	Retail	2,599	2,749	2,903	2,836	2,867
	Other	0	0	0	0	0

Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Total	4,204	4,641	4,890	4,767	4,819
Bundall	Commercial	3,710	5,005	5,408	5,326	6,399
	Community purpose	1,313	1,468	1,601	1,646	1,978
	Industry	2,023	2,063	2,090	2,082	2,502
	Retail	2,458	2,844	3,239	3,350	4,025
	Other	46	86	147	305	366
	Total	9,550	11,466	12,486	12,709	15,269
Burleigh Heads	Commercial	1,924	3,028	3,444	3,521	3,553
	Community purpose	1,572	1,607	1,755	1,788	1,804
	Industry	6,595	6,749	6,831	6,844	6,907
	Retail	2,609	2,905	3,109	3,162	3,191
	Other	277	697	933	974	983
	Total	12,977	14,986	16,071	16,289	16,438
Burleigh Waters	Commercial	791	1,035	1,096	999	1,253
	Community purpose	816	820	836	841	1,055
	Industry	1,002	1,030	1,032	1,007	1,264
	Retail	1,733	1,832	1,936	1,881	2,359
	Other	40	84	74	47	59
	Total	4,382	4,800	4,975	4,775	5,990
Carrara	Commercial	494	647	660	601	716
	Community purpose	936	947	969	968	1,153
	Industry	1,457	1,536	1,610	1,544	1,840
	Retail	693	807	878	905	1,078
	Other	85	150	156	115	137
	Total	3,666	4,087	4,273	4,133	4,925
Clear Island Waters	Commercial	228	334	354	316	568
	Community purpose	281	295	313	310	557
	Industry	230	230	230	230	413
	Retail	377	377	377	377	678
	Other	2	0	0	0	0

Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Total	1,119	1,235	1,273	1,232	2,216
Coolangatta	Commercial	1,053	1,659	2,017	2,211	2,367
	Community purpose	698	698	698	697	746
	Industry	405	407	406	404	432
	Retail	1,537	1,646	1,798	1,845	1,974
	Other	3	8	5	0	0
	Total	3,697	4,418	4,924	5,157	5,520
Coombabah	Commercial	229	306	365	373	490
	Community purpose	405	414	429	439	576
	Industry	334	342	345	342	449
	Retail	116	128	131	132	174
	Other	21	59	63	45	59
	Total	1,103	1,249	1,333	1,332	1,748
Coomera	Commercial	524	1,096	1,755	2,478	4,073
	Community purpose	1,319	1,386	1,607	1,693	2,781
	Industry	1,628	1,893	2,020	2,022	3,323
	Retail	1,010	2,064	3,253	5,159	8,478
	Other	428	1,637	2,462	3,332	5,476
	Total	4,909	8,076	11,097	14,685	24,131
Currumbin - Tugun	Commercial	1,068	1,834	2,271	2,472	2,550
	Community purpose	2,110	2,368	2,732	3,011	3,105
	Industry	1,870	1,918	1,976	2,025	2,089
	Retail	1,104	1,244	1,387	1,462	1,507
	Other	65	179	323	455	469
	Total	6,216	7,543	8,689	9,425	9,720
Currumbin Valley - Tallebudgera	Commercial	308	519	621	623	724
	Community purpose	570	613	643	665	772
	Industry	682	683	683	681	791
	Retail	201	227	258	276	320
	Other	9	13	12	7	9

Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Total	1,770	2,055	2,217	2,252	2,615
Currumbin Waters	Commercial	295	472	589	644	685
	Community purpose	405	412	430	442	470
	Industry	2,046	2,193	2,297	2,211	2,349
	Retail	410	477	579	655	696
	Other	171	537	768	1,066	1,133
	Total	3,327	4,090	4,663	5,018	5,333
Elanora	Commercial	482	704	804	769	802
	Community purpose	770	829	920	1,011	1,055
	Industry	504	505	504	504	526
	Retail	1,006	1,077	1,148	1,135	1,183
	Other	1	3	0	0	0
	Total	2,764	3,118	3,375	3,419	3,565
Guanaba - Springbrook	Commercial	141	248	333	411	589
	Community purpose	209	222	242	250	358
	Industry	384	389	389	385	552
	Retail	182	220	264	294	421
	Other	4	18	17	8	12
	Total	919	1,098	1,245	1,349	1,931
Helensvale	Commercial	1,226	2,374	3,359	4,890	5,986
	Community purpose	1,272	1,498	2,134	2,204	2,698
	Industry	1,618	1,682	1,680	1,665	2,038
	Retail	2,478	2,802	3,192	3,410	4,174
	Other	154	503	602	624	764
	Total	6,748	8,859	10,967	12,793	15,659
Highland Park	Commercial	527	798	881	789	971
	Community purpose	391	387	540	616	758
	Industry	840	835	835	835	1,026
	Retail	459	453	453	453	558
	Other	25	12	0	2	2

Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Total	2,242	2,485	2,709	2,696	3,315
Hope Island	Commercial	847	1,225	1,288	1,204	1,204
	Community purpose	565	589	612	603	603
	Industry	1,217	1,229	1,229	1,220	1,220
	Retail	1,157	1,279	1,411	1,449	1,449
	Other	21	50	47	26	26
	Total	3,807	4,372	4,586	4,502	4,502
Jacobs Well - Alberton	Commercial	182	418	696	928	1,054
	Community purpose	260	381	444	515	585
	Industry	876	980	1,098	1,206	1,370
	Retail	237	352	527	714	811
	Other	26	70	113	168	191
	Total	1,581	2,201	2,877	3,531	4,011
Labrador	Commercial	421	885	858	642	731
	Community purpose	830	856	876	878	1,001
	Industry	1,606	1,614	1,605	1,610	1,833
	Retail	869	1,009	1,264	1,186	1,351
	Other	18	40	18	28	32
	Total	3,744	4,404	4,621	4,344	4,948
Main Beach	Commercial	396	523	564	513	513
	Community purpose	1,021	1,020	1,021	1,022	1,022
	Industry	341	344	344	342	342
	Retail	1,884	2,066	2,294	2,358	2,358
	Other	13	26	27	20	20
	Total	3,656	3,980	4,250	4,254	4,254
Mermaid Beach - Broadbeach	Commercial	2,098	2,844	3,371	3,302	3,469
	Community purpose	3,517	3,736	3,658	3,629	3,813
	Industry	1,443	1,450	1,454	1,450	1,524
	Retail	4,264	4,574	4,831	4,751	4,991
	Other	7	26	35	26	27

Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Total	11,329	12,629	13,350	13,158	13,824
Mermaid Waters	Commercial	518	722	800	751	973
	Community purpose	656	673	698	716	927
	Industry	537	540	536	536	694
	Retail	932	1,008	1,069	1,010	1,308
	Other	6	12	1	1	2
	Total	2,649	2,955	3,104	3,014	3,904
Merrimac	Commercial	341	439	526	534	685
	Community purpose	654	743	845	930	1,194
	Industry	957	958	958	958	1,229
	Retail	432	447	456	453	581
	Other	1	5	4	4	5
	Total	2,384	2,592	2,790	2,878	3,694
Miami	Commercial	562	735	815	779	881
	Community purpose	613	656	695	698	789
	Industry	578	578	578	580	655
	Retail	897	1,002	1,072	1,078	1,219
	Other	8	7	9	13	14
	Total	2,658	2,978	3,168	3,147	3,558
Molendinar	Commercial	523	869	1,045	1,118	1,119
	Community purpose	708	880	1,120	1,210	1,211
	Industry	6,290	6,399	6,394	6,362	6,365
	Retail	889	984	1,056	1,029	1,030
	Other	161	486	520	399	400
	Total	8,571	9,618	10,135	10,120	10,125
Mudgeeraba - Bonogin	Commercial	623	912	1,192	1,217	1,715
	Community purpose	883	1,007	1,101	1,108	1,561
	Industry	952	973	950	946	1,333
	Retail	609	691	744	771	1,086
	Other	33	81	23	19	26

Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Total	3,100	3,663	4,011	4,061	5,723
Nerang - Mount Nathan	Commercial	2,646	4,034	4,581	4,700	6,115
	Community purpose	1,770	1,886	1,949	1,982	2,579
	Industry	4,143	4,177	4,188	4,183	5,441
	Retail	2,402	2,668	2,961	2,945	3,831
	Other	84	172	201	187	244
	Total	11,045	12,936	13,880	13,997	18,210
Ormeau - Yatala	Commercial	1,611	3,955	6,307	8,284	10,924
	Community purpose	911	998	1,147	1,278	1,686
	Industry	8,617	9,942	11,274	12,762	16,830
	Retail	2,258	3,740	5,747	7,904	10,424
	Other	461	1,334	1,906	2,364	3,117
	Total	13,858	19,968	26,382	32,592	42,982
Oxenford - Maudsland	Commercial	526	731	790	757	996
	Community purpose	2,191	2,319	2,597	2,570	3,383
	Industry	994	998	998	997	1,313
	Retail	797	934	883	878	1,156
	Other	19	21	19	19	25
	Total	4,527	5,003	5,287	5,221	6,874
Pacific Pines - Gaven	Commercial	505	827	909	844	1,414
	Community purpose	572	584	604	619	1,036
	Industry	1,395	1,395	1,391	1,391	2,330
	Retail	425	554	733	842	1,410
	Other	17	20	6	5	8
	Total	2,914	3,380	3,644	3,700	6,198
Palm Beach	Commercial	1,032	1,519	1,731	1,776	2,022
	Community purpose	989	1,004	1,040	1,051	1,197
	Industry	547	550	553	553	630
	Retail	875	971	1,094	1,155	1,315
	Other	11	19	28	27	31

Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Total	3,454	4,063	4,446	4,563	5,195
Paradise Point - Hollywell	Commercial	581	792	779	671	843
	Community purpose	269	285	312	304	382
	Industry	627	631	632	629	790
	Retail	840	888	903	882	1,107
	Other	17	44	44	28	35
	Total	2,334	2,640	2,669	2,514	3,157
Parkwood	Commercial	276	361	370	342	486
	Community purpose	479	491	519	531	755
	Industry	850	857	859	855	1,214
	Retail	366	384	406	404	574
	Other	23	59	57	36	52
	Total	1,994	2,152	2,211	2,168	3,079
Pimpama	Commercial	255	587	687	754	1,149
	Community purpose	478	621	756	913	1,392
	Industry	1,571	1,571	1,571	1,571	2,394
	Retail	202	202	730	756	1,151
	Other	0	0	200	219	333
	Total	2,506	2,981	3,944	4,212	6,418
Reedy Creek - Andrews	Commercial	207	301	332	317	417
	Community purpose	781	782	791	794	1,045
	Industry	315	314	314	314	413
	Retail	193	193	195	195	256
	Other	3	1	1	1	1
	Total	1,499	1,590	1,633	1,620	2,133
Robina	Commercial	3,780	6,093	7,925	9,063	11,221
	Community purpose	3,794	3,969	4,118	4,176	5,170
	Industry	1,940	1,945	1,945	1,942	2,405
	Retail	4,011	4,904	5,676	6,222	7,703
	Other	29	46	45	37	46

Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Total	13,554	16,957	19,709	21,441	26,545
Runaway Bay	Commercial	852	1,160	1,167	1,025	1,389
	Community purpose	810	821	851	859	1,165
	Industry	939	939	939	939	1,273
	Retail	1,309	1,419	1,541	1,474	1,998
	Other	1	0	0	0	0
	Total	3,912	4,339	4,498	4,297	5,824
Southport	Commercial	8,597	14,586	19,769	23,838	37,737
	Community purpose	11,853	12,674	13,776	14,637	23,172
	Industry	5,713	5,790	5,793	5,758	9,115
	Retail	6,494	7,290	8,278	8,692	13,760
	Other	232	502	504	524	830
	Total	32,889	40,843	48,120	53,448	84,612
Surfers Paradise	Commercial	5,273	6,941	7,085	6,558	9,963
	Community purpose	1,831	1,863	1,879	1,860	2,826
	Industry	3,205	3,207	3,206	3,201	4,864
	Retail	6,530	7,079	7,921	8,171	12,414
	Other	61	65	62	51	78
	Total	16,899	19,156	20,154	19,842	30,144
Upper Coomera - Willow Vale	Commercial	522	1,096	1,693	2,212	2,877
	Community purpose	1,130	1,154	1,321	1,429	1,859
	Industry	1,295	1,338	1,412	1,458	1,896
	Retail	830	1,211	1,761	2,385	3,102
	Other	216	793	1,090	1,290	1,678
	Total	3,993	5,593	7,277	8,774	11,412
Varsity Lakes	Commercial	1,113	1,731	1,961	1,995	2,315
	Community purpose	746	770	807	807	936
	Industry	1,580	1,609	1,621	1,610	1,868
	Retail	608	756	951	1,045	1,213
	Other	60	156	158	106	123

Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Total	4,106	5,022	5,499	5,563	6,456
Worongary - Tallai	Commercial	327	398	388	370	370
	Community purpose	468	514	553	555	555
	Industry	615	615	615	615	615
	Retail	319	319	319	319	319
	Other	0	0	0	0	0
	Total	1,728	1,845	1,875	1,858	1,858
Inside Priority Infrastructure Area	Commercial	47,415	74,283	90,927	99,709	132,705
	Community purpose	50,816	53,529	58,098	59,959	78,623
	Industry	66,437	70,114	72,537	74,002	93,501
	Retail	61,844	71,332	82,675	89,565	117,519
	Other	2,761	7,972	10,804	13,056	17,441
	Total	229,272	277,231	315,041	336,291	439,790
Outside Priority Infrastructure Area	Commercial	3,974	5,797	6,887	7,501	9,984
	Community purpose	6,094	6,972	7,380	7,967	10,448
	Industry	10,207	9,364	9,014	8,851	11,181
	Retail	3,359	3,836	4,327	4,681	6,142
	Other	401	1,052	1,388	1,612	2,154
	Total	24,035	27,021	28,997	30,611	39,908
Total Local Government Area	Commercial	51,389	80,080	97,814	107,210	142,689
	Community purpose	56,910	60,501	65,479	67,925	89,071
	Industry	76,643	79,479	81,551	82,853	104,682
	Retail	65,203	75,168	87,002	94,246	123,661
	Other	3,162	9,024	12,192	14,668	19,595
	Total	253,307	304,252	344,038	366,902	479,698

Appendix D – Existing and projected non-residential floor space

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space				
		2016	2021	2026	2031	Ultimate development
Arundel	Commercial	18,148	34,827	49,877	58,992	78,700
	Community purpose	7,387	9,891	13,705	18,360	24,494
	Industry	105,433	129,621	150,126	145,509	194,121
	Retail	14,464	18,821	24,373	28,837	38,470
	Other	107,119	116,130	126,100	140,597	187,568
	Total	252,550	309,289	364,181	392,295	523,353
Ashmore	Commercial	29,331	42,093	48,846	44,673	53,461
	Community purpose	15,118	15,952	16,873	16,964	20,301
	Industry	45,114	50,873	49,717	48,044	57,495
	Retail	51,002	54,788	57,343	56,441	67,544
	Other	49,012	53,377	51,408	53,260	63,737
	Total	189,577	217,083	224,188	219,382	262,537
Benowa	Commercial	21,708	31,781	37,003	35,523	43,607
	Community purpose	16,011	16,271	16,971	16,997	20,864
	Industry	12	61	75	37	45
	Retail	7,616	9,631	10,747	10,543	12,942
	Other	14	67	82	40	50
	Total	45,360	57,811	64,878	63,140	77,508
Biggera Waters	Commercial	10,369	15,781	19,896	22,432	40,566
	Community purpose	9,153	10,272	11,952	13,455	24,332
	Industry	42,559	43,766	43,766	42,736	77,285
	Retail	40,175	53,542	70,534	84,298	152,446
	Other	45,353	45,130	44,690	44,910	81,216
	Total	147,610	168,491	190,838	207,831	375,845
Broadbeach Waters	Commercial	3,290	9,538	9,895	9,508	9,612
	Community purpose	2,331	4,453	7,047	5,328	5,386
	Industry	1,856	1,856	1,856	1,856	1,876

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space				
		2016	2021	2026	2031	Ultimate development
	Retail	102,361	106,863	111,477	109,454	110,653
	Other	1,954	1,954	1,954	1,954	1,975
	Total	111,792	124,664	132,229	128,100	129,502
Bundall	Commercial	44,255	79,028	91,036	89,294	107,283
	Community purpose	5,391	10,838	15,483	17,059	20,495
	Industry	36,202	41,060	45,143	44,527	53,498
	Retail	112,423	123,755	135,338	138,509	166,413
	Other	44,331	45,437	49,566	83,603	100,446
	Total	242,603	300,117	336,567	372,992	448,135
Burleigh Heads	Commercial	34,512	66,586	78,289	80,183	80,914
	Community purpose	13,562	14,789	19,966	21,123	21,315
	Industry	184,382	201,515	212,022	213,723	215,673
	Retail	101,401	110,250	116,302	117,864	118,939
	Other	192,268	197,560	203,364	204,657	206,524
	Total	526,125	590,700	629,943	637,550	643,366
Burleigh Waters	Commercial	14,022	21,609	24,090	21,589	27,084
	Community purpose	9,937	10,074	10,634	10,798	13,546
	Industry	13,630	16,133	16,519	13,942	17,491
	Retail	42,385	45,334	48,461	46,790	58,698
	Other	15,683	15,000	13,823	14,369	18,026
	Total	95,657	108,150	113,526	107,488	134,844
Carrara	Commercial	23,139	28,060	28,641	26,836	31,984
	Community purpose	22,586	22,968	23,731	23,688	28,232
	Industry	52,580	59,957	67,220	60,980	72,677
	Retail	34,091	37,494	39,599	40,401	48,151
	Other	54,879	54,996	55,637	56,699	67,575
	Total	187,275	203,476	214,829	208,604	248,619
Clear Island Waters	Commercial	6,014	9,384	9,771	8,661	15,578
	Community purpose	5,634	6,106	6,737	6,632	11,929

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space				
		2016	2021	2026	2031	Ultimate development
	Industry	394	263	263	263	472
	Retail	440	417	417	417	750
	Other	421	276	276	276	497
	Total	12,903	16,446	17,465	16,250	29,226
Coolangatta	Commercial	17,689	32,838	41,660	46,408	49,674
	Community purpose	11,715	11,736	11,718	11,709	12,534
	Industry	1,883	2,149	1,959	1,669	1,786
	Retail	57,201	60,414	64,896	66,244	70,907
	Other	1,991	2,284	2,075	1,757	1,880
	Total	90,479	109,421	122,307	127,787	136,782
Coombabah	Commercial	4,835	7,045	8,795	9,098	11,940
	Community purpose	4,618	4,949	5,471	5,822	7,641
	Industry	29,447	30,557	31,297	31,045	40,743
	Retail	6,908	7,279	7,365	7,406	9,719
	Other	30,637	31,880	32,877	33,048	43,370
	Total	76,446	81,710	85,804	86,419	113,413
Coomera	Commercial	10,584	25,651	44,544	66,205	108,797
	Community purpose	5,673	8,001	15,751	18,744	30,802
	Industry	75,318	107,253	131,160	145,574	239,225
	Retail	34,611	66,035	101,424	158,279	260,103
	Other	73,864	80,201	91,895	108,621	178,499
	Total	200,051	287,141	384,774	497,423	817,426
Currumbin - Tugun	Commercial	52,411	76,559	91,902	100,634	103,781
	Community purpose	20,662	29,686	42,439	52,208	53,841
	Industry	9,297	16,605	25,509	33,359	34,402
	Retail	42,487	46,662	50,862	53,086	54,746
	Other	9,903	17,560	27,253	36,115	37,244
	Total	134,761	187,071	237,964	275,402	284,014
Currumbin	Commercial	19,323	25,559	28,543	28,565	33,163

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space				
		2016	2021	2026	2031	Ultimate development
Valley - Tallebudgera	Community purpose	22,164	23,687	24,748	25,489	29,593
	Industry	48,553	48,752	48,713	48,431	56,227
	Retail	4,396	5,165	6,095	6,625	7,691
	Other	51,135	51,352	51,309	51,000	59,211
	Total	145,571	154,516	159,407	160,110	185,885
Currumbin Waters	Commercial	16,159	23,166	28,463	30,891	32,831
	Community purpose	10,872	11,098	11,752	12,161	12,924
	Industry	79,740	95,213	110,878	107,686	114,448
	Retail	17,613	19,608	22,673	24,948	26,514
	Other	83,467	86,830	93,347	106,612	113,306
	Total	207,850	235,915	267,113	282,298	300,024
Elanora	Commercial	6,656	12,971	16,151	15,342	15,998
	Community purpose	5,745	7,782	10,964	14,178	14,784
	Industry	2,143	2,248	2,073	2,073	2,161
	Retail	14,349	16,474	18,585	18,194	18,971
	Other	2,259	2,374	2,182	2,182	2,275
	Total	31,154	41,849	49,954	51,968	54,188
Guanaba - Springbrook	Commercial	15,053	18,336	20,860	23,175	33,174
	Community purpose	14,616	15,097	15,777	16,059	22,988
	Industry	43,842	44,696	44,650	44,104	63,133
	Retail	23,105	24,250	25,550	26,461	37,877
	Other	46,160	47,097	47,046	46,448	66,488
	Total	142,777	149,475	153,883	156,246	223,661
Helensvale	Commercial	27,300	59,698	86,360	125,331	153,408
	Community purpose	13,660	21,582	43,836	46,276	56,643
	Industry	40,762	51,933	52,269	51,125	62,578
	Retail	64,630	74,275	85,847	92,276	112,948
	Other	39,990	40,470	40,459	41,942	51,338
	Total	186,342	247,957	308,772	356,950	436,915

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space				
		2016	2021	2026	2031	Ultimate development
Highland Park	Commercial	7,394	17,377	18,961	15,873	19,520
	Community purpose	2,642	2,474	7,843	10,508	12,923
	Industry	2,438	1,635	1,635	1,635	2,011
	Retail	17,204	17,051	17,051	17,051	20,969
	Other	5,297	4,268	1,721	2,124	2,612
	Total	34,975	42,806	47,210	47,191	58,034
Hope Island	Commercial	26,852	37,618	39,662	37,129	37,129
	Community purpose	19,697	20,515	21,317	21,018	21,018
	Industry	19,411	21,274	21,185	19,844	19,844
	Retail	54,513	58,112	62,015	63,132	63,132
	Other	21,148	22,974	22,428	21,177	21,177
	Total	141,620	160,493	166,607	162,300	162,300
Jacobs Well - Alberton	Commercial	6,753	13,213	21,315	27,979	31,784
	Community purpose	4,790	9,015	11,217	13,722	15,588
	Industry	30,180	41,162	54,953	68,433	77,738
	Retail	28,876	32,312	37,507	43,060	48,916
	Other	28,282	30,214	34,309	41,035	46,615
	Total	98,880	125,915	159,300	194,230	220,640
Labrador	Commercial	21,060	34,063	33,099	27,453	31,272
	Community purpose	13,572	14,483	15,183	15,281	17,407
	Industry	7,259	8,585	7,221	7,873	8,969
	Retail	49,864	54,040	61,664	59,297	67,545
	Other	7,692	9,146	7,649	8,365	9,529
	Total	99,447	120,317	124,816	118,270	134,721
Main Beach	Commercial	11,245	14,390	15,415	14,181	14,181
	Community purpose	11,882	11,872	11,891	11,911	11,911
	Industry	10,126	10,282	10,317	10,091	10,091
	Retail	19,850	25,217	31,908	33,835	33,835
	Other	5,552	5,733	5,749	6,003	6,003

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space				
		2016	2021	2026	2031	Ultimate development
	Total	58,655	67,493	75,280	76,020	76,020
Mermaid Beach - Broadbeach	Commercial	25,035	44,441	58,113	56,229	59,072
	Community purpose	17,248	24,889	22,169	21,157	22,226
	Industry	3,489	4,663	5,278	4,673	4,909
	Retail	147,659	156,832	164,408	161,986	170,174
	Other	3,625	4,893	5,474	4,830	5,074
	Total	197,057	235,718	255,442	248,874	261,455
Mermaid Waters	Commercial	10,386	16,200	18,835	17,964	23,267
	Community purpose	7,803	8,401	9,287	9,902	12,825
	Industry	4,690	5,106	4,464	4,470	5,790
	Retail	22,390	24,656	26,467	24,692	31,983
	Other	5,371	5,822	4,924	4,929	6,385
	Total	50,640	60,185	63,976	61,957	80,250
Merrimac	Commercial	18,177	21,190	23,698	23,875	30,638
	Community purpose	23,374	26,502	30,069	33,044	42,405
	Industry	8,706	8,922	8,904	8,885	11,402
	Retail	7,278	7,712	7,997	7,890	10,126
	Other	9,167	9,405	9,384	9,364	12,017
	Total	66,701	73,731	80,051	83,057	106,588
Miami	Commercial	12,763	17,385	19,567	18,658	21,095
	Community purpose	3,138	4,638	5,993	6,106	6,903
	Industry	12,025	12,005	12,056	12,250	13,849
	Retail	28,378	31,502	33,557	33,743	38,149
	Other	12,482	12,453	12,479	12,577	14,219
	Total	68,786	77,982	83,651	83,334	94,215
Molendinar	Commercial	6,301	18,247	24,670	27,233	27,245
	Community purpose	2,674	8,715	17,107	20,261	20,270
	Industry	214,139	225,550	224,761	217,497	217,597
	Retail	27,701	30,549	32,703	31,917	31,932

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space				
		2016	2021	2026	2031	Ultimate development
	Other	213,914	215,615	212,817	212,416	212,514
	Total	464,730	498,677	512,058	509,325	509,559
Mudgeeraba - Bonogin	Commercial	25,341	34,500	41,035	41,683	58,739
	Community purpose	18,386	22,705	25,997	26,256	37,000
	Industry	36,078	39,128	35,651	35,134	49,510
	Retail	42,211	44,659	46,265	47,066	66,325
	Other	37,913	41,219	37,177	37,019	52,167
	Total	159,929	182,212	186,126	187,159	263,740
Nerang - Mount Nathan	Commercial	82,357	119,681	133,972	136,437	177,494
	Community purpose	33,068	37,121	39,345	40,508	52,698
	Industry	132,787	137,910	139,752	138,841	180,621
	Retail	87,812	95,747	104,508	104,006	135,304
	Other	140,035	146,279	147,853	147,195	191,488
	Total	476,059	536,737	565,430	566,988	737,606
Ormeau - Yatala	Commercial	44,179	130,209	225,701	278,796	367,670
	Community purpose	5,451	8,473	13,718	18,303	24,138
	Industry	433,224	658,998	930,526	1,276,282	1,683,136
	Retail	81,130	125,376	185,326	249,764	329,384
	Other	402,907	467,254	539,818	632,257	833,809
	Total	966,891	1,390,310	1,895,089	2,455,402	3,238,137
Oxenford - Maudsland	Commercial	10,516	16,144	18,257	17,794	23,426
	Community purpose	11,929	16,413	26,152	25,197	33,172
	Industry	138,064	138,470	138,360	138,322	182,103
	Retail	54,863	58,880	57,453	57,319	75,461
	Other	145,216	145,439	145,318	145,276	191,259
	Total	360,589	375,346	385,540	383,908	505,421
Pacific Pines - Gaven	Commercial	11,875	20,789	22,134	20,683	34,644
	Community purpose	6,876	7,322	8,014	8,524	14,277
	Industry	12,253	12,184	11,634	11,540	19,329

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space				
		2016	2021	2026	2031	Ultimate development
	Retail	12,426	16,274	21,631	24,854	41,631
	Other	13,743	14,522	12,845	12,688	21,253
	Total	57,173	71,091	76,258	78,289	131,136
Palm Beach	Commercial	17,648	30,565	36,416	37,546	42,750
	Community purpose	5,632	6,174	7,412	7,830	8,915
	Industry	1,467	1,939	2,518	2,449	2,788
	Retail	33,379	36,251	39,922	41,751	47,537
	Other	1,575	2,093	2,728	2,652	3,020
	Total	59,702	77,023	88,997	92,228	105,010
Paradise Point - Hollywell	Commercial	11,946	18,377	17,887	14,595	18,329
	Community purpose	5,226	5,780	6,720	6,456	8,108
	Industry	20,128	20,423	20,742	20,124	25,274
	Retail	14,595	16,022	16,443	15,822	19,871
	Other	21,164	21,162	20,911	21,214	26,643
	Total	73,059	81,765	82,703	78,211	98,225
Parkwood	Commercial	8,611	11,593	12,351	12,006	17,048
	Community purpose	3,181	3,634	4,599	5,034	7,148
	Industry	1,822	2,440	2,811	2,209	3,137
	Retail	16,886	17,413	18,080	18,012	25,577
	Other	1,579	1,565	1,497	1,722	2,445
	Total	32,079	36,645	39,337	38,983	55,355
Pimpama	Commercial	16,969	27,120	29,835	31,842	48,515
	Community purpose	15,500	20,500	25,240	30,748	46,849
	Industry	15,354	15,366	15,352	15,352	23,392
	Retail	4,186	4,188	20,007	20,787	31,672
	Other	16,162	16,175	16,160	16,160	24,623
	Total	68,172	83,350	106,595	114,889	175,051
Reedy Creek - Andrews	Commercial	8,987	11,393	12,289	11,921	15,700
	Community purpose	6,156	6,211	6,528	6,607	8,701

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space				
		2016	2021	2026	2031	Ultimate development
	Industry	437	271	270	270	356
	Retail	12,180	12,181	12,239	12,239	16,119
	Other	454	284	284	284	374
	Total	28,215	30,340	31,610	31,321	41,249
Robina	Commercial	54,999	115,562	163,193	192,782	238,675
	Community purpose	26,433	32,560	37,782	39,803	49,278
	Industry	19,803	20,432	20,353	20,067	24,844
	Retail	82,515	109,203	132,203	148,461	183,803
	Other	20,833	21,317	21,230	21,012	26,014
	Total	204,583	299,075	374,760	422,125	522,613
Runaway Bay	Commercial	11,652	19,972	20,266	16,684	22,612
	Community purpose	6,732	7,099	8,166	8,441	11,440
	Industry	349	281	281	281	381
	Retail	24,817	28,109	31,762	29,744	40,313
	Other	374	300	301	300	407
	Total	43,925	55,761	60,776	55,450	75,153
Southport	Commercial	185,064	358,614	515,451	625,414	990,078
	Community purpose	84,507	113,239	151,820	181,944	288,031
	Industry	82,898	92,805	93,103	89,811	142,178
	Retail	233,276	256,930	286,235	298,253	472,157
	Other	88,857	99,377	98,063	102,578	162,389
	Total	674,602	920,964	1,144,673	1,298,001	2,054,833
Surfers Paradise	Commercial	53,311	95,482	99,222	85,567	129,996
	Community purpose	10,033	11,172	11,740	11,056	16,797
	Industry	6,702	7,000	6,809	6,118	9,294
	Retail	346,542	362,853	387,768	395,263	600,493
	Other	7,220	7,548	7,338	6,580	9,996
	Total	423,808	484,054	512,878	504,583	766,576
Upper	Commercial	26,166	41,824	60,196	76,304	99,248

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space				
		2016	2021	2026	2031	Ultimate development
Coomera - Willow Vale	Community purpose	14,189	15,017	20,859	24,634	32,042
	Industry	64,305	72,412	87,191	96,109	125,008
	Retail	38,054	49,416	65,777	84,366	109,734
	Other	66,063	70,738	79,801	93,798	122,002
	Total	208,777	249,407	313,826	375,211	488,033
Varsity Lakes	Commercial	32,494	49,340	55,843	56,719	65,828
	Community purpose	7,298	8,155	9,453	9,442	10,958
	Industry	19,399	23,266	25,496	24,441	28,366
	Retail	20,672	25,074	30,863	33,615	39,014
	Other	20,173	21,176	21,548	21,664	25,143
	Total	100,038	127,010	143,202	145,881	169,309
Worongary - Tallai	Commercial	8,461	10,519	10,093	9,538	9,538
	Community purpose	7,405	9,039	10,396	10,465	10,465
	Industry	7,970	7,970	7,970	7,970	7,970
	Retail	18,095	18,095	18,095	18,095	18,095
	Other	8,389	8,389	8,389	8,389	8,389
	Total	50,319	54,011	54,942	54,456	54,456
Inside Priority Infrastructure Area	Commercial	1,043,849	1,823,970	2,335,213	2,581,973	3,429,058
	Community purpose	528,305	634,686	791,078	862,592	1,126,444
	Industry	1,836,508	2,236,315	2,601,509	2,927,517	3,738,210
	Retail	2,180,569	2,463,239	2,801,122	3,006,000	3,937,929
	Other	1,882,067	2,027,776	2,138,857	2,333,574	2,954,032
	Total	7,471,298	9,185,986	10,667,779	11,711,655	15,185,673
Outside Priority Infrastructure Area	Commercial	87,494	142,349	176,886	194,250	257,989
	Community purpose	63,354	82,665	100,494	114,611	149,689
	Industry	282,144	298,674	323,297	350,136	447,013
	Retail	118,440	132,470	146,618	157,093	205,805
	Other	273,562	267,556	274,680	288,126	364,759
	Total	824,994	923,715	1,021,976	1,104,218	1,425,256

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space				
		2016	2021	2026	2031	Ultimate development
Total Local Government Area	Commercial	1,131,343	1,966,319	2,512,099	2,776,223	3,687,047
	Community purpose	591,659	717,351	891,572	977,203	1,276,133
	Industry	2,118,652	2,534,989	2,924,806	3,277,653	4,185,223
	Retail	2,299,009	2,595,709	2,947,740	3,163,093	4,143,734
	Other	2,155,629	2,295,332	2,413,537	2,621,700	3,318,791
	Total	8,296,292	10,109,701	11,689,755	12,815,873	16,610,929

Appendix E – Planned density

Column 1 Area classification	Column 2 LGIP development type	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network				
		Non-residential plot ratio	Residential density (dwellings/ dev ha)	Water supply network (EP/dev ha)	Sewerage network (EP/dev ha)	Transport network (VTPD/dev ha)	Public parks and land for community facilities network* (EP/dev ha)	
Residential development								
Low density residential	Detached dwellings	0	20	54.6	54.6	180	54.6	
Low density residential – large lot precinct	Detached dwellings	0	16	43.7	43.7	144	43.7	
Medium density residential	Attached dwellings, Detached dwellings (Any 'Code Assessable' Non-residential development within this zone, will be accommodated utilising the Residential Planned density)	RD1	0	25	68.3	68.3	112.5	68.3
		RD2		33	56.8	56.8	148.5	56.8
		RD3		40	68.8	68.8	180	68.8
		RD4		50	86.0	86.0	225	86.0
		RD5		100	150.2	150.2	450	150.2
		RD6		150	225.2	225.2	675	225.2
		RD7		200	300.3	300.3	900	300.3
		RD8		385	578.1	578.1	1,732.5	578.1
High density residential	Attached dwellings, Tourist residential (Any 'Code Assessable' Non-residential development within this zone, will be accommodated utilising the Residential Planned density)	RD2	0	33	56.8	56.8	148.5	56.8
		RD3		40	68.8	68.8	180	68.8
		RD4		50	86.0	86.0	225	86.0
		RD5		100	163.8	163.8	450	163.8
		RD6		150	245.7	245.7	675	245.7
		RD7		200	327.6	327.6	900	327.6
		RD8		385	630.6	630.6	1,732.5	630.6
		RDX		694	1073.0	1073.0	3,123	1073.0
Emerging Communities	Detached dwellings	0	20	54.6	54.6	180	54.6	
Rural Residential	Detached dwellings	0	2.5	6.8	0	22.5	6.8	
Township	Detached dwellings	0	16	43.7	43.7	144	43.7	

Column 1 Area classification	Column 2 LGIP development type	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network			
		Non-residential plot ratio	Residential density (dwellings/ dev ha)	Water supply network (EP/dev ha)	Sewerage network (EP/dev ha)	Transport network (VTPD/dev ha)	Public parks and land for community facilities network* (EP/dev ha)

Mixed development

Centre	Attached dwellings, Retail, Commercial	RD2	0.85	33	56.8	56.8	148.5	56.8
		RD3		40	68.8	68.8	180	68.8
		RD4		50	86.0	86.0	225	86.0
		RD4 A		66	113.5	113.5	297	113.5
		RD5		100	150.2	150.2	450	163.8
		RD6		150	225.2	225.2	675	245.7
		RD7		200	300.3	300.3	900	327.6
		RD8		385	578.1	578.1	1,732.5	630.6
		RDX		694	1073.0	1073.0	3,123	1073.0
Neighbourhood Centre	Retail, Commercial		0.6	25	43.7	43.7	112.5	43.8
Mixed Use	Attached dwellings, Retail, Commercial	RD2	0.55	33	56.8	56.8	148.5	56.8
		RD3		40	68.8	68.8	180	68.8
		RD4		50	86.0	86.0	225	86.0
		RD5		100	150.2	150.2	450	163.8
		RD6		150	225.2	225.2	675	245.7
		RD7		200	300.3	300.3	900	327.6
		RD8		385	578.1	578.1	1,732.5	630.6
		RDX		694	1073.0	1073.0	3,123	1073.0

Non-residential development

Sport and Recreation	Community purpose, Retail, Commercial	0	0	54.6	54.6	0.4/m ² TUA*	0
Open Space	Community purpose	0	0	0.8	0.1		0
Conservation	Community purpose	0	0	0	0		0
Rural	Rural	0	0	0	0	0.05/m ² TUA	0
Low Impact Industry	Industry	0.5	0	43.7	43.7	0.05/m ² TUA	0
Medium Impact	Industry	0.5	0	43.7	43.7	0.05/m ²	0

Column 1 Area classification	Column 2 LGIP development type	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network			
		Non-residential plot ratio	Residential density (dwellings/ dev ha)	Water supply network (EP/dev ha)	Sewerage network (EP/dev ha)	Transport network (VTPD/dev ha)	Public parks and land for community facilities network* (EP/dev ha)
Industry						TUA	
High Impact Industry	Industry	0.5	0	43.7	43.7	0.05/m ² TUA	0
Extractive industry	Other	0	0	0	0	0.05/m ² TUA	0
Waterfront and Marine Industry	Industry	0.4	0	27.3	27.3	0.05/m ² TUA	0
Community Facilities	Community purpose	0.05	0	41.0	41.0	0.4/m ² TUA	0
Special Purpose	Community purpose, Retail, Commercial	Site specific	0	Site specific	Site specific	0.4/m ² TUA	0
Major Tourism	Other	Site specific	Site specific	Site specific	Site specific	0.05/m ² TUA	0
Innovation	Community purpose, Retail, Commercial	Site specific	0	54.6	54.6	0.4/m ² TUA	0
Limited Development	Community purpose	0	0	0.8	0.1	0.4/m ² TUA	0

* TUA – Total Use Area as defined in the City Plan SC1.2 Administrative definitions.

Appendix F – Developable Area

Developable Area - Local Government Infrastructure Plan

1. Introduction

Purpose of document

This document has been prepared to detail the preparation of the LGIP Developable Area, referenced in Section 4.2.2 of the LGIP template. The document explains the information and method used in preparing the Developable Area Map (LGIP-DEV-AREA).

Background

The preparation of planning assumptions by Gold Coast Water has drawn on population modelling which considered a range of constraints under the City Plan to determine what proportion of a particular lot could be developed, and hence future population growth.

The Developable Area has considered the constraints previously used, but has been prepared to best reflect the current application of constraints under the City Plan. While the developable area is indicative of considerations in determining planning assumptions it has not directly informed the development of the planning assumptions. An example of this is existing development shown as developable, even though it does not necessarily represent any opportunity for higher density and therefore additional population and infrastructure demand.

Limitations of Developable Area

The Developable Area is only a high level indication and in no way is a decision by Council on where development may occur. The constraints used have been considered as significant. This has been done for the purpose of providing an indicative developable area, where in practice a constraint may have a partial impact by reducing the development footprint or yield, but still permitting development to occur. It should be noted that some areas identified as having significant constraints through this process may be approved for development subject to detailed site investigations of constraints and addressing applicable assessment benchmarks. Conversely developable areas may still be subject to constraints which may limit developable area, and any applicable assessment benchmarks must be addressed.

2. Method

Overview

The first stage in determining developable area was to identify areas of existing development, approved development, and exclude areas subject to environmental protection. The second stage was to exclude areas where the zoning does not generally allow development, or significant development to occur.

The final stage was to overlay the constraints considered to be significant. This included Planning Scheme overlay maps and contour mapping. Where updates to the overlay mapping was available this was used in place of official overlay map on the understanding that the overlay mapping would be updated in due course through Council endorsement.

Identification of Existing Urban Development

The first stage in determining developable area was to identify existing urban development. Lots below a certain threshold size were assumed to be fully developed or developed to the extent any constraints shown would have been removed, allowing redevelopment to occur.

The details of this, including the lot sizes used are included in Table 2-1. In these cases any absolute constraints affecting the land have been disregarded assuming that absolute constraints no longer exist on developed land which is smaller than the lot size threshold in the relevant zone. In existing areas any constrained areas have been retained as park or open space which is assumed to be non-developable.

Information regarding existing approvals was obtained and is reflected in the developable area. The details of existing approvals have been used to identify developable areas (residential and urban uses) and non-developable (parks, conservation, and waterways).

The City of Gold Coast Council encourages Voluntary Conservation Agreements as a means of protecting significant habitat on private properties. These Agreements include an ongoing covenant over the relevant parcel of land preventing vegetation clearing and any significant development. Council has a record of land subject to environmental covenants and these areas have been removed from the developable area.

The Natural Areas Management Unit of Council maintains information on the following Gold Coast Conservation Estates:

- Bushland Reserve
- Conservation Area
- Environmental Reserve
- General Reserve.

These areas are managed by Council for the purposes of protecting habitat areas and are not considered developable for the purpose of this exercise.

The information used in this stage of preparing the Developable Area is included in Table 2-1.

Table 2-1: High level developable area considerations

	Consideration	Application	Reasons
1	Lot size	<p>Include in developable area where lot sizes are below threshold, regardless of constraints. The list below has the lot size threshold applied for each lot; (with Planning Scheme minimum lot size, in brackets, for reference). The threshold to identify developable area is significantly higher than the minimum lot size to capture existing development, assuming that below the threshold size there would be very few areas of significant constraint.</p> <ul style="list-style-type: none"> • Low Density Residential - 1,400m² (600m²) • Low Density (Large Lot Precinct) - Include all (no new lots created) • Residential density overlay - 1,200m² (min lot size varies) • Medium Density Residential – 1,600m² (400m²) • Medium Density within Ridges and Significant Hills 	<p>Where development has already been approved or occurred, constraints that may be shown would have already been assessed. As a result development has been allowed taking into account the constraints, or the limit of development has been determined by consideration of the constraints. Therefore, despite the constraints shown over already developed areas, these constraints should be considered mitigated. These already developed areas may be redeveloped over time with the possibility for higher density development in some circumstances.</p> <p>Lot size has been used with GIS queries to show lots that have already been developed, as developable. For lots to be further subdivided</p>

	Consideration	Application	Reasons
		Protection Overlay - 1,200m ² (600m ²) <ul style="list-style-type: none"> • High Density Residential - 800m² (400m²) • Centre – 12,000m² • Neighbourhood Centre – Include all • Low Impact Industry - 2,000m² (1,000m²) • Medium Impact Industry - 4,000m² (2,000m²) • High Impact Industry - 8,000m² (4,000m²) • Waterfront and Marine Industry - 2,000m² (1,000m²) • Major Tourism – Include all • Emerging Community - 1,200m² (4ha – to not compromise future development) • Innovation - 2,000m² (1,000m²) • Mixed Use - 2,000m² (1,000m²) • Rural Residential - 8,000m² (no lots less than 4,000m², average 8,000m²) • Rural Residential (Landscape and Environment Precinct) - 32,000m² (16,000m²) 	they would need to be at least double the minimum lot size for the relevant zone. However using these criteria missed many larger lots where the possibility of development is considered high despite the existence of some constraint overlays. This is due to clearing that has occurred or existing development. Therefore a higher threshold has been applied to capture a large proportion of existing development. The list in the recommendation column includes the threshold size and the minimum lot size.
2	Development on a site has been approved or legal clearing has occurred.	Include all in developable area (except where any non-developable areas are included in the approved plan of development, i.e. Conservation, Open Space).	If a Development Approval is in place for a site, development can occur as approved and constraints would have been considered in assessing the application. The approval may ensure some areas are not developed and these would be retained by Council as Conservation (or Open Space). Where information on constrained land is included as part of the approval this should be excluded from developable area.
3	Environmental Covenant over land parcel	Exclude from developable area.	Environmental covenants prevent vegetation clearing (with no time constraint), and so these parcels are not considered developable for the purpose of this exercise.
4	NAMU areas	Exclude from developable area. NAMU areas are the following Gold Coast Conservation Estates: <ul style="list-style-type: none"> • Bushland Reserve • Conservation Area • Environmental Reserve • General Reserve 	High level of environmental values exists and development will not be permitted.

Exclusion of Constrained Land Use Zones and Land Subject to Overlays

The second stage was to exclude area zonings which do not permit significant development. The zonings used for this purpose include:

- Open space (only development would be for recreation purposes, or potentially community facilities, which will result in limited development)
- Conservation (intent to protect areas of environmental biodiversity – very little development potential)

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- Extractive industry (generally outside of urban areas and not subject to significant floor space – no residential uses are envisaged)
 - Rural (no urban uses permitted – low scale of residential density with limited opportunity for additional dwellings, although there could be non-residential development in support of non-urban activities such as agriculture, extractive industry and the like. Despite this, Rural areas are to be excluded from the Priority Infrastructure Area and are therefore excluded from developable areas in this exercise)
 - Special purpose (providing for infrastructure, services, and transport services – no significant development envisaged)
 - Special purpose areas included as developable area:
 1. Gold Coast Airport is shown as developable area as the land around the actual runways has potential for a range of uses supporting the airport operation and providing associated uses (e.g. airline catering, maintenance, and offices)
 2. Special development areas precinct is shown as developable area – Hope Island, Southport PDA, Parklands Commonwealth Games Village, Jupiters Casino, Royal Pines, Cypress Gardens Waters and Robina Town Centre
 - Unzoned (not envisaged to be developed).

The third stage was to exclude land which is subject to absolute constraints. These development constraints are summarised as follows:

- Land identified with slope greater than 20% and above on contour mapping
- Land identified as high landslide hazard on the Landslide Hazard Overlay maps
- Waterways and wetlands (not including buffers) identified on the Environmental Significance Overlay maps
- Land zoned for open space.

The developable area map does not include Council's flood overlay map, as it is not an absolute constraint.



For more information

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