Local Government Infrastructure Plan 2017
Planning Assumptions Extrinsic Material

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Moreton Bay Regional Council

Version control

Version	Revision date	Author	Description and reason for change
1	August 2016	Gen Denny	Version 1
2	August 23 2016	Peter Rawlinson	Some edits to reflect assumptions methodology

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1.0 Preliminary

This document broadly describes the methodology, data sources and outputs of the work undertaken to prepare population and employment assumptions in 2012/13. This work formed the basis of Council's infrastructure modelling associated with preparation of the MBRC planning scheme and has been used to inform the preparation of the Local Government Infrastructure Plan (LGIP).

2.0 Background

Moreton Bay Regional Council (MBRC) began work on the preparation of the current planning scheme in 2011. A first draft Strategic Framework was completed in December 2011. In 2012, MBRC began work on the detailed scheme provisions, including zonings, precincts codes. The draft Strategic Framework was used as the basis for the preparation of an initial set of draft planning assumptions pending completion of more detailed planning scheme measures. An initial draft set of planning scheme assumptions were prepared in 2012 and further revised in 2013 once the draft zoning, precinct and code provisions became available. All of this work was undertaken in accordance with the Statutory Guidelines applicable to preparation of a Priority Infrastructure Plan (PIP) in 2012/13.[1] The planning assumptions work was undertaken to provide inputs into the detailed infrastructure modelling projects which themselves take a couple of years to complete. The draft planning scheme was advertised for public consultation in 2014 and in 2015. The MBRC Planning Scheme came into force and effect in February 2016.

In 2014, the State Government released the new guidelines for preparation of an LGIP. At that time, MBRC was undertaking consultation of the draft Planning Scheme. Because detailed infrastructure modelling takes a couple of years to complete, it was considered unreasonable for the local government to consider causing further significant delay to the new Planning Scheme process by commencing an entirely new LGIP in accordance with the new statutory guideline after all the work and modelling that had been undertaken to prepare the draft PIP.

Council therefore agreed that the PIP assumptions work would form the basis of the first LGIP as quickly as possible so as not to unduly delay completion of the draft Planning Scheme and as a parallel exercise begin the LGIP2 process that will include new/updated planning assumptions and infrastructure planning. Work on the second LGIP is already underway but will take a number of years to complete. The second LGIP will be brought into effect by way of amendment of the planning scheme.

3.0 Projection areas

Planning assumptions have been produced for the region, planning districts, place types, localities, SLA's and at a lot level. For the purposes of the LGIP, the five (5) planning districts have been used as the projection areas as follows:

1. Coastal Communities and Bribie Island
2. Caboolture

[1] Statutory guideline 01/11 Priority Infrastructure Plans and PIP Practice Note 1 – planning assumptions, which are consistent with the requirements of section 2.5.2 Planning Assumptions of Statutory Guideline 03/14 Local government infrastructure plans.

3. North Lakes - Redcliffe - Moreton Bay Rail Corridor
4. Strathpine
5. Rural

4.0 Development types

Table 1 below outlines the relationship between the LGIP development categories, LGIP development types and planning scheme uses. The development types were used as the building blocks of the planning assumptions.

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

LGIP development category	LGIP development type	Uses
Residential development	Single dwelling	Caretaker’s accommodation Dwelling house
	Multiple dwelling	Community residence Detention facility Dual occupancy Dwelling unit Multiple dwelling Non-resident workforce accommodation Relocatable home park Residential care facility Retirement facility Rooming accommodation Rural worker’s accommodation Short-term accommodation Tourist park (Residential component)
Non-residential development	Commercial	Brothel Car wash Home-based business Motor sport facility Nature-based tourism Office Resort complex Sales office Telecommunications facility Veterinary services
	Community	Cemetery Child care centre Club (not including liquor licence) Community care centre Community use Crematorium

LGIP development category	LGIP development type	Uses
		Educational establishment Emergency services Environment facility Function facility Funeral parlour Health care services Hospital Indoor sport and recreation Landing Major sport, recreation and entertainment facility Outdoor sport and recreation Outstation Park Place of worship Theatre Tourist attraction
	Industry	Air services Bulk landscape supplies High impact industry Low impact industry Major electricity infrastructure Marine industry Medium impact industry Parking station Port services Renewable energy facility Research and technology industry Service industry Special industry Substation Transport depot Warehouse Wholesale nursery Utility installation
	Retail	Adult store Agricultural supplies store Bar Club (including liquor licence) Food and drink outlet Garden centre Hardware and trade supplies Hotel

LGIP development category	LGIP development type	Uses
		Nightclub entertainment facility Outdoor sales Roadside stall Service station Shop Shopping centre Showroom Tourist park (Non-residential component) Market
	Rural Resource	Animal husbandry Animal keeping Aquaculture Cropping Extractive industry Intensive animal industry Intensive horticulture Permanent plantation Rural industry Winery

Note: The development types Work from Home and Construction are dispersed land uses that do not have a relationship with specific Planning Scheme use GFA and have been treated separately in the employment assumptions.

5.0 Methodology

The methodology used to develop the planning assumptions considers both the supply side and the demand side. The detailed specification for the analysis is provided in the Planning Assumptions Specification document - August 2013.

5.1 Supply analysis

Figure 1 below summarises the steps undertaken on the supply side (bottom up approach). Steps 1 to 3 provide an estimate of the planning scheme population, dwellings, employment and Gross Floor Area (GFA) for the base year and a total future capacity for each allotment based on the planning scheme.

Figure 1 - Supply side

Step 1: Extisting and approved use of land

- Identify existing land uses
- Identify all approved development
- For all allotments assign existing employment and floor space to all land

Step 2: Apply strategic framework and zoning to land to identify land supply

- Allocation of MBRC Place Model, Place Types to all land in the region
- Identify contraints affecting potential development of land
- Assign a QPP level 1 zoning equivalent and precinct (where required) consistent with the place type allocation, constraint and existing and preferred use

Step 3: Estimate population/employment capacity of land supply

- For all allotments assign employment, population and dwelling assumptions to all unconstrained land using assumed floor space coversion ratios, residential densities and occupancy rates

The 2012/13 PIP employment assumptions work provided employment and GFA estimates and forecasts in five year intervals commencing 2011 to 2031. 2031 was selected as the planning horizon for the Strategic Framework because it matched the planning horizon in the SEQ Regional Plan (2009-2031). In 2015 the SEQ Council of Mayors released to Council the NIEIR 2014 SEQ Report containing Long Run (2041) Employment and Economic Forecasts for SEQ. To meet the requirement for the LGIP to include ultimate employment and GFA, the ultimate employment totals in the LGIP are based on the 2041 employment forecasts for MBRC but with adjustments where the modelling undertaken by Council indicates a higher ultimate employment outcome is possible based on the availability of developable land, and /or limits to the employment capacity of an area.

A summary of the population and employment outcomes is provided in Tables A1 and A2.

5.2 Demand side

Figure 2 below summarises the steps taken on the demand side (top down approach). Step 1 and 2 provides a development sequence that is used in the infrastructure network demand modelling process.

Figure 2 - Demand side

Step 1: Forecasts of population and jobs

- Review and update NIEIR regional small area economic forecasts and extend to 2031
- Review and update OESR regional small area population and dwelling forecasts

Step 2: Growth Modelling - Use Cellular Automata to model the pattern of urban growth

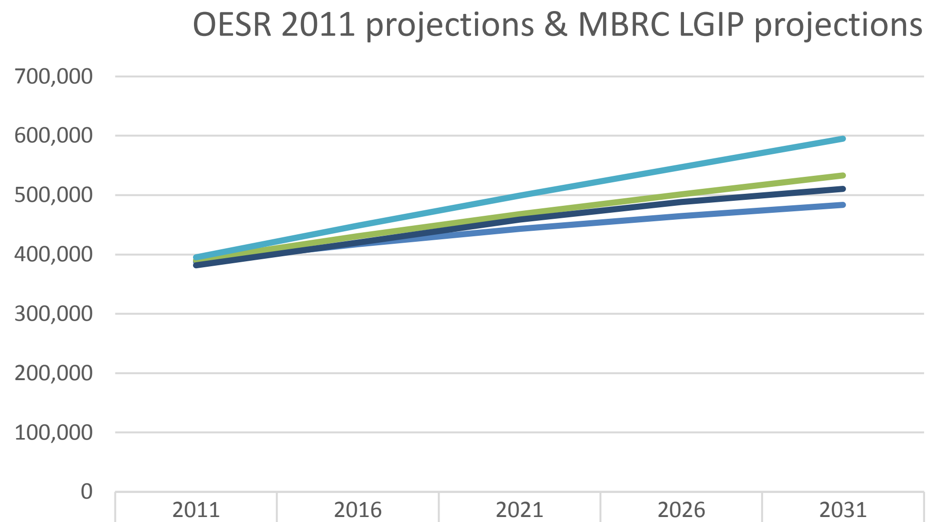
- Expected timing of probable future development determined from the Urban Growth Model
- Revise the expected timing of development modelled in the Urban Growth Model to reflect the results of the subsequent Mater Planning project work particularly related to water and sewerage strategies advised by Unitywater for each master plan project area, known development applications and approvals, trends, and judgement by Council officers is assigned to each allotment
- Match expected timing of development to land supply

Note: In March 2012 MBRC commissioned Dr Yan Liu of the University of Queensland to develop an urban growth model to inform the preparation of the planning assumptions for the new planning scheme. The project produced an urban growth model using GIS and Cellular Automata in the MBRC area and was completed in August 2012. The model simulated spatio-temporal processes of land use change for rural residential, urban residential and commercial land uses.

5.3 Population & dwellings

The projections have been constrained to control totals to fit within the context of growth expectations within the region. In the case of population, the control totals were derived from OESR medium series projections (2011). Figure 3 below provides a comparison of the 2011 OESR population projections (2011) and the MBRC LGIP population projections. It can be seen that the MBRC LGIP population projections fall between the OESR low and medium series (2011).

Figure 3 - Comparison of OESR 2011 population projections & MBRC LGIP population projections



	2011	2016	2021	2026	2031
OESR low series 2011	387,920	417,210	442,923	464,745	483,553
OESR medium series 2011	390,204	430,729	467,860	501,488	533,170
OESR high series 2011	395,401	448,668	499,213	547,253	595,142
MBRC LGIP	381,651	419,909	458,621	488,217	510,734

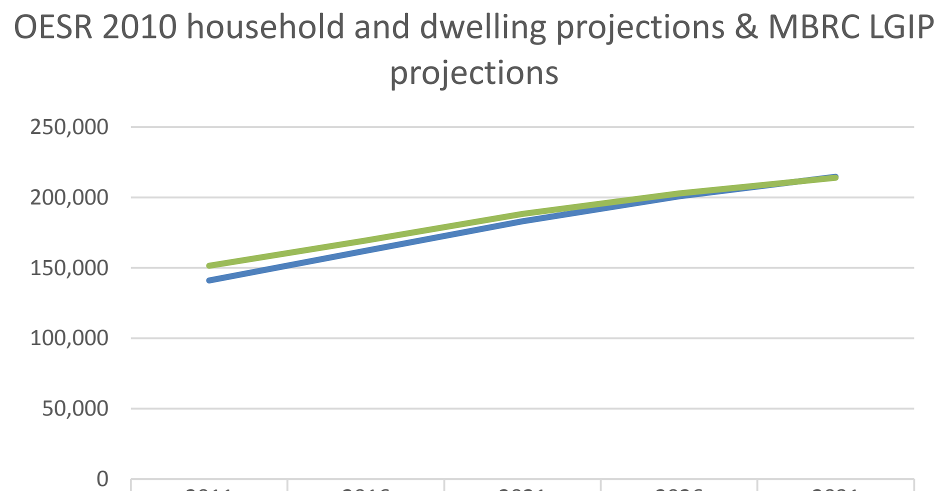
OESR low series 2011 OESR medium series 2011 OESR high series 2011 MBRC LGIP

In the case of dwellings, the start point was the Queensland Government Dwelling Projections by CCD prepared as a consultancy for MBRC in 2009. MBRC subsequently modified the small area distributions of dwellings based on GIS analysis of existing and approved development and development constraints to produce a revised 2009 small area (CCD) dwelling forecast to 2031. The revised CCD level distribution was then reviewed/updated against the 2011 SLA level Dwelling Needs assessment undertaken by Council officers. This work analysed the dwelling needs of the region based on forecast changes to the structure of households in the region to 2031 and an updated medium series control total for the region published by OESR in 2010 to produce a revised set of dwelling assumptions by SLA in 5 year intervals.

The next step was to benchmark the assumed rates of growth (new dwellings) against the past rates of growth of dwellings in each SLA from 1991 to 2011 from the census. Some adjustments were made to some of the small area rates of growth based on this comparison to smooth out the growth curves to reflect steady growth rates. The adjusted SLA level forecasts were then applied as control totals and growth distributed to CCD's within each SLA. The split of attached to detached dwellings in each CCD was based on the split used by OESR in 2009.

Figure 4 provides a comparison of the OESR 2010 household and dwelling projections and the MBRC LGIP dwelling projections.

Figure 4 - Comparison of OESR 2010 household and dwelling projections and MBRC LGIP projections



	2011	2016	2021	2026	2031
OESR household and dwelling projections	141,153	162,322	183,125	200,734	214,601
MBRC LGIP	151,510	169,536	188,302	203,001	214,071

5.4 Employment & GFA

The forecasting of economic growth was based on:

- The National Institute of Economic and Industry Research (NIEIR) report;
- The Economic Associates Moreton Bay Industrial Land Demand Study;
- The AEC Group Ltd. Future Land Demand Study;
- The MBRC review of activity centres by Economic Associates; and
- The on line economy.id profile for MBRC.

The NIEIR report provided small area (SLA) ANZSIC2 industry category employment forecasts in five year intervals to 2026. These forecasts were revised by Council based on information in the reports listed above and GIS analysis of developed and developable land. The revised SLA employment forecasts were used as control totals for each five year interval. The employment figures have been converted to GFA using conversion factors for each LGIP development type provided in Table 2.

Table 2 - GFA Conversion factors

LGIP development type	2011	2016	2021	2026	2031	Ultimate
Commercial	15.5	20	20	20	20	20
Community	30	30	30	30	30	30
Construction	0	0	0	0	0	0
Industry	137	137	137	137	137	137
Retail	45	30	30	30	30	30
Rural Resource	0	0	0	0	0	0
Work from Home	0	0	0	0	0	0

Note: It is assumed that jobs in the Construction, Rural Resource and Work from Home development types are unlikely to result in additional GFA.

6.0 Outputs

For the purposes of the LGIP, the planning assumptions were summarised by projection areas as well as inside versus outside the Priority Infrastructure Area (PIA). The planning assumptions tables can be found in Appendix 1.

The methodology for developing the PIA for the Moreton Bay Region was based on the following overarching principles:

1. The land must be capable of servicing growth for at least 15 years;
2. The land must be zoned for urban purposes – this excludes Rural, Rural residential, Emerging community, Environmental management and conservation, Township, Recreation and open space and Limited development Zones;
3. The land must be serviced by all 5 infrastructure networks (water, sewer, transport, stormwater & open space), this means that at the time Council and Unitywater have undertaken infrastructure planning for these areas and have a designed networks to service these areas within the life of the PIP; and
4. Excludes the land covered by the Mango Hill Infrastructure Agreement.

In practical terms these principles translated to a number of rules which were required to allow GIS based analysis in the determination of the PIA.

The PIA has a horizon of 2027. This horizon has been selected to provide a balance between complying with the requirement to cater for growth between 10 and 15 years and including areas for which strategic infrastructure planning has been undertaken. It also acknowledges that whilst there is capacity in the PIA to accommodate all growth between the 10 and 15 year horizon it is anticipated that growth after the 10 year horizon will start to preference sites outside the PIA. These area are generally Emerging Community or Investigation Areas and for which infrastructure planning had not been undertaken at the time.

Appendix 1 - Planning assumptions tables

Table A - 1: Existing and projected population

Projection area	LGIP development type	Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Coastal Communities and Bribie Island	Multiple dwelling	5,884	6,009	6,141	6,257	6,716
	Single dwelling	22,453	23,517	23,507	23,533	25,256
	Total	**28,336**	**29,526**	**29,648**	**29,790**	**31,972**
Caboolture	Multiple dwelling	9,506	12,631	13,946	17,723	20,475
	Single dwelling	45,283	50,166	51,976	50,878	58,777
	Total	**54,789**	**62,797**	**65,922**	**68,601**	**79,252**
North Lakes - Redcliffe - Moreton Bay Rail Corridor	Multiple dwelling	27,437	33,973	40,680	45,590	48,953
	Single dwelling	128,487	138,697	146,436	147,642	158,533
	Total	**155,925**	**172,670**	**187,116**	**193,232**	**207,486**
Strathpine	Multiple dwelling	6,300	7,043	7,453	7,695	8,092
	Single dwelling	77,097	77,901	78,727	79,791	83,912
	Total	**83,396**	**84,944**	**86,180**	**87,486**	**92,004**
Rural	Multiple dwelling	75	157	157	280	284
	Single dwelling	3,655	3,775	4,368	5,151	5,228

Projection area	LGIP development type	Existing and projected population				
		2016	2021	2026	2031	Ultimate development
	Total	**3,731**	**3,932**	**4,525**	**5,430**	**5,511**
Inside priority infrastructure area	Multiple dwelling	49,202	59,814	68,376	77,545	83,935
	Single dwelling	276,975	294,056	305,015	306,995	332,291
	Total	**326,177**	**353,870**	**373,391**	**384,540**	**416,226**
Outside priority infrastructure area	Multiple dwelling	6,577	9,354	11,850	14,355	23,248
	Single dwelling	87,155	95,397	102,976	111,840	181,125
	Total	**93,732**	**104,751**	**114,826**	**126,195**	**204,373**
Moreton Bay LGA	Multiple dwelling	55,779	69,168	80,226	91,900	111,668
	Single dwelling	364,130	389,453	407,991	418,834	508,930
	Total	**419,909**	**458,621**	**488,217**	**510,734**	**620,598**

Table A - 2: Existing and projected employees

Projection area	LGIP development type	Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
Coastal Communities and Bribie Island	Commercial	1,079	1,242	1,354	1,437	1,437
	Community	1,298	1,387	1,447	1,505	2,276
	Construction	865	624	599	604	618
	Industry	461	486	506	526	526
	Retail	1,154	1,260	1,298	1,335	1,386
	Rural Resource	0	0	0	0	16
	Work from Home	879	913	915	916	916
	Total	**5,736**	**5,912**	**6,119**	**6,323**	**7,175**
Caboolture	Commercial	6,356	8,346	9,936	11,361	11,361
	Community	4,480	5,045	5,527	6,027	9,740
	Construction	2,387	1,953	2,362	2,523	2,523
	Industry	3,911	4,168	4,368	4,565	4,565
	Retail	6,624	8,478	9,749	10,719	10,719
	Rural Resource	4	0	0	0	144
	Work from Home	1,334	1,493	1,557	1,640	1,915

Projection area	LGIP development type	Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Total	**25,096**	**29,483**	**33,499**	**36,835**	**40,967**
North Lakes - Redcliffe - Moreton Bay Rail Corridor	Commercial	6,883	8,162	9,027	10,618	10,618
	Community	9,893	11,085	12,214	13,179	21,085
	Construction	6,366	7,312	5,721	6,039	6,039
	Industry	8,195	9,631	10,396	10,780	10,780
	Retail	6,706	7,555	8,376	9,190	9,426
	Rural Resource	1	0	0	0	222
	Work from Home	3,932	4,355	4,708	4,882	5,939
	Total	**41,976**	**48,100**	**50,442**	**54,688**	**64,109**
Strathpine	Commercial	5,184	6,122	6,995	8,211	8,211
	Community	4,168	4,536	4,899	5,259	8,257
	Construction	1,765	1,846	2,086	2,187	3,023
	Industry	9,310	9,971	10,373	10,766	10,766
	Retail	4,184	4,933	5,660	6,420	6,420
	Rural Resource	13	6	6	6	197

Projection area	LGIP development type	Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Work from Home	1,854	1,910	1,961	2,008	2,264
	Total	**26,478**	**29,324**	**31,980**	**34,857**	**39,138**
Rural	Commercial	487	537	577	613	613
	Community	313	348	390	440	666
	Construction	110	65	405	441	441
	Industry	359	361	374	386	386
	Retail	481	500	519	538	538
	Rural Resource	1	1	1	1	1
	Work from Home	85	91	106	128	194
	Total	**1,836**	**1,903**	**2,372**	**2,547**	**2,839**
Inside priority infrastructure area	Commercial	19,989	24,409	27,889	32,240	32,240
	Community	20,152	22,401	24,477	26,410	28,831
	Construction	11,493	11,800	11,173	11,794	12,644
	Industry	22,236	24,617	26,017	27,023	27,023
	Retail	19,149	22,726	25,602	28,202	28,489

Projection area	LGIP development type	Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Rural Resource	19	7	7	7	580
	Work from Home	8,084	8,762	9,247	9,574	11,228
	Total	**101,122**	**114,722**	**124,412**	**135,250**	**154,228**
Outside priority infrastructure area	Commercial	5,165	6,666	8,765	9,647	10,516
	Community	3,901	4,486	4,964	5,569	6,111
	Construction	4,810	5,787	7,733	8,428	11,947
	Industry	3,055	4,299	6,212	8,508	12,756
	Retail	3,638	5,711	8,066	9,428	13,254
	Rural Resource	2,974	2,902	2,837	2,751	2,477
	Work from Home	2,136	2,496	2,751	3,128	5,179
	Total	**25,679**	**32,347**	**41,328**	**47,459**	**62,240**
Moreton Bay LGA	Commercial	25,154	31,075	36,654	41,887	42,756
	Community	24,053	26,887	29,441	31,979	34,942
	Construction	16,303	17,587	18,906	20,222	24,591
	Industry	25,291	28,916	32,229	35,531	39,779

Projection area	LGIP development type	Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Retail	22,787	28,437	33,668	37,630	41,743
	Rural Resource	2,993	2,909	2,844	2,758	3,057
	Work from Home	10,220	11,258	11,998	12,702	16,407
	Total	**126,801**	**147,069**	**165,740**	**182,709**	**216,468**

Note: Construction and Work from Home categories have been included in the list of development types to more accurately allocate jobs across the region. However, these categories are not uses under the Planning Scheme not are not anticipated to result in additional GFA and therefore do not increase the quantum of GFA in Table A - 4 Existing and projected non-residential floor space.

Table A - 3: Existing and projected residential dwellings

Projection area	LGIP development type	Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
Coastal Communities and Bribie Island	Multiple Dwelling	4,461	4,506	4,506	4,506	4,638
	Single Dwelling	10,574	11,093	11,119	11,135	11,460
	Total	**15,035**	**15,599**	**15,625**	**15,641**	**16,098**
Caboolture	Multiple Dwelling	5,294	7,142	7,945	9,543	10,840
	Single Dwelling	16,906	18,660	19,480	19,105	21,701
	Total	**22,200**	**25,802**	**27,425**	**28,648**	**32,541**
North Lakes - Redcliffe - Moreton Bay Rail Corridor	Multiple Dwelling	17,202	21,862	26,289	29,384	30,851
	Single Dwelling	48,224	51,989	54,752	55,250	58,007
	Total	**65,426**	**73,851**	**81,041**	**84,634**	**88,858**
Strathpine	Multiple Dwelling	3,997	4,402	4,611	4,743	4,910
	Single Dwelling	27,587	28,181	28,815	29,360	30,396
	Total	**31,584**	**32,583**	**33,426**	**34,103**	**35,306**
Rural	Multiple Dwelling	51	126	126	170	171
	Single Dwelling	1,370	1,415	1,664	1,994	2,005
	Total	**1,421**	**1,541**	**1,790**	**2,164**	**2,176**

Projection area	LGIP development type	Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
Inside priority infrastructure area	Multiple Dwelling	31,005	38,038	43,477	48,346	51,211
	Single Dwelling	104,661	111,338	115,830	116,844	123,768
	Total	**135,666**	**149,376**	**159,307**	**165,190**	**174,979**
Outside priority infrastructure area	Multiple Dwelling	3,078	4,931	6,731	8,644	13,363
	Single Dwelling	30,792	33,995	36,963	40,237	62,204
	Total	**33,870**	**38,926**	**43,694**	**48,881**	**75,567**
Moreton Bay LGA	Multiple Dwelling	34,083	42,969	50,208	56,990	66,700
	Single Dwelling	135,453	145,333	152,793	157,081	183,846
	Total	**169,536**	**188,302**	**203,001**	**214,071**	**250,546**

Table A - 4: 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 (m^2 GFA)				
		2016	2021	2026	2031	Ultimate development
Coastal Communities and Bribie Island	Commercial	21,580	24,840	27,080	28,740	28,740
	Community	38,940	41,610	43,410	45,150	68,280
	Construction	0	0	0	0	0
	Industry	63,157	66,582	69,322	72,062	72,062
	Retail	34,620	37,800	38,940	40,050	41,580
	Rural Resource	0	0	0	0	0
	Work from Home	0	0	0	0	0
	Total	**158,297**	**170,832**	**178,752**	**186,002**	**210,662**
Caboolture	Commercial	127,120	166,920	198,720	227,220	227,220
	Community	134,400	151,350	165,810	180,810	292,200
	Construction	0	0	0	0	0
	Industry	535,807	571,016	598,416	625,405	625,405
	Retail	198,720	254,340	292,470	321,570	321,570
	Rural Resource	0	0	0	0	0

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m^2 GFA)				
		2016	2021	2026	2031	Ultimate development
	Work from Home	0	0	0	0	0
	Total	**996,047**	**1,143,626**	**1,255,416**	**1,355,005**	**1,466,395**
North Lakes - Redcliffe - Moreton Bay Rail Corridor	Commercial	137,660	163,240	180,540	212,360	212,360
	Community	296,790	332,550	366,420	395,370	632,550
	Construction	0	0	0	0	0
	Industry	1,122,715	1,319,447	1,424,252	1,476,860	1,476,860
	Retail	201,180	226,650	251,280	275,700	282,780
	Rural Resource	0	0	0	0	0
	Work from Home	0	0	0	0	0
	Total	**1,758,345**	**2,041,887**	**2,222,492**	**2,360,290**	**2,604,550**
Strathpine	Commercial	103,680	122,440	139,900	164,220	164,220
	Community	125,040	136,080	146,970	157,770	247,710
	Construction	0	0	0	0	0
	Industry	1,275,470	1,366,027	1,421,101	1,474,942	1,474,942
	Retail	125,520	147,990	169,800	192,600	192,600

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m^2 GFA)				
		2016	2021	2026	2031	Ultimate development
	Rural Resource	0	0	0	0	0
	Work from Home	0	0	0	0	0
	Total	**1,629,710**	**1,772,537**	**1,877,771**	**1,989,532**	**2,079,472**
Rural	Commercial	9,740	10,740	11,540	12,260	12,260
	Community	9,390	10,440	11,700	13,200	19,980
	Construction	0	0	0	0	0
	Industry	49,183	49,457	51,238	52,882	52,882
	Retail	14,430	15,000	15,570	16,140	16,140
	Rural Resource	0	0	0	0	0
	Work from Home	0	0	0	0	0
	Total	**82,743**	**85,637**	**90,048**	**94,482**	**101,262**
Inside priority infrastructure area	Commercial	399,780	488,180	557,780	644,800	644,800
	Community	604,560	672,030	734,310	792,300	1,260,720
	Construction	0	0	0	0	0
	Industry	3,046,332	3,372,529	3,564,329	3,702,151	3,702,151

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m^2 GFA)				
		2016	2021	2026	2031	Ultimate development
	Retail	574,470	681,780	768,060	846,060	854,670
	Rural Resource	0	0	0	0	0
	Work from Home	0	0	0	0	0
	Total	**4,625,142**	**5,214,519**	**5,624,479**	**5,985,311**	**6,462,341**
Outside priority infrastructure area	Commercial	103,300	133,320	175,300	192,940	210,320
	Community	117,030	134,580	148,920	167,070	183,330
	Construction	0	0	0	0	0
	Industry	418,535	588,963	851,044	1,165,596	1,747,572
	Retail	109,140	171,330	241,980	282,840	397,620
	Rural Resource	0	0	0	0	0
	Work from Home	0	0	0	0	0
	Total	**748,005**	**1,028,193**	**1,417,244**	**1,808,446**	**2,538,842**
Moreton Bay LGA	Commercial	503,080	621,500	733,080	837,740	855,120
	Community	721,590	806,610	883,230	959,370	1,444,050
	Construction	0	0	0	0	0

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m^2 GFA)				
		2016	2021	2026	2031	Ultimate development
	Industry	3,464,867	3,961,492	4,415,373	4,867,747	5,449,723
	Retail	683,610	853,110	1,010,040	1,128,900	1,252,290
	Rural Resource	0	0	0	0	0
	Work from Home	0	0	0	0	0
	Total	**5,373,147**	**6,242,712**	**7,041,723**	**7,793,757**	**9,001,183**