

Valuation Advisory

Prepared for Moreton Bay Regional Council (MBRC)

18 June 2020

ATT: Greg Chemello
Chief Executive Officer
Moreton Bay Regional Council

Dear Greg,

Moreton Bay Regional Council (MBRC) – Local Government Infrastructure Plan Suburb-based Land Valuation Report

We refer to your instructions whereby you have instructed Jones Lang LaSalle Advisory Services Pty Limited (**JLL**) to provide a Suburb-based Land Valuation Report for the Moreton Bay Regional Council (MBRC) for the purpose of providing advice for the preparation of the MBRC Local Government Infrastructure Plan.

We have been requested to provide the following assessments:

- Suburb-based land values for Unconstrained and Constrained Land – Current as at December 2016; and
- Suburb-based land values for Unconstrained and Constrained Land – Current as at December 2018.

Reliance on this assessment is permitted only:

- By a party expressly identified by the report as being permitted to rely on it;
- When the given party has received the report directly from JLL; and
- For a purpose expressly identified by the report as being a permitted use of the report.

Our assessment has been prepared solely for the information of the MBRC for the specific purpose to which it refers. The assessment is confidential to MBRC and JLL does not intend that any other person accept or rely on it. JLL consents to this report being included in the preparation of the MBRC Local Government Infrastructure Plan; noting JLL was involved only in the preparation of this Suburb-based Land Valuation Report. No liability for negligence or otherwise is assumed by JLL for the material contained in the MBRC Local Government Infrastructure Plan.

JLL accepts no responsibility for any statements in this letter other than for the stated purpose. This letter is issued on the basis that no liability attaches to the companies in the Jones Lang LaSalle Group other than JLL in relation to any statements contained in the report.

Valuation Dates

We have been instructed to provide the land values for both December 2016 and December 2018.

Accordingly, the provided indicative land values are current as at **31 December 2016** and **31 December 2018** respectively and we confirm **28 May 2020** to be the date of this report.

Basis of Assessment

The assessment has been completed in accordance with the following definition of Market Value as defined by the International Valuations Standard Committee (IVSC) and endorsed by the Australian Property Institute (API) and the Property Institute of New Zealand (PINZ), which is as follows:

Market Value	The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
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We have assumed that the instructions and subsequent information supplied contain a full and frank disclosure of all information that is relevant.

Qualifications and Assumptions

We highlight the Key Assumptions of this report should be read and clearly understood by any reliant party. Detailed below are the Key Assumptions relevant/applicable to this report:

- JLL accepts no responsibility for any statements in this report other than for the stated purpose. This report is issued on the basis that no liability attaches to the companies in the Jones Lang LaSalle Group other than JLL in relation to any statements contained in the report.
- The material contained in this report is confidential and was provided by JLL to the party to whom it is addressed strictly for the specific purpose to which it refers and no responsibility is accepted to any third party.
- Neither JLL nor any of its associates have any other interests (whether pecuniary or not and whether direct or indirect) or any association or relationships with any of its associates that might reasonably be expected to be or have been capable of influencing JLL in providing this report.
- Whilst the material contained in the report has been prepared in good faith and with due care by JLL, no representations or warranties are made (express or implied) as to the accuracy of the whole or any part of the report.
- JLL, its officers, employees, subcontractors and agents shall not be liable (except to the extent that liability under statute or by operation of law cannot be excluded) for any loss, liability, damages or expense suffered by any party resulting from their use of this report.
- JLL are participants in the Australian Property Institute (API) limited liability scheme. This scheme has been approved under Professional Standards legislation and is compulsory for all API members.
- All amounts stated in this report are in Australian Dollars unless otherwise indicated.
- **Finally, we highlight the land values provided herein for each suburb together with the applicable zones and precincts are indicative only.** The application of the values will vary significantly depending on the individual circumstances of the subject land and it is recommended that in such cases a valuation is undertaken.

Methodology

In assessing the indicative land values for both the Unconstrained and Constrained Land, we have utilised the **Direct Comparison Approach only**, whereby the *sales evidence*^A of unimproved land of similar zoning, precinct and suburb within the MBRC are analysed on a rate per square metre of site area basis.

Our opinion on the comparability of these sales are then compared back to the various locations, zonings and precincts within the MBRC.

For clarity, the assessed land values provided herein represent the unimproved land value or 'englobo' value of the land.

Finally, in addition to the '**Unconstrained land value**', we have also been specifically requested to provide the '**Constrained land value**' in respect to the corresponding zoning, precincts and suburbs.

Based on our sales analysis of constrained land within the MBRC (that is, sales impacted by, but not limited to, Flooding, Landslip, Storm Tide, Environmental and Bushfire Hazard Overlays etc.), we highlight there is a large inconsistency in the resultant \$ rate per square metre of these sales.

We consider this inconsistency is reflective of a number of items such as the level of site constraints (i.e. negligible, minor, major etc.), location within the suburb, shape, topography, elevation, aspect / views etc., proximity to local amenity and infrastructure, as well as condition and presentation of the land and market conditions at the date of sale.

Based on our research, vacant land which is significantly constrained generally reflect a \$ rate per square metre which is at the lower end (or below) the identified sales range of the corresponding '**Unconstrained land values**', as assessed herein.

Accordingly, in assessing the individual '**Constrained land values**' for each suburb and for each zone, we have had closer regard to the similar zoned vacant land sales which reflect \$ rates per square metre of site area to the lower end of the range.

Overall, our assessed 'Constrained land values' herein, typically reflect 2.0% to 10.0% of the corresponding 'Unconstrained land values' for higher order zones, including but not limited to the **Centre zone, General Residential zone and Industry zone**, which is considered appropriate for the purpose of this assessment.

Conversely, given the restricted nature of some of the lower order zoning types, such as **Environmental management and conservation** zone, **Extractive Industry** zone, **Limited development** zone and the **Rural** zone, we note typically reflect a tighter range between the 'Unconstrained' and 'Constrained' land values (in the order of 20% to 60%). We consider the tighter divergence of lower order zones reflects the relatively low \$ rates per square metre for the 'Unconstrained' land uses, in comparison to the higher order zones.

Sales Evidence Parameters

[^] *The sales evidence* relied upon throughout this assessment, comprises the following parameters:

a) **Location of sales** – All sales relied upon for the purpose of this assessment are contained within the MBRC only.

Note – Where there has been limited or no sales evidence of similar zoning or precinct within the MBRC, we have assessed these in relativity with similar other zonings types. Example:

- Environmental management and conservation and Recreation and open space; or
- General Industry and Marine Industry; or
- Rural residential and Township residential etc.

b) **Sale Status** – We have relied on sales that have 'settled' only i.e. the sales have been verified via a statutory authority database. Therefore, we have excluded sales that were reportedly under contract during the 2016 and 2018 periods and have not yet 'settled', as at the date of this assessment.

c) **Sale Type** – The sale platforms of 'Core Logic' and 'Price Finder' record a 'sale type' in respect to each sale. For the purpose of this assessment, we have only included sales that are recorded as 'Normal', 'Transfer by third party' and 'Rebated Sale' which we consider are representative of market value. **To that end, the sales recorded as being 'Part', 'Multi', 'Related', 'Extraordinary', as well as, 'Agent Advised' have been excluded from our sales analysis.**

Further to the above, whilst 'Multi' sales (that is, sales of more than one (1) property to a single purchaser) are generally considered to be market, given the large sales data-set we have relied upon, we have therefore excluded 'Multi' sales from our analysis.

d) **Land Uses** – The sale platforms of 'Core Logic' and 'Price Finder' record a 'land use' in respect to each sale. We have therefore only included sales that are recorded as '**Vacant – Large Housesite**' and '**Vacant Urban Land**', which is considered appropriate given the purpose of this assessment i.e. indicative land values.

It is important to note that whilst the sales of other 'land uses' may represent the underlying vacant land value; given the large sales data-set we have relied upon, we consider it appropriate to exclude other land uses from this analysis.

e) **Sale Period** – The indicative land values provided relate to the **December 2016** and **December 2018** periods only.

Indicative Land Values for December 2016

For the purpose of our analysis, we have had regard to the sales evidence that transacted between 1 January 2015 and 31 December 2016 only.

Indicative Land Values for December 2018

For the purpose of our analysis, we have had regard to the sales evidence that transacted between 1 January 2017 and 31 December 2018 only.

- f) **Site Areas** – Based on our extensive research of vacant land sales within the MBRC, we note the vast majority comprise ‘urban’ residential lots that are less than 800m² and therefore are considered to represent the ‘retail’ value of the allotments, especially when viewed on a \$ rate per square metre of site area basis.

The ‘retail’ value of the vacant land sales includes, but is not limited to, the cost of earth and civil works (primarily to bench and/or retain the allotment), infrastructure works (such as stormwater, sewer and telecommunications etc.), together with a market derived profit in relation to the sale.

Accordingly, for the purpose of this assessment, we have had regard to all vacant land sales and large vacant house sites that are **greater than 799m²**.

Moreover, it is important to point out that we have been specifically requested to **provide a single indicative land value** for each suburb, in each zone (**highlighting there is no site area limitation within this assessment**).

Accordingly, given the wide variance in the lot sizes of the sales (and therefore subsequently a wider range of resultant \$ rate per square metre to rely on) we consider the provided indicative land values should be adopted with prudence overall.

- g) **Data Sources** – In terms of the sales data, we have used the ‘Core Logic’ and ‘Price Finder’ platforms.

In terms of the planning classification, precinct and overlays of each sale, we have subsequently utilised the ‘Moreton Explorer’ data hub, which is publicly available via the MBRC website.

In summary, the total number of vacant land sales relied upon and analysed (which includes the appropriate zonings, precincts and overlays) since 1 January 2015 to 31 December 2018 is 1,747 ‘settled’ sales within the MBRC, broken down as 928 sales up to 31 December 2016 and 819 sales up to December 2018.

For clarity, we have matched the sales data and applicable planning details via the individual lot and plans of each allotment within the MBRC.

For the purpose of this assessment, we have assumed that the provided content via the ‘Moreton Explorer’ data hub is true and correct at the date of this assessment. We have relied upon the accuracy, sufficiency and consistency of the information supplied to us.

JLL accepts no liability for any inaccuracies contained in the information disclosed by the instructing party or other parties, or for conclusions which are drawn either wholly or partially from that information. Should inaccuracies be subsequently discovered, we reserve the right to amend our assessment.

- h) **Other Sources** – In addition to the above verified *sales evidence*^A of vacant land, we have also had detailed discussions with experienced sales agents, property developers, as well as, property Valuers that are active throughout the MBRC.

We have therefore utilised the provided feedback, as well as, supplementary sales evidence (throughout 2016 to 2018) in order to provide a benchmark and cross check our adopted indicative land value range for each suburb and zoning, which we consider is advantageous for the purpose of this assessment.

The provided vacant land sales analysis is attached (refer Annexure B).

- i) **Planning Overlays** – We have also relied upon the ‘Moreton Explorer’ data hub in trying to ascertain the level of site constraints / overlays that are pertinent for each sale.

Flood Comment: For the purpose of our ‘Unconstrained’ land values, we have excluded all sales that comprise ‘Medium’ to ‘Heavy risk flood hazard’ and/or ‘Overland Flow’ overlays.

We have however generally included sales that are within a ‘Flood planning area’ or ‘Balance flood planning area’, given these properties are typically located within a flood or potential flood affected area, however the individual properties, may not be affected by flooding and is subject to further review etc.

Other Overlay Comment: In terms of our ‘Unconstrained’ land values, we have also attempted to exclude the vacant land sales which are significantly constrained by Landslip, Storm Tide, Environmental and Bushfire Hazard Overlays, noting that a large proportion of the sales (that are constrained by the above overlays) are only negligibly affected. *Source: Moreton Explorer data hub – online mapping.*

Based on our research, sites with minimal site constraints in comparison to non-constrained sites, typically show similar \$ rates per square metre of site area.

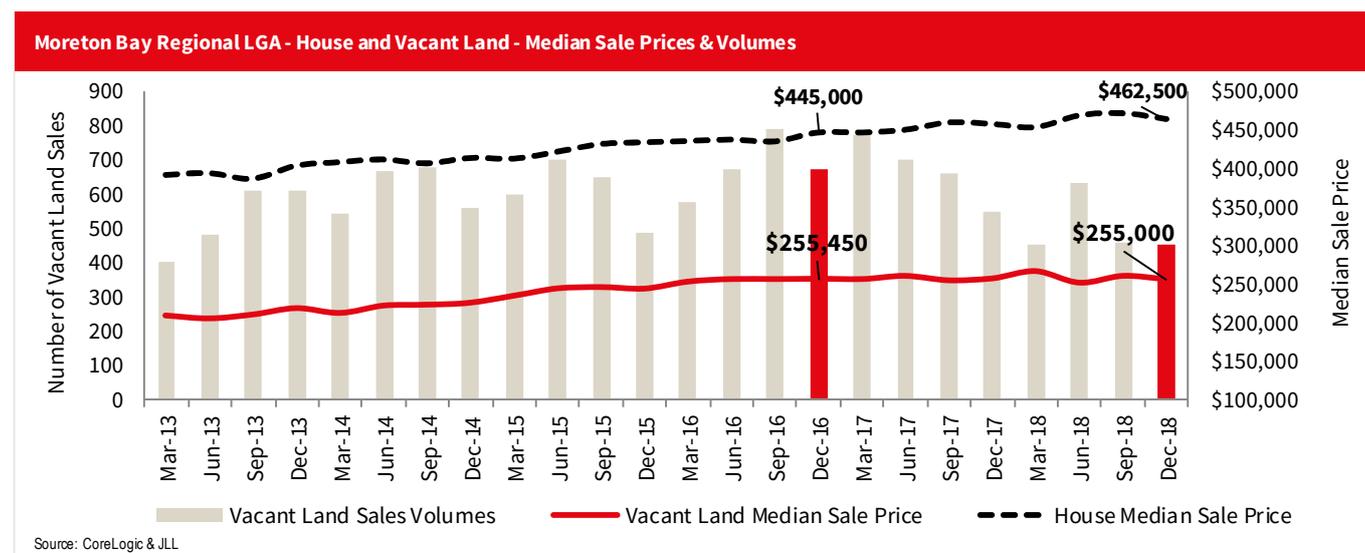
General Market Comments for 2016 and 2018

We have been instructed to provide the land values for both **December 2016** and **December 2018** within this Suburb-based land valuation report.

Accordingly, based on our extensive research and analysis of over 1,700 vacant land sales within the MBRC during this period, we note the market conditions for vacant land throughout the MBRC were broadly similar.

In particular, the median vacant land price as at December 2016 (i.e. **\$255,450**) was nearly at parity with the median vacant land price as at December 2018 (i.e. **\$255,000**), as demonstrated in the following table:

Moreton Bay Regional LGA - Median House and Vacant Land Sales Prices					
Median Sale Price	Houses	Vacant Land	Sales Volumes	Houses	Vacant Land
Dec-18 Quarter - Sale Price	\$462,500	\$255,000	12mths up to Dec-18 Quarter	8,014	1,988
Dec-16 Quarter - Sale Price	\$445,000	\$255,450	12mths up to Dec-16 Quarter	8,547	2,701
% Change - 2016 to 2018	3.9%	-0.2%	% Change - 2016 to 2018	-6.2%	-26.4%



Further analysis of the individual 'settled' sales evidence demonstrates that several zones during 2016 actually reflected higher \$/m² rates, in comparison to 2018, including the **Centre** zoned and **Rural** zoned sales; albeit small increases of circa 3.8% and 7.8% respectively.

Likewise and as expected, several zones and precincts recorded slightly higher \$/m² rates in 2018, in comparison to 2016, including **Emerging community** zone, **Coastal communities** precinct, **Suburban neighbourhood** precinct, **Next generation neighbourhood** precinct, **Industry** zone, **Rural residential** zone and **Township** zoned sales.

The remaining zones and precincts reflected broadly similar rates \$/m² during 2016 and 2018 overall.

As such, in assessing the indicative land values for both the **December 2016** and **December 2018** periods, we have had regard to the market movement of the various sales in comparison to the corresponding zones and precincts within this report.

A summary of the adopted Land Values as at December 2016 and December 2018 are provided overleaf:

Adopted Land Values as at December 2016

Based on our reconciliation of all 'settled' vacant land sales within the MBRC that are greater than 799m² and transacted between 1 January 2015 and 31 December 2016, the following indicative land values for each Zoning and applicable Precinct are considered appropriate.

Centre Zone

Precinct	Sales Evidence (Period: 1 Jan-15 -31 Dec-16)				Adopted Land Value - Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Caboolture Centre	-	-	-	-	-	-
Morayfield Centre	-	-	-	-	-	-
Strathpine Centre	1	\$381	\$381	\$381	-	-
District Centre	3	\$103	\$687	\$234	-	-
Local Centre	-	-	-	-	-	-
Specialised Centre	-	-	-	-	-	-
n/a	2	\$553	\$1,053	\$807	-	-
Centre Total	6	\$103	\$1,053	\$330	\$318.52	\$15.74

This zone is relevant within 27 suburbs of the MBRC (or circa 28% of all suburbs). The 6 Centre zoned sales are located in the suburbs of Redcliffe, Deception Bay, Kippa-Ring, Bongaree, Bellara and Strathpine and range in size from 852m² (in Bellara) to 5,549m² (in Deception Bay). The mid-point of the sales range in the low \$300/m² is considered appropriate for this zoning.

As such, we have adopted indicative land values ranging from \$220/m² to \$420/m², with an average of \$318.52/m² for the Centre Zone.

Community Facilities Zone

Precinct	Sales Evidence (Period: 1 Jan-15 -31 Dec-16)				Adopted Land Value - Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Abbey	-	-	-	-	\$12.00	\$1.00
Airfield	-	-	-	-	\$16.00	\$1.25
Utilities	-	-	-	-	\$15.23	\$1.43
Lakeside	-	-	-	-	\$14.00	\$1.00
Special Use	-	-	-	-	\$16.57	\$1.46
Community Facilities Total	-	-	-	-	\$15.10	\$1.41

This zone is relevant within 48 suburbs of the MBRC (or circa 51% of all suburbs). Based on our research, there has been no sales of Community Facilities Zone land within the MBRC from 1 January 2015 to 31 December 2016.

Given the lack of sales evidence available up to the December 2016 period, we have adopted indicative land values ranging from \$8/m² to \$30/m², with an average of \$15.10/m² for the Community Facilities Zone, which aligns with our adopted land values, as at December 2018 (refer herein).

Emerging Community Zone

Precinct	Sales Evidence (Period: 1 Jan-15 –31 Dec-16)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Interim	2	\$142	\$167	\$154	-	-
Transition	2	\$47	\$57	\$54	-	-
n/a	2	\$5	\$162	\$6	-	-
Emerging Community Total	6	\$5	\$167	\$17	\$36.33	\$2.92

This zone is relevant within 12 suburbs of the MBRC (or circa 13% of all suburbs). The 6 Emerging Community zoned sales are located in the emerging suburbs of Narangba, Morayfield, Wamuran and Upper Caboolture and range in size from 1,201m² to 16.0 hectares.

Based on the sales evidence, we have adopted indicative land values ranging from \$11/m² to \$55/m², with an average of \$36.33/m² for the Emerging Community Zone.

Environmental Management and Conservation Zone

Zone	Sales Evidence (Period: 1 Jan-15 –31 Dec-16)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Environmental Management and Conservation	1	\$17	\$17	\$17	\$3.39	\$1.42

This zone is relevant within 71 suburbs of the MBRC (or circa 75% of all suburbs). There are no precincts within this zone. Based on our research, there has only been a single sale (during the 1 January 2015 to 31 December 2016 period) which is classified Environmental Management and Conservation Zone. The site is located within Deception Bay and comprises a site area is 6.9 hectares. The sale reflects \$17/m². Given the purpose of this zoning, we consider a lower rate \$/m² is warranted overall.

As such, we have adopted indicative land values ranging from \$3/m² to \$5/m², with an average of \$3.39/m² for the Environmental Management and Conservation Zone.

Extractive Industry Zone

Zone	Sales Evidence (Period: 1 Jan-15 –31 Dec-16)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Extractive Industry	4	\$1	\$254	\$16	\$5.29	\$0.50

This zone is relevant within 14 suburbs of the MBRC (or circa 15% of all suburbs). There are no precincts within this zone. Based on our research, there has been relatively limited sales of Extractive Industry Zone land within the MBRC, with the 4 sales ranging in size from 2.6 hectares to 36.74 hectares. Given the purpose of this zoning, we consider a relatively lower \$/m² rate in comparison to the identified sales evidence is appropriate overall.

As such, we have adopted indicative land values ranging from \$1/m² to \$12/m², with an average of \$5.29/m² for the Extractive Industry Zone.

General Residential Zone

Precinct	Sales Evidence (Period: 1 Jan-15 –31 Dec-16)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Coastal Communities	13	\$81	\$344	\$186	\$41.00	\$2.40
Suburban Neighbourhood	46	\$55	\$660	\$110	\$109.21	\$8.14
Next Generation Neighbourhood	146	\$41	\$968	\$279	\$135.75	\$10.45
Urban Neighbourhood	16	\$77	\$992	\$331	\$125.82	\$10.03
General Residential Total	221	\$41	\$992	\$176	<i>Refer Precinct</i>	<i>Refer Precinct</i>

This zone is relevant within 52 suburbs of the MBRC (or circa 55% of all suburbs). In terms of the sales evidence, the Next Generation Neighbourhood precinct comprises the majority with circa 66% of all sales; whilst the Coastal Communities and Urban Neighbourhood precincts comprises the lowest, with circa 6% and 7% respectively.

The General Residential zoned sales (during the period 1 January 2015 to 31 December 2016) range in size from 800m² to 24.88 hectares, with approximately 53% of all sales less than 1,000m².

Based on our analysis, we consider the majority of the smaller sales (i.e. less than 1,000m²) are representative of 'retail' sales (i.e. vacant land sales which have been significantly improved through earth, civil and infrastructure works) and therefore reflect a noticeably higher rate \$/m², in comparison to the larger 'englobo' vacant land sales. Accordingly, we consider a lower \$/m² rate in comparison to the corresponding sales evidence for each precinct is appropriate for this assessment.

Overall, we have adopted indicative land values ranging from \$7/m² to \$220/m², with an average of \$103/m² for the General Residential Zone.

Industry Zone

Precinct	Sales Evidence (Period: 1 Jan-15 –31 Dec-16)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Mixed Industry and Business	8	\$187	\$330	\$251	\$195.91	\$12.91
Light Industry	8	\$39	\$408	\$86	\$155.24	\$11.67
General Industry	17	\$55	\$479	\$189	\$146.43	\$10.86
Restricted Industry	1	\$132	\$132	\$132	\$130.00	\$11.00
Marine Industry	-	-	-	-	\$206.67	\$14.33
Industry Total	34	\$39	\$479	\$161	<i>Refer Precinct</i>	<i>Refer Precinct</i>

This zone is relevant within 25 suburbs of the MBRC (or circa 26% of all suburbs). In terms of the sales evidence, the General Industry precinct comprises the majority of sales with circa 50% of all sales; whilst the Restricted Industry precinct only comprises a single sale. Further, there has been no vacant land sales which are classified Marine Industry.

The Industry zoned sales (during the period 1 January 2015 to 31 December 2016) range in size from 809m² to 6.07 hectares, with an average lot size of 7,283m². The resultant average value ranges of the sales reflect between \$86/m² and \$251/m².

As such, we have adopted indicative land values ranging from \$80/m² to \$245/m², with an average of \$167/m² for the Industry Zone.

Limited Development Zone

Zone	Sales Evidence (Period: 1 Jan-15 – 31 Dec-16)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Limited Development	33	\$1	\$101	\$5	\$1.86	\$0.94

This zone is relevant within 79 suburbs of the MBRC (or circa 83% of all suburbs). There are no precincts within this zone. Whilst the average value ranges of the 33 sales reflect a wide variance between \$1/m² and \$101/m², the majority of the sales reflect less than \$5/m².

Coupled with the purpose of this zoning, we have adopted indicative land values ranging from \$1/m² to \$4/m², with an average of \$1.86/m² for the Limited Development Zone.

Recreation and Open Space Zone

Precinct	Sales Evidence (Period: 1 Jan-15 – 31 Dec-16)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Sport and Recreation	-	-	-	-	-	-
n/a	1	\$3	\$3	\$3	-	-
Recreation & Open Space Total	1	\$3	\$3	\$3	\$3.45	\$1.47

This zone is relevant within 84 suburbs of the MBRC (or circa 88% of all suburbs). Based on our research, there has only been a single sale (during the 1 January 2015 to 31 December 2016 period) which is classified Recreation and Open Space Zone. The site is located within Warner and comprises a site area is 6.575 hectares. The sale reflects \$3/m².

As such, we have adopted indicative land values ranging from \$3/m² to \$5/m², with an average of \$3.45/m² for the Recreation and Open Space Zone.

Rural Zone

Precinct	Sales Evidence (Period: 1 Jan-15 – 31 Dec-16)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Hamlet	7	\$23	\$332	\$55	-	-
Agriculture	12	\$1	\$27	\$3	-	-
Cedarton and Mt Nebo Plant Nursery					-	-
Woodfordia and Abbey					-	-
Rural Living Investigation					-	-
n/a	53	\$1	\$196	\$8	-	-
Rural Total	72	\$1	\$332	\$6	\$4.10	\$2.02

This zone is relevant within 70 suburbs of the MBRC (or circa 74% of all suburbs). The Rural zoned sales range in size from 809m² to 63.8 hectares, with an average lot size of 9.67 hectares. The resultant parameters of the sales reflect a wide range between \$1/m² and \$332/m², with an average of \$6/m². We note the majority of the sales that reflect above \$25/m² comprise site areas less than 2.0 hectares. Accordingly, we consider a lower \$/m² rate range is appropriate for this zoning type.

As such, we have adopted indicative land values ranging from \$3/m² to \$8/m², with an average of \$4.10/m² for the Rural Zone.

Rural Residential Zone

Zone	Sales Evidence (Period: 1 Jan-15 –31 Dec-16)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Rural Residential	532	\$1	\$349	\$43	\$17.65	\$2.22

This zone is relevant within 43 suburbs of the MBRC (or circa 45% of all suburbs). There are no precincts within this zone. The Rural Residential zoned sales range in size from 1,250m² to 41.95 hectares, with an average lot size of 7,773m². The resultant parameters of the sales reflect a wide range between \$1/m² and \$349/m². Based on our analysis, we highlight the majority of the sales that reflect above \$50/m² comprise site areas less than 5,000m². Accordingly, we consider a lower \$/m² rate range is appropriate for this zoning type.

As such, we have adopted indicative land values ranging from \$10/m² to \$50/m², with an average of \$17.65/m² for the Rural Residential Zone.

Township Zone

Precinct	Sales Evidence (Period: 1 Jan-15 –31 Dec-16)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Township Centre	1	\$105	\$105	\$105	\$105.00	\$5.67
Township Convenience	-	-	-	-	\$77.00	\$4.00
Township Residential	16	\$17	\$279	\$85	\$71.00	\$4.40
Township Industry	1	\$3	\$3	\$3	\$70.00	\$4.67
Township Total	18	\$3	\$279	\$14	<i>Refer Precinct</i>	<i>Refer Precinct</i>

This zone is relevant within 5 suburbs of the MBRC (or circa 5% of all suburbs). The 18 Township zoned sales are located in the rural suburbs of Dayboro, D'aguilar, Woodford and Wamuran and range in size from 807m² to 28.32 hectares. The resultant parameters of the sales reflect a wide range between \$3/m² and \$279/m².

Overall, we have adopted indicative land values ranging from \$50/m² to \$125/m², with an average of \$81/m² for the Township Zone.

A summary of the adopted land values (as at **31 December 2016**) for each Zoning and Precinct is also provided below:

Zoning and Precinct	Adopted Land Value – Range (\$/m ²) (Dec-2016)		Adopted Land Value – Average (\$/m ²) (Dec-2016)	
	Min \$/m ²	Max \$/m ²	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Centre	\$220	\$420	\$318.52	\$15.74
Community facilities	\$8	\$30	\$15.10	\$1.41
<i>Special use</i>	\$10	\$30	\$16.57	\$1.46
<i>Utilities</i>	\$8	\$30	\$15.23	\$1.43
<i>Abbey</i>	\$12	\$12	\$12.00	\$1.00
<i>Airfield</i>	\$12	\$20	\$16.00	\$1.25
<i>Lakeside</i>	\$14	\$14	\$14.00	\$1.00
Emerging community	\$11	\$55	\$36.33	\$2.92
Environmental management and conservation	\$3	\$5	\$3.39	\$1.42
Extractive Industry	\$1	\$12	\$5.29	\$0.50
General Residential	\$0	\$0	Refer Precinct	Refer Precinct
<i>Coastal Communities</i>	\$15	\$80	\$41.00	\$2.40
<i>Suburban neighbourhood</i>	\$7	\$220	\$109.21	\$8.14
<i>Urban neighbourhood</i>	\$80	\$210	\$135.75	\$10.45
<i>Next generation neighbourhood</i>	\$65	\$220	\$125.82	\$10.03
Industry	\$0	\$0	Refer Precinct	Refer Precinct
<i>General Industry</i>	\$80	\$210	\$146.43	\$10.86
<i>Light Industry</i>	\$85	\$220	\$155.24	\$11.67
<i>Mixed industry and business</i>	\$155	\$245	\$195.91	\$12.91
<i>Marine industry</i>	\$180	\$220	\$206.67	\$14.33
<i>Restricted industry</i>	\$130	\$130	\$130.00	\$11.00
Limited development	\$1	\$4	\$1.86	\$0.94
Recreation and open space	\$3	\$5	\$3.45	\$1.47
Rural	\$3	\$8	\$4.10	\$2.02
Rural Residential	\$10	\$50	\$17.65	\$2.22
Township	\$0	\$0	Refer Precinct	Refer Precinct
<i>Township centre</i>	\$85	\$125	\$105.00	\$5.67
<i>Township convenience</i>	\$72	\$82	\$77.00	\$4.00
<i>Township industry</i>	\$60	\$80	\$70.00	\$4.67
<i>Township residential</i>	\$50	\$105	\$71.00	\$4.40

Adopted Land Values as at December 2018

Based on our reconciliation of all 'settled' vacant land sales within the MBRC that are greater than 799m² and transacted between 1 January 2017 and 31 December 2018, the following indicative land values for each Zoning and applicable Precinct are considered appropriate.

Centre Zone

Precinct	Sales Evidence (Period: 1 Jan-17 -31 Dec-18)				Adopted Land Value - Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Caboolture Centre	-	-	-	-	-	-
Morayfield Centre	-	-	-	-	-	-
Strathpine Centre	-	-	-	-	-	-
District Centre	2	\$220	\$397	\$308	-	-
Local Centre	-	-	-	-	-	-
Specialised Centre	1	\$308	\$308	\$308	-	-
n/a	1	\$494	\$494	\$494	-	-
Centre Total	4	\$220	\$494	\$318	\$318.52	\$15.74

This zone is relevant within 27 suburbs of the MBRC (or circa 28% of all suburbs). The 4 Centre zoned sales are located in the suburbs of Redcliffe, Deception Bay and Morayfield and range in size from 1,012m² (in Redcliffe) to 1.3 hectares (in Morayfield). The mid-point of the sales range in the low \$300/m² is considered appropriate for this zoning.

As such, we have adopted indicative land values ranging from \$220/m² to \$420/m², with an average of \$318/m² for the Centre Zone.

Community Facilities Zone

Precinct	Sales Evidence (Period: 1 Jan-17 -31 Dec-18)				Adopted Land Value - Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Abbey	-	-	-	-	\$12.00	\$1.00
Airfield	-	-	-	-	\$16.00	\$1.25
Utilities	3	\$22	\$36	\$29	\$15.23	\$1.43
Lakeside	-	-	-	-	\$14.00	\$1.00
Special Use	-	-	-	-	\$16.57	\$1.46
Community Facilities Total	3	\$22	\$36	\$29	\$15.10	\$1.41

This zone is relevant within 48 suburbs of the MBRC (or circa 51% of all suburbs). There has been relatively limited sales of this zoning type in the MBRC, with all 3 of the Community Facilities zoned sales located within the same suburb i.e. Samsonvale and range in size from 1.0 hectare to 1.7 hectares.

Given the limited sales evidence available, we have adopted indicative land values towards the lower end of the range from \$8/m² to \$30/m², with an average of \$15/m² for the Community Facilities Zone.

Emerging Community Zone

Precinct	Sales Evidence (Period: 1 Jan-17 – 31 Dec-18)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Interim	3	\$95	\$145	\$118	-	-
Transition	3	\$79	\$295	\$100	-	-
Emerging Community Total	6	\$79	\$295	\$102	\$45.08	\$3.75

This zone is relevant within 12 suburbs of the MBRC (or circa 13% of all suburbs). The 6 Emerging Community zoned sales are located in the emerging suburbs of Narangba, Burpengary and Morayfield and range in size from 1,222m² to 5.4 hectares, with the majority of sales less than 4,000m². Accordingly, we consider a lower \$/m² in comparison to the sales evidence is appropriate for this zoning.

We have therefore adopted indicative land values ranging from \$11/m² to \$70/m², with an average of \$45/m² for the Emerging Community Zone.

Environmental Management and Conservation Zone

Zone	Sales Evidence (Period: 1 Jan-17 – 31 Dec-18)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Environmental Management and Conservation	-	-	-	-	\$3.39	\$1.42

This zone is relevant within 71 suburbs of the MBRC (or circa 75% of all suburbs). There are no precincts within this zone. Further, based on our research, there has been no sales of Environmental Management and Conservation Zone land within the MBRC from 1 January 2017 to 31 December 2018. Given the purpose of this zoning, we consider a relatively low rate \$/m² is appropriate overall.

As such, we have adopted indicative land values ranging from \$3/m² to \$5/m², with an average of \$3.39/m² for the Environmental Management and Conservation Zone.

Extractive Industry Zone

Zone	Sales Evidence (Period: 1 Jan-17 – 31 Dec-18)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Extractive Industry	-	-	-	-	\$5.29	\$0.50

This zone is relevant within 14 suburbs of the MBRC (or circa 15% of all suburbs). There are no precincts within this zone. Further, based on our research, there has been no sales of Extractive Industry Zone land within the MBRC from 1 January 2017 to 31 December 2018. Given the purpose of this zoning, we consider a relatively low rate \$/m² is appropriate overall.

As such, we have adopted indicative land values ranging from \$1/m² to \$12/m², with an average of \$5.29/m² for the Extractive Industry Zone.

General Residential Zone

Precinct	Sales Evidence (Period: 1 Jan-17 – 31 Dec-18)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Coastal Communities	6	\$230	\$359	\$271	\$59.00	\$4.50
Suburban Neighbourhood	108	\$14	\$974	\$307	\$118.64	\$9.14
Next Generation Neighbourhood	62	\$5	\$778	\$132	\$135.88	\$10.53
Urban Neighbourhood	14	\$36	\$474	\$181	\$135.75	\$10.45
General Residential Total	190	\$5	\$974	\$173	<i>Refer Precinct</i>	<i>Refer Precinct</i>

This zone is relevant within 52 suburbs of the MBRC (or circa 55% of all suburbs). In terms of the sales evidence, the Suburban Neighbourhood precinct comprises the majority with circa 57% of all sales; whilst the Coastal Communities precinct comprises the lowest, with circa 3%.

The General Residential zoned sales (during the period 1 January 2017 to 31 December 2018) range in size from 800m² to 40.55 hectares, with approximately 50% of all sales less than 1,000m².

Based on our analysis, we consider the majority of the smaller sales (i.e. less than 1,000m²) are representative of 'retail' sales (i.e. vacant land sales which have been significantly improved through earth, civil and infrastructure works) and therefore reflect a noticeably higher rate \$/m², in comparison to the larger 'englobo' vacant land sales. Accordingly, we consider a lower \$/m² rate in comparison to the corresponding sales evidence for each precinct is appropriate for this assessment.

Overall, we have adopted indicative land values ranging from \$11/m² to \$230/m², with an average of \$112/m² for the General Residential Zone.

Industry Zone

Precinct	Sales Evidence (Period: 1 Jan-17 – 31 Dec-18)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Mixed Industry and Business	1	\$332	\$332	\$332	\$195.91	\$12.91
Light Industry	10	\$18	\$375	\$74	\$167.62	\$12.67
General Industry	18	\$147	\$840	\$223	\$161.43	\$11.86
Restricted Industry	3	\$126	\$147	\$134	\$130.00	\$11.00
Marine Industry	-	-	-	-	\$206.67	\$14.33
Industry Total	32	\$18	\$840	\$150	<i>Refer Precinct</i>	<i>Refer Precinct</i>

This zone is relevant within 25 suburbs of the MBRC (or circa 26% of all suburbs). In terms of the sales evidence, the General Industry and Light Industry precincts comprise the majority of sales with circa 56% and 31% of all sales respectively; whilst the Mixed Industry and Business precinct only comprises a single sale.

The Industry zoned sales (during the period 1 January 2017 to 31 December 2018) range in size from 1,012m² to 15.2 hectares, with an average lot size of 1.5 hectares. The resultant average value ranges of the sales reflect between \$74/m² and \$332/m².

As such, we have adopted indicative land values ranging from \$90/m² to \$245/m², with an average of \$172/m² for the Industry Zone.

Limited Development Zone

Zone	Sales Evidence (Period: 1 Jan-17 – 31 Dec-18)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Limited Development	13	\$2	\$83	\$6	\$1.86	\$0.94

This zone is relevant within 79 suburbs of the MBRC (or circa 83% of all suburbs). There are no precincts within this zone. Whilst the average value ranges of the sales reflect a wide variance between \$2/m² and \$83/m², the majority of the sales reflect less than \$5/m².

Coupled with the purpose of this zoning, we have adopted indicative land values ranging from \$1/m² to \$4/m², with an average of \$1.86/m² for the Limited Development Zone.

Recreation and Open Space Zone

Precinct	Sales Evidence (Period: 1 Jan-17 – 31 Dec-18)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Sport and Recreation	-	-	-	-	-	-
n/a	4	\$61	\$235	\$99	-	-
Recreation & Open Space Total	4	\$61	\$235	\$99	\$3.45	\$1.47

This zone is relevant within 84 suburbs of the MBRC (or circa 88% of all suburbs). Nonetheless, there has been relatively limited sales of this zoning type in the MBRC, with the 4 sales located in the suburbs of Upper Caboolture, Bray Park and Delaneys Creek and range in size from 2,002m² to 4,150m². We consider the majority of the sales have been significantly improved in the past and therefore demonstrate a high \$/m² rate.

We have therefore adopted indicative land values ranging from \$3/m² to \$5/m², with an average of \$3.45/m² for the Recreation and Open Space Zone.

Rural Zone

Precinct	Sales Evidence (Period: 1 Jan-17 – 31 Dec-18)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Hamlet	6	\$91	\$299	\$123	-	-
Agriculture	15	\$1	\$22	\$4	-	-
Cedarton & Mt Nebo Plant Nursery	-	-	-	-	-	-
Woodfordia and Abbey	-	-	-	-	-	-
Rural Living Investigation	-	-	-	-	-	-
n/a	65	\$1	\$143	\$4	-	-
Rural Total	86	\$1	\$299	\$4	\$4.10	\$2.02

This zone is relevant within 70 suburbs of the MBRC (or circa 74% of all suburbs). The Rural zoned sales range in size from 809m² to 79.54 hectares, with an average lot size of 10.66 hectares. The resultant parameters of the sales reflect a wide range between \$1/m² and \$299/m². We note the majority of the sales that reflect above \$30/m² comprise site areas less than 1.5 hectares. Accordingly, we consider a somewhat lower \$/m² rate range is appropriate for this zoning type.

As such, we have adopted indicative land values ranging from \$3/m² to \$8/m², with an average of \$4.10/m² for the Rural Zone.

Rural Residential Zone

Zone	Sales Evidence (Period: 1 Jan-17 –31 Dec-18)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Rural Residential	473	\$5	\$343	\$55	\$18.98	\$2.22

This zone is relevant within 43 suburbs of the MBRC (or circa 45% of all suburbs). There are no precincts within this zone. The Rural Residential zoned sales range in size from 930m² to 10.13 hectares, with an average lot size of 6,395m². The resultant parameters of the sales reflect a wide range between \$5/m² and \$343/m². Based on our analysis, we highlight the majority of the sales that reflect above \$50/m² comprise site areas less than 5,000m². Accordingly, we consider a lower \$/m² rate range is appropriate for this zoning type.

As such, we have adopted indicative land values ranging from \$10/m² to \$50/m², with an average of \$18.98/m² for the Rural Residential Zone.

Township Zone

Precinct	Sales Evidence (Period: 1 Jan-17 –31 Dec-18)				Adopted Land Value – Average (\$/m ²)	
	No. of Sales	Min. (\$/m ²)	Max. (\$/m ²)	Avg. (\$/m ²)	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Township Centre	1	\$138	\$138	\$138	\$121.67	\$6.67
Township Convenience	-	-	-	-	\$85.00	\$5.00
Township Residential	6	\$9	\$266	\$41	\$78.00	\$4.40
Township Industry	1	\$75	\$75	\$75	\$75.00	\$4.67
Township Total	8	\$9	\$266	\$55	<i>Refer Precinct</i>	<i>Refer Precinct</i>

This zone is relevant within 5 suburbs of the MBRC (or circa 5% of all suburbs). The 8 Township zoned sales are located in the rural suburbs of Dayboro, Woodford and Wamuran and range in size from 807m² to 2.24 hectares. The resultant average value ranges of the sales reflect between \$41/m² and \$138/m².

We have therefore adopted indicative land values ranging from \$60/m² to \$145/m², with an average of \$90/m² for the Township Zone.

A summary of the adopted land values (as at **31 December 2018**) for each Zoning and Precinct is also provided below:

Zoning and Precinct	Adopted Land Value – Range (\$/m ²) (Dec-2018)		Adopted Land Value – Average (\$/m ²) (Dec-2018)	
	Min \$/m ²	Max \$/m ²	Above Storm Surge & Q100 (Unconstrained)	Constrained Land
Centre	\$220	\$420	\$318.52	\$15.74
Community facilities	\$8	\$30	\$15.10	\$1.41
<i>Special use</i>	\$10	\$30	\$16.57	\$1.46
<i>Utilities</i>	\$8	\$30	\$15.23	\$1.43
<i>Abbey</i>	\$12	\$12	\$12.00	\$1.00
<i>Airfield</i>	\$12	\$20	\$16.00	\$1.25
<i>Lakeside</i>	\$14	\$14	\$14.00	\$1.00
Emerging Community	\$11	\$70	\$45.08	\$3.75
Environmental management and conservation	\$3	\$5	\$3.39	\$1.42
Extractive Industry	\$1	\$12	\$5.29	\$0.50
General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct
<i>Coastal Communities</i>	\$20	\$130	\$59.00	\$4.50
<i>Suburban neighbourhood</i>	\$11	\$230	\$118.64	\$9.14
<i>Urban neighbourhood</i>	\$80	\$210	\$135.75	\$10.45
<i>Next generation neighbourhood</i>	\$80	\$230	\$135.88	\$10.53
Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct
<i>General Industry</i>	\$90	\$220	\$161.43	\$11.86
<i>Light industry</i>	\$100	\$220	\$167.62	\$12.67
<i>Mixed industry and business</i>	\$155	\$245	\$195.91	\$12.91
<i>Marine industry</i>	\$180	\$220	\$206.67	\$14.33
<i>Restricted industry</i>	\$130	\$130	\$130.00	\$11.00
Limited development	\$1	\$4	\$1.86	\$0.94
Recreation and open space	\$3	\$5	\$3.45	\$1.47
Rural	\$3	\$8	\$4.10	\$2.02
Rural Residential	\$10	\$50	\$18.98	\$2.22
Township	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct
<i>Township centre</i>	\$100	\$145	\$121.67	\$6.67
<i>Township convenience</i>	\$80	\$90	\$85.00	\$5.00
<i>Township industry</i>	\$65	\$85	\$75.00	\$4.67
<i>Township residential</i>	\$60	\$110	\$78.00	\$4.40

The suburb based indicative land values for each suburb and zoning type (current as at December 2016 and December 2018) is attached (**refer Annexure C**).

Annexure

- A) Instruction
 - B) Vacant land sales analysis
 - C) Suburb based indicative land values for each suburb and zoning type (December 2016 and December 2018)
-

Liability limited by a scheme approved under Professional Standards Legislation

ANNEXURE A

Instruction



Phone: (07) 3205 0555

Our Ref: A18875073

Date: 2 August 2019

Mr David Bradford
JLL
Level 2
139 Coronation Drive
MILTON QLD 4064

Dear David,

**Request for Quotation for Local Government Infrastructure Plan - Suburb
Based Land Valuation Report
Quotation/Contract Number VP145675**

Thank you for your interest and response to Council's request for quotation for provision of the above services.

I am pleased to advise that your quotation has been successful.

Council purchase order number SIP000483 has been raised for services requested under this arrangement. Please quote this order number on all invoices raised under this arrangement.

For further information please contact **Elissa McConaghy** on **07 5433 2506** or email **elissa.mcconaghy@moretonbay.qld.gov.au** or contact council as referenced above.

Yours faithfully,



David Hood
MANAGER STRATEGIC PLANNING

Encl. Purchase Order SIP000483



ANNEXURE B

Vacant land sales analysis

66 Hauton Road, Morayfield



Purchaser:	Derryfield Pty Ltd
Vendor:	Private
Sale Status:	Settled
Development Status:	Purchased without approval
Sale Date:	Oct-18
Sale Price:	\$3,000,000
Site Area (Hectare):	4.3134
Rate (\$/Hectare):	\$695,507
Zoning:	Emerging Community (Transition Precinct)
Yield:	n/a
Rate (\$/Lot):	n/a

76 Morgan Road, Burpengary



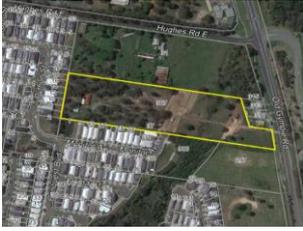
Purchaser:	Trask Land Corporation No. 4 Pty Ltd
Vendor:	Morgan Road Land Pty Ltd (Impact Developments)
Sale Status:	Settled
Development Status:	Purchased with approval
Sale Date:	Sep-18
Sale Price:	\$4,500,000
Site Area (Hectare):	4.0491
Rate (\$/Hectare):	\$1,111,358
Zoning:	Emerging Community (Transition Precinct)
Yield:	42^
Rate (\$/Lot):	\$107,143^

53-69 Paradise Road, Burpengary



Purchaser:	Villa World
Vendor:	Private Vendor & Paradise Developments (Qld) Pty Ltd
Sale Status:	Settled
Development Status:	Purchased without approval
Sale Date:	Feb-18
Sale Price:	\$5,000,000
Site Area (Hectare):	4.8570
Rate (\$/Hectare):	\$1,029,442
Zoning:	General Residential (Next Generation Precinct)
Yield:	88
Rate (\$/Lot):	\$56,818

307 Old Gympie Road, Dakabin



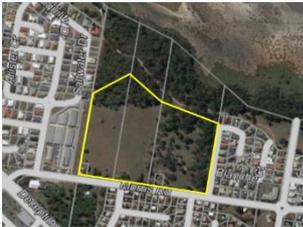
Purchaser:	Unison Projects		
Vendor:	Redland Investments Pty Ltd		
Sale Status:	Settled / Sold with DA		
Sale Date:	Feb-18		
Sale Price:	\$3,730,000		
Site Area (Hectares):	3.8080	Developable Site Area:	2.2840
Zoning:	General Residential Zone - Next Generation Precinct & Industry Zone - Mixed Industry and Business Precinct		
Rate (\$/Hectare):	\$979,517	<i>Developable Rate & Apportionment:</i>	<i>\$1,453,065</i>
Yield:	38		
Rate (\$/Dwelling):	\$87,337 (Based on apportionment amount)		

Lot 93 Lee-Ann Court, Mango Hill



Purchaser:	Chelmsford Views Pty Ltd (Impact Homes)		
Vendor:	Private		
Sale Status:	Settled / Sold with DA		
Sale Date:	Aug-17		
Sale Price:	\$1,900,000		
Site Area (Hectares):	1.0420		
Zoning:	General Residential - Next Generation Neighbourhood		
Rate (\$/Hectare):	\$1,823,417		
Yield:	41 Townhouses		
Rate (\$/Dwelling):	\$46,341		

159-181 Morris Road, Rothwell



Purchaser:	Stockland		
Vendor:	Moreton Bay Regional Council		
Sale Status:	Settled / Sold without DA		
Sale Date:	Jun-17		
Sale Price:	\$16,150,000		
Site Area (Hectares):	9.223		
Zoning:	General Residential - Next Generation Neighbourhood		
Rate (\$/Hectare):	\$1,751,057		
Yield:	194		
Rate (\$/Dwelling):	\$83,247		

84 Samsonvale Road, Strathpine



Purchaser:	Peet Limited		
Vendor:	Private		
Sale Status:	Settled / Purchased without approval		
Sale Date:	Oct-18		
Sale Price:	\$18,500,000		
Site Area (Hectares):	15.730	Developable Site Area:	8.4680
Zoning:	General Residential, Recreation and Open Space & Limited Development (<i>Moreton Bay Regional Council</i>)		
Rate (\$/Hectare):	\$1,176,097	Developable Rate:	\$2,184,695
Yield (No. of Lots):	150^		
Rate (\$/Lot):	\$123,333		

Lot 3 Stodart Terrace, Mango Hill



Purchaser:	Unison Projects		
Vendor:	Private		
Sale Status:	Settled		
Development Status:	Purchased without approval		
Sale Date:	Aug-18		
Sale Price:	\$5,200,000		
Total Site Area:	2.298		
Rate (\$/ha):	\$2,262,837		
Zoning:	General Residential		
Yield:	48		
Rate (\$/lot):	\$108,333		
Density (lots/ha):	20.9 lots/ha		

96-124 Raynbird Road, Narangba



Purchaser:	Satterley Property Group		
Vendor:	Dundale Pty Ltd		
Sale Status:	Settled		
Development Status:	Purchased without approval		
Sale Date:	Apr-18		
Sale Price:	\$31,856,518		
Total Site Area:	44.8076		
Rate (\$/Ha²):	\$710,962		
Zoning:	Next Generation Neighbourhood / General Residential		
Yield:	600 (approximately)		
Rate (\$/Lot):	\$53,094		
Density (lot/ha):	13 lots/ha		

265 Callaghan Road & 305 Burpengary Road, Narangba



Purchaser:	Narangba View Pty Ltd (Impact Homes)	
Vendor:	Barooga Projects (Benefits) Pty Ltd	
Sale Status:	Settled	
Development Status:	Purchased without approval	
Sale Date:	Nov-17	
Sale Price:	\$5,500,000	
Total Site Area:	4.13 ha	
Rate (\$/ha):	\$1,331,719	(\$1,271,186)
Zoning:	Next Generation Neighbourhood (Emerging Community)	
Yield:	52 (plus 1 x future lot)	74 (estimated total)*
Rate (\$/lot):	\$103,774	\$74,324
Density (lots/ha):	13	18

2 & 40 Morgan Road, 156 – 176 Callaghan Road, Narangba



Purchaser:	Catholic Education	
Vendor:	Private	
Sale Status:	Settled	
Development Status:	Purchased without approval	
Sale Date:	Aug-17	
Sale Price:	\$17,180,590	
Total Site Area:	19.009 ha	
Rate (\$/ha):	\$903,813	
Zoning:	Emerging Community	

43-45 Wesley Road, Griffin



Purchaser:	Ausbuild Development Corp Pty Ltd		
Vendor:	Private		
Sale Status:	Settled / Purchased without approval		
Sale Date:	Jul-17		
Sale Price:	\$5,000,000		
Site Area (Hectares):	3.1398	Developable Site Area:	2.9847
Zoning:	General Residential - Next Generation Precinct		
Rate (\$/Hectare):	\$1,592,458	Developable Rate:	\$1,675,210
Yield:	57		
Rate (\$/Dwelling):	\$87,719		

Industrial Land Sales

Kingsbury Street, Brendale, Qld	Street Number	Date	Sale Price (\$)	Site Area (m ²)	Rate (\$/m ²)
	33	Nov 18	\$1,149,000	3,806	\$302
	32-42	Nov 18	\$3,826,600	13,624	\$281
	25	Oct 18	\$864,675	2,835	\$305
	18	Mar 18	\$756,480	2,364	\$320
	17	Feb 18	\$739,040	2,384	\$310
	22	Feb 18	\$819,000	2,600	\$315
	21	Jan 18	\$887,840	2,864	\$310
	13	Dec 17	\$819,200	2,560	\$320
	12	Sep 17	\$1,170,432	4,064	\$288

24 Doherty Street, Brendale Qld



Purchaser	Logistical Management Pty Ltd
Sale Date	January 2018
Sale Price	\$2,556,000
Land Area (m ²)	10,600
Rate (\$/m ²)	\$241

28 Doherty Street, Brendale Qld



Purchaser	San Ancona No 1 Pty Ltd
Sale Date	November 2017
Sale Price	\$2,556,000
Land Area (m ²)	10,620
Rate (\$/m ²)	\$241

ANNEXURE C

Suburb based indicative land values for each suburb and zoning type
(December 2016 and December 2018)

ID	Suburb	Classification	Above Storm Surge & Q100 - Unconstrained Land (Dec-2018)	Constrained Land (Dec-2018)	Above Storm Surge & Q100 - Unconstrained Land (Dec-2016)	Constrained Land (Dec-2016)	Sum Area (Ha)	Precinct Sum Area (Ha)
1	Albany Creek	Centre	\$400.0	\$25.0	\$400.0	\$25.0	22	
2	Albany Creek	Community facilities	\$30.0	\$3.0	\$30.0	\$3.0	2	
3	Albany Creek	<i>Special use</i>	\$30.0	\$3.0	\$30.0	\$3.0		2
4	Albany Creek	<i>Utilities</i>	\$30.0	\$3.0	\$30.0	\$3.0		1
5	Albany Creek	Environmental management and conservation	\$5.0	\$2.0	\$5.0	\$2.0	63	
6	Albany Creek	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	504	
7	Albany Creek	<i>Next generation neighbourhood</i>	\$180.0	\$14.0	\$170.0	\$13.5		107
8	Albany Creek	<i>Suburban neighbourhood</i>	\$180.0	\$14.0	\$175.0	\$13.0		397
9	Albany Creek	Limited development	\$4.0	\$2.0	\$4.0	\$2.0	17	
10	Albany Creek	Recreation and open space	\$5.0	\$2.0	\$5.0	\$2.0	117	
11	Albany Creek	Rural Residential	\$50.0	\$5.0	\$45.0	\$5.0	53	
12							778	507
13	Arana Hills	Centre	\$400.0	\$25.0	\$400.0	\$25.0	9	
14	Arana Hills	Community facilities	\$30.0	\$3.0	\$30.0	\$3.0	1	
15	Arana Hills	<i>Utilities</i>	\$30.0	\$3.0	\$30.0	\$3.0		1
16	Arana Hills	Environmental management and conservation	\$5.0	\$2.0	\$5.0	\$2.0	2	
17	Arana Hills	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	210	
18	Arana Hills	<i>Next generation neighbourhood</i>	\$210.0	\$15.0	\$200.0	\$14.5		20
19	Arana Hills	<i>Suburban neighbourhood</i>	\$210.0	\$15.0	\$205.0	\$14.0		188
20	Arana Hills	<i>Urban neighbourhood</i>	\$210.0	\$15.0	\$210.0	\$15.0		2
21	Arana Hills	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	6	
22	Arana Hills	<i>Light industry</i>	\$200.0	\$15.0	\$190.0	\$14.0		6
23	Arana Hills	Limited development	\$4.0	\$2.0	\$4.0	\$2.0	13	
24	Arana Hills	Recreation and open space	\$5.0	\$2.0	\$5.0	\$2.0	58	
25							299	217
26	Armstrong Creek	Community facilities	\$10.0	\$1.0	\$10.0	\$1.0	65	
27	Armstrong Creek	<i>Utilities</i>	\$10.0	\$1.0	\$10.0	\$1.0		65
28	Armstrong Creek	Environmental management and conservation	\$3.0	\$1.5	\$3.0	\$1.5	421	
29	Armstrong Creek	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	101	
30	Armstrong Creek	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	10	
31	Armstrong Creek	Rural	\$4.0	\$2.0	\$4.0	\$2.0	2,803	
32							3,400	65
33	Banksia Beach	Centre	\$280.0	\$12.0	\$280.0	\$12.0	2	
34	Banksia Beach	Community facilities	\$20.0	\$1.5	\$20.0	\$1.5	4	
35	Banksia Beach	<i>Special use</i>	\$20.0	\$1.5	\$20.0	\$1.5		4
36	Banksia Beach	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	110	
37	Banksia Beach	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	312	
38	Banksia Beach	<i>Suburban neighbourhood</i>	\$100.0	\$8.0	\$88.0	\$7.0		312
39	Banksia Beach	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	1	
40	Banksia Beach	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	102	
41							531	316
42	Beachmere	Centre	\$220.0	\$8.0	\$220.0	\$8.0	3	
43	Beachmere	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	76	
44	Beachmere	Extractive Industry	\$7.0	\$0.5	\$7.0	\$0.5	339	
45	Beachmere	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	205	
46	Beachmere	<i>Coastal Communities</i>	\$60.0	\$4.5	\$45.0	\$2.5		205
47	Beachmere	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	72	
48	Beachmere	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	53	
49	Beachmere	Rural	\$6.0	\$2.5	\$6.0	\$2.5	1,721	
50	Beachmere	Rural Residential	\$25.0	\$3.0	\$22.0	\$3.0	269	
51							2,738	205
52	Bellara	Centre	\$300.0	\$15.0	\$300.0	\$15.0	2	
53	Bellara	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	92	
54	Bellara	<i>Next generation neighbourhood</i>	\$80.0	\$5.0	\$65.0	\$4.5		25
55	Bellara	<i>Suburban neighbourhood</i>	\$80.0	\$5.0	\$68.0	\$4.0		67
56	Bellara	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	22	
57	Bellara	Rural	\$6.0	\$2.5	\$6.0	\$2.5	43	
58							159	92
59	Bellmere	Emerging Community	\$25.0	\$2.0	\$25.0	\$2.0	1,405	
60	Bellmere	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	186	
61	Bellmere	<i>Suburban neighbourhood</i>	\$65.0	\$4.0	\$60.0	\$3.0		186
62	Bellmere	Limited development	\$2.0	\$1.0	\$2.0	\$1.0	24	
63	Bellmere	Recreation and open space	\$2.5	\$1.5	\$2.5	\$1.5	96	

ID	Suburb	Classification	Above Storm Surge & Q100 - Unconstrained Land (Dec-2018)	Constrained Land (Dec-2018)	Above Storm Surge & Q100 - Unconstrained Land (Dec-2016)	Constrained Land (Dec-2016)	Sum Area (Ha)	Precinct Sum Area (Ha)
64	Bellmere	Rural	\$4.0	\$2.0	\$4.0	\$2.0	367	
65	Bellmere	Rural Residential	\$15.0	\$1.0	\$15.0	\$1.0	138	
66							2,216	186
67	Bellthorpe	Community Facilities	\$10.0	\$1.0	\$10.0	\$1.0	45	
68	Bellthorpe	Environmental management and conservation	\$2.5	\$1.0	\$2.5	\$1.0	4,618	
69	Bellthorpe	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	13	
70	Bellthorpe	Rural	\$2.5	\$1.5	\$2.5	\$1.5	2,607	
71							7,283	0
72	Bongaree	Centre	\$300.0	\$20.0	\$300.0	\$20.0	10	
73	Bongaree	Community facilities	\$20.0	\$1.5	\$20.0	\$1.5	3	
74	Bongaree	Utilities	\$20.0	\$1.5	\$20.0	\$1.5		3
75	Bongaree	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	189	
76	Bongaree	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	288	
77	Bongaree	Next generation neighbourhood	\$90.0	\$6.0	\$75.0	\$5.5		106
78	Bongaree	Suburban neighbourhood	\$90.0	\$6.0	\$78.0	\$5.0		181
79	Bongaree	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	9	
80	Bongaree	Light Industry	\$160.0	\$12.0	\$150.0	\$11.0		9
81	Bongaree	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	6	
82	Bongaree	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	47	
83							552	299
84	Booroobin	Environmental management and conservation	\$2.5	\$1.0	\$2.5	\$1.0	304	
85	Booroobin	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	5	
86	Booroobin	Rural	\$2.5	\$1.5	\$2.5	\$1.5	1,611	
87							1,920	0
88	Bracalba	Environmental management and conservation	\$2.5	\$1.0	\$2.5	\$1.0	199	
89	Bracalba	Extractive industry	\$1.0	\$0.5	\$1.0	\$0.5	520	
90	Bracalba	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	24	
91	Bracalba	Recreation and open space	\$2.5	\$1.0	\$2.5	\$1.0	4	
92	Bracalba	Rural	\$2.5	\$1.5	\$2.5	\$1.5	1,612	
93	Bracalba	Rural Residential	\$10.0	\$0.5	\$10.0	\$0.5	0	
94							2,359	0
95	Bray Park	Centre	\$320.0	\$15.0	\$320.0	\$15.0	3	
96	Bray Park	Community facilities	\$15.0	\$1.5	\$15.0	\$1.5	0	
97	Bray Park	Utilities	\$15.0	\$1.5	\$15.0	\$1.5		0
98	Bray Park	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	1	
99	Bray Park	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	278	
100	Bray Park	Next generation neighbourhood	\$130.0	\$11.0	\$118.0	\$10.5		8
101	Bray Park	Suburban neighbourhood	\$130.0	\$11.0	\$120.0	\$10.0		270
102	Bray Park	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	1	
103	Bray Park	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	72	
104							355	278
105	Brendale	Centre	\$320.0	\$15.0	\$320.0	\$15.0	7	
106	Brendale	Community facilities	\$15.0	\$1.5	\$15.0	\$1.5	64	
107	Brendale	Utilities	\$15.0	\$1.5	\$15.0	\$1.5		64
108	Brendale	Extractive industry	\$12.0	\$0.5	\$12.0	\$0.5	122	
109	Brendale	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	57	
110	Brendale	Next generation neighbourhood	\$130.0	\$12.0	\$118.0	\$11.5		36
111	Brendale	Suburban neighbourhood	\$130.0	\$12.0	\$120.0	\$11.0		21
112	Brendale	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	474	
113	Brendale	General Industry	\$220.0	\$15.0	\$210.0	\$14.0		359
114	Brendale	Light industry	\$220.0	\$15.0	\$220.0	\$14.0		79
115	Brendale	Mixed industry and business	\$245.0	\$15.0	\$245.0	\$15.0		36
116	Brendale	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	19	
117	Brendale	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	191	
118	Brendale	Rural	\$5.0	\$2.5	\$5.0	\$2.5	17	
119	Brendale	Rural Residential	\$25.0	\$3.0	\$25.0	\$3.0	4	
120							955	595
121	Bunya	Community facilities	\$15.0	\$3.0	\$15.0	\$3.0	47	
122	Bunya	Utilities	\$15.0	\$3.0	\$15.0	\$3.0		47
123	Bunya	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	673	
124	Bunya	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	0	
125	Bunya	Suburban neighbourhood	\$70.0	\$4.0	\$65.0	\$3.0		0
126	Bunya	Limited development	\$2.0	\$1.0	\$2.0	\$1.0	15	

ID	Suburb	Classification	Above Storm Surge & Q100 - Unconstrained Land (Dec-2018)	Constrained Land (Dec-2018)	Above Storm Surge & Q100 - Unconstrained Land (Dec-2016)	Constrained Land (Dec-2016)	Sum Area (Ha)	Precinct Sum Area (Ha)
127	Bunya	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	126	
128	Bunya	Rural Residential	\$25.0	\$3.0	\$20.0	\$3.0	507	
129							1,368	47
130	Burpengary	Centre	\$280.0	\$12.0	\$280.0	\$12.0	25	
131	Burpengary	Community facilities	\$12.0	\$1.0	\$12.0	\$1.0	25	
132	Burpengary	<i>Special Use</i>	\$12.0	\$1.0	\$12.0	\$1.0		3
133	Burpengary	<i>Utilities</i>	\$12.0	\$1.0	\$12.0	\$1.0	21	
134	Burpengary	Emerging community	\$60.0	\$5.0	\$45.0	\$3.5	252	
135	Burpengary	Environmental management and conservation	\$3.5	\$1.5	\$3.5	\$1.5	40	
136	Burpengary	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	357	
137	Burpengary	<i>Next generation neighbourhood</i>	\$85.0	\$6.0	\$75.0	\$5.5		94
138	Burpengary	<i>Suburban neighbourhood</i>	\$85.0	\$6.0	\$77.0	\$5.0		194
139	Burpengary	<i>Urban neighbourhood</i>	\$85.0	\$6.0	\$85.0	\$6.0		69
140	Burpengary	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	25	
141	Burpengary	<i>Light industry</i>	\$140.0	\$12.0	\$125.0	\$11.0		2
142	Burpengary	<i>Mixed industry and business</i>	\$165.0	\$12.0	\$165.0	\$12.0		23
143	Burpengary	Limited development	\$2.0	\$1.0	\$2.0	\$1.0	53	
144	Burpengary	Recreation and open space	\$3.5	\$1.5	\$3.5	\$1.5	291	
145	Burpengary	Rural	\$4.0	\$2.0	\$4.0	\$2.0	8	
146	Burpengary	Rural Residential	\$20.0	\$1.5	\$20.0	\$1.5	854	
147							1,951	385
148	Burpengary East	Community facilities	\$12.0	\$1.0	\$12.0	\$1.0	10	
149	Burpengary East	<i>Utilities</i>	\$12.0	\$1.0	\$12.0	\$1.0		10
150	Burpengary East	Emerging community	\$60.0	\$5.0	\$45.0	\$3.5	173	
151	Burpengary East	Environmental management and conservation	\$3.5	\$1.5	\$3.5	\$1.5	55	
152	Burpengary East	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	134	
153	Burpengary East	<i>Next generation neighbourhood</i>	\$90.0	\$6.0	\$80.0	\$5.5		133
154	Burpengary East	<i>Suburban neighbourhood</i>	\$90.0	\$6.0	\$82.0	\$5.0		1
155	Burpengary East	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	52	
156	Burpengary East	<i>Light industry</i>	\$140.0	\$12.0	\$125.0	\$11.0		50
157	Burpengary East	<i>Mixed industry and business</i>	\$165.0	\$12.0	\$165.0	\$12.0		1
158	Burpengary East	Limited development	\$2.0	\$1.0	\$2.0	\$1.0	47	
159	Burpengary East	Recreation and open space	\$3.5	\$1.5	\$3.5	\$1.5	216	
160	Burpengary East	Rural	\$4.0	\$2.0	\$4.0	\$2.0	1,046	
161	Burpengary East	Rural Residential	\$20.0	\$1.5	\$20.0	\$1.5	873	
162							2,606	195
163	Caboolture	Centre	\$280.0	\$12.0	\$280.0	\$12.0	22	
164	Caboolture	Community facilities	\$12.0	\$1.0	\$12.0	\$1.0	433	
165	Caboolture	<i>Abbey</i>	\$12.0	\$1.0	\$12.0	\$1.0		131
166	Caboolture	<i>Airfield</i>	\$12.0	\$1.0	\$12.0	\$1.0		92
167	Caboolture	<i>Special Use</i>	\$12.0	\$1.0	\$12.0	\$1.0		9
168	Caboolture	<i>Utilities</i>	\$12.0	\$1.0	\$12.0	\$1.0		202
169	Caboolture	Environmental management and conservation	\$2.5	\$1.5	\$2.5	\$1.5	181	
170	Caboolture	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	966	
171	Caboolture	<i>Next generation neighbourhood</i>	\$80.0	\$5.0	\$70.0	\$4.5		294
172	Caboolture	<i>Suburban neighbourhood</i>	\$80.0	\$5.0	\$70.0	\$4.0		528
173	Caboolture	<i>Urban neighbourhood</i>	\$80.0	\$5.0	\$80.0	\$5.0		144
174	Caboolture	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	361	
175	Caboolture	<i>General Industry</i>	\$130.0	\$10.0	\$120.0	\$9.0		273
176	Caboolture	<i>Light industry</i>	\$130.0	\$10.0	\$115.0	\$9.0		81
177	Caboolture	<i>Mixed industry and business</i>	\$155.0	\$10.0	\$155.0	\$10.0		7
178	Caboolture	Limited development	\$2.0	\$1.0	\$2.0	\$1.0	190	
179	Caboolture	Recreation and open space	\$2.5	\$1.5	\$2.5	\$1.5	401	
180	Caboolture	Rural	\$4.0	\$2.0	\$4.0	\$2.0	2,148	
181	Caboolture	Rural Residential	\$15.0	\$1.0	\$15.0	\$1.0	1,377	
182							6,079	1,761
183	Caboolture South	Centre	\$280.0	\$12.0	\$280.0	\$12.0	18	
184	Caboolture South	Community facilities	\$12.0	\$1.0	\$12.0	\$1.0	6	
185	Caboolture South	<i>Utilities</i>	\$12.0	\$1.0	\$12.0	\$1.0		6
186	Caboolture South	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	224	
187	Caboolture South	<i>Next generation neighbourhood</i>	\$80.0	\$5.0	\$70.0	\$4.5		190
188	Caboolture South	<i>Suburban neighbourhood</i>	\$80.0	\$5.0	\$70.0	\$4.0		16
189	Caboolture South	<i>Urban neighbourhood</i>	\$80.0	\$5.0	\$80.0	\$5.0		18

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190	Caboolture South	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	8	
191	Caboolture South	<i>Light industry</i>	\$130.0	\$10.0	\$110.0	\$9.0		8
192	Caboolture South	Limited development	\$2.0	\$1.0	\$2.0	\$1.0	50	
193	Caboolture South	Recreation and open space	\$2.5	\$1.5	\$2.5	\$1.5	60	
194							366	238
195	Camp Mountain	Environmental management and conservation	\$3.0	\$1.5	\$3.0	\$1.5	239	
196	Camp Mountain	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	16	
197	Camp Mountain	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	32	
198	Camp Mountain	Rural	\$4.0	\$2.0	\$4.0	\$2.0	213	
199	Camp Mountain	Rural Residential	\$15.0	\$2.5	\$12.0	\$2.5	1,036	
200							1,536	0
201	Campbells Pocket	Rural	\$2.5	\$1.5	\$2.5	\$1.5	1,053	
202							1,053	0
203	Cashmere	Community facilities	\$15.0	\$1.5	\$15.0	\$1.5	1,431	
204	Cashmere	<i>Utilities</i>	\$15.0	\$1.5	\$15.0	\$1.5		1,431
205	Cashmere	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	671	
206	Cashmere	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	29	
207	Cashmere	<i>Suburban neighbourhood</i>	\$70.0	\$4.0	\$60.0	\$3.0		29
208	Cashmere	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	5	
209	Cashmere	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	168	
210	Cashmere	Rural	\$4.5	\$2.5	\$4.5	\$2.5	345	
211	Cashmere	Rural Residential	\$15.0	\$3.0	\$15.0	\$3.0	639	
212							3,288	1,460
213	Cedar Creek	Environmental management and conservation	\$3.0	\$1.5	\$3.0	\$1.5	91	
214	Cedar Creek	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	26	
215	Cedar Creek	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	37	
216	Cedar Creek	Rural	\$4.0	\$2.0	\$4.0	\$2.0	917	
217	Cedar Creek	Rural Residential	\$15.0	\$2.5	\$12.0	\$2.5	795	
218							1,866	0
219	Cedarton	Rural	\$2.5	\$1.5	\$2.5	\$1.5	122	
220	Cedarton	Rural Residential	\$10.0	\$0.5	\$10.0	\$0.5	948	
221							1,070	0
222	Clear Mountain	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	22	
223	Clear Mountain	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	14	
224	Clear Mountain	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	87	
225	Clear Mountain	Rural	\$4.5	\$2.5	\$4.5	\$2.5	432	
226	Clear Mountain	Rural Residential	\$15.0	\$3.0	\$15.0	\$3.0	467	
227							1,022	0
228	Clontarf	Centre	\$350.0	\$17.0	\$350.0	\$17.0	3	
229	Clontarf	Community facilities	\$20.0	\$1.5	\$20.0	\$1.5	17	
230	Clontarf	<i>Utilities</i>	\$20.0	\$1.5	\$20.0	\$1.5		17
231	Clontarf	Environmental management and conservation	\$4.0	\$2.0	\$4.0	\$2.0	189	
232	Clontarf	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	217	
233	Clontarf	<i>Next generation neighbourhood</i>	\$160.0	\$13.5	\$152.0	\$13.0		29
234	Clontarf	<i>Suburban neighbourhood</i>	\$160.0	\$13.5	\$145.0	\$12.5		186
235	Clontarf	<i>Urban neighbourhood</i>	\$165.0	\$13.5	\$165.0	\$13.5		2
236	Clontarf	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	67	
237	Clontarf	<i>General Industry</i>	\$200.0	\$15.0	\$170.0	\$14.0		33
238	Clontarf	<i>Light industry</i>	\$200.0	\$15.0	\$185.0	\$14.0		33
239	Clontarf	Recreation and open space	\$4.0	\$2.0	\$4.0	\$2.0	123	
240							616	300
241	Closeburn	Environmental management and conservation	\$3.0	\$1.5	\$3.0	\$1.5	49	
242	Closeburn	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	35	
243	Closeburn	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	44	
244	Closeburn	Rural	\$4.0	\$2.0	\$4.0	\$2.0	280	
245	Closeburn	Rural Residential	\$15.0	\$2.5	\$12.0	\$2.5	648	
246							1,056	0
247	Commissioners Flat	Environmental management and conservation	\$2.5	\$1.0	\$2.5	\$1.0	1	
248	Commissioners Flat	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	128	
249	Commissioners Flat	Rural	\$2.5	\$1.5	\$2.5	\$1.5	1,110	
250							1,239	0
251	D'Aguilar	Environmental management and conservation	\$2.5	\$1.0	\$2.5	\$1.0	6	
252	D'Aguilar	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	25	

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253	D'Aguilar	Recreation and open space	\$2.5	\$1.0	\$2.5	\$1.0	48	
254	D'Aguilar	Rural	\$2.5	\$1.5	\$2.5	\$1.5	379	
255	D'Aguilar	Rural Residential	\$10.0	\$0.5	\$10.0	\$0.5	398	
256	D'Aguilar	Township	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	54	
257	D'Aguilar	<i>Township convenience</i>	\$90.0	\$5.0	\$82.0	\$4.0		1
258	D'Aguilar	<i>Township residential</i>	\$70.0	\$4.0	\$60.0	\$4.0		53
259							910	54
260	Dakabin	Community facilities	\$15.0	\$1.5	\$15.0	\$1.5	118	
261	Dakabin	<i>Special use</i>	\$15.0	\$1.5	\$15.0	\$1.5	37	
262	Dakabin	<i>Utilities</i>	\$15.0	\$1.5	\$15.0	\$1.5		81
263	Dakabin	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	5	
264	Dakabin	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	166	
265	Dakabin	<i>Next generation neighbourhood</i>	\$110.0	\$9.5	\$98.0	\$9.0		101
266	Dakabin	<i>Suburban neighbourhood</i>	\$110.0	\$9.5	\$100.0	\$8.5		26
267	Dakabin	<i>Urban neighbourhood</i>	\$110.0	\$9.5	\$110.0	\$9.5		40
268	Dakabin	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	47	
269	Dakabin	<i>Light industry</i>	\$180.0	\$13.0	\$160.0	\$12.0		9
270	Dakabin	<i>Mixed industry and business</i>	\$205.0	\$13.0	\$205.0	\$13.0		39
271	Dakabin	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	0	
272	Dakabin	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	53	
273	Dakabin	Rural Residential	\$25.0	\$3.0	\$25.0	\$3.0	103	
274							529	296
275	Dayboro	Community facilities	\$10.0	\$1.0	\$10.0	\$1.0	170	
276	Dayboro	<i>Utilities</i>	\$10.0	\$1.0	\$10.0	\$1.0		170
277	Dayboro	Environmental management and conservation	\$3.0	\$1.5	\$3.0	\$1.5	1	
278	Dayboro	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	87	
279	Dayboro	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	78	
280	Dayboro	Rural	\$4.0	\$2.0	\$4.0	\$2.0	500	
281	Dayboro	Rural Residential	\$18.0	\$2.5	\$14.0	\$2.5	415	
282	Dayboro	Township	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	74	
283	Dayboro	<i>Township centre</i>	\$120.0	\$6.0	\$105.0	\$5.0		8
284	Dayboro	<i>Township industry</i>	\$75.0	\$5.0	\$70.0	\$5.0		3
285	Dayboro	<i>Township residential</i>	\$90.0	\$6.0	\$85.0	\$6.0		64
286							1,325	245
287	Deception Bay	Centre	\$300.0	\$12.0	\$300.0	\$12.0	10	
288	Deception Bay	Community facilities	\$20.0	\$1.5	\$20.0	\$1.5	58	
289	Deception Bay	<i>Special use</i>	\$18.0	\$1.5	\$18.0	\$1.5		55
290	Deception Bay	<i>Utilities</i>	\$20.0	\$1.5	\$20.0	\$1.5		3
291	Deception Bay	Environmental management and conservation	\$3.5	\$1.5	\$3.5	\$1.5	333	
292	Deception Bay	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	534	
293	Deception Bay	<i>Next generation neighbourhood</i>	\$100.0	\$7.0	\$90.0	\$6.5		18
294	Deception Bay	<i>Suburban neighbourhood</i>	\$100.0	\$7.0	\$92.0	\$6.0		432
295	Deception Bay	<i>Urban neighbourhood</i>	\$100.0	\$7.0	\$100.0	\$7.0		83
296	Deception Bay	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	54	
297	Deception Bay	<i>General Industry</i>	\$160.0	\$12.0	\$145.0	\$11.0		2
298	Deception Bay	<i>Light industry</i>	\$160.0	\$12.0	\$140.0	\$11.0		25
299	Deception Bay	<i>Mixed industry and business</i>	\$185.0	\$12.0	\$185.0	\$12.0		27
300	Deception Bay	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	44	
301	Deception Bay	Recreation and open space	\$3.5	\$1.5	\$3.5	\$1.5	102	
302	Deception Bay	Rural	\$5.0	\$2.0	\$5.0	\$2.0	312	
303	Deception Bay	Rural Residential	\$25.0	\$2.0	\$25.0	\$2.0	98	
304							1,545	645
305	Delaneys Creek	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	65	
306	Delaneys Creek	Recreation and open space	\$2.5	\$1.0	\$2.5	\$1.0	41	
307	Delaneys Creek	Rural	\$2.5	\$1.5	\$2.5	\$1.5	3,216	
308	Delaneys Creek	Rural Residential	\$10.0	\$0.5	\$10.0	\$0.5	476	
309							3,798	0
310	Donnybrook	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	320	
311	Donnybrook	Extractive industry	\$7.0	\$0.5	\$7.0	\$0.5	122	
312	Donnybrook	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	42	
313	Donnybrook	<i>Coastal communities</i>	\$25.0	\$1.5	\$20.0	\$1.0		42
314	Donnybrook	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	53	
315	Donnybrook	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	10	

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316	Donnybrook	Rural	\$6.0	\$2.5	\$6.0	\$2.5	934	
317							1,481	42
318	Draper	Environmental Management and conservation	\$3.0	\$1.5	\$3.0	\$1.5	101	
319	Draper	Limited development	\$2.0	\$1.0	\$2.0	\$1.0	62	
320	Draper	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	70	
321	Draper	Rural Residential	\$25.0	\$3.0	\$20.0	\$3.0	632	
322							865	0
323	Eatons Hill	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	7	
324	Eatons Hill	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	161	
325	Eatons Hill	<i>Suburban neighbourhood</i>	\$140.0	\$12.0	\$130.0	\$11.0		161
326	Eatons Hill	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	10	
327	Eatons Hill	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	112	
328	Eatons Hill	Rural Residential	\$25.0	\$3.0	\$25.0	\$3.0	472	
329							762	161
330	Elimbah	Community facilities	\$10.0	\$1.0	\$10.0	\$1.0	55	
331	Elimbah	<i>Utilities</i>	\$10.0	\$1.0	\$10.0	\$1.0		55
332	Elimbah	Environmental management and conservation	\$2.5	\$1.0	\$2.5	\$1.0	509	
333	Elimbah	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	18	
334	Elimbah	<i>Suburban neighbourhood</i>	\$15.0	\$1.5	\$15.0	\$0.5		18
335	Elimbah	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	261	
336	Elimbah	<i>General Industry</i>	\$90.0	\$7.0	\$80.0	\$6.0		254
337	Elimbah	<i>Light industry</i>	\$100.0	\$7.0	\$85.0	\$6.0		7
338	Elimbah	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	459	
339	Elimbah	Recreation and open space	\$2.5	\$1.0	\$2.5	\$1.0	120	
340	Elimbah	Rural	\$2.5	\$1.5	\$2.5	\$1.5	7,207	
341							8,629	334
342	Everton Hills	Environmental management and conservation	\$5.0	\$2.0	\$5.0	\$2.0	0	
343	Everton Hills	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	217	
344	Everton Hills	<i>Next generation neighbourhood</i>	\$230.0	\$15.0	\$220.0	\$14.5		39
345	Everton Hills	<i>Suburban neighbourhood</i>	\$230.0	\$15.0	\$220.0	\$14.0		178
346	Everton Hills	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	10	
347	Everton Hills	<i>Light Industry</i>	\$200.0	\$15.0	\$190.0	\$14.0		10
348	Everton Hills	Limited development	\$4.0	\$2.0	\$4.0	\$2.0	1	
349	Everton Hills	Recreation and open space	\$5.0	\$2.0	\$5.0	\$2.0	33	
350							261	227
351	Ferny Hills	Community facilities	\$30.0	\$3.0	\$30.0	\$3.0	3	
352	Ferny Hills	<i>Utilities</i>	\$30.0	\$3.0	\$30.0	\$3.0		3
353	Ferny Hills	Environmental management and conservation	\$5.0	\$2.0	\$5.0	\$2.0	463	
354	Ferny Hills	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	247	
355	Ferny Hills	<i>Next generation neighbourhood</i>	\$200.0	\$15.0	\$190.0	\$14.5		0
356	Ferny Hills	<i>Suburban neighbourhood</i>	\$200.0	\$15.0	\$190.0	\$14.0		247
357	Ferny Hills	Limited development	\$4.0	\$2.0	\$4.0	\$2.0	2	
358	Ferny Hills	Recreation and open space	\$5.0	\$2.0	\$5.0	\$2.0	54	
359	Ferny Hills	Rural	\$8.0	\$3.0	\$8.0	\$3.0	91	
360	Ferny Hills	Rural Residential	\$50.0	\$5.0	\$50.0	\$5.0	36	
361							896	250
362	Godwin Beach	Extractive Industry	\$7.0	\$0.5	\$7.0	\$0.5	171	
363	Godwin Beach	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	14	
364	Godwin Beach	<i>Suburban neighbourhood</i>	\$90.0	\$6.0	\$78.0	\$5.0		14
365	Godwin Beach	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	2	
366	Godwin Beach	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	8	
367	Godwin Beach	Rural	\$6.0	\$2.5	\$6.0	\$2.5	167	
368							362	14
369	Griffin	Community facilities	\$15.0	\$1.5	\$15.0	\$1.5	3	
370	Griffin	<i>Utilities</i>	\$15.0	\$1.5	\$15.0	\$1.5		3
371	Griffin	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	169	
372	Griffin	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	395	
373	Griffin	<i>Coastal Communities</i>	\$130.0	\$10.0	\$80.0	\$5.0		2
374	Griffin	<i>Next generation neighbourhood</i>	\$120.0	\$10.0	\$110.0	\$9.5	393	
375	Griffin	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	11	
376	Griffin	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	136	
377	Griffin	Rural	\$5.0	\$2.5	\$5.0	\$2.5	156	
378							1263	5

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379	Highvale	Environmental management and conservation	\$3.0	\$1.5	\$3.0	\$1.5	6	
380	Highvale	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	9	
381	Highvale	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	80	
382	Highvale	Rural	\$4.0	\$2.0	\$4.0	\$2.0	1,544	
383	Highvale	Rural Residential	\$15.0	\$2.5	\$12.0	\$2.5	756	
384							2,395	0
385	Jollys Lookout	Environmental management and conservation	\$3.0	\$1.5	\$3.0	\$1.5	15	
386	Jollys Lookout	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	7	
387	Jollys Lookout	Rural	\$4.0	\$2.0	\$4.0	\$2.0	283	
388							305	0
389	Joyner	Community facilities	\$15.0	\$1.5	\$15.0	\$1.5	287	
390	Joyner	Utilities	\$15.0	\$1.5	\$15.0	\$1.5		287
391	Joyner	Emerging community	\$70.0	\$5.0	\$55.0	\$4.0	113	
392	Joyner	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	10	
393	Joyner	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	103	
394	Joyner	Suburban neighbourhood	\$140.0	\$12.0	\$130.0	\$11.0		103
395	Joyner	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	26	
396	Joyner	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	37	
397	Joyner	Rural	\$6.0	\$2.5	\$6.0	\$2.5	86	
398	Joyner	Rural Residential	\$25.0	\$3.0	\$25.0	\$3.0	58	
399							720	390
400	Kallangur	Centre	\$320.0	\$15.0	\$320.0	\$15.0	109	
401	Kallangur	Community facilities	\$15.0	\$1.5	\$15.0	\$1.5	60	
402	Kallangur	Utilities	\$15.0	\$1.5	\$15.0	\$1.5		60
403	Kallangur	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	606	
404	Kallangur	Next generation neighbourhood	\$120.0	\$10.0	\$108.0	\$9.5		99
405	Kallangur	Suburban neighbourhood	\$120.0	\$10.0	\$110.0	\$9.0		419
406	Kallangur	Urban neighbourhood	\$120.0	\$10.0	\$120.0	\$10.0		89
407	Kallangur	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	21	
408	Kallangur	General Industry	\$170.0	\$12.0	\$150.0	\$11.0		13
409	Kallangur	Mixed industry and business	\$205.0	\$13.0	\$205.0	\$13.0		8
410	Kallangur	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	6	
411	Kallangur	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	89	
412							891	688
413	King Scrub	Environmental management and conservation	\$3.0	\$1.5	\$3.0	\$1.5	43	
414	King Scrub	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	9	
415	King Scrub	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	4	
416	King Scrub	Rural	\$4.0	\$2.0	\$4.0	\$2.0	1,144	
417	King Scrub	Rural Residential	\$15.0	\$2.5	\$12.0	\$2.5	173	
418							1,373	0
419	Kippa-ring	Centre	\$300.0	\$15.0	\$300.0	\$15.0	22	
420	Kippa-ring	Community facilities	\$20.0	\$1.5	\$20.0	\$1.5	26	
421	Kippa-ring	Special use	\$18.0	\$1.5	\$18.0	\$1.5		9
422	Kippa-ring	Utilities	\$20.0	\$1.5	\$20.0	\$1.5		12
423	Kippa-ring	(blank)	n/a	n/a	n/a	n/a		5
424	Kippa-ring	Emerging community	\$55.0	\$5.0	\$40.0	\$3.5	34	
425	Kippa-ring	Environmental management and conservation	\$3.5	\$1.5	\$3.5	\$1.5	42	
426	Kippa-ring	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	233	
427	Kippa-ring	Next generation neighbourhood	\$150.0	\$12.0	\$142.0	\$11.5		46
428	Kippa-ring	Suburban neighbourhood	\$150.0	\$12.0	\$145.0	\$11.0		160
429	Kippa-ring	Urban neighbourhood	\$150.0	\$12.0	\$150.0	\$12.0		27
430	Kippa-ring	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	8	
431	Kippa-ring	Light industry	\$160.0	\$12.0	\$150.0	\$11.0		8
432	Kippa-ring	Recreation and open space	\$3.5	\$1.5	\$3.5	\$1.5	84	
433							449	267
434	Kobble Creek	Community facilities	\$10.0	\$1.0	\$10.0	\$1.0	102	
435	Kobble Creek	Utilities	\$10.0	\$1.0	\$10.0	\$1.0		102
436	Kobble Creek	Environmental management and conservation	\$3.0	\$1.5	\$3.0	\$1.5	2,161	
437	Kobble Creek	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	91	
438	Kobble Creek	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	25	
439	Kobble Creek	Rural	\$4.0	\$2.0	\$4.0	\$2.0	2,688	
440							5,067	102
441	Kurwongbah	Community facilities	\$10.0	\$1.0	\$10.0	\$1.0	563	

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442	Kurwongbah	Lakeside	\$14.0	\$1.0	\$14.0	\$1.0		44
443	Kurwongbah	Utilities	\$10.0	\$1.0	\$10.0	\$1.0		519
444	Kurwongbah	Environmental management and conservation	\$3.0	\$1.5	\$3.0	\$1.5	7	
445	Kurwongbah	Extractive industry	\$2.0	\$0.5	\$2.0	\$0.5	311	
446	Kurwongbah	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	9	
447	Kurwongbah	Suburban neighbourhood	\$11.0	\$1.0	\$11.0	\$0.0		9
448	Kurwongbah	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	79	
449	Kurwongbah	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	45	
450	Kurwongbah	Rural	\$4.0	\$2.0	\$4.0	\$2.0	3,078	
451	Kurwongbah	Rural Residential	\$15.0	\$2.5	\$13.0	\$2.5	112	
452							4,204	572
453	Laceys Creek	Environmental management and conservation	\$3.0	\$1.5	\$3.0	\$1.5	3,494	
454	Laceys Creek	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	128	
455	Laceys Creek	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	16	
456	Laceys Creek	Rural	\$4.0	\$2.0	\$4.0	\$2.0	4,326	
457							7,964	0
458	Lawnton	Centre	\$320.0	\$15.0	\$320.0	\$15.0	21	
459	Lawnton	Community facilities	\$15.0	\$1.5	\$15.0	\$1.5	9	
460	Lawnton	Special use	\$15.0	\$1.5	\$15.0	\$1.5	1	
461	Lawnton	Utilities	\$15.0	\$1.5	\$15.0	\$1.5		8
462	Lawnton	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	8	
463	Lawnton	Extractive industry	\$8.0	\$0.5	\$8.0	\$0.5	119	
464	Lawnton	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	282	
465	Lawnton	Next generation neighbourhood	\$130.0	\$11.0	\$118.0	\$10.5		94
466	Lawnton	Suburban neighbourhood	\$130.0	\$11.0	\$120.0	\$10.0		133
467	Lawnton	Urban neighbourhood	\$140.0	\$11.0	\$140.0	\$11.0		55
468	Lawnton	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	45	
469	Lawnton	Light industry	\$180.0	\$13.0	\$160.0	\$12.0		34
470	Lawnton	Mixed industry and business	\$205.0	\$13.0	\$205.0	\$13.0		10
471	Lawnton	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	153	
472	Lawnton	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	43	
473	Lawnton	Rural	\$5.0	\$2.5	\$5.0	\$2.5	20	
474							701	334
475	Mango Hill	Centre	\$350.0	\$22.0	\$350.0	\$22.0	8	
476	Mango Hill	Community facilities	\$15.0	\$1.5	\$15.0	\$1.5	19	
477	Mango Hill	Utilities	\$15.0	\$1.5	\$15.0	\$1.5		19
478	Mango Hill	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	115	
479	Mango Hill	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	456	
480	Mango Hill	Next generation neighbourhood	\$170.0	\$13.0	\$160.0	\$12.5		317
481	Mango Hill	Suburban neighbourhood	\$170.0	\$13.0	\$162.0	\$12.0		38
482	Mango Hill	Urban neighbourhood	\$170.0	\$13.0	\$170.0	\$13.0		101
483	Mango Hill	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	5	
484	Mango Hill	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	46	
485	Mango Hill	Rural	\$6.0	\$2.5	\$6.0	\$2.5	251	
486							900	475
487	Margate	Centre	\$350.0	\$17.0	\$350.0	\$17.0	10	
488	Margate	Community facilities	\$20.0	\$1.5	\$20.0	\$1.5	4	
489	Margate	Utilities	\$20.0	\$1.5	\$20.0	\$1.5		4
490	Margate	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	161	
491	Margate	Next generation neighbourhood	\$170.0	\$14.0	\$162.0	\$13.5		78
492	Margate	Suburban neighbourhood	\$170.0	\$14.0	\$155.0	\$13.0		70
493	Margate	Urban neighbourhood	\$175.0	\$14.0	\$175.0	\$14.0		13
494	Margate	Recreation and open space	\$4.0	\$2.0	\$4.0	\$2.0	13	
495							188	165
496	Meldale	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	8	
497	Meldale	Coastal communities	\$20.0	\$1.5	\$15.0	\$1.0		8
498	Meldale	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	8	
499	Meldale	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	58	
500	Meldale	Rural	\$6.0	\$2.5	\$6.0	\$2.5	293	
501							367	8
502	Moodlu	Community facilities	\$8.0	\$1.0	\$8.0	\$1.0	33	
503	Moodlu	Utilities	\$8.0	\$1.0	\$8.0	\$1.0		33
504	Moodlu	Emerging community	\$11.0	\$2.0	\$11.0	\$2.0	20	

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505	Moodlu	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	1	
506	Moodlu	<i>Suburban neighbourhood</i>	\$15.0	\$2.0	\$7.0	\$1.0		1
507	Moodlu	Limited development	\$2.0	\$1.0	\$2.0	\$1.0	22	
508	Moodlu	Recreation and open space	\$2.5	\$1.5	\$2.5	\$1.5	17	
509	Moodlu	Rural	\$4.0	\$2.0	\$4.0	\$2.0	242	
510	Moodlu	Rural Residential	\$11.0	\$1.0	\$11.0	\$1.0	83	
511							418	34
512	Moorina	Environmental management and conservation	\$2.5	\$1.0	\$2.5	\$1.0	1	
513	Moorina	Extractive industry	\$1.0	\$0.5	\$1.0	\$0.5	184	
514	Moorina	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	18	
515	Moorina	Recreation and open space	\$2.5	\$1.0	\$2.5	\$1.0	29	
516	Moorina	Rural	\$2.5	\$1.5	\$2.5	\$1.5	1,185	
517							1,417	0
518	Morayfield	Centre	\$280.0	\$12.0	\$280.0	\$12.0	75	
519	Morayfield	Community facilities	\$12.0	\$1.0	\$12.0	\$1.0	30	
520	Morayfield	<i>Utilities</i>	\$12.0	\$1.0	\$12.0	\$1.0		30
521	Morayfield	Emerging community	\$60.0	\$5.0	\$45.0	\$3.5	606	
522	Morayfield	Environmental management and conservation	\$3.5	\$1.5	\$3.5	\$1.5	26	
523	Morayfield	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	671	
524	Morayfield	<i>Next generation neighbourhood</i>	\$85.0	\$6.0	\$75.0	\$5.5		447
525	Morayfield	<i>Suburban neighbourhood</i>	\$85.0	\$6.0	\$77.0	\$5.0		221
526	Morayfield	<i>Urban neighbourhood</i>	\$85.0	\$6.0	\$85.0	\$6.0		3
527	Morayfield	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	173	
528	Morayfield	<i>Light industry</i>	\$140.0	\$12.0	\$130.0	\$11.0		0
529	Morayfield	<i>Mixed industry and business</i>	\$165.0	\$12.0	\$165.0	\$12.0		173
530	Morayfield	Limited development	\$2.0	\$1.0	\$2.0	\$1.0	175	
531	Morayfield	Recreation and open space	\$3.5	\$1.5	\$3.5	\$1.5	516	
532	Morayfield	Rural	\$4.0	\$2.0	\$4.0	\$2.0	831	
533	Morayfield	Rural Residential	\$20.0	\$1.5	\$20.0	\$1.5	871	
534							3,974	874
535	Mount Delaney	Environmental management and conservation	\$2.5	\$1.0	\$2.5	\$1.0	151	
536	Mount Delaney	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	67	
537	Mount Delaney	Rural	\$2.5	\$1.5	\$2.5	\$1.5	1,219	
538							1,437	0
539	Mount Glorious	Environmental management and conservation	\$2.5	\$1.0	\$2.5	\$1.0	1,409	
540	Mount Glorious	Rural	\$4.0	\$2.5	\$4.0	\$2.5	606	
541							2,015	0
542	Mount Mee	Environmental management and conservation	\$2.5	\$1.0	\$2.5	\$1.0	1,669	
543	Mount Mee	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	46	
544	Mount Mee	Recreation and open space	\$2.5	\$1.0	\$2.5	\$1.0	9	
545	Mount Mee	Rural	\$2.5	\$1.5	\$2.5	\$1.5	5,832	
546							7,556	0
547	Mount Nebo	Environmental management and conservation	\$3.0	\$1.5	\$3.0	\$1.5	1,031	
548	Mount Nebo	Rural	\$4.0	\$2.0	\$4.0	\$2.0	319	
549							1,350	0
550	Mount Pleasant	Environmental management and conservation	\$3.0	\$1.5	\$3.0	\$1.5	584	
551	Mount Pleasant	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	79	
552	Mount Pleasant	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	1	
553	Mount Pleasant	Rural	\$4.0	\$2.0	\$4.0	\$2.0	2,942	
554							3,606	0
555	Mount Samson	Community facilities	\$10.0	\$1.0	\$10.0	\$1.0	395	
556	Mount Samson	<i>Utilities</i>	\$10.0	\$1.0	\$10.0	\$1.0		395
557	Mount Samson	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	16	
558	Mount Samson	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	13	
559	Mount Samson	Rural	\$4.0	\$2.0	\$4.0	\$2.0	1,320	
560	Mount Samson	Rural Residential	\$15.0	\$2.5	\$12.0	\$2.5	13	
561							1,757	395
562	Murrumba Downs	Centre	\$320.0	\$15.0	\$320.0	\$15.0	3	
563	Murrumba Downs	Community facilities	\$15.0	\$1.5	\$15.0	\$1.5	34	
564	Murrumba Downs	<i>Special use</i>	\$15.0	\$1.5	\$15.0	\$1.5	1	
565	Murrumba Downs	<i>Utilities</i>	\$15.0	\$1.5	\$15.0	\$1.5		33
566	Murrumba Downs	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	8	
567	Murrumba Downs	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	320	

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568	Murrumba Downs	<i>Next generation neighbourhood</i>	\$120.0	\$10.0	\$108.0	\$9.5		101
569	Murrumba Downs	<i>Suburban neighbourhood</i>	\$120.0	\$10.0	\$110.0	\$9.0		217
570	Murrumba Downs	<i>Urban neighbourhood</i>	\$120.0	\$10.0	\$120.0	\$10.0		2
571	Murrumba Downs	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	29	
572	Murrumba Downs	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	75	
573							470	353
574	Narangba	Centre	\$290.0	\$12.0	\$290.0	\$12.0	3	
575	Narangba	Community facilities	\$12.0	\$1.0	\$12.0	\$1.0	15	
576	Narangba	<i>Special use</i>	\$12.0	\$1.0	\$12.0	\$1.0	0	
577	Narangba	<i>Utilities</i>	\$12.0	\$1.0	\$12.0	\$1.0		15
578	Narangba	Emerging community	\$65.0	\$5.0	\$45.0	\$3.5	212	
579	Narangba	Environmental management and conservation	\$3.5	\$1.5	\$3.5	\$1.5	175	
580	Narangba	Extractive industry	\$8.0	\$0.5	\$8.0	\$0.5	719	
581	Narangba	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	679	
582	Narangba	<i>Next generation neighbourhood</i>	\$100.0	\$7.0	\$90.0	\$6.5		156
583	Narangba	<i>Suburban neighbourhood</i>	\$100.0	\$7.0	\$92.0	\$6.0		493
584	Narangba	<i>Urban neighbourhood</i>	\$100.0	\$7.0	\$100.0	\$7.0		31
585	Narangba	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	238	
586	Narangba	<i>General Industry</i>	\$160.0	\$12.0	\$150.0	\$11.0		161
587	Narangba	<i>Light industry</i>	\$160.0	\$12.0	\$150.0	\$11.0		35
588	Narangba	<i>Restricted industry</i>	\$130.0	\$11.0	\$130.0	\$11.0		42
589	Narangba	Limited development	\$2.0	\$1.0	\$2.0	\$1.0	48	
590	Narangba	Recreation and open space	\$3.5	\$1.5	\$3.5	\$1.5	210	
591	Narangba	Rural	\$4.0	\$2.0	\$4.0	\$2.0	905	
592	Narangba	Rural Residential	\$22.0	\$1.5	\$22.0	\$1.5	518	
593							3,722	933
594	Neurum	Environmental management and conservation	\$2.5	\$1.0	\$2.5	\$1.0	11	
595	Neurum	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	486	
596	Neurum	Recreation and open space	\$2.5	\$1.0	\$2.5	\$1.0	34	
597	Neurum	Rural	\$2.5	\$1.5	\$2.5	\$1.5	2,821	
598							3,352	0
599	Newport	Community facilities	\$20.0	\$1.5	\$20.0	\$1.5	4	
600	Newport	<i>Utilities</i>	\$20.0	\$1.5	\$20.0	\$1.5		4
601	Newport	Environmental management and conservation	\$3.5	\$1.5	\$3.5	\$1.5	28	
602	Newport	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	222	
603	Newport	<i>Next generation neighbourhood</i>	\$180.0	\$14.0	\$180.0	\$13.5		132
604	Newport	<i>Suburban neighbourhood</i>	\$180.0	\$14.0	\$160.0	\$13.0		90
605	Newport	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	1	
606	Newport	<i>Marine industry</i>	\$220.0	\$15.0	\$220.0	\$15.0		1
607	Newport	Limited development	\$4.0	\$2.0	\$4.0	\$2.0	1	
608	Newport	Recreation and open space	\$3.5	\$1.5	\$3.5	\$1.5	17	
609							273	227
610	Ningi	Community facilities	\$20.0	\$1.5	\$20.0	\$1.5	134	
611	Ningi	<i>Utilities</i>	\$20.0	\$1.5	\$20.0	\$1.5		134
612	Ningi	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	65	
613	Ningi	Extractive industry	\$7.0	\$0.5	\$7.0	\$0.5	339	
614	Ningi	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	111	
615	Ningi	<i>Suburban neighbourhood</i>	\$80.0	\$6.0	\$68.0	\$5.0		111
616	Ningi	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	3	
617	Ningi	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	137	
618	Ningi	Rural	\$6.0	\$2.5	\$6.0	\$2.5	1,415	
619	Ningi	Rural Residential	\$20.0	\$3.0	\$18.0	\$3.0	398	
620							2,602	245
621	North Lakes	Centre	\$420.0	\$25.0	\$420.0	\$25.0	4	
622	North Lakes	Environmental management and conservation	\$5.0	\$1.5	\$5.0	\$1.5	44	
623	North Lakes	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	14	
624	North Lakes	<i>Next generation neighbourhood</i>	\$190.0	\$15.0	\$190.0	\$14.5		2
625	North Lakes	<i>Suburban neighbourhood</i>	\$190.0	\$15.0	\$190.0	\$14.0		11
626	North Lakes	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	52	
627	North Lakes	<i>Light industry</i>	\$200.0	\$15.0	\$190.0	\$14.0		7
628	North Lakes	<i>Mixed industry and business</i>	\$235.0	\$15.0	\$235.0	\$15.0		46
629	North Lakes	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	13	
630	North Lakes	Recreation and open space	\$5.0	\$1.5	\$5.0	\$1.5	11	

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631	North Lakes	Rural	\$6.0	\$2.5	\$6.0	\$2.5	14	
632							152	66
633	Ocean View	Environmental management and conservation	\$3.0	\$1.5	\$3.0	\$1.5	86	
634	Ocean View	Extractive industry	\$2.0	\$0.5	\$2.0	\$0.5	163	
635	Ocean View	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	1	
636	Ocean View	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	28	
637	Ocean View	Rural	\$4.0	\$2.0	\$4.0	\$2.0	2,508	
638	Ocean View	Rural Residential	\$15.0	\$2.5	\$12.0	\$2.5	1,020	
639							3,806	0
640	Petrie	Centre	\$320.0	\$15.0	\$320.0	\$15.0	79	
641	Petrie	Community facilities	\$15.0	\$1.5	\$15.0	\$1.5	23	
642	Petrie	Utilities	\$15.0	\$1.5	\$15.0	\$1.5		23
643	Petrie	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	276	
644	Petrie	Suburban neighbourhood	\$130.0	\$11.0	\$120.0	\$10.0		242
645	Petrie	Urban neighbourhood	\$140.0	\$11.0	\$140.0	\$11.0		34
646	Petrie	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	36	
647	Petrie	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	98	
648	Petrie	Rural Residential	\$25.0	\$3.0	\$25.0	\$3.0	15	
649							527	299
650	Redcliffe	Centre	\$350.0	\$17.0	\$350.0	\$17.0	37	
651	Redcliffe	Community facilities	\$20.0	\$1.5	\$20.0	\$1.5	0	
652	Redcliffe	Special use	\$25.0	\$2.0	\$25.0	\$2.0		0
653	Redcliffe	Emerging community	\$60.0	\$5.0	\$50.0	\$3.5	25	
654	Redcliffe	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	186	
655	Redcliffe	Next generation neighbourhood	\$170.0	\$14.0	\$162.0	\$13.5		50
656	Redcliffe	Suburban neighbourhood	\$170.0	\$14.0	\$155.0	\$13.0		102
657	Redcliffe	Urban neighbourhood	\$175.0	\$14.0	\$175.0	\$14.0		34
658	Redcliffe	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	1	
659	Redcliffe	Light industry	\$200.0	\$15.0	\$190.0	\$14.0		1
660	Redcliffe	Recreation and open space	\$4.0	\$2.0	\$4.0	\$2.0	55	
661							304	187
662	Rocksberg	Emerging community	\$25.0	\$2.0	\$25.0	\$2.0	640	
663	Rocksberg	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	61	
664	Rocksberg	Recreation and open space	\$2.5	\$1.0	\$2.5	\$1.0	1	
665	Rocksberg	Rural	\$2.5	\$1.5	\$2.5	\$1.5	1,820	
666							2,522	0
667	Rothwell	Centre	\$300.0	\$15.0	\$300.0	\$15.0	28	
668	Rothwell	Community facilities	\$20.0	\$1.5	\$20.0	\$1.5	64	
669	Rothwell	Airfield	\$20.0	\$1.5	\$20.0	\$1.5		45
670	Rothwell	Utilities	\$20.0	\$1.5	\$20.0	\$1.5		18
671	Rothwell	Environmental management and conservation	\$3.5	\$1.5	\$3.5	\$1.5	266	
672	Rothwell	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	236	
673	Rothwell	Next generation neighbourhood	\$130.0	\$10.0	\$122.0	\$9.5		88
674	Rothwell	Suburban neighbourhood	\$130.0	\$10.0	\$115.0	\$9.0		148
675	Rothwell	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	4	
676	Rothwell	Light industry	\$160.0	\$12.0	\$150.0	\$11.0		4
677	Rothwell	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	3	
678	Rothwell	Recreation and open space	\$3.5	\$1.5	\$3.5	\$1.5	54	
679							655	303
680	Rush Creek	Community facilities	\$10.0	\$1.0	\$10.0	\$1.0	419	
681	Rush Creek	Utilities	\$10.0	\$1.0	\$10.0	\$1.0		419
682	Rush Creek	Extractive Industry	\$2.0	\$0.5	\$2.0	\$0.5	110	
683	Rush Creek	Limited Development	\$1.0	\$0.5	\$1.0	\$0.5	3	
684	Rush Creek	Rural	\$4.0	\$2.0	\$4.0	\$2.0	807	
685							1,339	419
686	Samford Valley	Environmental management and conservation	\$3.0	\$1.5	\$3.0	\$1.5	330	
687	Samford Valley	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	49	
688	Samford Valley	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	240	
689	Samford Valley	Rural	\$4.0	\$2.0	\$4.0	\$2.0	0	
690	Samford Valley	Rural Residential	\$20.0	\$2.5	\$15.0	\$2.5	1,263	
691							1,882	0
692	Samford Village	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	11	
693	Samford Village	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	16	

ID	Suburb	Classification	Above Storm Surge & Q100 - Unconstrained Land (Dec-2018)	Constrained Land (Dec-2018)	Above Storm Surge & Q100 - Unconstrained Land (Dec-2016)	Constrained Land (Dec-2016)	Sum Area (Ha)	Precinct Sum Area (Ha)
694	Samford Village	Rural Residential	\$20.0	\$2.5	\$15.0	\$2.5	47	
695	Samford Village	Township	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	37	
696	Samford Village	<i>Township centre</i>	\$145.0	\$8.0	\$125.0	\$7.0		6
697	Samford Village	<i>Township Industry</i>	\$85.0	\$5.0	\$80.0	\$5.0		3
698	Samford Village	<i>Township Residential</i>	\$110.0	\$6.0	\$105.0	\$6.0		28
699							111	37
700	Samsonvale	Community facilities	\$10.0	\$1.0	\$10.0	\$1.0	2,182	
701	Samsonvale	<i>Utilities</i>	\$10.0	\$1.0	\$10.0	\$1.0		2,182
702	Samsonvale	Environmental management and conservation	\$3.0	\$1.5	\$3.0	\$1.5	8	
703	Samsonvale	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	9	
704	Samsonvale	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	12	
705	Samsonvale	Rural	\$4.0	\$2.0	\$4.0	\$2.0	1,103	
706							3,314	2,182
707	Sandstone Point	Environmental management and conservation	\$3.5	\$1.5	\$3.5	\$1.5	27	
708	Sandstone Point	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	135	
709	Sandstone Point	<i>Next generation neighbourhood</i>	\$90.0	\$6.0	\$75.0	\$5.5		31
710	Sandstone Point	<i>Suburban neighbourhood</i>	\$90.0	\$6.0	\$78.0	\$5.0		104
711	Sandstone Point	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	2	
712	Sandstone Point	<i>Marine industry</i>	\$180.0	\$13.0	\$180.0	\$13.0		2
713	Sandstone Point	Recreation and open space	\$3.5	\$1.5	\$3.5	\$1.5	67	
714	Sandstone Point	Rural	\$7.0	\$3.0	\$7.0	\$3.0	239	
715							470	137
716	Scarborough	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	216	
717	Scarborough	<i>Next generation neighbourhood</i>	\$190.0	\$15.0	\$182.0	\$14.5		71
718	Scarborough	<i>Suburban neighbourhood</i>	\$190.0	\$15.0	\$175.0	\$14.0		128
719	Scarborough	<i>Urban neighbourhood</i>	\$195.0	\$15.0	\$195.0	\$15.0		18
720	Scarborough	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	15	
721	Scarborough	<i>Marine industry</i>	\$220.0	\$15.0	\$220.0	\$15.0		15
722	Scarborough	Recreation and open space	\$5.0	\$2.0	\$5.0	\$2.0	13	
723							244	232
724	Stanmore	Community facilities	\$10.0	\$1.0	\$10.0	\$1.0	84	
725	Stanmore	Environmental management and conservation	\$2.5	\$1.0	\$2.5	\$1.0	1	
726	Stanmore	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	529	
727	Stanmore	Recreation and open space	\$2.5	\$1.0	\$2.5	\$1.0	4	
728	Stanmore	Rural	\$2.5	\$1.5	\$2.5	\$1.5	4,174	
729							4,792	0
730	Stony Creek	Community facilities	\$10.0	\$1.0	\$10.0	\$1.0	19	
731	Stony Creek	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	438	
732	Stony Creek	Recreation and open space	\$2.5	\$1.0	\$2.5	\$1.0	12	
733	Stony Creek	Rural	\$2.5	\$1.5	\$2.5	\$1.5	3,861	
734							4,330	0
735	Strathpine	Centre	\$330.0	\$15.0	\$330.0	\$15.0	60	
736	Strathpine	Community facilities	\$15.0	\$1.5	\$15.0	\$1.5	12	
737	Strathpine	<i>Utilities</i>	\$15.0	\$1.5	\$15.0	\$1.5		12
738	Strathpine	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	2	
739	Strathpine	Extractive industry	\$8.0	\$0.5	\$8.0	\$0.5	36	
740	Strathpine	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	291	
741	Strathpine	<i>Next generation neighbourhood</i>	\$130.0	\$11.0	\$118.0	\$10.5		133
742	Strathpine	<i>Suburban neighbourhood</i>	\$130.0	\$11.0	\$120.0	\$10.0		135
743	Strathpine	<i>Urban neighbourhood</i>	\$140.0	\$11.0	\$140.0	\$11.0		24
744	Strathpine	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	58	
745	Strathpine	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	93	
746	Strathpine	Rural	\$5.0	\$2.5	\$5.0	\$2.5	18	
747							570	304
748	Toorbul	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	12	
749	Toorbul	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	38	
750	Toorbul	<i>Coastal communities</i>	\$60.0	\$5.0	\$45.0	\$2.5		38
751	Toorbul	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	49	
752	Toorbul	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	54	
753	Toorbul	Rural	\$6.0	\$2.5	\$6.0	\$2.5	1,240	
754							1,393	38
755	Upper Caboolture	Emerging Community	\$25.0	\$2.0	\$25.0	\$2.0	495	
756	Upper Caboolture	Environmental management and conservation	\$2.5	\$1.0	\$2.5	\$1.0	230	

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757	Upper Caboolture	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	106	
758	Upper Caboolture	<i>Suburban neighbourhood</i>	\$65.0	\$4.0	\$65.0	\$3.0		106
759	Upper Caboolture	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	14	
760	Upper Caboolture	Recreation and open space	\$2.5	\$1.0	\$2.5	\$1.0	88	
761	Upper Caboolture	Rural	\$2.5	\$1.5	\$2.5	\$1.5	47	
762	Upper Caboolture	Rural Residential	\$10.0	\$0.5	\$10.0	\$0.5	518	
763							1,498	106
764	Wamuran	Community facilities	\$10.0	\$1.0	\$10.0	\$1.0	17	
765	Wamuran	<i>Utilities</i>	\$10.0	\$1.0	\$10.0	\$1.0		17
766	Wamuran	Emerging Community	\$25.0	\$2.0	\$25.0	\$2.0	458	
767	Wamuran	Environmental management and conservation	\$2.5	\$1.0	\$2.5	\$1.0	17	
768	Wamuran	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	127	
769	Wamuran	Recreation and open space	\$2.5	\$1.0	\$2.5	\$1.0	122	
770	Wamuran	Rural	\$2.5	\$1.5	\$2.5	\$1.5	5,145	
771	Wamuran	Rural Residential	\$10.0	\$0.5	\$10.0	\$0.5	418	
772	Wamuran	Township	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	22	
773	Wamuran	<i>Township convenience</i>	\$80.0	\$5.0	\$72.0	\$4.0		8
774	Wamuran	<i>Township Residential</i>	\$60.0	\$3.0	\$50.0	\$3.0		14
775							6,326	39
776	Wamuran Basin	Environmental management and conservation	\$2.5	\$1.0	\$2.5	\$1.0	89	
777	Wamuran Basin	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	4	
778	Wamuran Basin	Recreation and open space	\$2.5	\$1.0	\$2.5	\$1.0	2	
779	Wamuran Basin	Rural	\$2.5	\$1.5	\$2.5	\$1.5	911	
780							1,006	0
781	Warner	Centre	\$320.0	\$15.0	\$320.0	\$15.0	9	
782	Warner	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	214	
783	Warner	<i>Next generation neighbourhood</i>	\$130.0	\$12.0	\$118.0	\$11.5		25
784	Warner	<i>Suburban neighbourhood</i>	\$130.0	\$12.0	\$120.0	\$11.0		189
785	Warner	Industry	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	75	
786	Warner	<i>Light industry</i>	\$200.0	\$15.0	\$195.0	\$14.0		14
787	Warner	<i>Mixed Industry and Business</i>	\$225.0	\$15.0	\$225.0	\$15.0		61
788	Warner	Limited development	\$3.0	\$1.5	\$3.0	\$1.5	1	
789	Warner	Recreation and open space	\$4.0	\$1.5	\$4.0	\$1.5	139	
790	Warner	Rural Residential	\$25.0	\$3.0	\$25.0	\$3.0	447	
791							885	289
792	Welsby	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	4,148	
793	Welsby	Rural	\$6.0	\$2.5	\$6.0	\$2.5	2,185	
794							6,333	0
795	White Patch	Environmental management and conservation	\$4.0	\$1.5	\$4.0	\$1.5	77	
796	White Patch	General Residential	Refer Precinct	Refer Precinct	Refer Precinct	Refer Precinct	18	
797	White Patch	<i>Suburban neighbourhood</i>	\$85.0	\$6.0	\$75.0	\$5.0	18	
798							113	0
799	Whiteside	Community facilities	\$10.0	\$1.0	\$10.0	\$1.0	898	
800	Whiteside	<i>Special use</i>	\$10.0	\$1.0	\$10.0	\$1.0	23	
801	Whiteside	<i>Utilities</i>	\$10.0	\$1.0	\$10.0	\$1.0		875
802	Whiteside	Extractive industry	\$2.0	\$0.5	\$2.0	\$0.5	153	
803	Whiteside	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	30	
804	Whiteside	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	10	
805	Whiteside	Rural	\$4.0	\$2.0	\$4.0	\$2.0	91	
806	Whiteside	Rural Residential	\$15.0	\$2.5	\$15.0	\$2.5	296	
807							1,501	875
808	Wights Mountain	Limited development	\$1.0	\$0.5	\$1.0	\$0.5	5	
809	Wights Mountain	Recreation and open space	\$3.0	\$1.5	\$3.0	\$1.5	46	
810	Wights Mountain	Rural	\$4.0	\$2.0	\$4.0	\$2.0	118	
811	Wights Mountain	Rural Residential	\$15.0	\$2.5	\$15.0	\$2.5	642	
812							811	0
813	Woodford	Community facilities	\$10.0	\$1.0	\$10.0	\$1.0	153	
814	Woodford	<i>Special use</i>	\$10.0	\$1.0	\$10.0	\$1.0		83
815	Woodford	<i>Utilities</i>	\$10.0	\$1.0	\$10.0	\$1.0		4
816	Woodford	Environmental management and conservation	\$2.5	\$1.0	\$2.5	\$1.0	478	
817	Woodford	Limited development	\$0.5	\$0.3	\$0.5	\$0.3	881	
818	Woodford	Recreation and open space	\$2.5	\$1.0	\$2.5	\$1.0	214	
819	Woodford	Rural	\$2.5	\$1.5	\$2.5	\$1.5	6,291	

A large, abstract red brushstroke graphic that starts from the bottom left and extends towards the right, with a jagged, hand-painted edge. It covers the bottom portion of the page, partially overlapping the text.

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