

APPENDIX P

Planning Assumptions

Caboolture West Planning Assumptions

January 2014

Moreton Bay Regional Council

Introduction.....	3
Background	3
Sustainable Planning Act	3
State Planning Regulation.....	4
Preliminary Work - Methodology.....	4
Cab West Forecast Growth Rates	4
Preferred Land Use Strategy	11
Timeframes	11
September 2013 Land Use Plan.....	11
1 ha Grid	12
Staging	15
Appendices.....	20
2008 PIFU Population – (including Cab West)	20
2008 PIFU Dwellings – (including Cab West)	21
2008 PIFU Attached/Detached – (including Cab West).....	22
2013 Cab West Growth Assumptions.....	23
Key Components of the Planning assumptions	25
Town Centre assumed uses	25
Local Centre assumed uses	25
Neighbourhood hub assumed uses	26
Major Enterprise and Employment assumed uses	26
Residential development assumptions	26
Community Facilities.....	27
Figure 1 Cab West Statistical Local Areas	5
Figure 2 Cab west population projection based on 2008 PIFU projection	7
Figure 3 Landholders population projection compared to the 2008 State Government projection	7
Figure 4 Caboolture West primary and secondary catchments and existing retail centres	9
Figure 5 Comparison PIFU, Cardno and Economic Associates population projections	10
Figure 6 Endorsed land use plan (September 2013)	12
Figure 7 1 ha grid over Cab West proposed urban development area	13
Figure 8 Preliminary sewerage network	
Figure 9 Assumed staging of Caboolture West development.....	
Figure 10 Development staging applied to 1 ha grid	17
Figure 11 Caboolture West growth assumptions	
Figure 12 Assumed dwelling increase	23
Figure 13 Assumed population growth.....	23
Figure 14 Assumed jobs growth	24

Introduction

The Caboolture West Structure Plan is an integrated land use and infrastructure plan as such the land use strategy forms the basis of the planning assumptions that are necessary to inform the preparation of infrastructure network plans. The planning assumptions relate to the type, scale, location and timing of development as envisaged in the Caboolture West structure plan.

This paper describes the methodology, data sources and outputs of the work undertaken to prepare population and employment assumptions for the Caboolture West Plan. The report should be read in conjunction with the proposed MBRC planning scheme PIP assumptions, and the various background reports prepared by Council to inform the preparation of the Caboolture West structure plan particularly the following reports:

- Caboolture West Developable Land Analysisⁱ;
- Caboolture West Industrial Land Analysisⁱⁱ;
- Caboolture West Centres Hierarchy Optionsⁱⁱⁱ;
- Caboolture West Next Generations Suburban Neighbourhoods and Density^{iv};
- Caboolture West Water Supply and Sewerage Servicing Plan^v;
- Caboolture West Total Water Cycle Management Plan^{vi};
- Caboolture West Transport Study^{vii};
- Caboolture West Green Network Plan and Offset Strategy^{viii};
- Caboolture West Infrastructure Strategy^{ix}.

Preparation of the Caboolture West structure plan was undertaken during 2013 and the planning assumptions are based on the land use plan endorsed by Council in September 2013. There is a time lag between when the initial structure plan becomes available, revisions are made to the structure plan through an ongoing program of preparing neighbourhood development plans, the structure plan and subsequent refinements are translated into planning assumptions and when these planning assumptions are incorporated into infrastructure network models and infrastructure analysis results become available. For this reason this Planning Assumptions Report should be regarded as a snap shot in time of the anticipated development in the Caboolture West area based on the plan endorsed by Council in September 2013. Work continues on the refinement of Council's planning intentions for the Caboolture West area and as these ongoing refinements are made adjustments will periodically need to be made to the initial planning assumptions as new information becomes available

These assumptions have been prepared in a manner consistent with the process used to develop assumptions for the draft MBRC planning scheme and for the purpose of providing inputs into the infrastructure models used to determine the infrastructure requirements and costs associated with the development of Caboolture West.

Background

Sustainable Planning Act

Planning assumptions are referenced in the Sustainable Planning Act (SPA) as follows:

- assumptions relate to the type, scale, distribution and timing of future growth on which the plan is based and reflect the long term outcomes Council is seeking to achieve.
- they can be a trigger for imposing conditions on development requiring trunk infrastructure if the development is inconsistent with the assumptions about the type, scale, location and timing of development within or outside a PIA.

Council has used the planning assumptions to provide inputs into the infrastructure network models to determine network demands, infrastructure requirements and trunk infrastructure costs estimates.

State Planning Regulation

Statutory Guideline 01/11 – Priority Infrastructure Plans contains the following specific requirements related to planning assumptions:

- they provide a logical and consistent basis for trunk infrastructure planning;
- they include a breakdown of assumptions based on different land uses types such as residential, commercial and industrial;
- they include a breakdown of the assumptions for each type of land use by scale of development such as density, and/or extent of development which is informed by the allocation of place types in the draft Caboolture West Structure Plan;
- They include a breakdown of the assumptions for each type of land use by location and timing which is related to the sequencing of infrastructure provision. Note there is a difference between planned sequencing of infrastructure provision and the sequencing of development driven by development applications and approval processes.

Preliminary Work - Methodology

Cab West Forecast Growth Rates

At the commencement of the Caboolture West structure plan project there were a number of sources of information about the probable growth of Caboolture West.

State Government Forecast

In 2008 the State Government published forecasts of growth by SLA from 2006 to 2031 as part of the process of preparing the new regional plan. These projections were provided at the SLA level. The Cab West area is located primarily within the Caboolture Midwest SLA and part within the Morayfield SLA as shown in Figure 1 below.

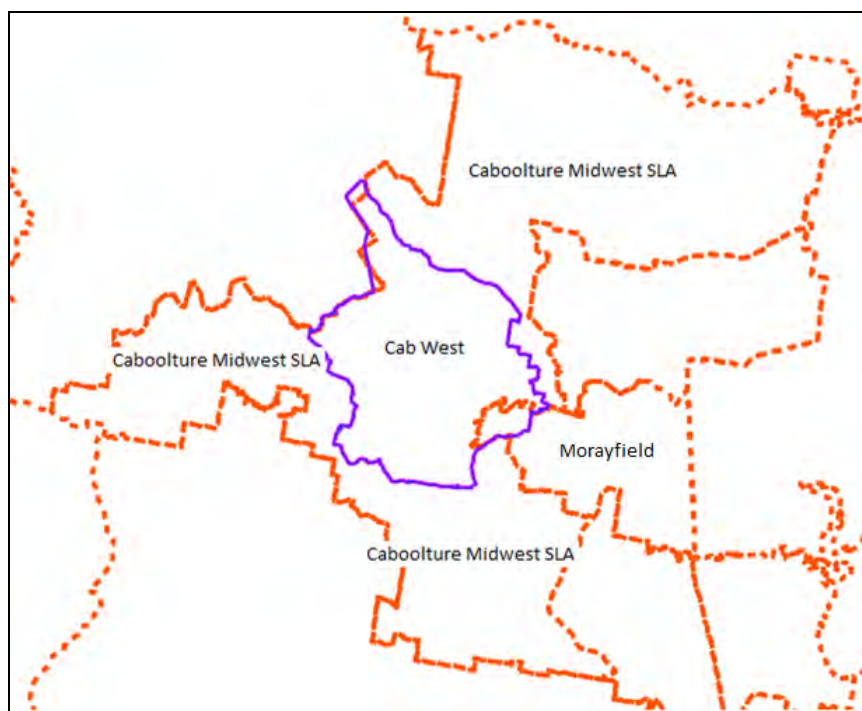


Figure 1 Cab West Statistical Local Areas

The projections are shown below in Table 1 with the Caboolture Midwest and Morayfield areas highlighted.

Table 1 PIFU 2008 Projections by SLA including Cab West

SLA	Projected Resident Population				
	2011	2016	2021	2026	2031
Bribie Island	17,151	18,250	19,476	20,273	20,856
Burpengary-Narangba	26,544	29,547	30,967	31,909	32,443
Caboolture (S) - Central	24,935	31,774	33,877	35,544	36,697
Caboolture (S) - East	18,264	20,563	21,470	22,105	22,919
Caboolture (S) - Hinterland	6,644	6,873	7,002	7,042	7,065
Caboolture (S) - Midwest	17,101	19,430	33,638	45,268	53,120
Deception Bay	21,568	22,459	22,846	22,854	22,847
Morayfield	24,558	29,801	31,129	32,420	33,330
Albany Creek	16,764	16,871	16,932	16,994	17,211
Bray Park	10,063	10,567	10,770	10,784	10,913
Central Pine West	22,282	25,984	27,861	28,820	29,635
Dakabin-Kallangur-M. Downs	29,322	34,385	37,928	40,683	42,426
Griffin-Mango Hill	15,740	22,822	31,120	39,401	45,673
Hills District	21,692	22,402	23,512	24,425	24,968
Lawnton	6,117	7,195	8,726	9,431	9,793
Petrie	9,677	10,336	10,487	10,609	10,828
Strathpine-Brendale	12,905	14,074	14,768	15,501	15,885
Pine Rivers (S) Bal	20,409	20,942	21,227	21,376	21,614
Clontarf	8,023	8,136	8,346	8,552	8,640
Margate-Woody Point	10,913	11,280	11,818	12,353	12,670
Redcliffe-Scarborough	19,608	19,893	20,449	20,995	21,323
Rothwell-Kippa-Ring	16,669	18,562	19,806	20,854	22,182
Total	376,949	422,146	464,155	498,194	523,037

In 2009 Council commissioned the State Government to produce CCD level forecasts of growth for MBRC without Cab West. The results of this work are provided in Table 2 below. The CCD's included whole or in part in the Cab West area are highlighted.

Table 2 PIFU 2009 Projections by SLA excluding Cab West

SLA	CCD	Projected Resident Population				
		2011	2016	2021	2026	2031
Caboolture Mid West	3120710	358.2	363	363	363	363.4
	3120801	210.6	210.6	210.6	210.6	210.6
	3120814	672	672	649.6	649.6	649.6
	3120815	1026.1	1026.1	993	993	993
	3121805	394.8	394.8	394.8	380.7	380.7
	3121806	524.9	506.8	506.8	506.8	506.8
	3121807	414.7	403.2	403.2	403.2	403.2
	3121808	367.2	382	382	382	374.1
	3121809	758.4	853.2	853.2	853.2	853.2
	3121810	786.8	786.8	786.8	786.8	786.8
	3121811	734.3	815.3	896.8	896.8	865.6
	3121815	148	147.52	147.12	147.04	141.34
	3121816	864	835.2	835.2	835.2	835.2
	3121817	1592.3	1672.8	1926.6	1870.4	1875.6
	3121818	383.6	594	864	864	864
	3122102	1029.2	1029.2	996	996	996
	3122203	255.2	1708	2970.8	3766	4558.4
	3122204	930	930	900	900	900
	3122205	223	216.84	210.74	204.88	204.88
	3122206	387	374.1	374.1	374.1	374.1
	3122221	716.1	719.2	696	696	696
	3122222	665.6	654.1	654.1	654.1	654.1
	3122223	611.2	614.4	595.2	595.2	595.2
	3122224	540	600	897	2085	3339
	3122225	774.4	784	784	759.5	759.5
Morayfield	3120802	491	516	521	551	636

Based on the above tables and allowing for split CCD's (included part within and part outside Cab West) the projections of population within the Cab West area assuming urban development of the Cab West area proceeding at the time of preparing the current SEQ Regional Plan are as shown in Table 3 below:

Table 3 2008 Cab West population projection

	Projected Resident Population				
	2011	2016	2021	2026	2031
Cab Midwest SLA (without Cab West)	15,368	17,293	19,291	21,173	23,180
Cab West area component	(4,167)	(4,369)	(4,628)	(4,587)	(4,665)
Growth in Cab Midwest (excl. Cab west area)	11,201	12,924	14,662	16,586	18,516
Cab Midwest (with Cab West urban development)	17,101	19,430	33,638	45,268	53,120
Estimate of Growth in Cab West area to 2031 attributed to Cab West urban development		6,506	18,976	28,683	34,604
Cab West Dwellings forecast (2.5 p/du)		2,602	7,590	11,473	13,842

The preliminary estimate of the capacity of the Caboolture West area to accommodate growth is 65,000 persons. By extrapolating the 2011 to 2031 forecast the 65,000 population is reached by about 2056, see Figure 3 below.

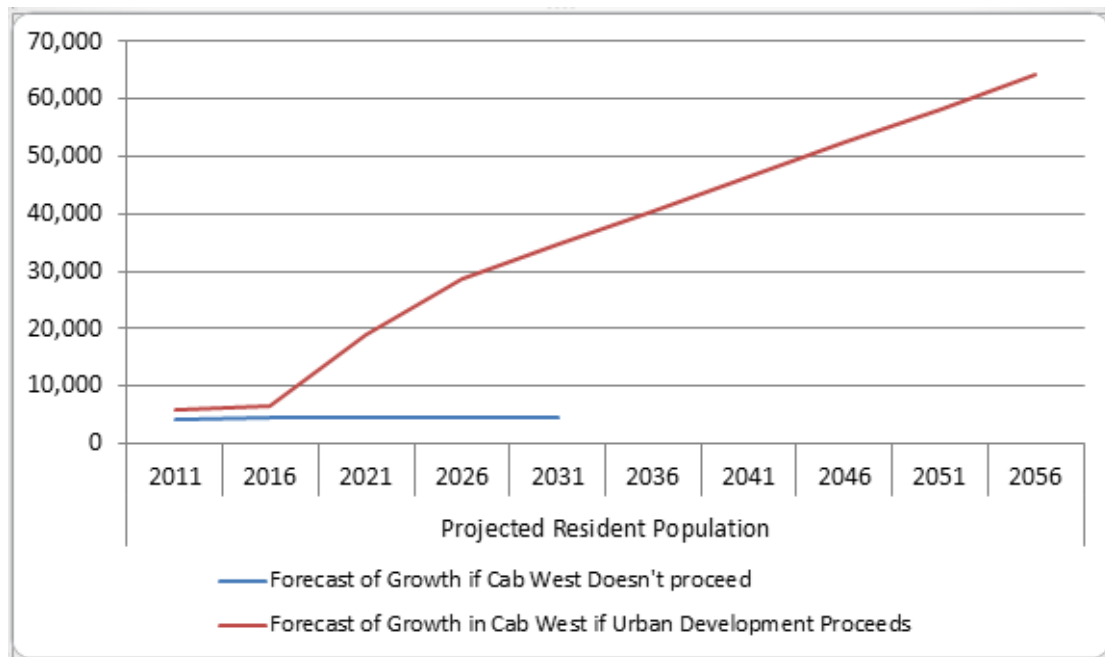


Figure 2 Cab west population projection based on 2008 PIFU projection

Land Holders Forecast

A second source of information about the rate of development of Caboolture West comes from the Cardno (Land Holders) 2009 Infrastructure Staging Report. Figure 3 below compares the Cardno Forecast to the State Government Forecast.

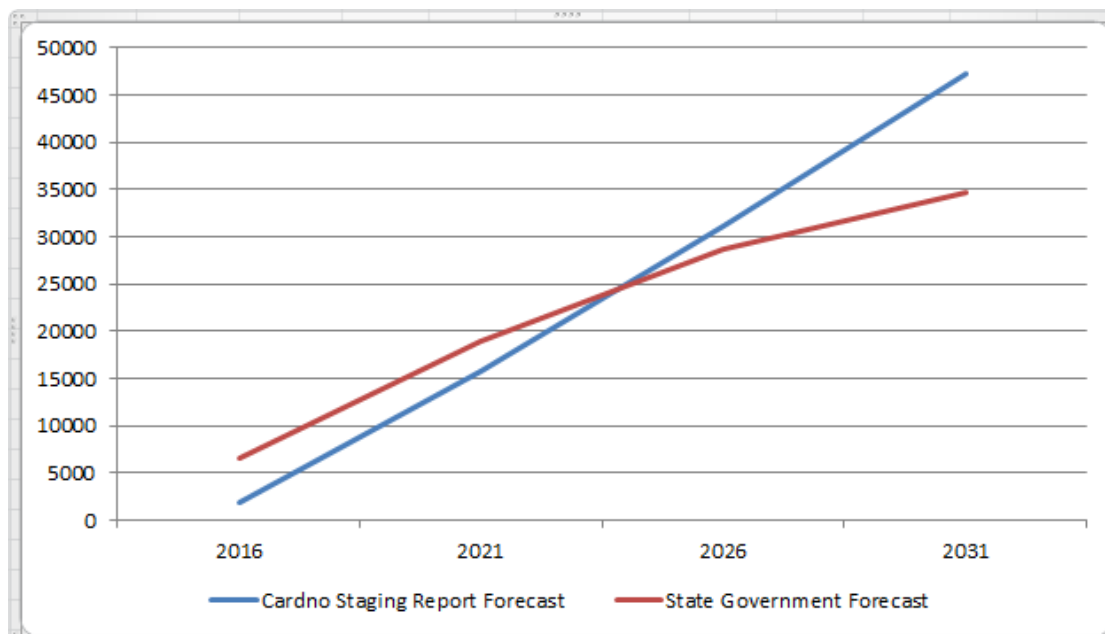


Figure 3 Landholders population projection compared to the 2008 State Government projection

Table 4 Population projection Cab West Landholders group

Population Projection for the Caboolture Identified Growth Area (revised 20-4-2009)																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Detached Dwellings	200	375	500	650	700	750	775	800	850	900	950	1,050	1,150	1,200	1,200	1,150	1,100	1,050	1,000	950	900
Attached Dwellings	0	0	0	25	50	50	75	75	100	100	125	125	150	150	150	150	125	125	100	100	100
Total Dwellings	200	375	500	675	750	800	850	875	950	1,000	1,075	1,175	1,300	1,350	1,350	1,300	1,225	1,175	1,100	1,050	1,000
Cumulative Dwellings	200	575	1,075	1,750	2,500	3,300	4,150	5,025	5,975	6,975	8,050	9,225	10,525	11,875	13,225	14,525	15,750	16,925	18,025	19,075	20,075
Detached Population	540	1,013	1,350	1,755	1,890	2,025	2,093	2,160	2,295	2,430	2,565	2,835	3,105	3,240	3,240	3,105	2,970	2,835	2,700	2,565	2,430
Attached Population	0	0	0	45	90	90	135	135	180	180	225	225	270	270	270	270	225	225	180	180	180
Total Population	540	1,013	1,350	1,800	1,980	2,115	2,228	2,295	2,475	2,610	2,790	3,060	3,375	3,510	3,510	3,375	3,195	3,060	2,880	2,745	2,610
Cumulative Population	540	1,553	2,903	4,703	6,683	8,798	11,025	13,320	15,795	18,405	21,195	24,255	27,630	31,140	34,650	38,025	41,220	44,280	47,160	49,905	52,515
Persons Per Dwelling	2.70	2.70	2.70	2.69	2.67	2.67	2.66	2.65	2.64	2.64	2.63	2.63	2.63	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62

Retail and Commercial Areas Study

In 2013 MBRC commissioned Economic Associates Pty Ltd to prepare a centres strategy for the Caboolture West area. The study contains forecasts of future population growth to underpin estimates of retail expenditure and commercial floorspace needs as shown in Table 5 below.

Table 5 Retail and Commercial area study Cab West population projection

	2012	2016	2021	2026	2031	2036	2041	2046
Population								
Caboolture	4,052	4,318	9,330	19,352	30,489	43,852	54,432	60,000
West Catchment								
Secondary	3,195	3,741	4,254	4,684	5,033	5,304	5,566	5,820
Catchment								
Moreton Bay RC	391,596	434,938	473,677	504,240	534,362	566,283	600,112	635,961
SEQ	3,131,955	3,394,182	3,729,934	4,064,556	4,393,841	4,749,803	5,134,602	5,550,575
Queensland	4,705,287	5,092,858	5,588,617	6,090,548	6,592,857	7,136,593	7,725,173	8,362,296
Households								
Caboolture	1,311	1,413	3,096	6,514	10,413	15,198	19,148	21,429
West Catchment								
Secondary	1,045	1,236	1,423	1,587	1,727	1,844	1,961	2,078
Catchment								
Moreton Bay RC	155,589	173,389	190,333	204,033	216,221	229,137	242,825	257,330
SEQ	1,225,957	1,342,392	1,491,036	1,638,889	1,787,540	1,949,674	2,126,514	2,319,394
Queensland	1,844,869	2,020,294	2,241,451	2,463,297	2,689,502	2,936,479	3,206,137	3,500,557
Average Household Size								
Caboolture	3.09	3.06	3.01	2.97	2.93	2.89	2.84	2.80
West Catchment								
Secondary	3.06	3.03	2.99	2.95	2.91	2.88	2.84	2.80
Catchment								
Moreton Bay RC	2.52	2.51	2.49	2.47	2.47	2.47	2.47	2.47
SEQ	2.55	2.53	2.50	2.48	2.46	2.44	2.41	2.39

Source: 2011 Census of Population and Housing - 1st release data and Economic Associates estimates

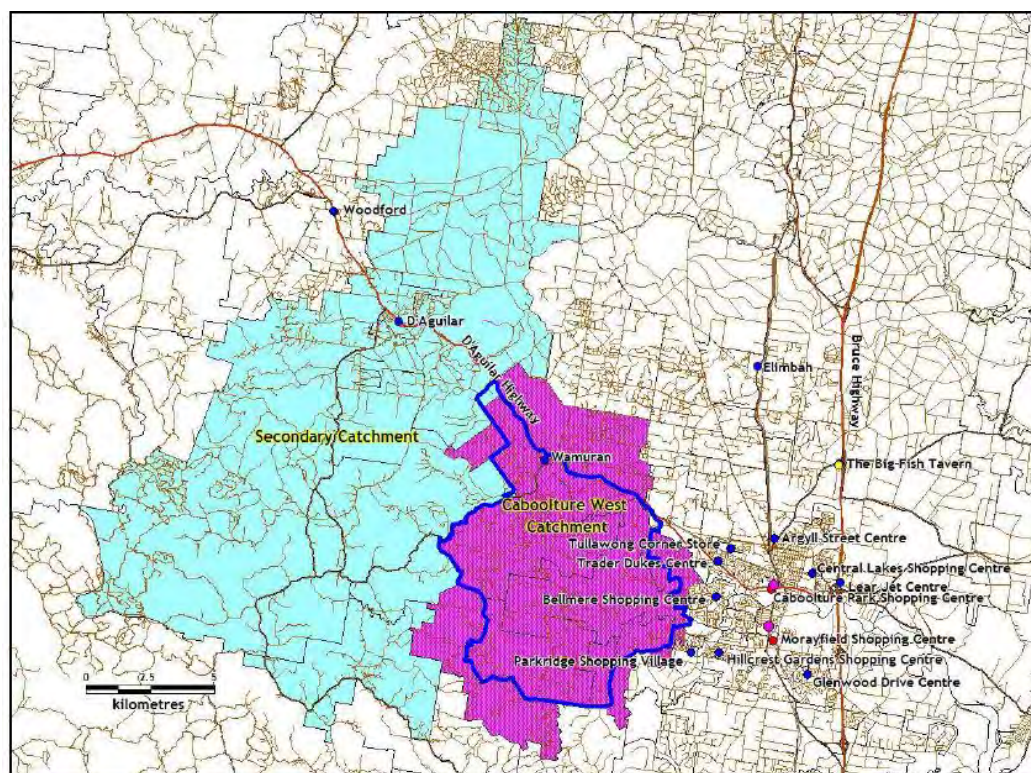


Figure 4 Caboolture West primary and secondary catchments and existing retail centres

Figure 5 compares the three growth projections for Cab West available in the early stages of the structure planning process.

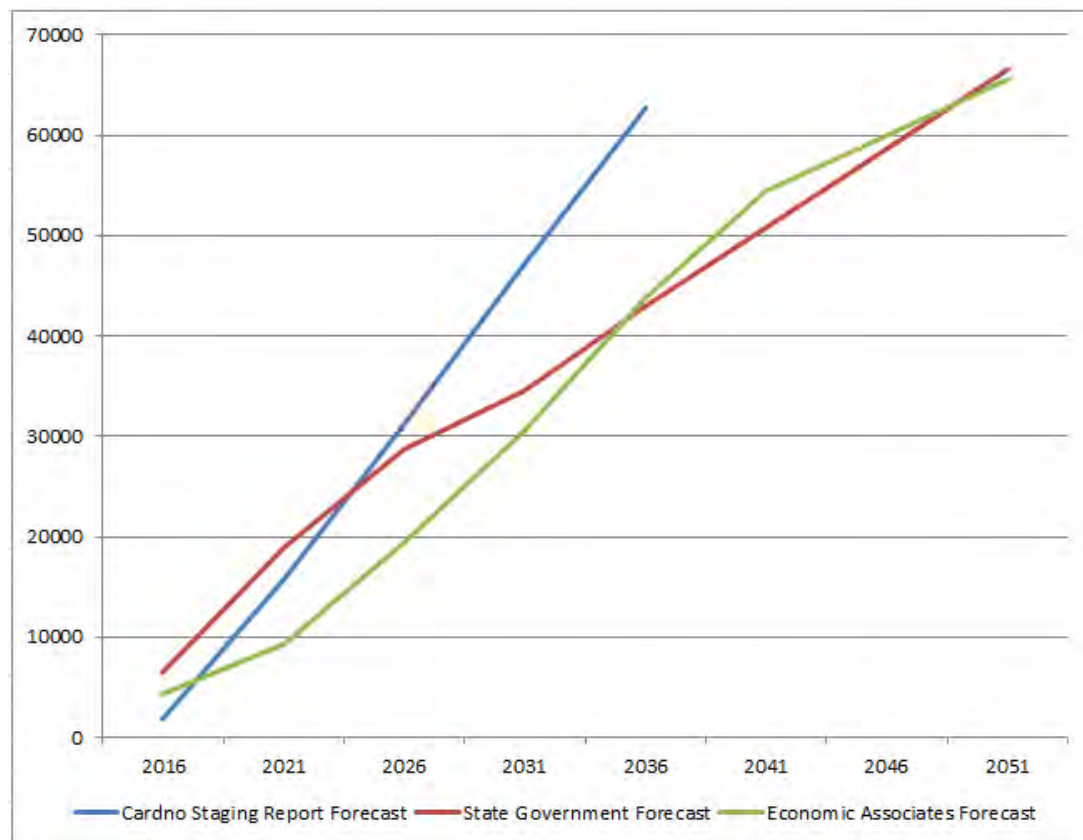


Figure 5 Comparison PIFU, Cardno and Economic Associates population projections

Preferred Land Use Strategy

Timeframes

The time frame for the Caboolture West project envisages residential build out of the Caboolture West development over a 40 year period and build out of the employment related land uses over a 50 year period.

September 2013 Land Use Plan

In May 2013 Council adopted a clear vision for Caboolture West. The vision for the Caboolture West Urban Development Area is:

Caboolture West is one of the best areas to live in South East Queensland. There is a lot of natural bushland and wildlife retained in the area as well as many parks and open space areas. There is a range of homes that people can afford that reflect the needs of all residents from families with children to retirees, singles and extended families. The area has a “sense of place” with views to the range, river and mountains. It is easy to move around due to many choices in how you can travel. Many people walk or cycle to local destinations such as shops, schools and other services that are easily accessed by dedicated pathways. Nearly all the services and shops needed are in the Caboolture West area. You don’t have to travel long distances to work and there is a convenient public transport/bus service connecting to these sites.

The project team subsequently undertook an urban design process for Caboolture West based on the Next Generation planning approach with a focus on meeting the vision for the area. This approach is consistent with the approach taken to preparation of the new planning scheme although the Caboolture West structure plan project has been able to develop this approach further and because it is a greenfield area, has not been limited or influenced by previous earlier urban development patterns.

The land use plan developed through this urban design process was considered by the project steering group and at a Council workshop in September 2013 and was endorsed for the purposes of undertaking detailed infrastructure investigations. The endorsed land use plan is shown in Figure 6 below.

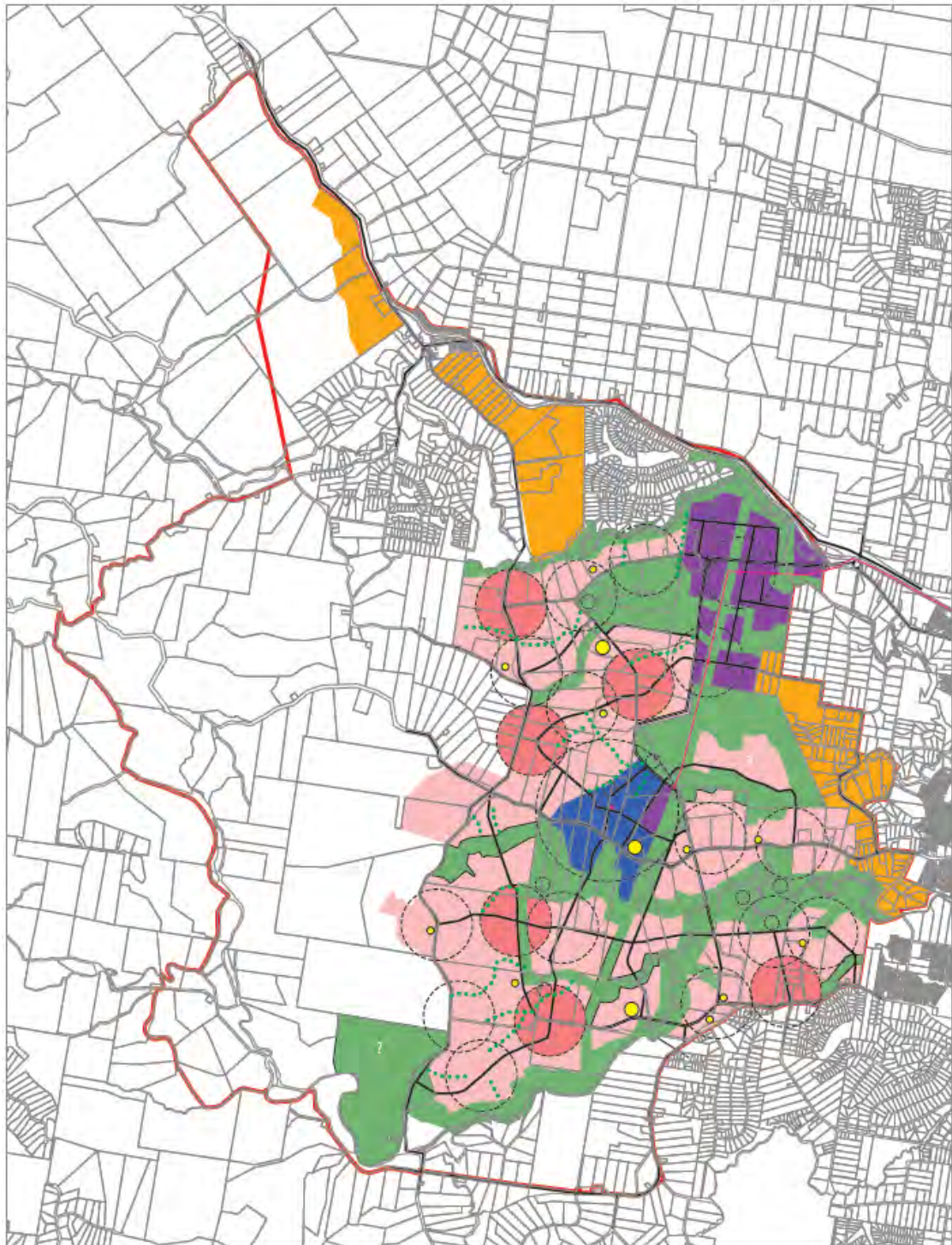


Figure 6 Endorsed land use plan (September 2013)

1 ha Grid

Planning assumptions have been produced based on a 1 ha grid placed over the September 2013 preferred land use scenario. The grid assumptions have been produced to facilitate modelling of land use mix and timing and to allow aggregation into various infrastructure catchments (i.e. transport zones, drainage catchments, neighbourhoods for network modelling purposes). Figure 7 shows the 1 ha land use grid over the Cab West urban development area. For areas outside the coloured grid squares the lot level planning assumptions developed for the MBRC planning scheme Priority Infrastructure Plan were used.

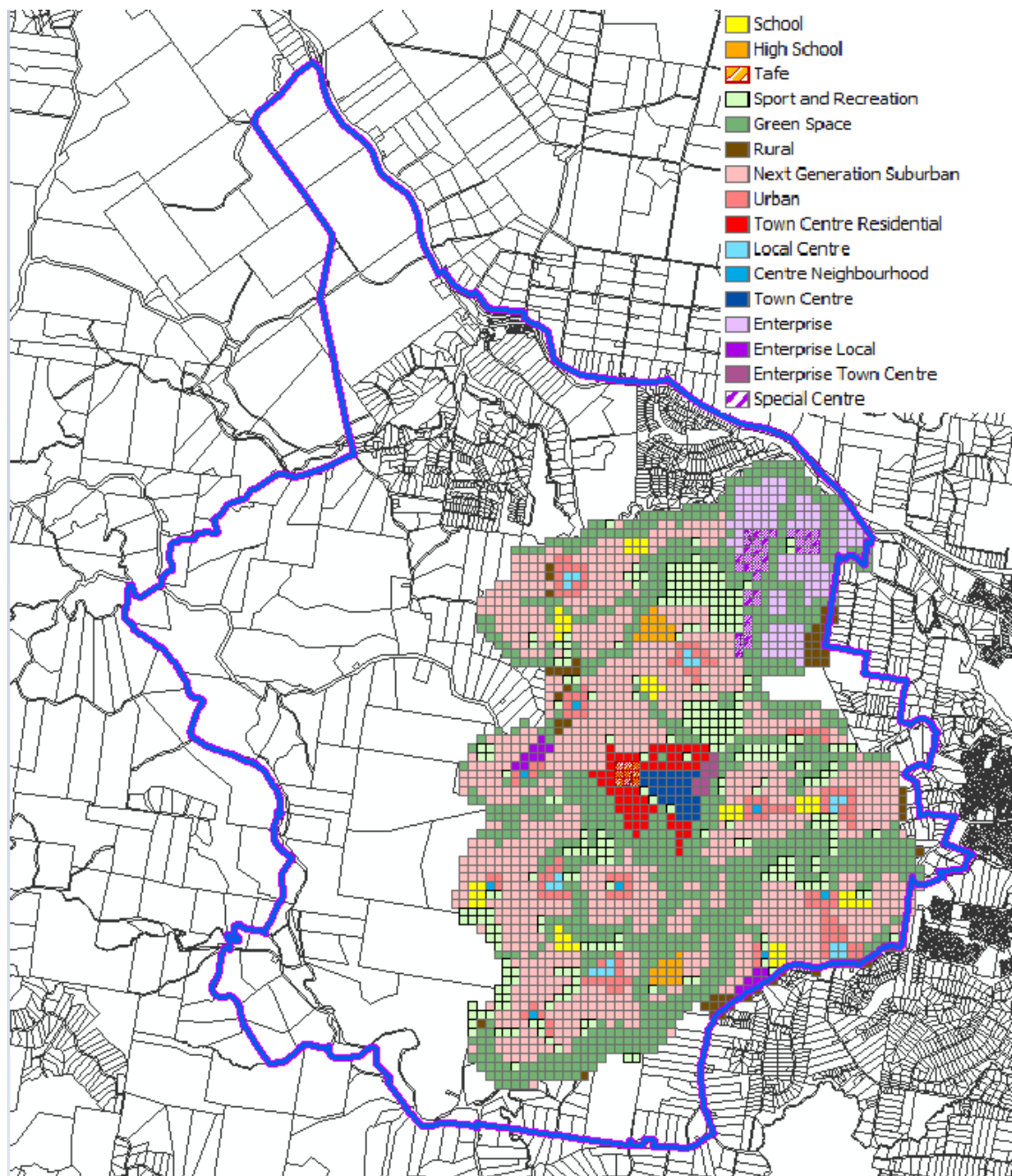


Figure 7 1 ha grid over Cab West proposed urban development area

The grid square planning assumptions have been produced in a format that can be used to generate measures of demand on the infrastructure networks which include transport, open space, stormwater, community purpose land and water and waste water. The assumptions relate to:

- Place type;
- Total Jobs/ha;
- Jobs/ha by type - retail, service, professional, industry and other;
- Students/ha;
- Dwelling units/ha;
- Occupancy rates by dwelling type;
- Assumed timing of development in 5 year intervals to 2061;
- Preferred location of development.

Table 6 lists the planning assumptions for each grid square.

Table 6 Caboolture West 1ha Grid Square Land Use Assumptions

Precinct	Place type	Jobs/Ha	Working from home jobs/ha	Other dispersed jobs / ha	Students/ ha	Du/ha	Occupancy rate
Enterprise and Employment	Low and Medium Impact Industry	22.0					
	Bulky Goods, Showroom Sales	44.0					
Town Centre	Town Centre Retail Core	191.0					
	SC Specialised Centre (Bulky Goods, Showroom Sales)	44.0	0.0				
	Town Centre Enterprise and Employment	28.0					
	TAFE (9ha)	10.0			200		
	Town Centre Residential		4.2	1.4		60.0	2.0
	Centre Neighbourhood Centre	93.0					
Urban living	Local Centre/ Neighbourhood Hub	93.0					
	Urban Neighbourhood		2.1	0.6		30.0	2.3
	Next Generation Neighbourhood		1.4	0.7		20.0	2.7
	High School (12 ha)	17.0			208		
	Schools Primary (6ha)	12.0			183		
	Enterprise Local	28.0					
Rural Living	Rural Living		0.1	0.1		1.6	2.7

Table 7 provides the summary totals for jobs, population and dwellings planning assumptions based on the grid square analysis of the September 2013 land use plan.

Table 7 Land use assumptions summary totals

Precinct	Place type	No of grid squares (ha)	Total Jobs	Dwellings	Population
Enterprise and Employment	Low and Medium Impact Industry	114	2,508		
	Bulky Goods, Showroom Sales	40	1,760		
Town Centre	Town Centre Retail Core	25	4,775		
	SC Specialised Centre (Bulky Goods, Showroom Sales)	6	132		
	Town Centre Enterprise and Employment	9	252		
	TAFE (9ha)	9	90		
	Town Centre Residential	58	324	3,480	6,960
	Centre Neighbourhood Centre	6	558		
Urban living	Local Centre/	28	2,604		

	Neighbourhood Hub				
	Urban Neighbourhood	132	356	3,960	9,108
	Next Generation Neighbourhood	971	2,039	19,420	52,434
	High School (12ha)	25	425		
	Schools Primary (6ha)	54	648		
	Enterprise Local	17	476		
Rural Living	Rural Living	60	12	96	259
Total Urban Grid Squares		1,554 (57%)	16,960	26,956	68,761
Other	Green Network	867 (32%)			
	Sports and Recreation	279 (10%)			
Total		2,700			

Staging

Unitywater produced a preliminary water and sewerage network plan for the Caboolture West area which was used as the basis for determining the likely pattern of development based on the availability of sewerage services. This was based on the assumption that the availability of a sewerage connection point was likely to be the single most important determinant of whether development could proceed. The Initial sewerage network is shown in Figure 8 below. The start point for development was assumed to be the south east corner of the Caboolture West area where the proposed trunk rising main would first enter the area.

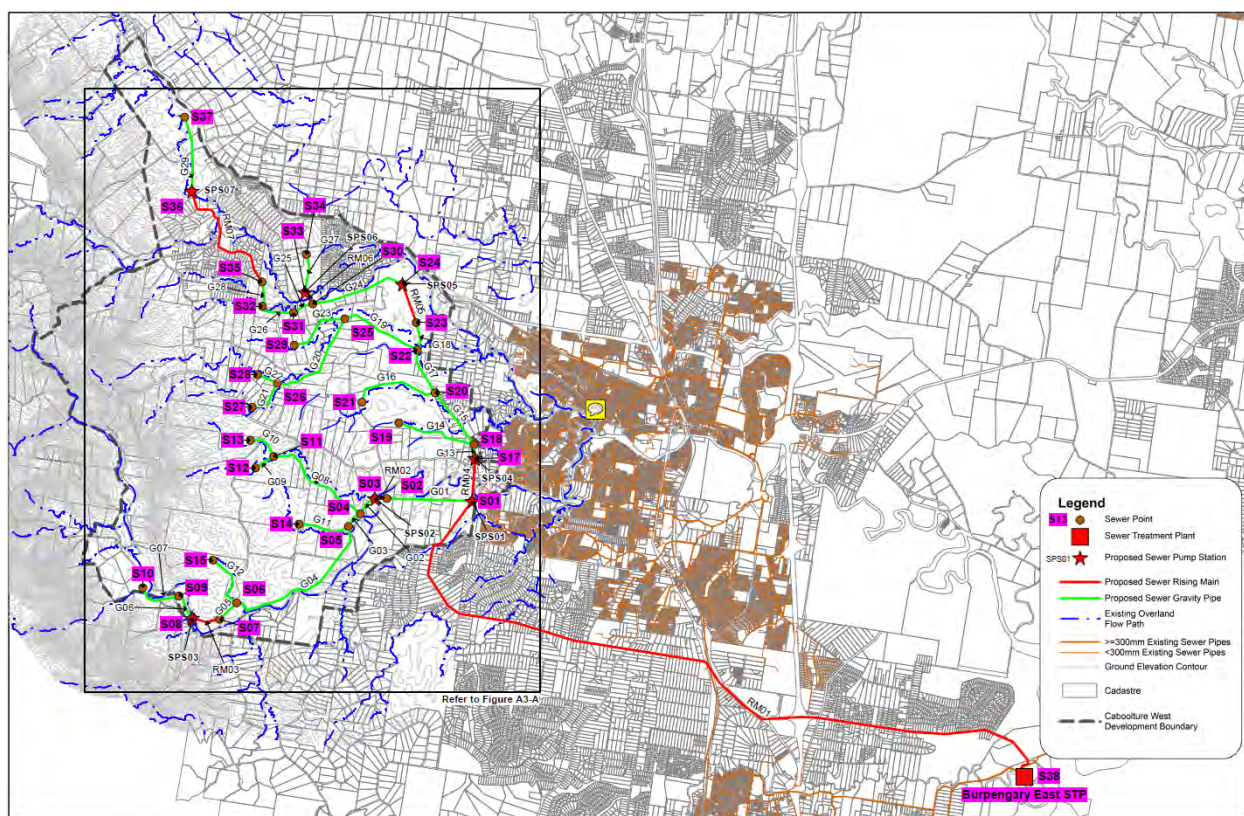


Figure 8 Preliminary sewerage network

The Developable Land Analysis report was used to determine the assumed rate of development of greenfield land in the Caboolture West area. It has been assumed that Caboolture West could supply 600 residential lots per annum.

The density assumptions documented in the following reports were used to determine the land required to accommodate the assumed residential development:

- Developable Land Analysis;
- Urban Design Rationale report; and
- Next Generation Suburban Neighbourhoods and Density.

The demand for retail and commercial floor space, and industrial land documented in the following reports was used to quantify the non-residential land required to accommodate development:

- Centres Hierarchy Options; and
- The Industrial Land Analysis.

Figure 9 below shows the initial assumed staging plan for the development of the Caboolture West area.

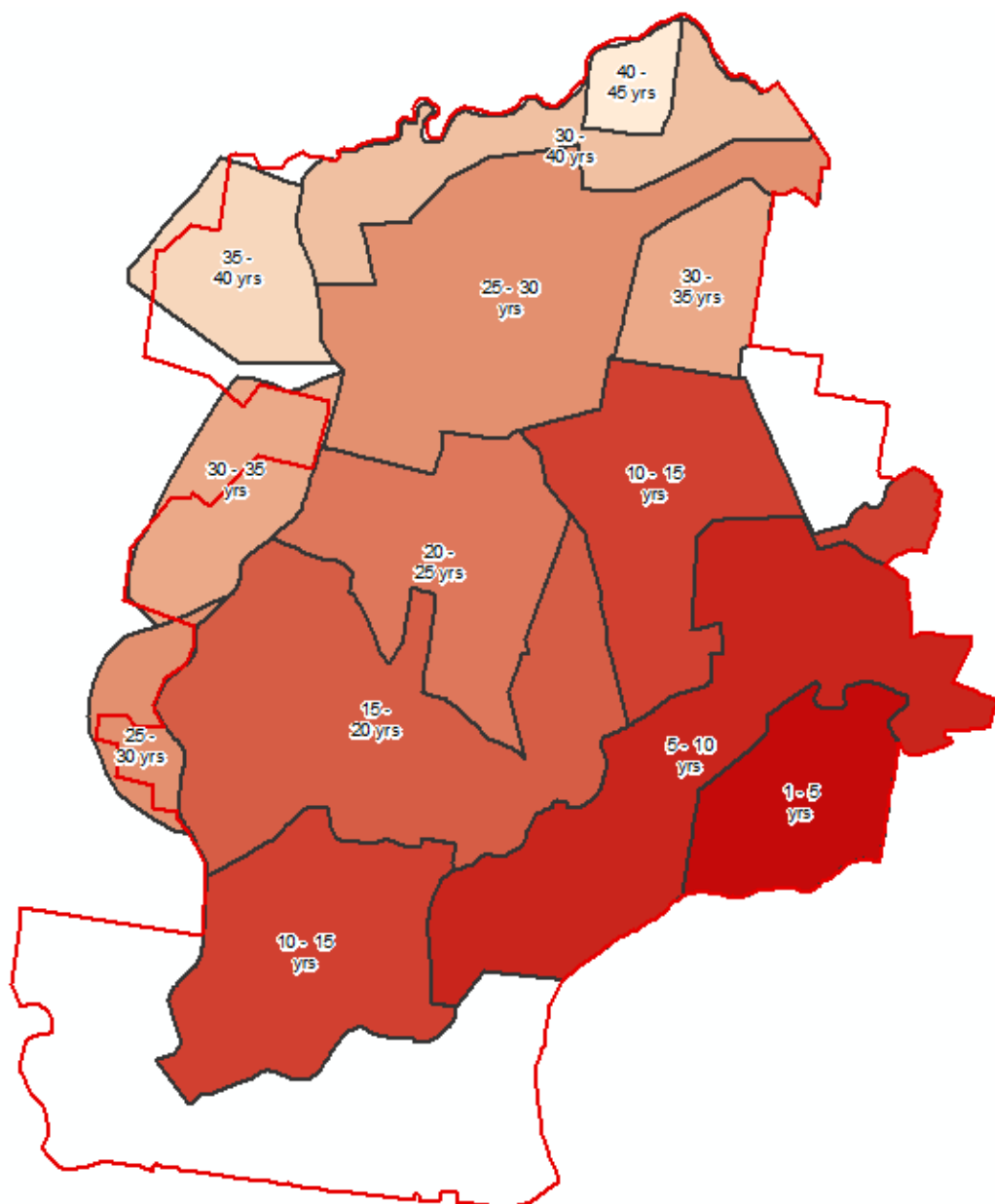


Figure 9 Assumed staging of Caboolture West development

The above staging plan was intersected with the 1 ha grid to determine the timing of the development assumed for each grid square.

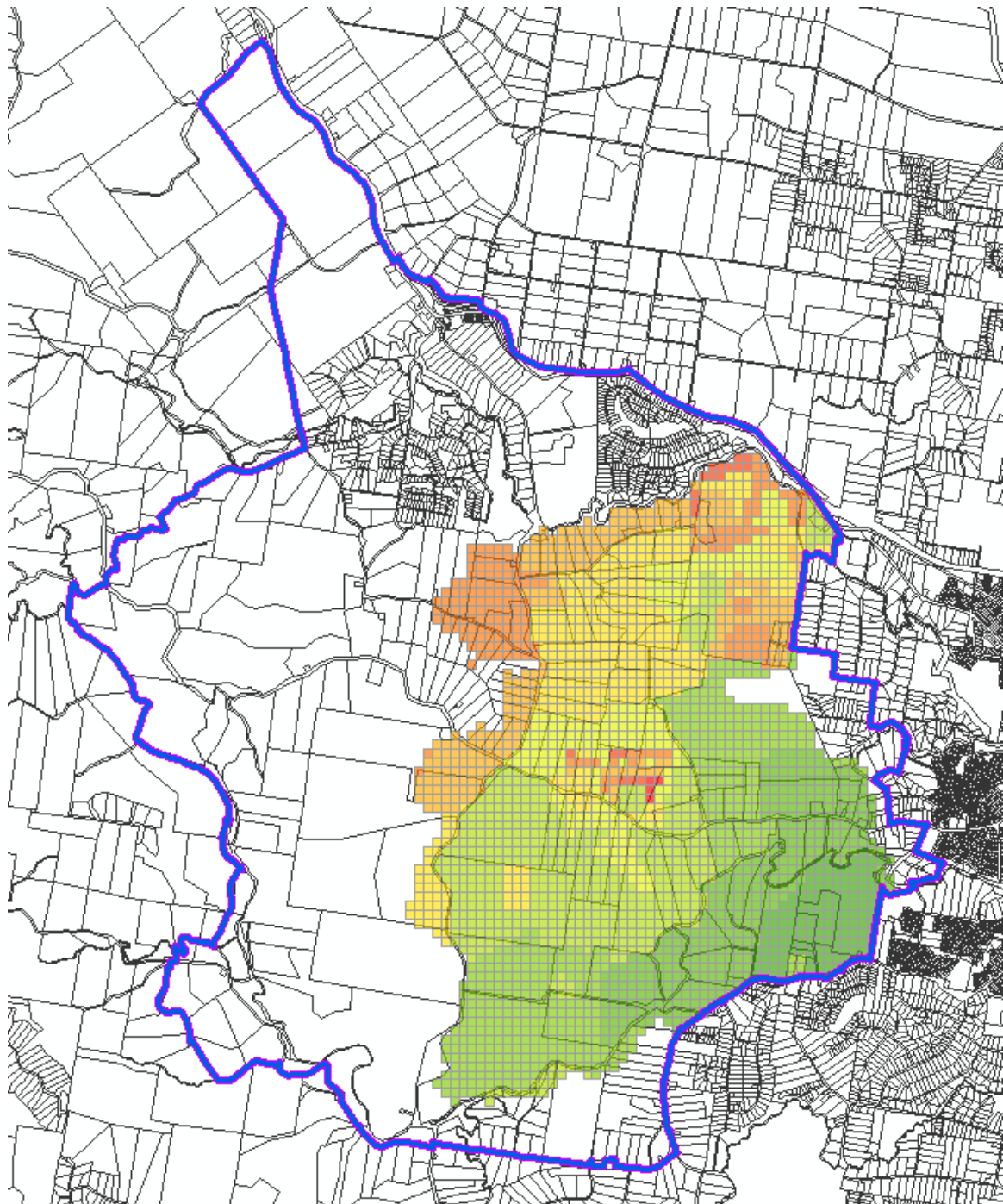


Figure 10 Development staging applied to 1 ha grid

The result of applying the assumed staging plan to the 1 ha grid of assumed land use types produces the following growth assumptions for the initial detailed infrastructure analysis.

Table 8 Allocation of development timing to the 1 ha grid squares

Place type	No of grid squares	2011	2016	2021	2026	2031	2036	2041	2046	2051	2056	2061
Centre Neighbourhood	8		1	1	2	1		2	1			
Enterprise & Employment	114					14	27	27	21	25		
Enterprise Local	17			8					9			
Green Space	867	47	39	142	163	191	58	78	84	52	13	
High School (12 ha)	25			12				13				
Local Centre	20		2	3	3	3		6		3		
Next Generation	971	13	69	111	193	199	64	163	92	67		
Suburban												
Rural Living	60	18	2	12	2	1			22	3		
SC Specialised Centre (Bulk Goods, Showroom Sales)	40					9	9	9	1	12		
Schools Primary (6ha)	54	0	6	11	7	6	0	12	6	6	0	
Sports & Recreation	279	18	4	43	73	40	50	37	8	6		
Tafe	9						3	6				
Town Centre	25					9	4	4	2	3	3	4
Town Centre e&e	9					3	6	0	0	0	0	
Town Centre Residential	58					11	11	11	11	11	3	
Urban Neighbourhood	132		19	16	33	17	2	24	14	7		

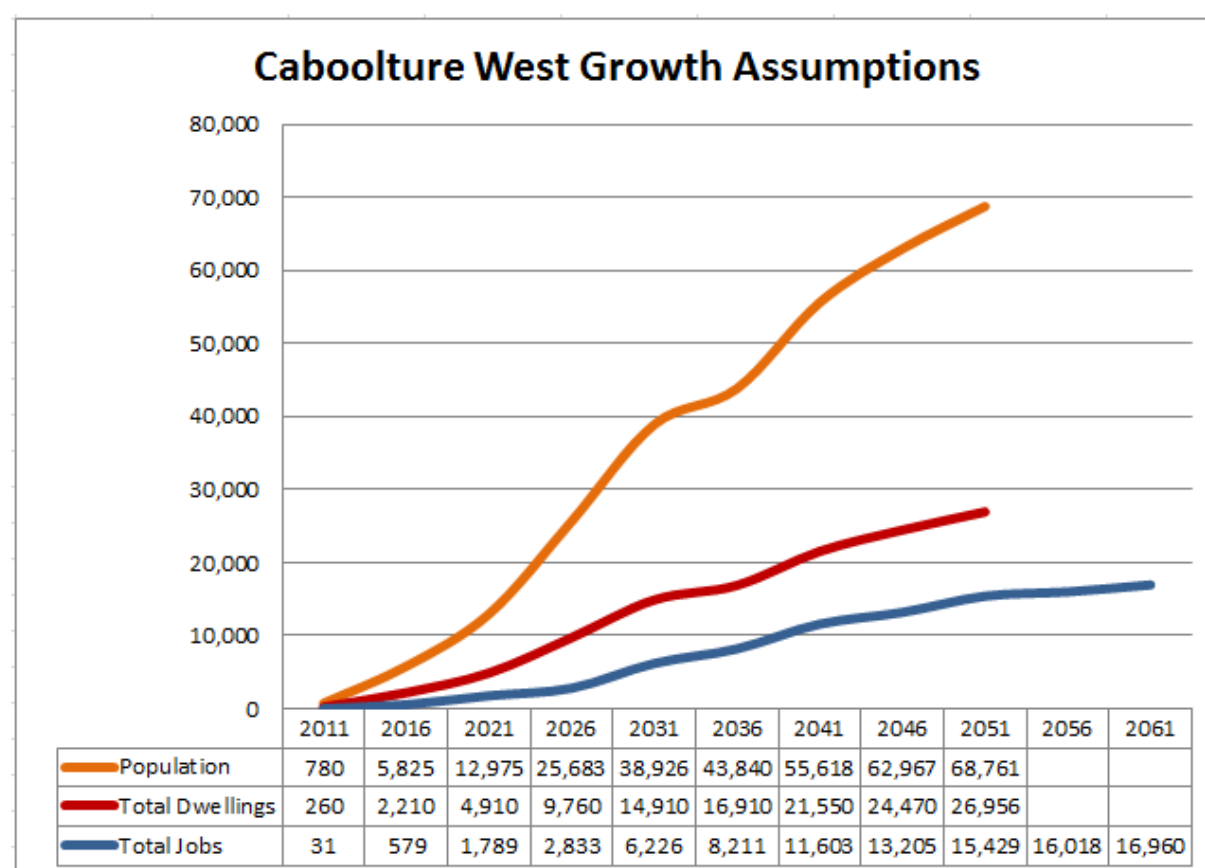


Figure 11 Caboolture West growth assumptions

Limitations

It should be noted that the preparation of forecasts of population and employment is not an exact science. The future is unknown so assumptions are used about land supply, development potential, rates of development activity, type, scale and distribution of development, population growth, household formation and future levels of economic activity and future planning policy. Projections do not equate to actual land uses. They are a model of a possible future development scenario based on the planning intentions so that reasonable estimates can be made of possible infrastructure network demands.

Appendices

2008 PIFU Population – (including Cab West)

Population	2006	2011	2016	2021	2026	2031
Albany Creek	16,420	16,764	16,871	16,932	16,994	17,211
Bray Park	9,077	10,063	10,567	10,770	10,784	10,913
Bribie Island	16,250	17,151	18,250	19,476	20,273	20,856
Burpengary-Narangba	23,133	26,544	29,547	30,967	31,909	32,443
Caboolture (S) - Central	18,705	24,935	31,774	33,877	35,544	36,697
Caboolture (S) - East	15,872	18,264	20,563	21,470	22,105	22,919
Caboolture (S) - Hinterland	6,192	6,644	6,873	7,002	7,042	7,065
Caboolture (S) - Midwest	14,270	17,101	19,430	33,638	45,268	53,120
Central Pine West	18,235	22,282	25,984	27,861	28,820	29,635
Clontarf	7,917	8,023	8,136	8,346	8,552	8,640
Dakabin-Kallangur-M. Downs	24,651	29,322	34,385	37,928	40,683	42,426
Deception Bay	20,789	21,568	22,459	22,846	22,854	22,847
Griffin-Mango Hill	10,396	15,740	22,822	31,120	39,401	45,673
Hills District	21,158	21,692	22,402	23,512	24,425	24,968
Lawnton	5,774	6,117	7,195	8,726	9,431	9,793
Margate-Woody Point	10,589	10,913	11,280	11,818	12,353	12,670
Morayfield	20,243	24,558	29,801	31,129	32,420	33,330
Petrie	8,826	9,677	10,336	10,487	10,609	10,828
Pine Rivers (S) Bal	18,819	20,409	20,942	21,227	21,376	21,614
Redcliffe-Scarborough	19,372	19,608	19,893	20,449	20,995	21,323
Rothwell-Kippa-Ring	14,597	16,669	18,562	19,806	20,854	22,182
Strathpine-Brendale	11,577	12,905	14,074	14,768	15,501	15,885
Total	332,862	376,949	422,146	464,155	498,194	523,037

2008 PIFU Dwellings – (including Cab West)

Dwellings	2006	2011	2016	2021	2026	2031
Albany Creek	5,450	5,672	5,817	5,941	6,038	6,135
Bray Park	3,085	3,514	3,791	3,971	4,036	4,101
Bribie Island	8,316	8,829	9,505	10,441	11,092	11,743
Burpengary-Narangba	7,461	8,657	10,014	10,825	11,471	12,117
Caboolture (S) - Central	7,097	9,623	12,532	13,826	15,038	16,250
Caboolture (S) - East	6,199	7,389	8,563	9,245	9,835	10,425
Caboolture (S) - Hinterland	1,875	2,067	2,172	2,251	2,305	2,359
Caboolture (S) - Midwest	4,589	5,542	6,397	11,264	15,269	19,274
Central Pine West	5,582	7,112	8,423	9,109	9,528	9,947
Clontarf	3,309	3,453	3,576	3,729	3,885	4,041
Dakabin-Kallangur-M. Downs	8,793	10,986	13,216	14,791	16,074	17,357
Deception Bay	7,688	8,071	8,566	8,868	9,015	9,162
Griffin-Mango Hill	3,803	6,023	9,421	13,341	17,212	21,083
Hills District	7,522	7,863	8,390	9,024	9,544	10,064
Lawnton	2,219	2,430	2,932	3,614	3,927	4,240
Margate-Woody Point	5,213	5,472	5,769	6,134	6,506	6,878
Morayfield	7,258	9,014	11,147	12,010	13,073	14,136
Petrie	3,028	3,397	3,688	3,838	3,967	4,096
Pine Rivers (S) Bal	6,276	6,988	7,303	7,525	7,677	7,829
Redcliffe-Scarborough	8,988	9,229	9,519	9,911	10,313	10,715
Rothwell-Kippa-Ring	5,551	6,483	7,308	7,898	8,439	8,980
Strathpine-Brendale	4,585	5,328	5,873	6,327	6,785	7,243
Total	123,887	143,142	163,922	183,883	201,029	218,175

2008 PIFU Attached/Detached – (including Cab West)

		2006	2011	2016	2021	2026	2031
Albany Creek	Attached	468	491	503	514	519	524
Albany Creek	Detached	4,982	5,181	5,314	5,427	5,519	5,611
Bray Park	Attached	48	50	91	157	167	177
Bray Park	Detached	3,037	3,464	3,700	3,814	3,869	3,924
Bribie Island	Attached	2,247	2,460	2,657	3,299	3,680	4,061
Bribie Island	Detached	6,069	6,369	6,848	7,142	7,412	7,682
Burpengary-Narangba	Attached	360	420	1,138	1,710	2,180	2,650
Burpengary-Narangba	Detached	7,101	8,237	8,876	9,115	9,291	9,467
Caboolture (S) - Central	Attached	1,239	1,658	2,294	3,116	4,049	4,982
Caboolture (S) - Central	Detached	5,858	7,965	10,238	10,710	10,989	11,268
Caboolture (S) - East	Attached	289	673	1,020	1,451	1,887	2,323
Caboolture (S) - East	Detached	5,910	6,716	7,543	7,794	7,948	8,102
Caboolture (S) - Hinterland	Attached	194	196	207	238	252	266
Caboolture (S) - Hinterland	Detached	1,681	1,871	1,965	2,013	2,053	2,093
Caboolture (S) - Midwest	Attached	104	113	142	255	317	379
Caboolture (S) - Midwest	Detached	4,485	5,429	6,255	11,009	14,952	18,895
Central Pine West	Attached	147	151	156	161	166	171
Central Pine West	Detached	5,435	6,961	8,267	8,948	9,362	9,776
Clontarf	Attached	481	604	727	880	1,036	1,192
Clontarf	Detached	2,828	2,849	2,849	2,849	2,849	2,849
Dakabin-Kallangur-M. Downs	Attached	939	1,447	1,915	2,602	3,208	3,814
Dakabin-Kallangur-M. Downs	Detached	7,854	9,539	11,301	12,189	12,866	13,543
Deception Bay	Attached	569	814	1,105	1,298	1,346	1,394
Deception Bay	Detached	7,119	7,257	7,461	7,570	7,669	7,768
Griffin-Mango Hill	Attached	263	418	1,631	3,750	6,209	8,668
Griffin-Mango Hill	Detached	3,540	5,605	7,790	9,591	11,003	12,415
Hills District	Attached	376	498	686	970	1,215	1,460
Hills District	Detached	7,146	7,365	7,704	8,054	8,329	8,604
Lawnton	Attached	426	549	677	842	906	970
Lawnton	Detached	1,793	1,881	2,255	2,772	3,021	3,270
Margate-Woody Point	Attached	1,604	1,857	2,154	2,519	2,891	3,263
Margate-Woody Point	Detached	3,609	3,615	3,615	3,615	3,615	3,615
Morayfield	Attached	587	996	1,316	1,813	2,717	3,621
Morayfield	Detached	6,671	8,018	9,831	10,197	10,356	10,515
Petrie	Attached	160	197	215	309	416	523
Petrie	Detached	2,868	3,200	3,473	3,529	3,551	3,573
Pine Rivers (S) Bal	Attached	52	74	81	86	91	96
Pine Rivers (S) Bal	Detached	6,224	6,914	7,222	7,439	7,586	7,733
Redcliffe-Scarborough	Attached	2,749	2,977	3,267	3,659	4,061	4,463
Redcliffe-Scarborough	Detached	6,239	6,252	6,252	6,252	6,252	6,252
Rothwell-Kippa-Ring	Attached	1,021	1,209	1,414	1,745	2,119	2,493
Rothwell-Kippa-Ring	Detached	4,530	5,274	5,894	6,153	6,320	6,487
Strathpine-Brendale	Attached	1,220	1,667	1,832	2,136	2,466	2,796
Strathpine-Brendale	Detached	3,365	3,661	4,041	4,191	4,319	4,447
Total	Attached	15,543	19,519	25,228	33,510	41,898	50,286
Total	Detached	108,344	123,623	138,694	150,373	159,131	167,889

2013 Cab West Growth Assumptions

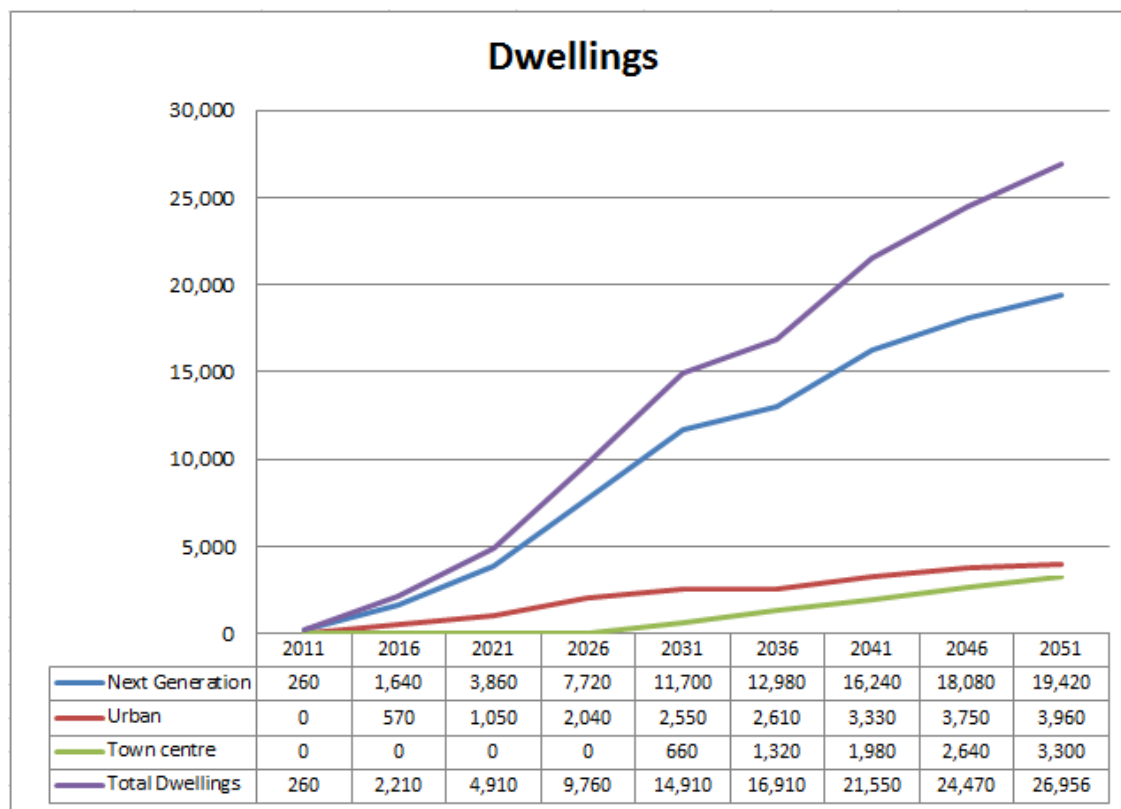


Figure 12 Assumed dwelling increase

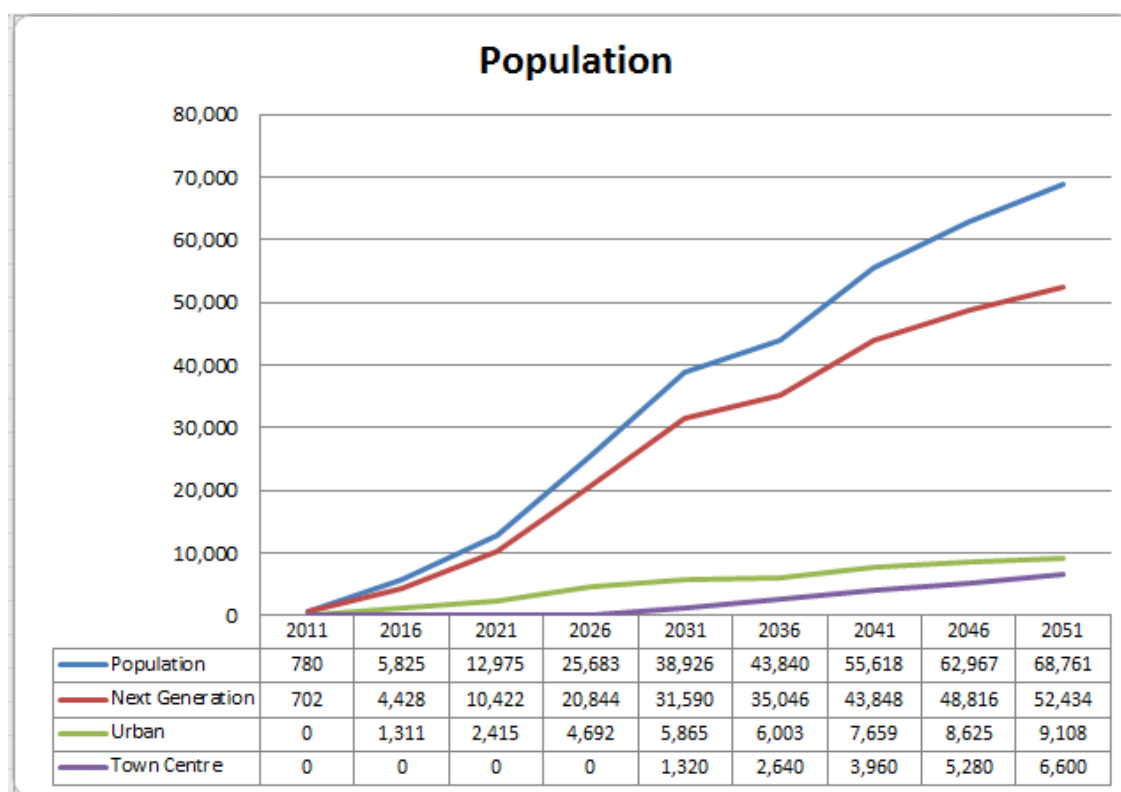


Figure 13 Assumed population growth

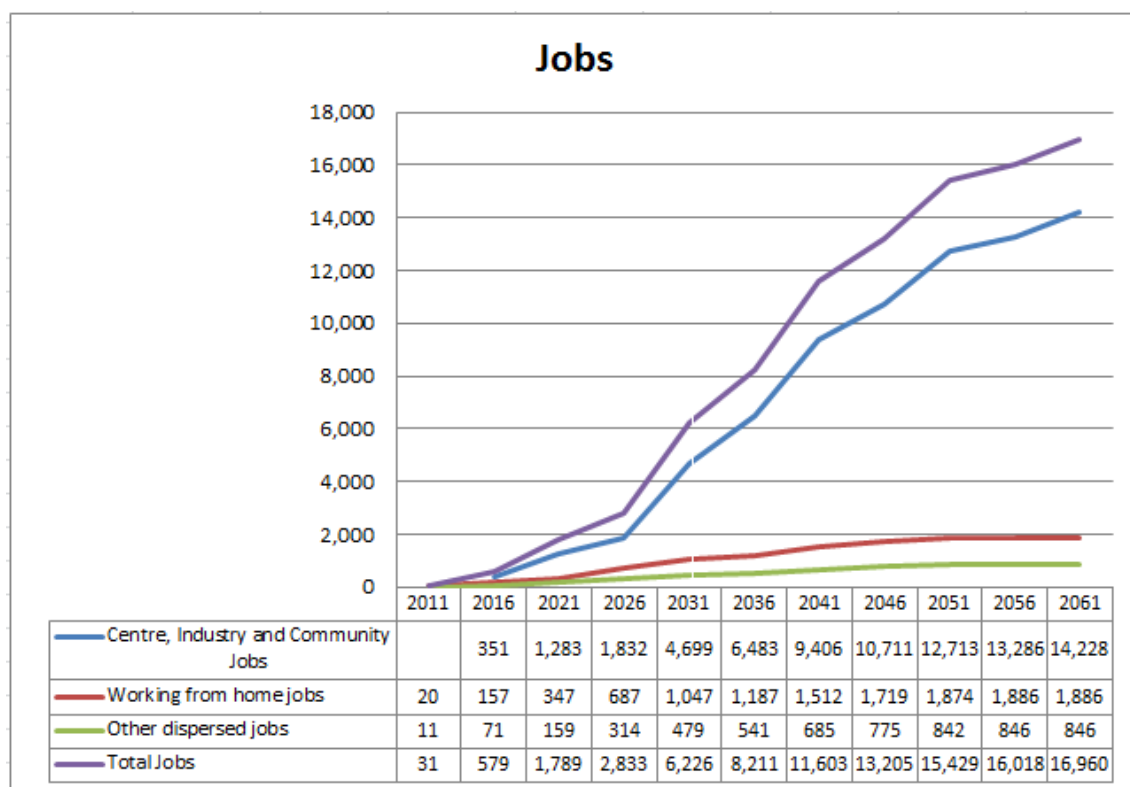


Figure 14 Assumed jobs growth

Key Components of the Planning assumptions

Town Centre assumed uses

Table 9 Typical town centre uses

	GFA	FAR	Site area (m2)	Gross area (ha)	Jobs / m2 GFA	Jobs
3 supermarkets	13,000	0.7	18,571	2.7	30	433
Speciality shops	27,187	0.7	38,838	5.5	15	1,812
Take away and dining	5,245	0.7	7,493	1.1	30	175
Core bulky goods	6,500	0.4	16,250	2.3	55	118
Ancilliary bulky goods	3,500	0.4	8,750	1.3	55	64
3 discount department stores	14,500	0.7	20,714	3.0	30	483
Commercial/office uses	38,967	0.5	77,934	11.1	15	2,598
Child care centre		0.0	2,000	0.3		15
2 service stations		0.0	7,000	1.0		2
Medical centre	1,250	0.5	2,500	0.4	40	31
Private hospital	5,575	0.4	15,000	2.1	40	139
Retirement Village				3		85
Tafe			8	8		80
Enterprise and employment uses			8	9		198

Refer report: Centres Hierarchy Options

Local Centre assumed uses

Table 10 Typical local centre uses

Local Centres between 5,000 and 7,000 m2 retail GFA.				
Full line Supermarket	35 Retail tenancies	17 commercial tenancies	medical centre	community facilities
IGA 2,700, or	bottle shop	beauty salon	counselling service	child care
Coles 3,900, or	dining	dining	dentist	
Woolworths 3,600	take away food	dry cleaners	pathology	
	newsagent	fitness	pharmacy	
	butcher	hair salon	podiatrist	
	bakery	Laundromat	women's clinic	
	florist	lawyer	x-ray	
		mower store		
		pawn broker		
		real estate		
		service station		
		veterinary		
Approximately 310 jobs per local centre				

Refer report: Centres Hierarchy Options

Neighbourhood hub assumed uses

Table 11 Typical neighbourhood hub uses

Neighbourhood hub between 1,000 and 2,000 m2 retail GFA.				
Limited line supermarket	8 Retail tenancies	4 commercial tenancies	medical centre	community facilities
IGA1500, or	takeaway	real estate fitness	dentist	child care
SPA, or	hardware	veterinary	pharmacy	
Aldi 1400	newsagent butcher	dining	podiatrist	
	bottle shop	hair salon	counselling service	
	bakery	service station	women's clinic	
	clothes store	lawyer		
	craft shop	beauty salon		
	grocer	Laundromat		
	café	florist		
		pawn broker		
		mower store		
		dry cleaners		
Approximately 90 jobs per neighbourhood hub				

Refer report: Centres Hierarchy Options

Major Enterprise and Employment assumed uses

Table 12 Industry land use assumptions

	Site Area Ha	Net developable area (excludes local access roads)	Jobs
Bulky goods, showroom, sales & display	37.5	32	1760
Industry and business 0.2ha-0.5ha precincts	19.7	17	531
Industry and business 0.5ha-2ha precincts	50	43	1,350
Industry and business 2ha-5ha precincts	23	20	621
Total	130	111	4,262

Refer report: Industrial Land Analysis

Residential development assumptions

Density assumptions have been made from the density range set out in the Place Types of Next Generation Planning:

1. Next Generation 20: Minimum average of 20 dwellings per hectare assigned to suburban areas, which is mid-point of the density range included in Next Generation Planning for Urban Precincts of 15-25 dwellings per hectare. A predominance of wide and narrow lot single houses would be expected in these areas, with semi-attached compact homes also introduced in suitable locations.
2. Next Generation 30: Minimum 30 dwellings per hectare average assigned to Large Neighbourhood Centres, which is the lowest end of the density range included in Next Generation Planning for Urban Precincts. Next generation housing types would include some detached housing on narrow lots, with

attached duplexes to quadruplexes and row houses clustered around shops and facilities in the new Caboolture West neighbourhoods.

3. 60 dwellings per hectare average assigned to Town Centre, indicating that low rise apartments as well as row houses and live work dwellings. This is currently an ambitious target, as generally densities over 40dpha are currently only financially feasible in areas of high amenity with established local facilities Strata title (for example in the NSW context in very mature new communities with facilities such as town centres at Rouse Hill, Park Central and Nelson Ridge). The density of 60pha is set with the long 15 year+ timeframe for the development of the town centre by which time affordability and demographic changes to smaller houses are expected to continue to drive the need for higher densities and more affordable housing products.

Table 13 Residential density assumptions

Town Centre		
TC Gross	ha	58
TC net res (70% gross)	ha	41
TC du	60dpha	3,480
TC Population	2 ppha	6,960
Next Generation 30		
URB gross	ha	132
URB (70% gross)	ha	92
URB total dwellings	30dpha	3,960
URB population	2.3 ppha	9,108
Next Generation 20		
NG gross	ha	971
NG (70% gross)	ha	680
NG total dwellings	30dpha	19,420
NG population	2.7 ppha	52,434
Total		
Dwellings		26,860
Population		68,502
Next Generation Neighbourhood		
Average	22dpha	

Refer report: Next Generation Suburban Neighbourhoods and Density

Community Facilities

Assumed community facilities required to service a community of 68,000 people:

Table 14 Community facilities assumptions

Year	2011	2016	2021	2026	2031	2036	2041	2046	2051	2056
Population	3,988	4,318	9,330	19,352	30,489	43,852	54,432	60,000	65,568	69,000
Child Care Centre (long day care)				1	3	5	8	11	13	16
Multi-Purpose Hall			1	2	3	5	6	7	8	8
Primary School			1	2	3	4	5	6	6	7
Aged care facility				1		2				3

Secondary School				1			2			3
Multi-Purpose Community Centre					1	1	1	1	2	2
Police Station				1	1	1	2	2	2	2
Community Health Centre				1	1	1	2	2	2	2
Ambulance Station1					1		2		2	2
Fire and Rescue Station1					1		2		2	2
Indoor Leisure Centre1						1	1	1	1	1
TAFE Campus							1	1	1	1
Total Community Facilities			2	9	14	20	32	31	35	42

Refer report: Centres Hierarchy Options.

Table 15 Student teaching staff ratio assumptions

	PRIMARY				SECONDARY			
	Government		Non-Government		Government		Non-Government	
	Qld	Aus	Qld	Aus	Qld	Aus	Qld	Aus
1998	17.3	17.7	18	18.6	13.5	12.8	13.3	12.8
1999	16	17	17.8	18.2	12.7	12.7	13.2	12.6
2000	16.7	17.1	17.5	17.9	12.5	12.6	13	12.5
2001	15.8	16.7	17.3	17.6	12.6	12.5	12.2	12.4
2002	15.7	16.7	16.9	17.3	13.1	12.5	12.1	12.3
2003	15.5	16.4	16.7	17.1	13	12.5	12.6	12.1
2004	15.4	16.2	16.6	16.9	13	12.4	12.5	12
2005	15.5	16.1	16.3	16.6	13	12.4	12.5	11.9
2006	15.5	15.8	15.9	16.4	13	12.4	12.4	11.8
2007	15.5	15.7	17.4	16.5	12.9	12.3	12.2	11.9
2008	15.5	15.6	17.4	16.4	12.8	12.3	12.2	11.6
2009	15.4	15.5	17.7	16.5	12.7	12.3	12.2	11.7
2010	15.4	15.4	17.5	16.5	12.6	12.3	12.4	11.7

ⁱ MBRC Caboolture West Developable Land Analysis 2013

ⁱⁱ MBRC Caboolture West Industrial Land Analysis, 2013

ⁱⁱⁱ Economic Associates Centres Hierarchy Options, 2013

^{iv} Evan Jones Caboolture West Next Generation Suburban Neighbourhoods and Density, 2013

^v Unitywater Caboolture West WS&S Servicing Plan, 2013

^{vi} WBM Caboolture West Total Water Cycle Management Plan, 2013

^{vii} ARUP Caboolture West Transportation Strategy, 2013

^{viii} MBRC Caboolture West Green Network Plan and Offset Strategy, 2013

^{ix} MBRC Caboolture West Infrastructure Strategy, 2013