BRIEFING NOTE ON DMATT GROWTH FORECASTS – NEW NOOSA PLAN

Unitywater

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Report Details

Report Writer	Strategic Planning Officer
References	DMaTT Data Preparation Business Process (A2263375) DMaTT Forecast Model Specification (A2263373) Briefing Note on DMaTT Information Inputs (A5047496)

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1. Background

Unitywater is currently preparing new demand projections for the next revision of Netserv Plan planning assumptions based on the new Noosa Shire Plan using Unitywater's Demand Modeller and Tracking Tool (DMaTT).

The purpose of the demand modeller and tracking tool (DMaTT) project was to develop and implement an automated demand modelling, forecasting and tracking tool at Unitywater that provides robust, consistent, transparent and repeatable demand projections. The project was initiated in 2012 and was developed in-house with the assistance of software vendor "Sizztech" and was deployed in early 2014. The DMaTT tool has the ability to prepare baseline, projected and ultimate development data for dwellings, population, floor space, employment and network demand (Equivalent Person, Equivalent Tenement or any other demand unit). This information is at a land parcel level of detail and can be summarised and displayed at any catchment scale (i.e. locality or water supply catchment).

The DMaTT tool has a number of information inputs which the tool uses to prepare forecast models. Figure 1 show's graphically how DMaTT forecast models use various information inputs to prepare growth forecasts.

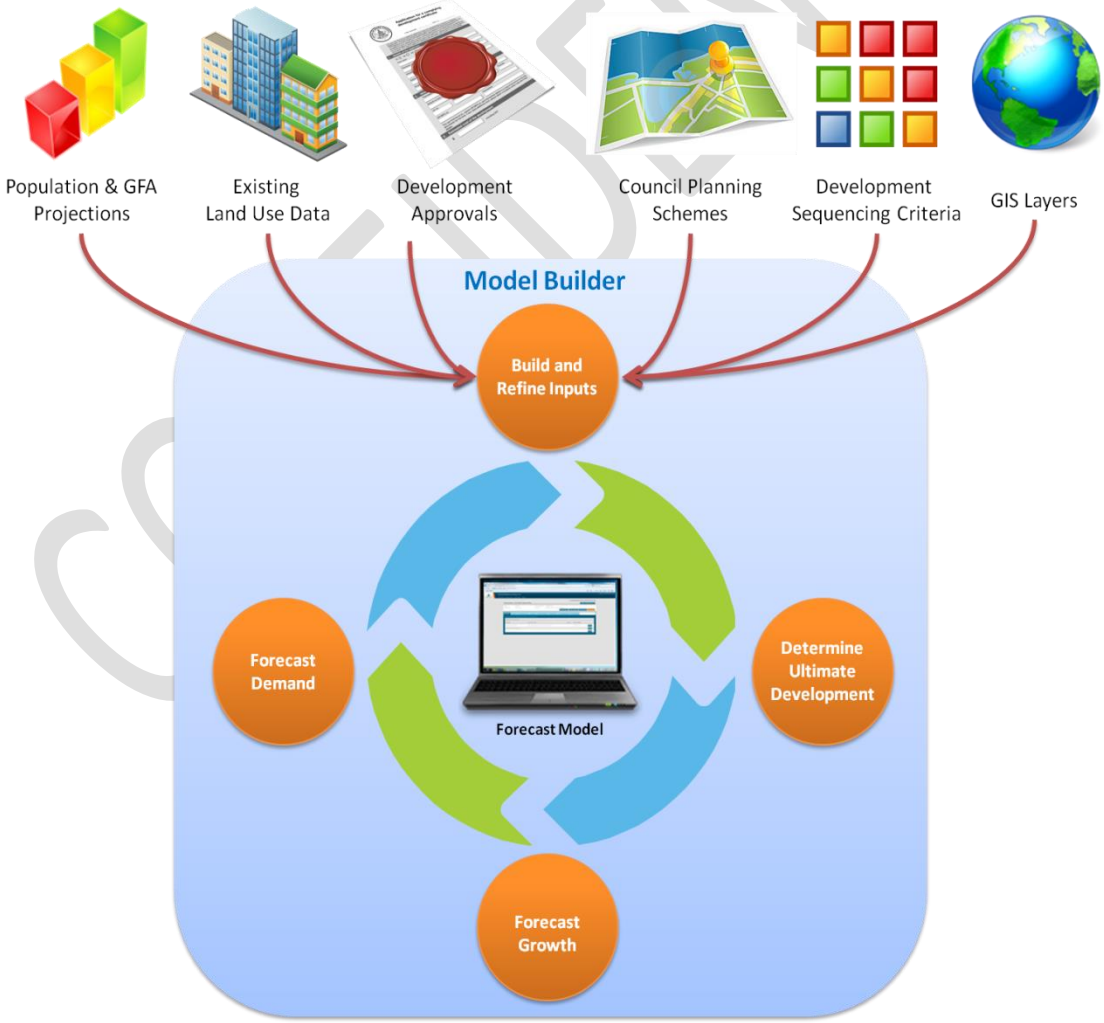

Figure 1 Graphical representation of DMaTT Forecast Models

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Under section 99BR of the *South East Queensland Water (Distribution and Retail Restructuring) Act 2009,* Part A of Unitywater's Netserv Plan is to be endorsed by each participating council "*as being consistent with the planning assumptions for its local government area*". A further legislative requirement is that a participating council "*must endorse proposed Part A of the plan if the plan is consistent with the planning assumptions for its local government area*".

As part of the endorsement process, Unitywater has collaborated with Noosa Shire Council in the development, review and endorsement of DMaTT information inputs. Set out below is a description of the DMaTT inputs for Council's review and endorsement.

2. Purpose

This briefing note is intended to present DMaTT growth projections and demonstrate consistency between DMaTT growth forecasts and Noosa Shire Planning Scheme and Priority Infrastructure Plan planning assumptions to enable Council to review and endorse DMaTT growth forecasts.

3. Information Provided by Unitywater

The information provided by Unitywater for Council's endorsement is as follows:

a. This Briefing Note;
b. DMaTT dwelling and population projections
c. DMaTT gross floor area and employment projections
d. DMaTT network demand projections
e. DMaTT sequence of development

The assumptions and methodology used as the basis of DMaTT growth forecasts is contained within the Briefing Note on DMaTT Information Inputs for Noosa Shire (A5047496).

4. Review of Provided Information

4.1. DMaTT Dwelling and Population Projections

DMaTT utilises projected growth within the Queensland Government (QGSO) Medium Series SA2 population projections 2015 edition as the basis for resident population forecasts from the DMaTT baseline resident population up to 2036. Population projections post 2036 are based upon trend growth from the previous 10 years having regard to development approvals and available capacity. The DMaTT tool utilises population projections as the control total for land parcel based projected residential dwellings and population at a SA2 catchment scale.

The QGSO Medium Series SA2 population projections were recalibrated for use in DMaTT to reflect a higher DMaTT baseline resident population (i.e. projections start from a higher point). As the DMaTT 2016 baseline resident population was significantly higher than the 2015 QGSO Medium Series SA2 population projection, a recalibration of QGSO Medium Series SA2 population projections was required to ensure sufficient land was sequenced for development to achieve the amount of QGSO Medium Series projected population growth.

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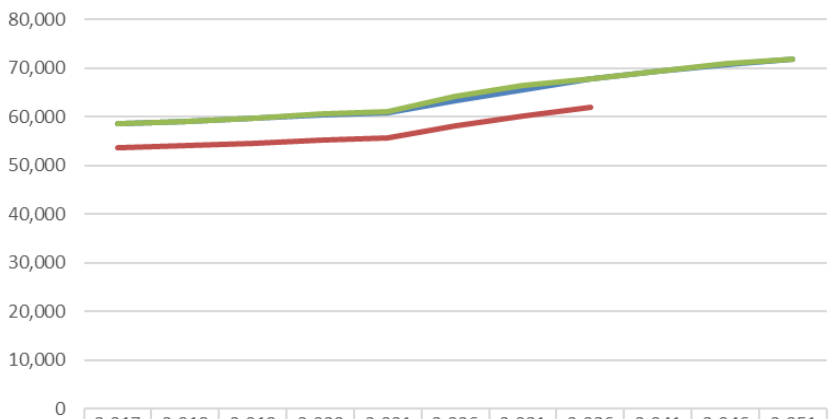
Contained in Appendix A are the DMaTT resident and non-resident population and dwelling forecasts for the ABS Census SA2 catchments and by the new Noosa Plan LGIP projection areas.

A comparison between DMaTT resident population forecasts, recalibrated DMaTT OESR Medium Series SA2 resident population projections and the original OESR Medium Series SA2 resident population projections for Noosa Shire are shown in Figure 2. As shown in Figure 2, DMaTT resident population forecasts closely align with the recalibrated of QGSO Medium Series SA2 population projections. Slight variations occur between recalibrated of QGSO Medium Series SA2 population projections and actual DMaTT population forecasts due to the commencement of approved development and development banding assumptions (i.e. the assumed release of dwellings and associated population per annum).



	2,017	2,018	2,019	2,020	2,021	2,026	2,031	2,036	2,041	2,046	2,051
QGSO Medium Series 2015 eddition recalibrated to the 2016 DMaTT baseline resident population	58,491	59,020	59,745	60,423	60,871	63,248	65,510	67,650	69,300	70,600	71,700
QGSO Medium Series 2015 eddition	53,628	54,110	54,592	55,074	55,556	58,151	60,145	61,938			
DMaTT Resident Population Forecast (13/07/18)	58,491	59,036	59,774	60,534	61,014	64,180	66,360	67,778	69,442	70,868	71,882

Figure 2 Comparison between DMaTT resident population forecasts, recalibrated DMaTT OESR Medium Series SA2 resident population projections and the original OESR Medium Series SA2 resident population projections for Noosa Shire

4.2. DMaTT Gross Floor Area and Employment Projections

DMaTT utilises Gross Floor Area (GFA) projections for projected non-residential growth which were prepared for each DMaTT new Noosa Shire Plan zone. GFA projections were converted into employment projections using m^2 GFA/employee rates. The assumptions and methodology used to prepare DMaTT GFA and employment projections is contained within the Briefing Note on DMaTT Information Inputs for Noosa Shire – New Noosa Plan (A5047496). DMaTT employment projections do not include rural, mining or home based employment unless a property with employment generating GFA was mapped in the DMaTT baseline land use data or was subject to a development approval.

Growth rates for projected GFA were based on achieved employment growth in line with projected population growth having regard to available capacity and development approvals.

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Contained in Appendix B are the DMaTT employment and GFA forecasts for ABS Census SA2 catchments and by the new Noosa Plan LGIP projection areas.

4.3. DMaTT Network Demand Projections

Unitywater's Netserv Plan Schedule of Works contains demand projections which form the basis of Unitywater's planning assumptions for network master planning, Unitywater's capital works program and schedule of planned trunk works expressed in Equivalent Persons (EP).

Residential demand projections are sourced from the DMaTT population forecasts (resident and non-resident) and non-residential demand projections are based on the DMaTT GFA forecasts and calculated network demand within DMaTT utilising EP/100m2 GFA conversion rates. Residential and non-residential demand projections have been summarised by future water supply and sewerage service catchments. Future service catchments reflect the future service areas where water supply and sewerage infrastructure will be provided to accommodate growth from development under the new Noosa Shire Plan and approved development to 2036.

Contained in Appendix C are the DMaTT demand forecasts for future water supply and sewerage service catchments.

4.4. DMaTT Sequence of Development

DMaTT uses development sequencing criteria loaded into a Bayesian Network (BN) to forecast the sequence of development and growth. The approach maps the relationships between development sequencing criteria (nodes) through a BN to determine the probability of development occurring (i.e. if land is vacant and has a development approval, the probability of development occurring is very high). A BN is used to score (from 0-1) each property against a range of weighted criteria (e.g. land vacancy, development approval, commercial viability and proximity to infrastructure). A weighted average is taken across the four main criteria of development influences, development margin, similar development clustering and infrastructure proximity. The higher the combined score (which is known as development desirability index), the more likely development is to occur. The DDI with the main criteria scores is produced as a GIS layer for each property with capacity for growth. The assumptions and methodology used in the BN is contained within the Briefing Note on DMaTT Information Inputs for Noosa Shire – New Noosa Plan (A5047496).

Growth is automatically allocated to properties with the highest development desirability index (DDI) until the aggregate of all property growth achieves the SA2 catchment population projections or GFA zone projections for each cohort year. Therefore, the forecast development sequence is intrinsically linked to population and employment forecasts.

Properties sequenced for development to accommodate population and employment growth to 2051 represent (based on the DDI scores) properties with the highest development probability and land availability. A common DDI score is 0.99 which is given to vacant subdivided lots with development potential for 1 detached dwelling or non-residential development (dependent on the zoning). Properties with a DDI of 0.99 can be observed as being sequenced before other properties with a lower DDI score.

Mapping showing the Development Desirability Index (DDI) for properties with potential for growth is contained within Appendix D. Mapping showing the forecast sequence of population and GFA development in yearly cohorts to 2021 and five year cohorts from 2021 to 2051 are provided in Appendix E and Appendix F. Properties may have population and

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GFA growth in mixed use zones. As shown in Appendix E and F, approved development and the forecast sequence of development allowable under the new Noosa Plan can sustain population and employment growth in line with SEQ Regional Plan population and dwelling benchmarks to 2041 and beyond.

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Appendix A - DMaTT Population and Dwelling Forecasts

New Noosa Plan LGIP projection areas

Table 22.6a Existing and projected resident population								
		Column 3						
Column 1	Column 2	Existing and projected resident population						
Projection area	LGIP development type	2016	2021	2026	2031	2036	2041	Ultimate development
Coastal Area	Detached Residential	29,979	30,663	30,732	30,428	30,543	30,616	26,906
	Attached Residential	8,245	8,843	11,442	13,361	14,155	15,212	25,727
	Total	**38,224**	**39,506**	**42,175**	**43,789**	**44,698**	**45,829**	**52,634**
Cooroy	Detached Residential	2,336	2,740	2,779	2,776	2,756	2,669	2,539
	Attached Residential	344	765	765	1,022	1,330	1,812	2,911
	Total	**2,680**	**3,505**	**3,544**	**3,798**	**4,085**	**4,481**	**5,451**
Boreen Point	Detached Residential	598	616	666	673	673	673	710
	Attached Residential	3	3	3	44	44	44	44
	Total	**601**	**620**	**669**	**717**	**717**	**717**	**754**
Cooran	Detached Residential	774	780	824	826	826	826	870
	Attached Residential	7	7	7	21	31	31	31
	Total	**781**	**786**	**830**	**847**	**857**	**857**	**901**
Pomona	Detached Residential	1,165	1,225	1,264	1,303	1,305	1,318	1,432
	Attached Residential	23	42	42	77	196	251	386
	Total	**1,188**	**1,267**	**1,306**	**1,379**	**1,501**	**1,569**	**1,819**
Kin Kin	Detached Residential	158	161	176	181	181	181	189
	Attached Residential	0	0	0	0	0		23
	Total	**158**	**161**	**176**	**181**	**181**	**181**	**212**
Cooroibah	Detached Residential	295	295	300	300	300	300	303
	Attached Residential	0	0	0	0	0		0
	Total	**295**	**295**	**300**	**300**	**300**	**300**	**303**
Inside priority infrastructure area (total)	Detached Residential	35,307	36,480	36,741	36,488	36,585	36,585	32,950
	Attached Residential	8,622	9,660	12,260	14,524	15,755	17,351	29,123
	Total	**43,928**	**46,140**	**49,000**	**51,012**	**52,341**	**53,935**	**62,073**
Outside priority infrastructure area (total)	Detached Residential	14,220	14,460	14,707	14,848	14,938	15,007	16,407
	Attached Residential	342	414	473	499	499	499	2,547
	Total	**14,562**	**14,874**	**15,180**	**15,348**	**15,437**	**15,506**	**18,954**
Noosa Shire	Detached Residential	49,527	50,940	51,448	51,337	51,523	51,592	49,357
	Attached Residential	8,964	10,074	12,732	15,023	16,255	17,850	31,670
	Total	**58,491**	**61,014**	**64,180**	**66,360**	**67,778**	**69,442**	**81,026**

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Table 22.6b Existing and projected non-resident population								
		Column 3						
Column 1	**Column 2**	**Existing and projected non-resident population**						
Projection area	**LGIP development type**	**2016**	**2021**	**2026**	**2031**	**2036**	**2041**	**Ultimate development**
Coastal Area	Detached Residential	1,018	1,018	1,011	987	990	979	944
	Attached Residential	7,964	8,063	8,528	8,638	8,661	8,920	8,620
	Total	**8,983**	**9,081**	**9,539**	**9,625**	**9,650**	**9,899**	**9,564**
Cooroy	Detached Residential	0	0	0	0	0	0	0
	Attached Residential	0	0	0	0	0	0	0
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Boreen Point	Detached Residential	8	8	8	8	8	8	8
	Attached Residential	10	10	10	10	10	10	10
	Total	**18**	**18**	**18**	**18**	**18**	**18**	**18**
Cooran	Detached Residential	0	0	0	0	0	0	0
	Attached Residential	0	0	0	0	0	0	0
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Pomona	Detached Residential	0	0	0	0	0	0	0
	Attached Residential	0	0	0	0	0	0	0
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Kin Kin	Detached Residential	0	0	0	0	0	0	0
	Attached Residential	0	0	0	0	0	0	0
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Cooroibah	Detached Residential	0	0	0	0	0	0	0
	Attached Residential	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Inside priority infrastructure area (total)	Detached Residential	1,026	1,026	1,019	995	997	987	952
	Attached Residential	7,974	8,073	8,538	8,648	8,671	8,929	8,629
	Total	**9,000**	**9,099**	**9,556**	**9,643**	**9,668**	**9,916**	**9,581**

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Table 22.6b Existing and projected non-resident population								
		Column 3						
Column 1	**Column 2**	**Existing and projected non-resident population**						
Projection area	**LGIP development type**	**2016**	**2021**	**2026**	**2031**	**2036**	**2041**	**Ultimate development**
Outside priority infrastructure area (total)	Detached Residential	39	31	31	31	31	31	31
	Attached Residential	522	612	612	612	612	612	486
	Total	561	643	643	643	643	643	517
Noosa Shire	Detached Residential	1,065	1,057	1,050	1,026	1,028	1,018	983
	Attached Residential	8,496	8,685	9,150	9,260	9,283	9,542	9,116
	Total	**9,561**	**9,742**	**10,200**	**10,286**	**10,311**	**10,560**	**10,098**

Table 22.9a Existing and projected residential (resident) dwellings								
Column 1	**Column 2**	**Column 3**						
Projection area	**LGIP development type**	**Existing and projected residential (resident) dwellings**						
		2016	**2021**	**2026**	**2031**	**2036**	**2041**	**Ultimate development**
Coastal Area	Detached Residential	11,948	12,209	12,235	12,112	12,161	12,187	10,728
	Attached Residential	4,705	5,055	6,557	7,698	8,168	8,789	15,000
	Total	**16,653**	**17,263**	**18,791**	**19,810**	**20,330**	**20,976**	**25,727**
Cooroy	Detached Residential	911	1,069	1,084	1,082	1,074	1,039	983
	Attached Residential	200	455	455	614	803	1099	1783
	Total	**1,111**	**1,524**	**1,539**	**1,696**	**1,877**	**2,138**	**2,766**
Boreen Point	Detached Residential	231	238	257	260	260	260	274
	Attached Residential	2	2	2	27	27	27	27
	Total	**233**	**240**	**259**	**287**	**287**	**287**	**301**
Cooran	Detached Residential	299	301	318	319	319	319	336
	Attached Residential	4	4	4	13	19	19	19
	Total	**303**	**305**	**322**	**332**	**338**	**338**	**355**
Pomona	Detached Residential	450	473	488	503	504	509	553

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Table 22.9a Existing and projected residential (resident) dwellings								
Column 1	**Column 2**	**Column 3**						
Projection area	**LGIP development type**	**Existing and projected residential (resident) dwellings**						
	Attached Residential	14	26	26	47	120	154	237
	Total	**464**	**499**	**514**	**550**	**624**	**663**	**790**
Kin Kin	Detached Residential	61	62	68	70	70	70	73
	Attached Residential	0	0	0	0	0	0	14
	Total	**61**	**62**	**68**	**70**	**70**	**70**	**87**
Cooroibah	Detached Residential	114	114	116	116	116	116	117
	Attached Residential	0	0	0	0	0	0	0
	Total	**114**	**114**	**116**	**116**	**116**	**116**	**117**
Inside priority infrastructure area (total)	Detached Residential	14,014	14,466	14,566	14,462	14,504	14,499	13,063
	Attached Residential	4,925	5,542	7,044	8,399	9,137	10,088	17,080
	Total	**18,939**	**20,007**	**21,609**	**22,861**	**23,642**	**24,588**	**30,143**
Outside priority infrastructure area (total)	Detached Residential	5,508	5,612	5,718	5,779	5,814	5,841	6,743
	Attached Residential	214	251	280	292	292	292	1,066
	Total	**5,723**	**5,864**	**5,998**	**6,071**	**6,106**	**6,133**	**7,810**
Noosa Shire	Detached Residential	19,523	20,078	20,284	20,241	20,319	20,341	19,806
	Attached Residential	5,139	5,793	7,324	8,691	9,429	10,380	18,146
	Total	**24,662**	**25,871**	**27,608**	**28,932**	**29,748**	**30,721**	**37,952**

Table 22.9b Existing and projected residential (non-resident) dwellings								
Column 1	**Column 2**	**Column 3**						
Projection area	**LGIP development type**	**Existing and projected residential (non-resident) dwellings**						
		2016	**2021**	**2026**	**2031**	**2036**	**2041**	**Ultimate development**
Coastal Area	Detached Residential	406	405	402	393	394	390	376
	Attached Residential	4,544	4,608	4,886	4,977	4,998	5,154	5,025

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Table 22.9b Existing and projected residential (non-resident) dwellings								
Column 1	**Column 2**	**Column 3**						
Projection area	**LGIP development type**	**Existing and projected residential (non-resident) dwellings**						
	Total	4,950	5,014	5,289	5,370	5,392	5,543	5,402
Cooroy	Detached Residential	0	0	0	0	0	0	0
	Attached Residential	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Boreen Point	Detached Residential	3	3	3	3	3	3	3
	Attached Residential	6	6	6	6	6	6	6
	Total	9	9	9	9	9	9	9
Cooran	Detached Residential	0	0	0	0	0	0	0
	Attached Residential	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Pomona	Detached Residential	0	0	0	0	0	0	0
	Attached Residential	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Kin Kin	Detached Residential	0	0	0	0	0	0	0
	Attached Residential	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Cooroibah	Detached Residential	0	0	0	0	0	0	0
	Attached Residential	0	0	0	0	0	0	0
	Total							
Inside priority infrastructure area (total)	Detached Residential	409	408	405	396	397	393	379
	Attached Residential	4,550	4,614	4,892	4,983	5,004	5,160	5,031
	Total							
Outside priority infrastructure area (total)	Detached Residential	15	12	12	12	12	12	13
	Attached Residential	327	372	363	358	358	358	204
	Total	342	384	375	370	370	370	216
Noosa Shire	Detached Residential	424	421	418	408	409	405	392
	Attached Residential	4,877	4,986	5,255	5,341	5,362	5,518	5,235

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Table 22.9b Existing and projected residential (non-resident) dwellings								
Column 1	**Column 2**	**Column 3**						
Projection area	**LGIP development type**	**Existing and projected residential (non-resident) dwellings**						
	Total	5,301	5,407	5,673	5,749	5,771	5,922	5,627

ABS Census SA2 catchments

Resident Population Forecast									
SA2 catchment	**2016**	**2021**	**2026**	**2031**	**2036**	**2041**	**2046**	**2051**	**Ultimate**
Noosa Heads	5,248	5,487	6,362	6,533	6,831	7,163	7,689	7,774	9,157
Noosa Hinterland (part)	19,826	21,021	21,494	22,020	22,504	23,012	23,502	24,002	27,394
Noosaville	9,959	10,349	11,557	12,600	13,042	13,618	13,753	13,798	14,747
Peregian (part)	4,924	5,155	5,200	5,314	5,350	5,411	5,509	5,706	6,278
Sunshine Beach	7,694	7,850	8,258	8,283	8,301	8,402	8,506	8,601	9,903
Tewantin	10,840	11,152	11,309	11,609	11,750	11,836	11,909	12,001	13,549
Total	**58,491**	**61,014**	**64,180**	**66,360**	**67,778**	**69,442**	**70,868**	**71,882**	**81,026**

Resident & Non-resident Population Forecast									
SA2 catchment	**2016**	**2021**	**2026**	**2031**	**2036**	**2041**	**2046**	**2051**	**Ultimate**
Noosa Heads	9,969	10,208	11,302	11,491	11,814	12,264	12,943	14,456	9,969
Noosa Hinterland (part)	20,136	21,414	21,887	22,412	22,896	23,404	24,394	27,786	20,136
Noosaville	12,485	12,973	14,421	15,544	15,985	16,697	16,881	17,815	12,485
Peregian (part)	5,569	5,800	5,846	5,948	5,984	6,039	6,241	6,686	5,569
Sunshine Beach	8,854	9,011	9,418	9,443	9,462	9,563	9,773	10,760	8,854
Tewantin	11,039	11,350	11,507	11,807	11,948	12,034	12,200	13,621	11,039
Total	**68,052**	**70,756**	**74,380**	**76,646**	**78,090**	**80,001**	**82,431**	**91,125**	**68,052**

Resident & Non-resident Attached Dwelling Forecast									
SA2 catchment	**2016**	**2021**	**2026**	**2031**	**2036**	**2041**	**2046**	**2051**	**Ultimate**
Noosa Heads	3,126	3,251	3,853	3,957	4,083	4,330	4,651	4,703	5,775
Noosa Hinterland (part)	402	749	769	990	1,258	1,588	1,857	2,042	2,831
Noosaville	3,283	3,437	4,271	5,123	5,356	5,778	5,844	5,915	6,827
Peregian (part)	671	740	742	800	832	879	964	1,066	1,801
Sunshine Beach	1,502	1,537	1,762	1,776	1,776	1,776	1,865	1,945	2,837
Tewantin	1,032	1,065	1,182	1,386	1,486	1,547	1,588	1,666	3,310
Total	**10,016**	**10,779**	**12,579**	**14,032**	**14,791**	**15,898**	**16,769**	**17,337**	**23,381**

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Resident & Non-resident Detached Dwelling Forecast									
SA2 catchment	**2016**	**2021**	**2026**	**2031**	**2036**	**2041**	**2046**	**2051**	**Ultimate**
Noosa Heads	1,870	1,875	1,874	1,874	1,915	1,915	1,915	1,915	1,724
Noosa Hinterland (part)	7,526	7,801	7,971	8,035	8,053	8,039	8,059	8,136	8,947
Noosaville	2,812	2,905	2,927	2,807	2,828	2,831	2,841	2,813	2,576
Peregian (part)	1,564	1,602	1,617	1,616	1,608	1,597	1,574	1,547	1,226
Sunshine Beach	2,371	2,407	2,407	2,407	2,414	2,453	2,435	2,416	2,173
Tewantin	3,804	3,909	3,906	3,911	3,911	3,911	3,916	3,909	3,553
Total	**19,946**	**20,498**	**20,701**	**20,649**	**20,728**	**20,745**	**20,739**	**20,735**	**20,199**

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Appendix B – DMaTT Employment and GFA Forecasts

New Noosa Plan LGIP projection areas

Table 22.7—Existing and projected employees								
Column 1	***Column 2***	**Column 3**						
Projection area	***LGIP development type***	**Existing and projected employees**						
		2016	**2021**	**2026**	**2031**	**2036**	**2041**	**Ultimate development**
Coastal Area	Retail	6,259	6,369	6,893	7,435	7,988	8,337	9,462
	Commercial	2,030	2,135	2,470	2,642	2,755	2,888	3,341
	Industry	2,473	2,859	3,136	3,261	3,340	3,418	3,617
	Community purpose	3,391	3,835	4,140	4,226	4,303	4,428	4,459
	Other	10	10	10	10	10	10	10
	Total	**14,163**	**15,207**	**16,649**	**17,573**	**18,395**	**19,080**	**20,889**
Cooroy	Retail	692	777	785	899	902	902	1,024
	Commercial	59	71	71	71	71	56	56
	Industry	297	428	580	694	781	827	1,034
	Community purpose	1,038	1,099	1,106	1,135	1,323	1,348	1,464
	Other	6	6	6	6	6	6	6
	Total	**2,092**	**2,381**	**2,547**	**2,804**	**3,082**	**3,140**	**3,584**
Boreen Point	Retail	29	33	33	57	74	129	234
	Commercial	0	0	0	0	0	0	0
	Industry	0	0	0	0	0	0	0
	Community purpose	13	13	13	13	13	13	13
	Other	0	0	0	0	0	0	0
	Total	**42**	**45**	**45**	**70**	**87**	**142**	**247**
Cooran	Retail	16	16	16	126	178	178	178
	Commercial	0	0	0	0	0	0	0
	Industry	13	13	13	13	13	13	13
	Community Purpose	76	76	76	76	76	76	76
	Other	0	0	0	0	0	0	0
	Total	**105**	**105**	**105**	**215**	**267**	**267**	**267**
Pomona	Retail	225	261	336	364	422	455	501
	Commercial	36	36	36	36	36	36	36
	Industry	141	141	141	141	141	141	176
	Community purpose	228	237	237	237	237	251	251
	Other	1	1	1	1	1	1	1
	Total	**631**	**676**	**751**	**779**	**837**	**884**	**965**
Kin Kin	Retail	43	43	43	43	43	43	147
	Commercial	0	0	0	0	0	0	0
	Industry	0	0	0	0	0	0	19
	Community	27	27	27	27	27	27	27
	Other	0	0	0	0	0	0	0

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Table 22.7—Existing and projected employees								
Column 1	***Column 2***	**Column 3**						
Projection area	***LGIP development type***	**Existing and projected employees**						
	Total	**70**	**70**	**70**	**70**	**70**	**70**	**193**
	Retail	0	0	0	0	0	0	0
Cooroibah	Commercial	0	0	0	0	0	0	0
	Industry	0	0	0	0	0	0	0
	Community	0	0	0	0	0	0	0
	Other	0	0	0	0	0	0	0
	Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Inside priority infrastructure area (total)	Retail	7,248	7,482	8,090	8,798	9,430	9,866	11,368
	Commercial	2,125	2,241	2,577	2,749	2,861	2,981	3,433
	Industry	2,911	3,428	3,856	4,095	4,261	4,386	4,846
	Community	4,697	5,211	5,523	5,638	5,903	6,066	6,214
	Other	17	17	17	17	17	17	17
	Total	**16,998**	**18,380**	**20,063**	**21,297**	**22,472**	**23,316**	**25,878**
Outside priority infrastructure area (total)	Retail	242	308	325	341	358	375	390
	Commercial	45	32	32	32	32	32	32
	Industry	255	333	340	340	340	340	970
	Community	651	717	732	732	732	732	757
	Other	59	59	59	59	59	59	59
	Total	**1,252**	**1,449**	**1,488**	**1,505**	**1,522**	**1,538**	**2,208**
Noosa Shire	Retail	7,490	7,790	8,414	9,139	9,788	10,241	11,757
	Commercial	2,170	2,273	2,609	2,781	2,893	3,013	3,465
	Industry	3,166	3,761	4,196	4,435	4,601	4,725	5,816
	Community	5,348	5,928	6,255	6,370	6,635	6,799	6,971
	Other	76	76	76	76	76	76	76
	Total	**18,250**	**19,829**	**21,551**	**22,802**	**23,994**	**24,854**	**28,086**

Table 22.10—Existing and projected non-residential floor space								
Column 1	**Column 2**	**Column 3**						
Projection area	**LGIP development type**	**Existing and projected non-residential floor space (m2 GFA)**						
		2016	**2021**	**2026**	**2031**	**2036**	**2041**	**Ultimate development**
Coastal Area	Retail	212,759	212,461	221,567	235,569	245,749	248,643	271,332
	Commercial	53,674	56,939	70,668	78,431	83,431	88,265	108,728
	Industry	187,889	219,360	240,030	252,829	264,660	270,157	345,184
	Community purpose	181,789	196,169	210,487	214,342	217,905	222,905	225,236
	Other	1,431	1,431	1,431	1,431	1,431	1,431	1,431
	Total	637,541	686,359	744,182	782,601	813,176	831,401	951,912
Cooroy	Retail	25,409	25,430	25,660	28,797	29,056	29,056	30,368

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Table 22.10—Existing and projected non-residential floor space								
Column 1	**Column 2**	**Column 3**						
Projection area	**LGIP development type**	**Existing and projected non-residential floor space (m2 GFA)**						
	Commercial	1,550	1,625	1,625	1,625	1,625	1,265	1,265
	Industry	24,966	35,231	48,862	61,504	71,058	76,020	102,139
	Community purpose	53,623	55,658	56,010	57,467	66,846	68,091	74,465
	Other	844	844	844	844	844	844	844
	Total	106,392	118,788	133,000	150,237	169,428	175,275	209,081
Boreen Point	Retail	1,304	1,270	1,270	1,770	2,270	3,930	7,050
	Commercial	0	0	0	0	0	0	0
	Industry	0	0	0	0	0	0	0
	Community purpose	853	853	853	853	853	853	853
	Other	46	46	46	46	46	46	46
	Total	2,203	2,169	2,169	2,669	3,169	4,829	7,949
Cooran	Retail	469	469	469	3,791	5,141	5,141	5,329
	Commercial	0	0	0	0	0	0	0
	Industry	1,184	1,184	1,184	1,184	1,184	1,184	1,184
	Community Purpose	5,276	5,276	5,276	5,276	5,276	5,276	5,276
	Other	0	0	0	0	0	0	0
	Total	6,929	6,929	6,929	10,251	11,601	11,601	11,789
Pomona	Retail	8,311	9,194	11,455	12,292	14,002	14,953	16,495
	Commercial	896	896	896	896	896	896	896
	Industry	13,448	13,448	13,448	13,448	13,448	13,448	18,753
	Community purpose	15,495	15,946	15,946	15,946	15,946	16,627	16,627
	Other	217	217	217	217	217	217	217
	Total	38,367	39,701	41,962	42,799	44,508	46,140	52,988
Kin Kin	Retail	1,805	1,805	1,805	1,805	1,805	1,805	4,995
	Commercial	0	0	0	0	0	0	0
	Industry	0	0	0	0	0	0	1,687
	Community	1,960	1,960	1,960	1,960	1,960	1,960	1,960
	Other	0	0	0	0	0	0	0
	Total	3,765	3,765	3,765	3,765	3,765	3,765	8,642
Cooroibah	Retail	0	0	0	0	0	0	0
	Commercial	0	0	0	0	0	0	0
	Industry	0	0	0	0	0	0	0
	Community	0	0	0	0	0	0	0
	Other	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0
Inside priority infrastructure area (total)	Retail	250,057	250,628	262,226	284,023	298,023	303,527	335,569
	Commercial	56,120	59,460	73,189	80,952	85,952	90,427	110,889
	Industry	227,487	269,223	303,523	328,965	350,350	360,808	468,948

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Table 22.10—Existing and projected non-residential floor space								
Column 1	**Column 2**	**Column 3**						
Projection area	**LGIP development type**	**Existing and projected non-residential floor space (m2 GFA)**						
	Community	258,995	275,861	290,531	295,843	308,785	315,711	324,417
	Other	2,538	2,538	2,538	2,538	2,538	2,538	2,538
	Total	795,197	857,711	932,007	992,321	1,045,648	1,073,011	1,242,361
Outside priority infrastructure area (total)	Retail	6,691	8,241	8,741	9,241	9,741	10,241	10,691
	Commercial	1,127	801	801	801	801	801	801
	Industry	31,549	41,661	42,573	42,573	42,573	42,573	99,054
	Community	52,642	57,562	57,748	57,748	57,748	57,748	58,979
	Other	17,230	17,230	17,230	17,230	17,230	17,230	17,230
	Total	109,239	125,495	127,093	127,593	128,093	128,593	186,755
Noosa Shire	Retail	256,747	258,869	270,967	293,264	307,763	313,768	346,260
	Commercial	57,247	60,261	73,990	81,753	86,753	91,228	111,690
	Industry	259,037	310,885	346,097	371,538	392,923	403,381	568,002
	Community	311,637	333,423	348,279	353,591	366,533	373,459	383,396
	Other	19,768	19,768	19,768	19,768	19,768	19,768	19,768
	Total	904,436	983,206	1,059,100	1,119,914	1,173,741	1,201,604	1,429,116

ABS Census SA2 catchments

Employment Forecast									
SA2 catchment	**2016**	**2021**	**2026**	**2031**	**2036**	**2041**	**2046**	**2051**	**Ultimate**
Noosa Heads	3,251	3,238	3,423	3,586	3,943	4,166	4,340	4,365	4,995
Noosa Hinterland (part)	3,825	4,300	4,566	5,001	5,422	5,597	5,811	5,940	7,020
Noosaville	7,814	8,452	9,477	10,175	10,606	11,050	11,289	11,484	12,017
Peregian (part)	473	526	561	597	597	597	614	614	617
Sunshine Beach	1,200	1,617	1,622	1,653	1,670	1,682	1,646	1,646	1,643
Tewantin	1,792	1,802	2,010	2,007	2,024	2,030	2,030	2,060	2,060
Total	**18,355**	**19,937**	**21,659**	**23,018**	**24,262**	**25,122**	**25,730**	**26,109**	**28,352**

GFA Forecast									
SA2 catchment	**2016**	**2021**	**2026**	**2031**	**2036**	**2041**	**2046**	**2051**	**Ultimate**
Noosa Heads	111,854	111,079	114,245	117,865	121,884	122,732	123,305	123,805	136,935
Noosa Hinterland (part)	231,118	257,325	275,210	297,405	320,656	330,295	339,244	347,504	437,297
Noosaville	392,344	433,831	477,704	511,869	537,425	554,245	571,236	580,978	658,648
Peregian (part)	15,596	17,568	19,022	19,630	19,630	19,630	19,841	19,841	20,170
Sunshine Beach	70,606	81,468	81,588	82,088	82,588	82,948	82,285	82,285	82,205
Tewantin	82,918	82,173	91,569	91,096	91,596	91,792	91,792	92,690	93,862
Total	**904,436**	**983,443**	**1,059,338**	**1,119,952**	**1,173,778**	**1,201,642**	**1,227,703**	**1,247,104**	**1,429,116**

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Appendix C – DMaTT Water Supply and Sewerage Demand Forecasts

Water catchment	RsEP 2017	NRsEP 2017	RsEP 2018	NRsEP 2018	RsEP 2019	NRsEP 2019	RsEP 2020	NRsEP 2020	RsEP 2021	NRsEP 2021	RsEP 2026	NRsEP 2026	RsEP 2031	NRsEP 2031	RsEP 2036	NRsEP 2036	RsEP 2041	NRsEP 2041	RsEP 2046	NRsEP 2046	RsEP 2051	NRsEP 2051	RsEP Ultm	NRsEP Ultm
Cooran	973	64	983	66	999	68	1,010	69	1,015	71	1,064	78	1,097	138	1,107	169	1,107	177	1,115	184	1,125	184	2,142	193
Cooroy	3,180	1,437	3,653	1,474	3,883	1,497	3,970	1,599	4,017	1,633	4,056	1,710	4,315	1,829	4,603	2,277	4,998	2,321	5,337	2,388	5,673	2,422	10,111	4,780
Noosa Heads	8,641	1,959	8,647	1,957	8,693	1,954	8,804	1,942	8,875	1,939	9,968	2,031	10,158	2,125	10,476	2,257	10,926	2,356	11,510	2,418	11,605	2,426	20,366	4,526
Noosaville	13,796	4,257	13,803	4,367	14,027	4,446	14,220	4,654	14,278	4,747	15,701	5,083	16,784	5,437	17,205	5,706	17,892	5,931	18,002	6,073	18,051	6,135	32,705	11,255
Peregian	5,547	297	5,549	299	5,590	302	5,725	308	5,778	315	5,823	330	5,926	350	5,962	350	6,017	350	6,108	345	6,219	345	12,314	580
Pomona	1,516	419	1,534	430	1,547	436	1,603	452	1,639	465	1,699	508	1,775	521	1,961	541	2,073	565	2,217	572	2,300	586	3,918	799
Sunshine Beach	8,854	728	8,862	738	8,880	738	8,907	915	9,011	915	9,418	916	9,443	932	9,462	939	9,563	945	9,677	934	9,773	934	19,510	1,235
Tewantin	11,562	976	11,562	976	11,658	976	11,768	1,023	11,883	1,024	12,063	1,380	12,375	1,365	12,516	1,372	12,602	1,375	12,675	1,375	12,822	1,384	25,739	2,219
Total	**54,068**	**10,139**	**54,593**	**10,308**	**55,276**	**10,418**	**56,007**	**10,961**	**56,497**	**11,108**	**59,793**	**12,036**	**61,873**	**12,697**	**63,291**	**13,613**	**65,178**	**14,020**	**66,641**	**14,289**	**67,567**	**14,416**	**126,805**	**25,587**

Rs: Residential EP
NRs: Non-residential EP

Sewer Catchment	RsEP2017	NRsEP2017	RsEP2018	NRsEP2018	RsEP2019	NRsEP2019	RsEP2020	NRsEP2020	RsEP2021	NRsEP2021	RsEP2026	NRsEP2026	RsEP2031	NRsEP2031	RsEP2036	NRsEP2036	RsEP2041	NRsEP2041	RsEP2046	NRsEP2046	RsEP2051	NRsEP2051	RsEPUltm	NRsEPUltm
Coolum STP North (Noosa part)	1,279	18	1,279	18	1,279	18	1,296	18	1,299	18	1,304	18	1,320	35	1,320	35	1,320	35	1,320	35	1,320	35	2,579	37
Cooroy STP Cooroy	2,890	1,274	3,363	1,311	3,592	1,335	3,680	1,387	3,719	1,421	3,758	1,497	4,017	1,616	4,187	1,689	4,583	1,732	4,908	1,800	5,212	1,834	9,307	4,031
Cooroy STP Pomona	1,263	375	1,276	386	1,289	392	1,345	408	1,379	421	1,425	464	1,498	477	1,664	498	1,776	521	1,920	528	1,972	542	3,302	755
Noosa STP Noosa Heads	11,471	2,592	11,478	2,609	11,526	2,606	11,641	2,674	11,718	2,672	13,218	2,765	13,433	2,874	13,756	3,014	14,206	3,119	14,808	3,180	14,910	3,188	26,548	5,714
Noosa STP Noosaville	12,467	4,109	12,475	4,211	12,698	4,289	12,887	4,497	12,950	4,591	14,398	4,927	15,505	5,281	15,947	5,550	16,659	5,775	16,794	5,916	16,843	5,979	30,242	10,939
Noosa STP Peregian	4,268	280	4,269	281	4,310	284	4,429	290	4,479	297	4,519	312	4,606	315	4,642	315	4,697	315	4,788	310	4,899	310	9,734	543
Noosa STP Sunshine Beach	7,352	176	7,360	176	7,376	176	7,402	272	7,502	272	7,502	272	7,502	272	7,520	272	7,621	272	7,717	261	7,805	261	15,924	297
Noosa STP Tewantin	11,249	974	11,249	974	11,345	974	11,440	1,020	11,553	1,021	11,632	1,057	11,932	1,042	12,073	1,049	12,159	1,052	12,232	1,052	12,325	1,061	24,831	1,896
Total	**52,240**	**9,799**	**52,749**	**9,967**	**53,417**	**10,075**	**54,121**	**10,567**	**54,598**	**10,713**	**57,756**	**11,312**	**59,814**	**11,913**	**61,110**	**12,422**	**63,021**	**12,822**	**64,487**	**13,084**	**65,285**	**911,162**	**122,468**	**24,212**

Rs: Residential EP
NRs: Non-residential EP

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Appendix D – DMaTT Development Desirability Index (DDI) mapping

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Appendix E – Development Sequence for Properties with Forecast Residential Growth

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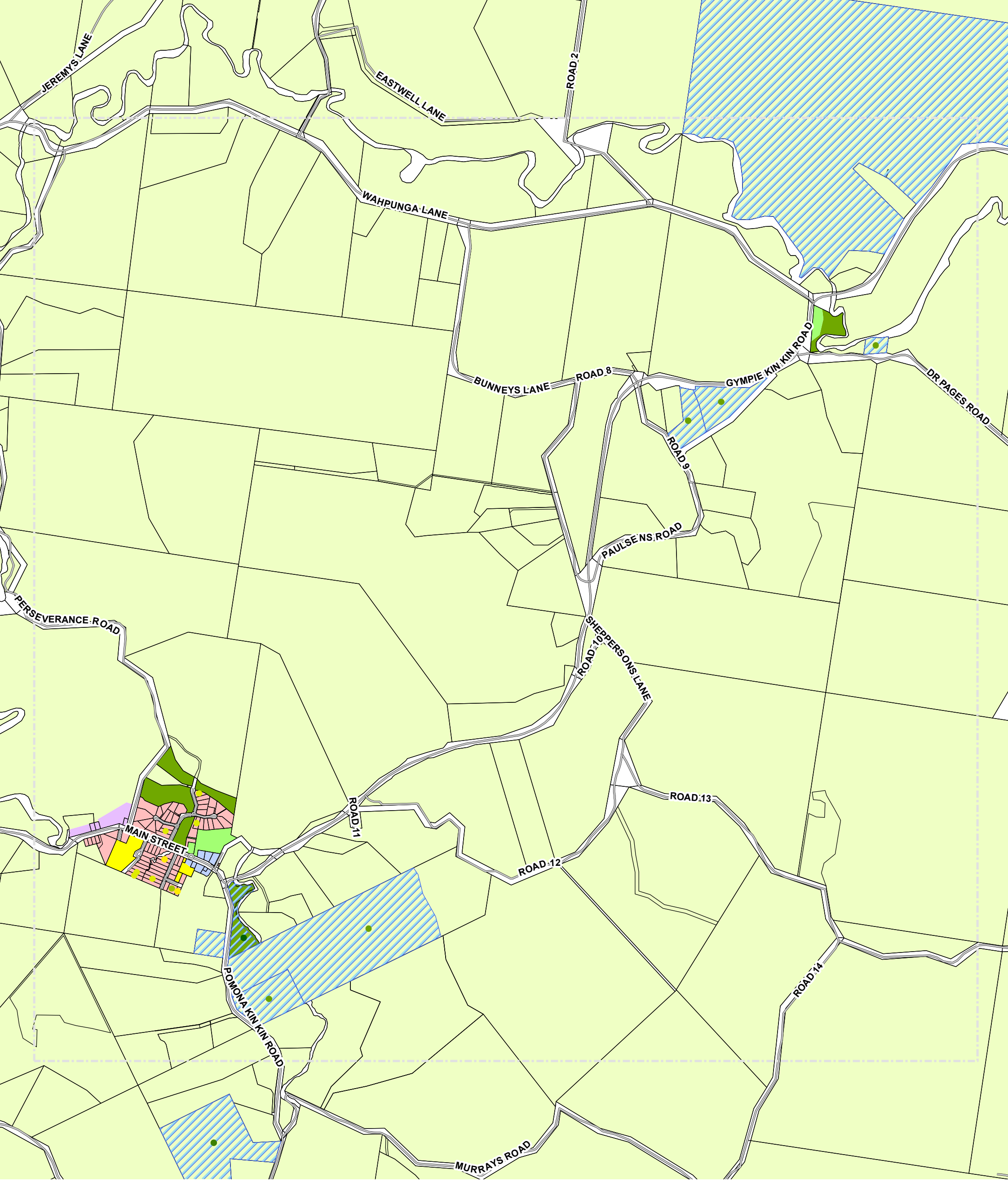

Legend

- Grid Index
- DCDB

Residential Forecast Sequence of Development

- 2018
- 2019
- 2020
- 2021
- 2026
- 2031
- 2036
- 2041
- 2046
- 2051

Development Approval (20/03/18)

New Noosa Plan Zoning

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Rural Residential
- Tourist Accommodation
- Major Centre
- District Centre
- Local Centre
- Neighbourhood Centre
- Innovation
- Recreation and Open Space
- Environmental Management and Conservation
- Low Impact Industry
- Medium Impact Industry
- Community Facilities
- Rural

Map 1

Date: 23/07/2018

N

0 50100 200 300 400 500
Meters

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ROAD 175
ROAD 176
LAKE FLAT ROAD
WOONGAR STREET
LAGUNA STREET
BOREEN PARADE
PANGOLA LANE
KAMO LANE
COOTHARABA DOWNS ROAD
LOUIS BAZZO DRIVE
ROAD 173
JUNCTION ROAD
MCKINNON DRIVE
MOOYOUR STREET
ROAD 204

Legend

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- Development Approval (20/03/18)

New Noosa Plan Zoning

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Rural Residential
- Tourist Accommodation
- Major Centre
- District Centre
- Local Centre
- Neighbourhood Centre
- Innovation
- Recreation and Open Space
- Environmental Management and Conservation
- Low Impact Industry
- Medium Impact Industry
- Community Facilities
- Rural

Map 2

Date: 23/07/2018

N

0 50100 200 300 400 500
Meters

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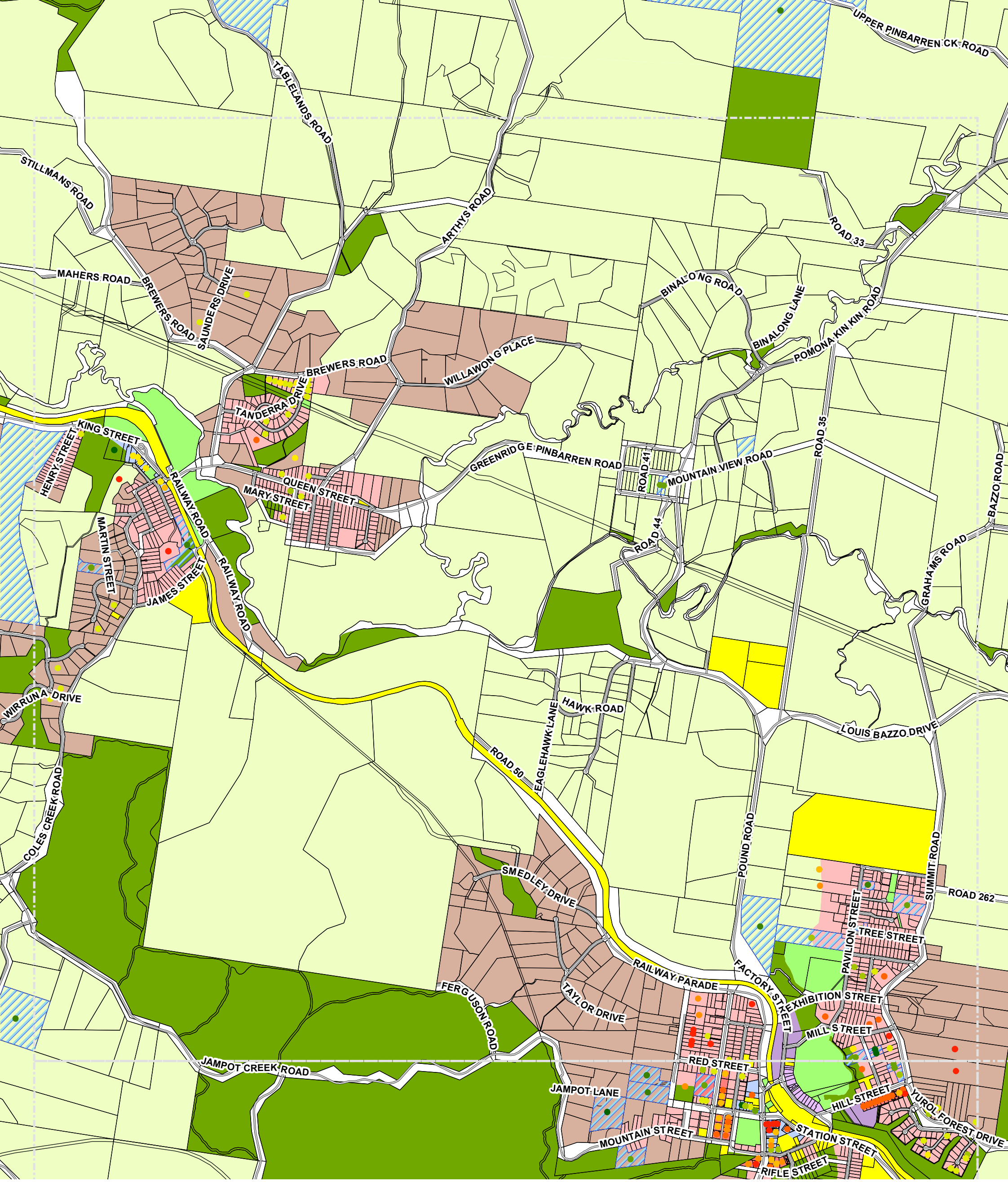

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- Rural

Map 3

Date: 23/07/2018

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0 50100 200 300 400 500
Meters

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TEEWAH STREET
MOOYOUR STREET
GOSHAWK LANE
TRONSON ROAD
MCKINNON DRIVE
TURPENTINE ROAD
ROAD 168
SEALYS ROAD
ROAD 167
ROAD 204
ROAD 162
ROAD 161
AMAROO PLACE
LAKE COOROIBAH ROAD
EDINGTON DRIVE
LANCASTER LANE
OLD MCKINNON DRIVE
ILLOURA PLACE
GREEN GATE ROAD
DEVONSTONE DRIVE
MISTY LANE
RAMSEY LANE
WOODHAVEN WAY
LAKEWAY DRIVE
SUNSET WAY
GLENRIDGE DRIVE
LITTLE CREEK ROAD
COOLAH PLACE
JIRRIMA CRESCENT
ROAD 165
CORAL FERN DRIVE
ILLAWARRA DRIVE
YATAMA PLACE

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- Environmental Management and Conservation
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- Medium Impact Industry
- Community Facilities
- Rural

Map 4

Date: 23/07/2018

N

0 50100 200 300 400 500
Meters

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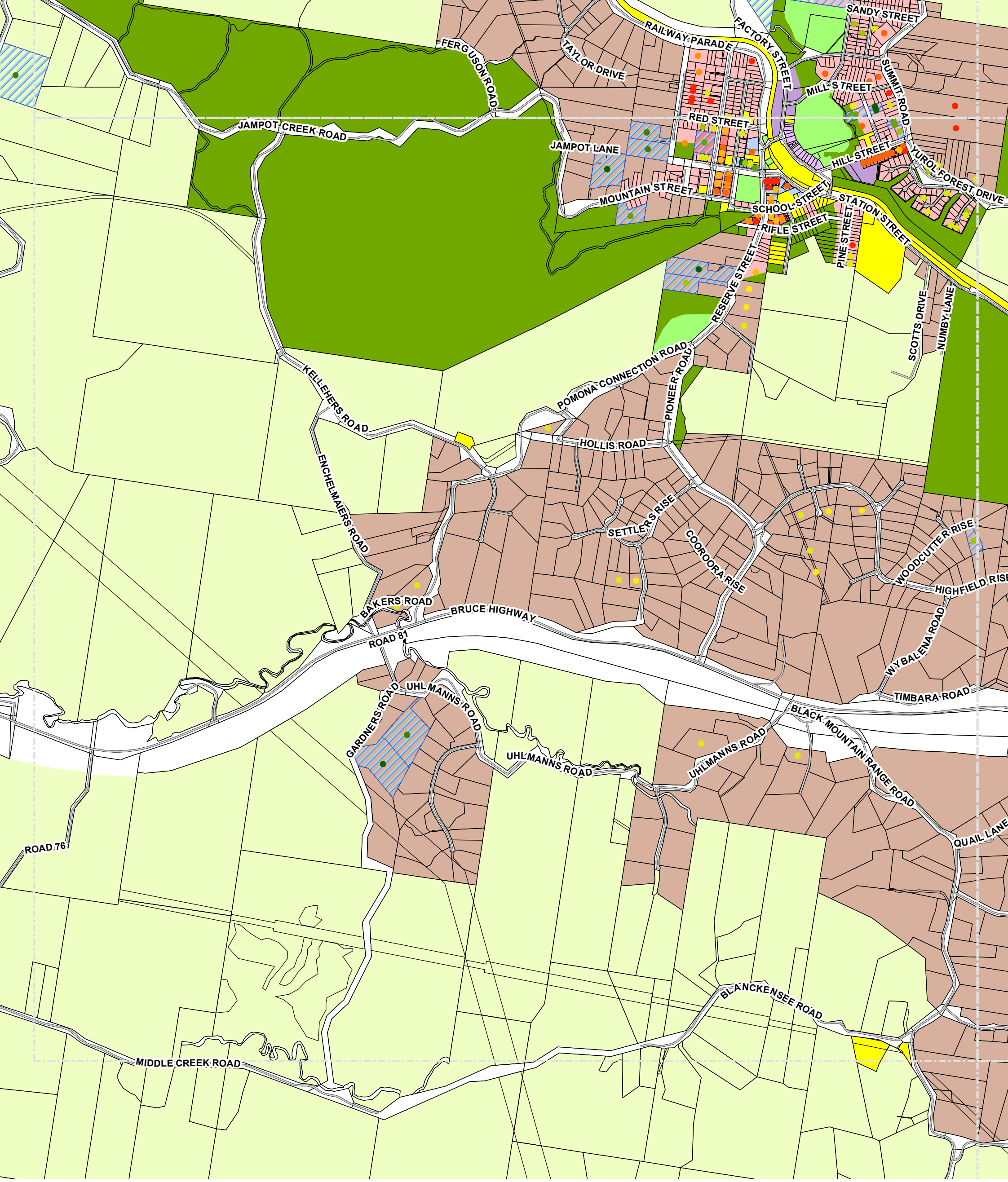

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- Local Centre
- Neighbourhood Centre
- Innovation
- Recreation and Open Space
- Environmental Management and Conservation
- Low Impact Industry
- Medium Impact Industry
- Community Facilities
- Rural

Map 5

Date: 23/07/2018

N

0 50100 200 300 400 500
Meters

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KIDD ROAD
KIDD ROAD
YUROL FOREST DRIVE
PORTERS ROAD
ROAD 71
ROAD 55
KENNEDYS ROAD
NURSERY ROAD
ROAD 71
HIGHFIELD RISE
LAMONTS ROAD
CUDGERIE DRIVE
ROSE GUM ROAD
ELM STREET
QUAIL LANE
ASH LANE
SUGARGUM PLACE
CUDGERIE DRIVE
BLUEBERRY DRIVE
FOAMBARK PLACE
SHE OAK CLOSE
TALLOWWOOD PLACE
FLOODED GUM PLACE
BRUCE HIGHWAY
MARARA STREET
PEARSONS ROAD
LAKE MACDONALD DRIVE
CARPENTERS ROAD
JARRAH STREET
KAURI STREET
BLACK MOUNTAIN ROAD

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- Local Centre
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- Innovation
- Recreation and Open Space
- Environmental Management and Conservation
- Low Impact Industry
- Medium Impact Industry
- Community Facilities
- Rural

Map 6

Date: 23/07/2018

N

0 50100 200 300 400 500
Meters

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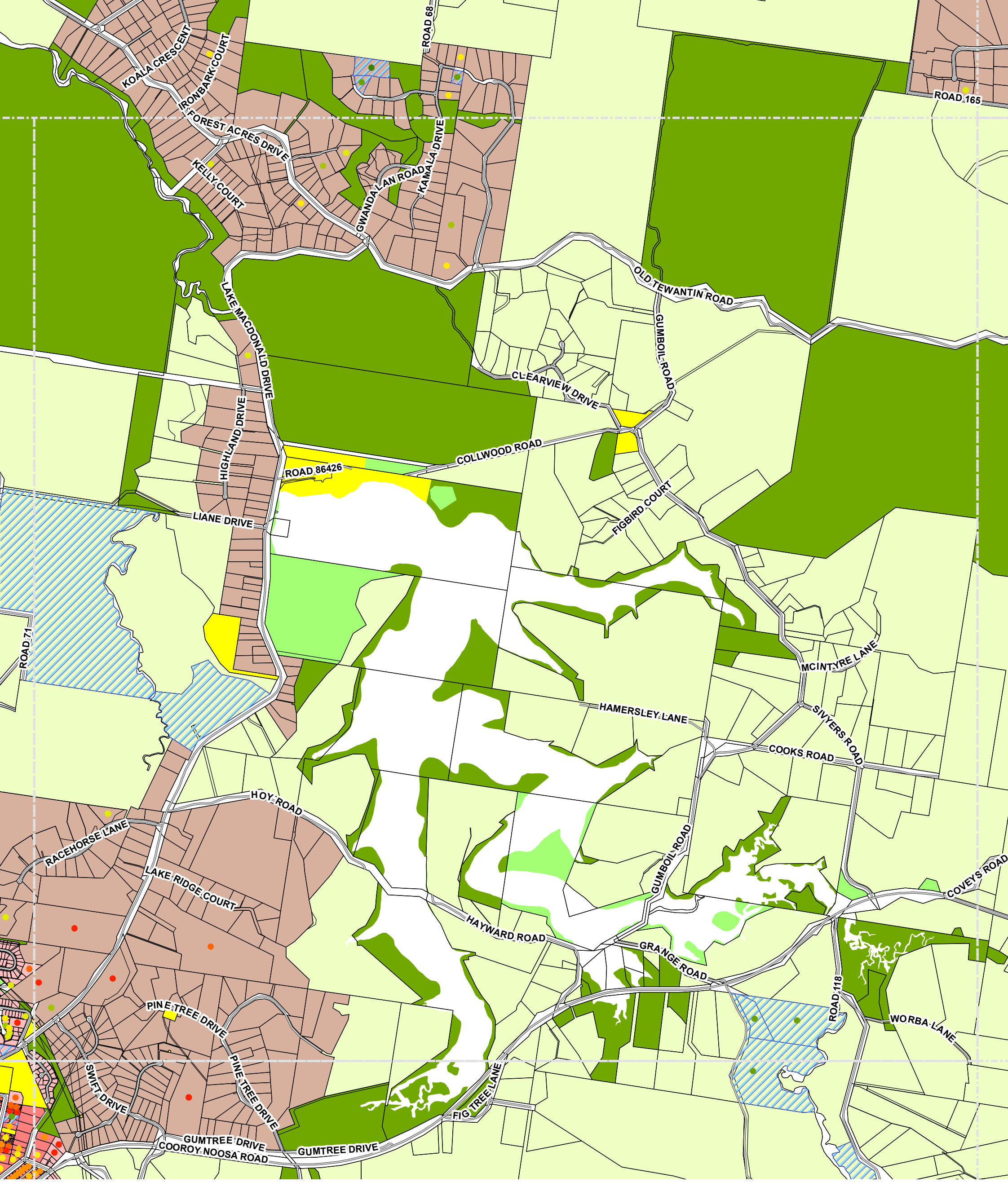

Legend

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- Local Centre
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- Innovation
- Recreation and Open Space
- Environmental Management and Conservation
- Low Impact Industry
- Medium Impact Industry
- Community Facilities
- Rural

Map 7

Date: 23/07/2018

N

0 50100 200 300 400 500
Meters

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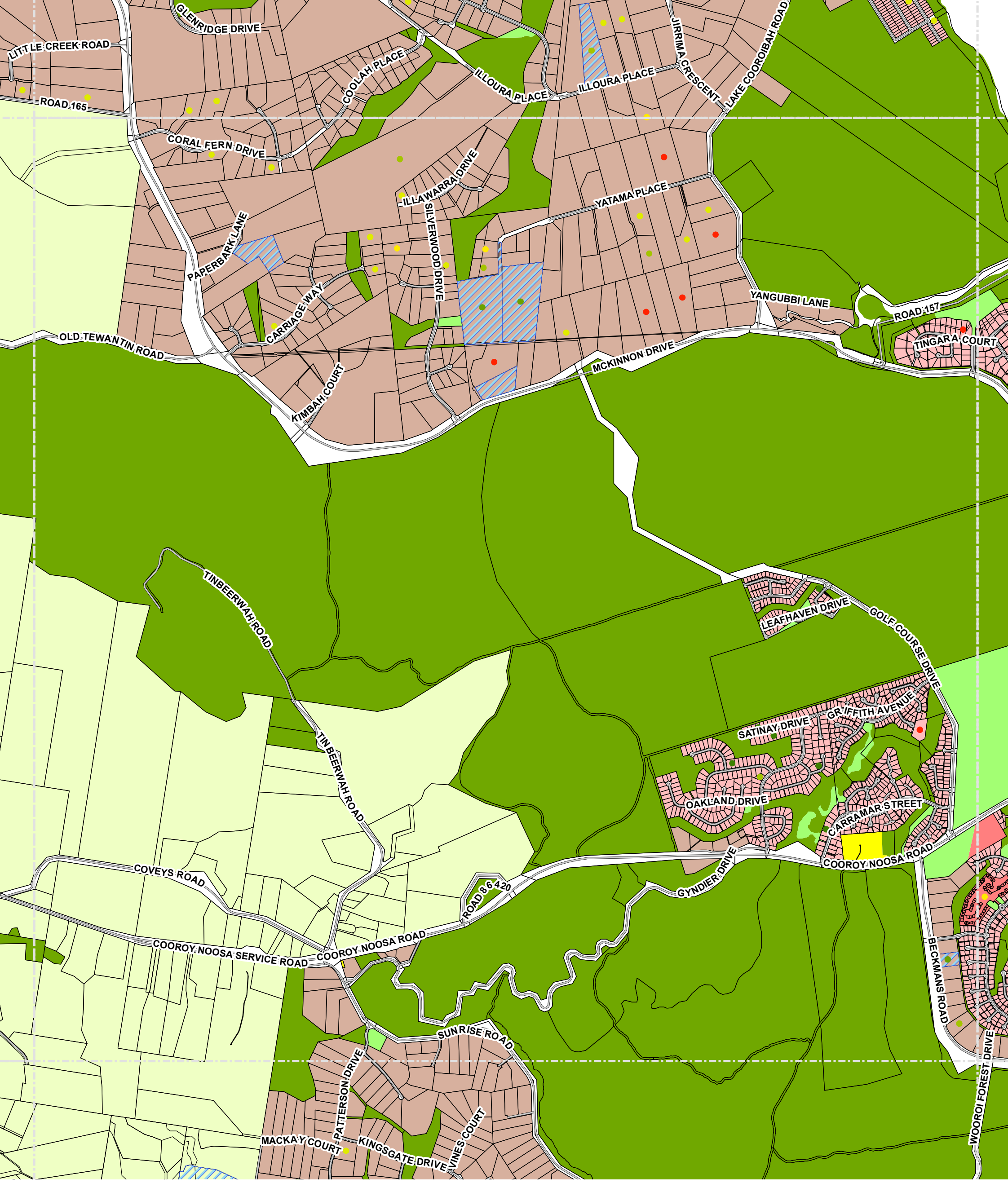

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- Recreation and Open Space
- Environmental Management and Conservation
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- Medium Impact Industry
- Community Facilities
- Rural

Map 8

Date: 23/07/2018

N

0 50100 200 300 400 500
Meters

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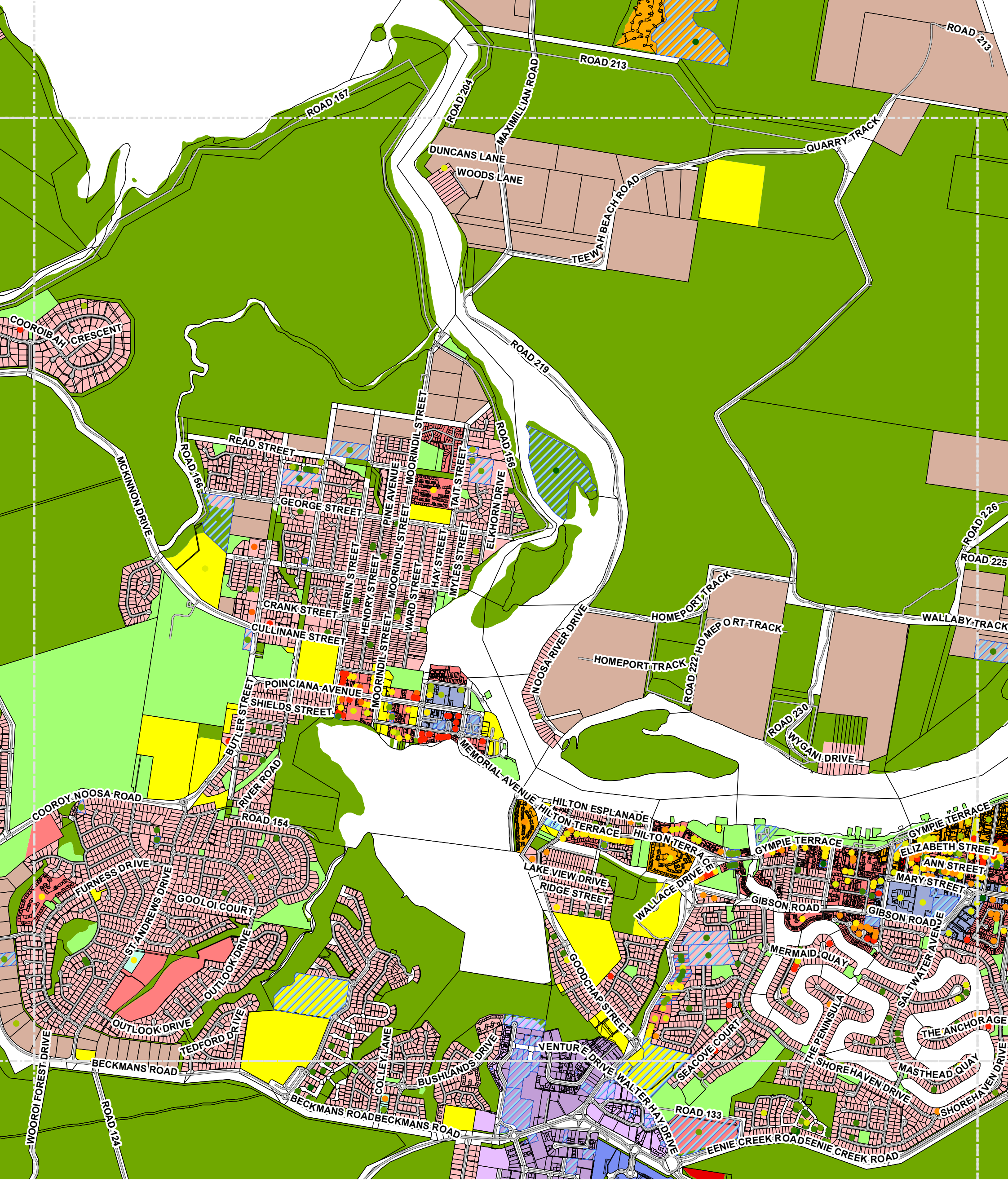

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- Community Facilities
- Rural

Map 9

Date: 23/07/2018

N

0 50100 200 300 400 500
Meters

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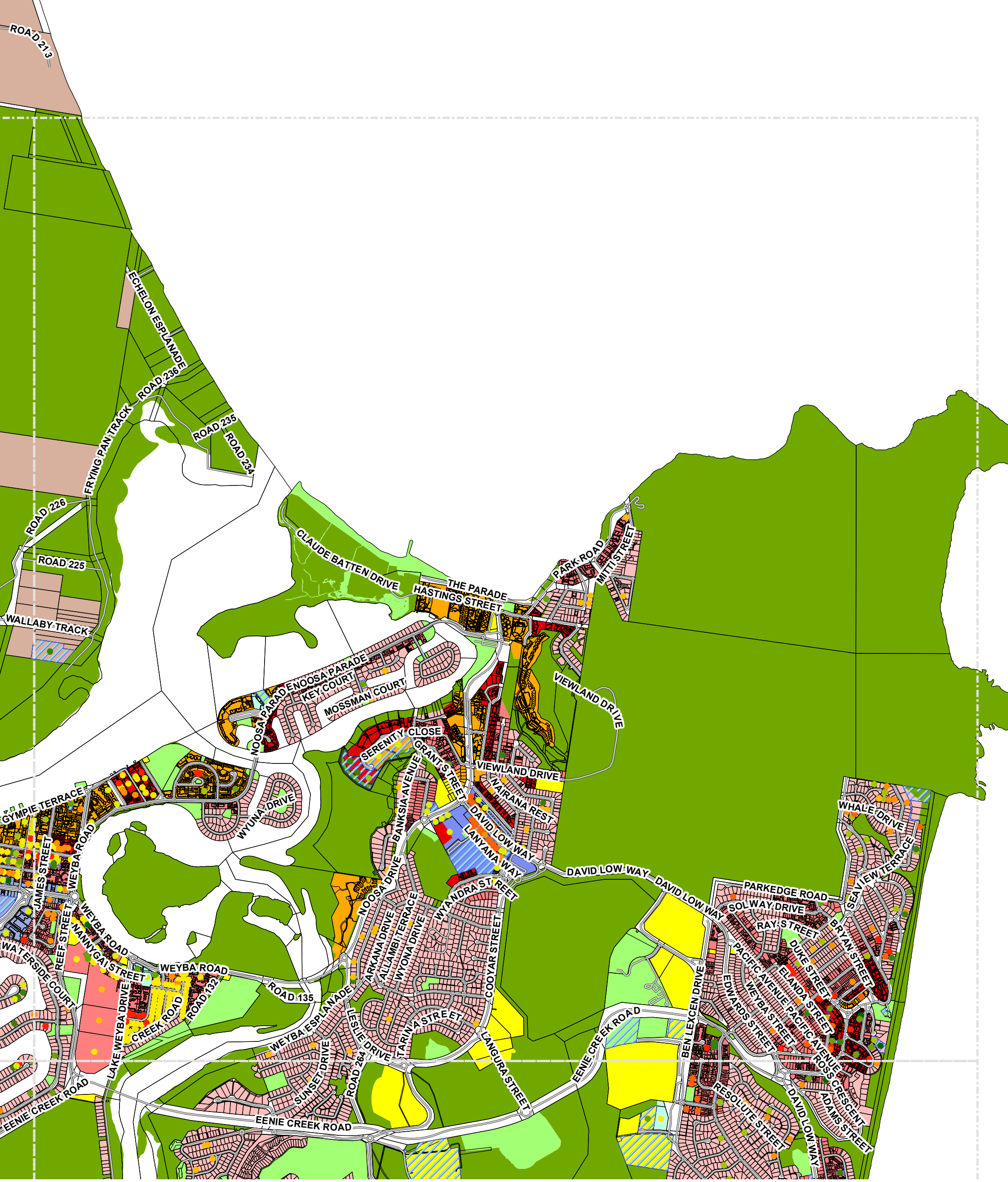

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- Medium Impact Industry
- Community Facilities
- Rural

Map 10

Date: 23/07/2018

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0 50100 200 300 400 500
Meters

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SHE OAK CLOSE
BLUEBERRY DRIVE
TALLOWWOOD PLACE
FLOODED GUM PLACE
BLACK MOUNTAIN ROAD
MARY RIVER ROAD
ROAD 85
CARPENTERS ROAD
MARY RIVER ROAD
ELM STREET
PEARSON ROAD
LAKE MACDONALD DRIVE
MARARA STREET
KAURI STREET
OLIVINE LANE
TEWANTIN ROAD
MIVA STREET
MAPLE STREET
PINE STREET
GARNET STREET
WIMMERS LANE
KAURI STREET
KAURI LANE
STANFIELD LANE
OAK STREET
MAPLE STREET
CRYSTAL STREET
CEDAR STREET
LAWNVILLE ROAD
MAGPIE LANE
BELLEDEN PLACE
BAGNALLS ROAD
BRUCE HIGHWAY
TULIP STREET
MAPLE STREET
OVERLANDER AVENUE
MYALL STREET
COACHWOOD TERRACE
MANNS ROAD
LORIKEET LANE
CURRY COURT
BOOYONG DRIVE
ARNLYN COURT
ACACIA LANE
ROBERTS DRIVE
COOROY BYPASS
COOROY BYPASS
HOLTS ROAD
CROWS ASH LANE
ROAD 101
EVANS ROAD
COOROY BELLI CREEK ROAD
ROAD 104
ROAD 104
ROAD 103
OCEAN VIEW ROAD
PINES ROAD
SPITFIRE LANE
FERRELLS ROAD
HOOP PINE ROAD
OLD CEYLON ROAD
MUSA VALLEY ROAD
WUST ROAD
LARNEYS LANE

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- Rural

Map 11

Date: 23/07/2018

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0 50100 200 300 400 500
Meters

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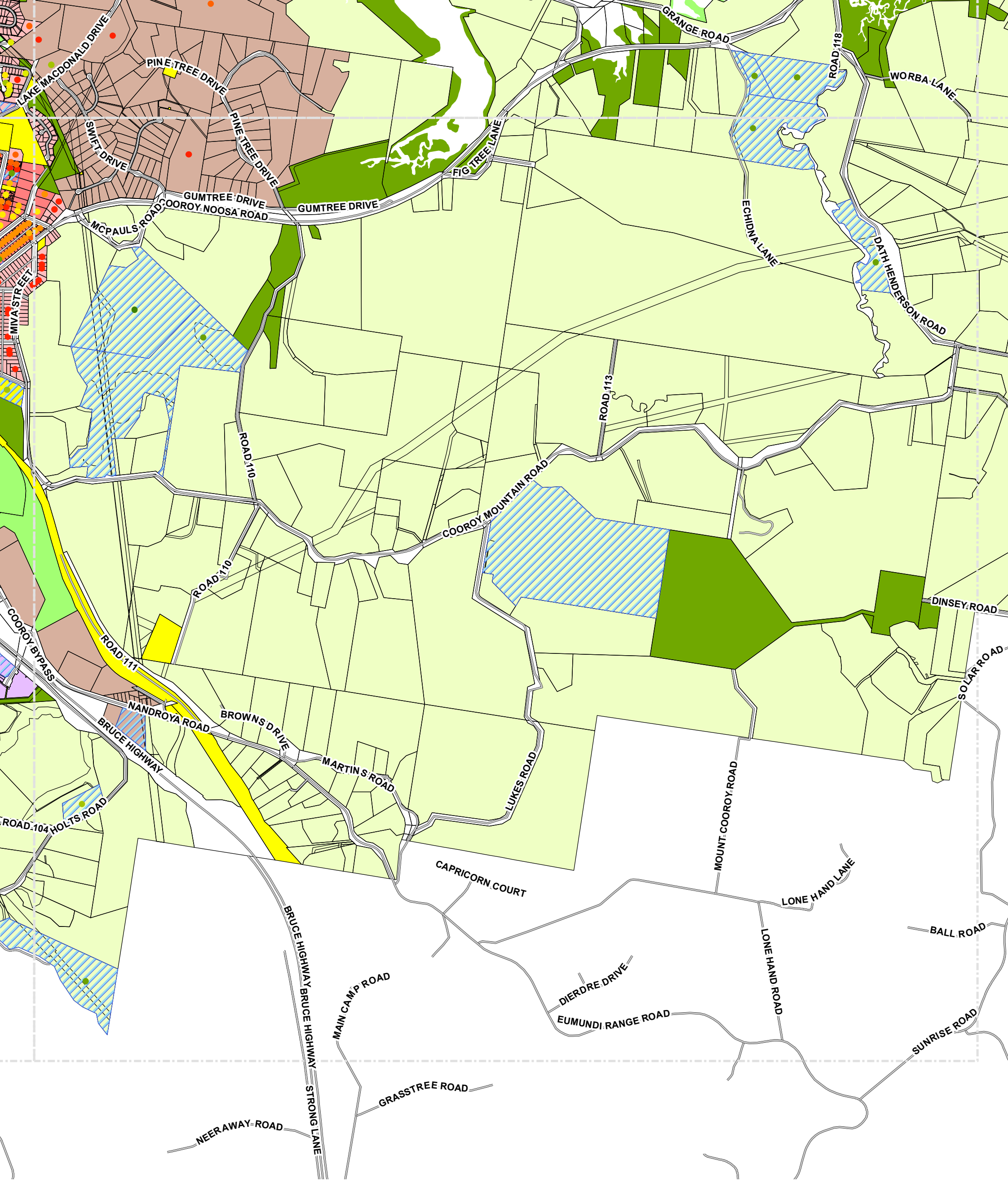

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Map 12

Date: 23/07/2018

N

0 50100 200 300 400 500
Meters

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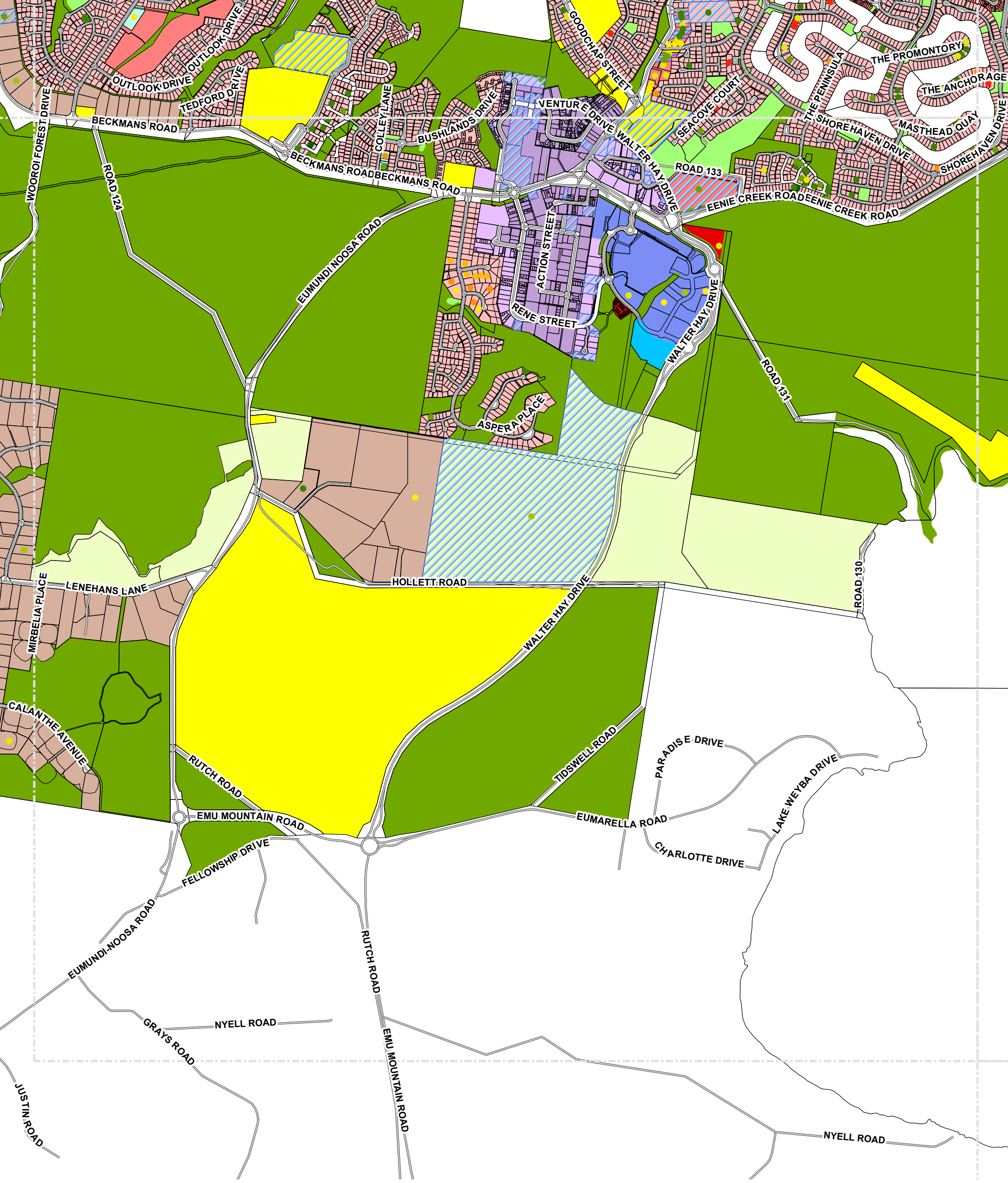

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Map 13

Date: 23/07/2018

N

0 50100 200 300 400 500
Meters

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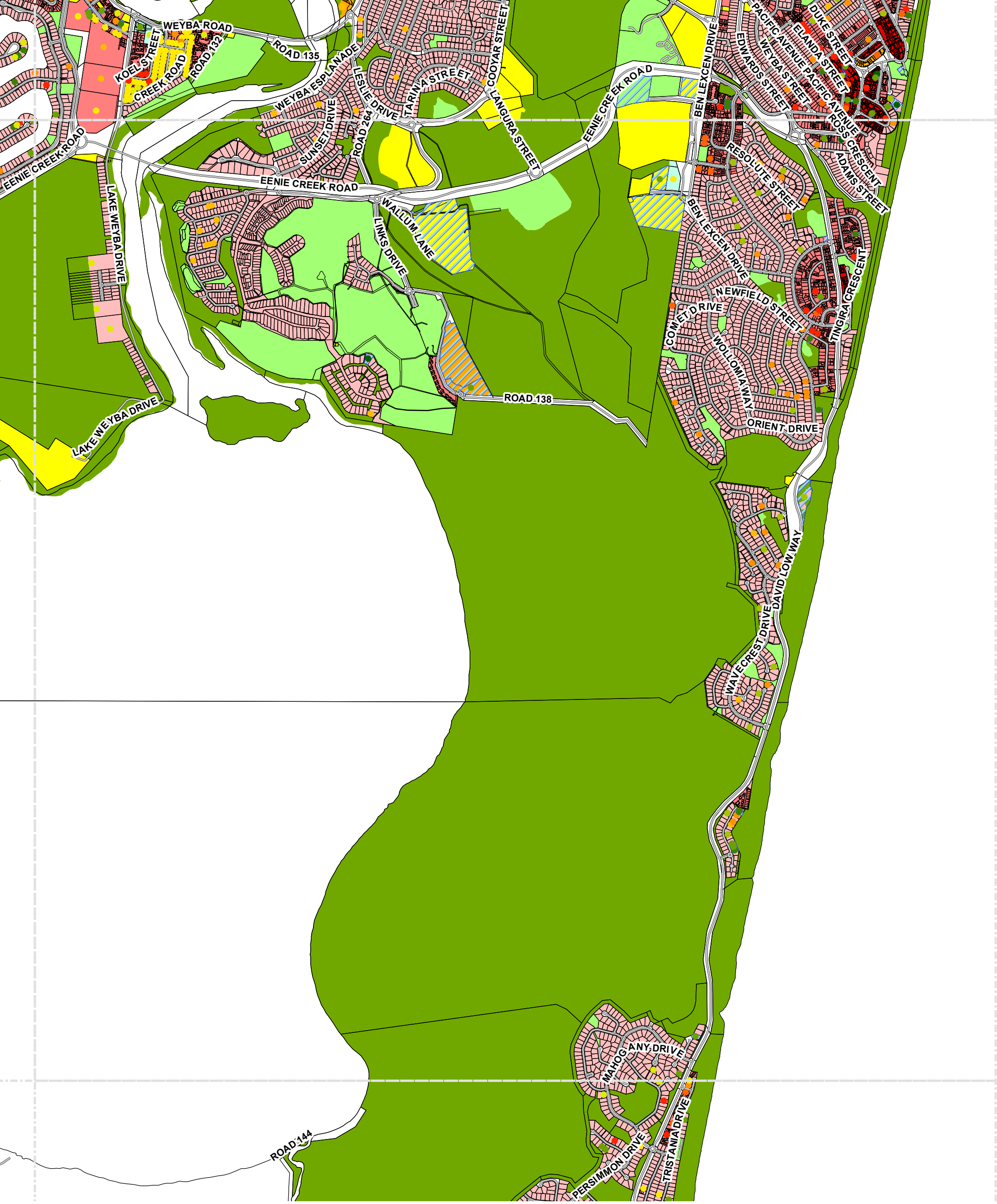

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Map 14

Date: 23/07/2018

N

0 50100 200 300 400 500
Meters

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Map 15

Date: 23/07/2018

N

0 50100 200 300 400 500
Meters

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Appendix F – Development Sequence for Properties with Forecast Non-residential Growth

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