BRIEFING NOTE ON DMATT INFORMATION INPUTS – NEW NOOSA PLAN

Unitywater

Serving you today,
investing in tomorrow.

Report Details

Report Writer	Strategic Planning Officer
References	DMaTT Data Preparation Business Process (A2263375) DMaTT Forecast Model Specification (A2263373) Briefing Note on DMaTT Growth Forecasts (A5173766)

CONFIDENTIAL

Contents

1. Background 3
2. Purpose 4
3. Information Provided by Unitywater 4
4. Review of Provided Information 4
   4.1. Resident Population Projections 4
   4.2. Baseline land use 6
   4.3. Dwelling occupancy rates 6
   4.4. M^2 GFA per employee conversion rates 7
   4.5. GFA projections 8
   4.6. Noosa Shire Plan density provisions 9
   4.7. Noosa Shire Plan zone land use assumptions 11
   4.8. Development constraints 11
   4.9. Ultimate development calculation process 12
   4.10. Development sequencing criteria 12

List of Tables

Table 1 – Comparison between 2015 edition 2016 QGSO Medium Series population projections, 2016 ABS Census and 2016 DMaTT baseline resident population 5

Table 1 – 2016 ABS Census SA2 Dwelling Occupancy Rates 6

Table 2 – M^2 GFA / Employee Conversion Rates 7

Table 3 – DMaTT Density Provision Parameters 10

Table 4 – DMaTT Development Constraints – Noosa Shire 11

List of Figures

Figure 1 Graphical representation of DMaTT Forecast Models 3

Figure 2 DMaTT Bayesian Network graphical representation 14

Figure 3 DMaTT Bayesian Network setup linking nodes to database and spatial information 15

List of Annexes

Appendix A - OESR Medium Series SA2 population projections (2015 edition) for Noosa Shire recalibrated from the DMaTT 2016 baseline resident population

Appendix B – DMaTT land use mapping

Appendix C – Noosa Shire GFA projections

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Appendix D – Noosa Plan density provisions

Appendix E – Noosa Plan land use assumptions

Appendix F – DMaTT Constrain mapping – Noosa Shire

Appendix G – DMaTT Bayesian Network configuration

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

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.

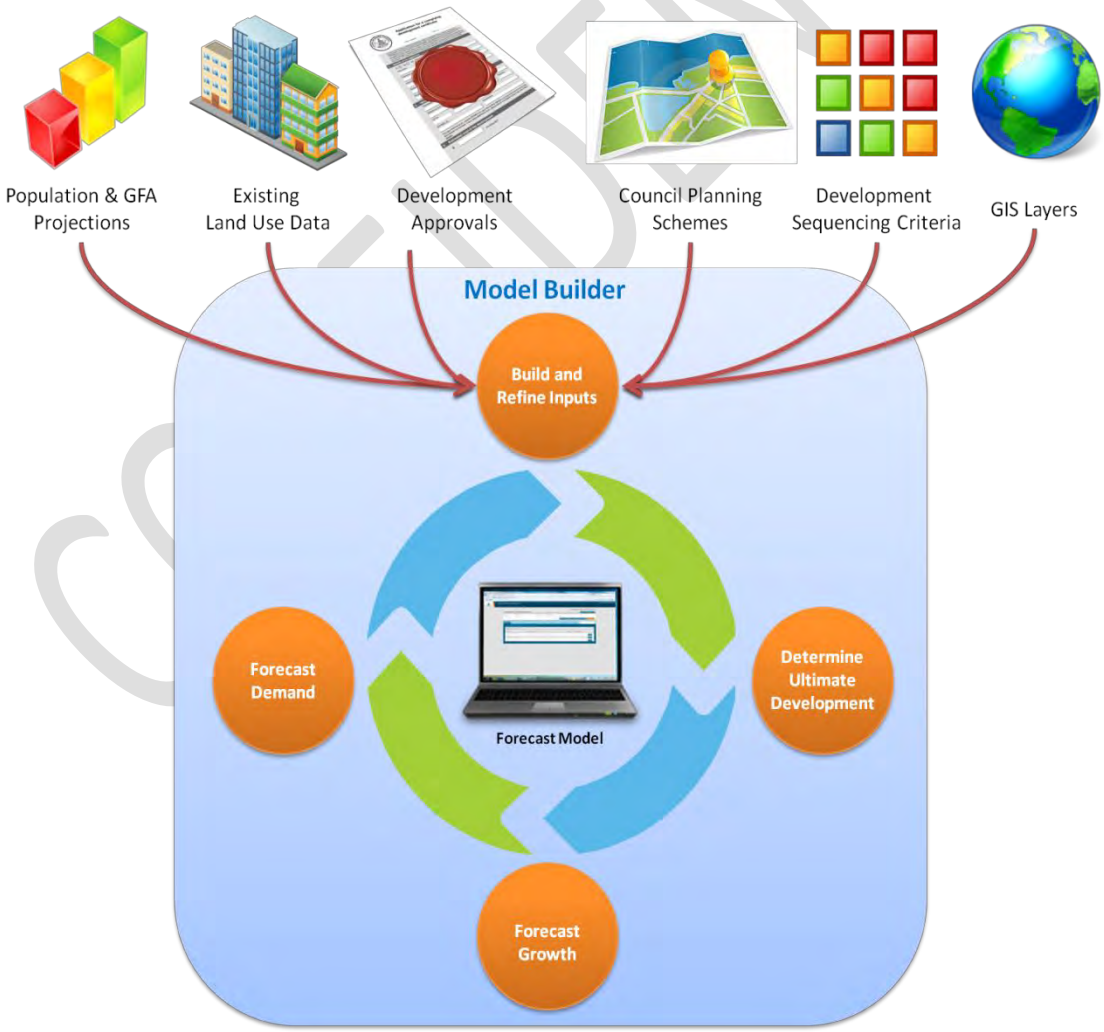


Figure 1 Graphical representation of DMaTT Forecast Models

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

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 provide a guide on the assumptions and methodology used as the basis of DMaTT growth forecasts.

The DMaTT growth projections based upon the assumptions and methodology contained within the Briefing Note are contained within the Briefing Note on DMaTT Growth Forecasts for Noosa Shire (A5173766).

3. Information Provided by Unitywater

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

a. This Briefing Note;
b. ABS Census SA2 catchment level resident population projections
c. Baseline land use
d. Dwelling occupancy rates
e. M^2 GFA per employee conversion rates
f. GFA projections
g. Noosa Shire Plan density provisions
h. Noosa Shire Plan zone land use assumptions
i. Development constraints
j. Ultimate development calculation process
k. Development sequencing criteria

4. Review of Provided Information

4.1. Resident 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.

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

A comparison between the DMaTT 2016 baseline resident population and the 2015 edition 2016 QGSO Medium Series SA2 population projections is shown in Table 1.

As the 2016 DMaTT baseline resident population is based off actual existing residential dwellings, it is likely that the 2016 ABS Census and subsequent Queensland Government population projections do not capture the population within unoccupied private residential dwellings. The number of unoccupied private residential and non-resident residential dwellings has a significant impact on the resident and non-resident population of Noosa Shire.

Table 1 – Comparison between 2015 edition 2016 QGSO Medium Series population projections, 2016 ABS Census and 2016 DMaTT baseline resident population

SA2 Catchment	QGSO 2016 population projection	2016 ABS Census resident population	2016 DMaTT baseline resident population
Noosa Hinterland (part)	18,881	21,852	19,826
Noosa Heads	4,354	4,884	5,248
Noosaville	8,954	8,735	9,959
Peregian (part)	4,131	3,761	4,923
Sunshine Beach	6,780	6,534	7,694
Tewantin	10,528	10,308	10,840
Total	53,630	52,149	58,491

Figure 2 shows the comparison between 2015 edition 2016 QGSO Medium Series SA2 population projections and recalibrated population projections based upon the 2016 DMaTT baseline resident population.

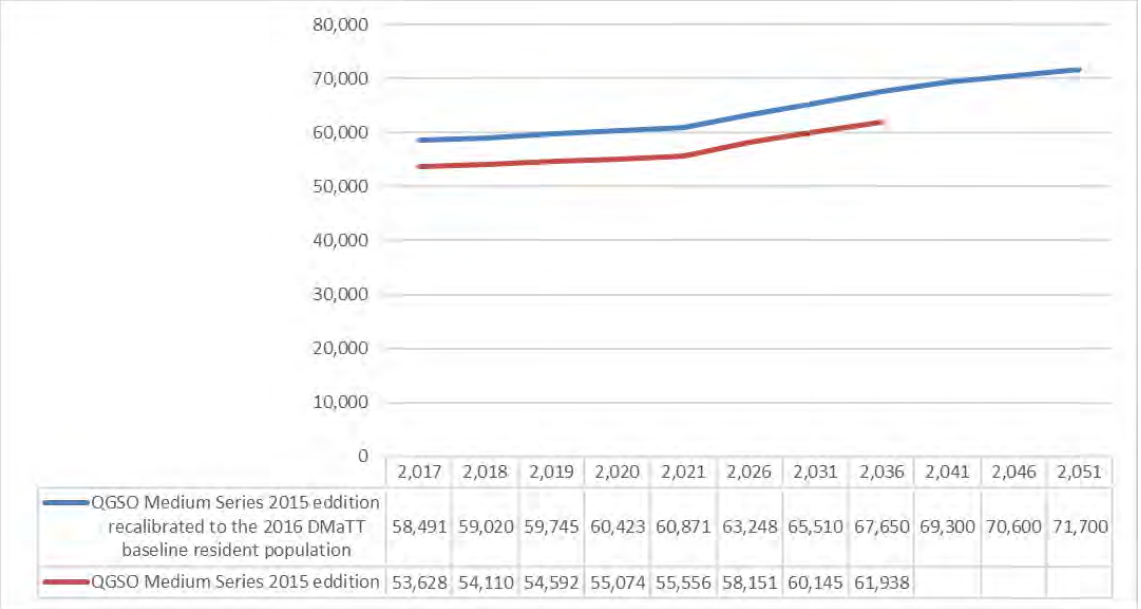


Figure 2 Comparison between 2015 edition 2016 QGSO Medium Series SA2 population projections and recalibrated population projections

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Contained in Appendix A are the OESR Medium Series SA2 population projections (2015 edition) for Noosa Shire recalibrated from the DMaTT 2016 baseline resident population.

4.2. Baseline land use

The DMaTT tool utilises baseline land use data at a land parcel level as the source for existing dwellings and non-residential GFA. The baseline land use data is current to 30 June 2016. The original baseline land use data prepared in 2013 was based on ratings land use data provided by Noosa Council and translated into *Queensland Planning Provisions - version 3.0* (25 October 2013) land use definitions. The baseline land data has been updated since 2013 to reflect the latest cadastre, completed development approvals and new dwelling construction.

In 2013, land use data on each land parcel was checked and updated using 2013 and the latest NearMap aerial photography, completed development approvals and cross checked against Department of Natural Resources and Mines land use data. The baseline land use information contains the number of existing detached and attached dwellings (i.e. dwelling house, dual occupancy, multiple dwelling, retirement villages etc) and the amount of GFA for non-residential land uses (i.e. shop, office, low impact industry). The baseline land information also captures vacant land as a land use type.

Baseline GFA was initially captured using Sunshine Coast Regional Council building footprint and levels of GFA data. The building footprint data was checked for every land parcel with a non-residential use for accuracy and updated based on a more accurate digitisation of the building footprint, lot area if group titled or completed development approval. Where Council building footprint data was used (estimated at <10%) any footprint with 2 or more storeys of GFA was checked using Google Street View to confirm the levels of GFA and calculated GFA.

Mapping of DMaTT baseline land use for Noosa Shire is provided in Appendix B.

4.3. Dwelling occupancy rates

DMaTT utilises dwelling occupancy rates for detached and attached dwellings for ABS SA2 catchments based on 2016 ABS Census dwelling and population data (Table G32). Dwelling occupancy rates were calculated by dividing the 2016 occupied private dwelling population by the total number of occupied private detached (i.e. separate house) and attached dwellings (i.e. combined flats and apartments, other dwellings). Dwelling occupancy rates are applied to forecast dwellings within DMaTT as an iterative process until Queensland Government population projections are achieved for each cohort.

Dwelling occupancy rates by ABS SA2 catchment are provided in Table 1.

Table 2 – 2016 ABS Census SA2 Dwelling Occupancy Rates

SA2 Projection Catchment Code	SA2 Projection Catchment Name	Attached Dwelling Occupancy Rate	Detached Dwelling Occupancy Rate
316041433	Noosa Hinterland	1.77	2.64
316051434	Noosa Heads	1.81	2.41
316051435	Noosaville	1.66	2.51
316051436	Peregian	1.76	2.57
316051437	Sunshine Beach	1.92	2.66
316051438	Tewantin	1.55	2.53

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

4.4. M² GFA per employee conversion rates

DMaTT utilises m² GFA per employee conversion rates to convert baseline GFA by land use type into the number of employees and to inform m² GFA per employee conversion rates for planning scheme zones (see Section 4.7). The conversion rates are based on business surveys and previous economic studies and are generally consistent with conversion rates used by Councils in Priority Infrastructure Plans. Conversion rates for individual land use types are provided in Table 2. Similar land use types were allocated the same conversion rate.

Table 3 – M² GFA / Employee Conversion Rates

Land use	Code	M² GFA/Employee
Adult store	AdultStore	35
Agricultural supplies store	AgricStore	80
Air services	AirServices	110
Animal keeping	AnimalKeep	150
Aquaculture	Aquaculture	150
Bulk landscape supplies	BulkLandSupp	100
Call Centre	CallCentre	15
Car wash	CarWash	100
Child care centre	ChildCareCentre	50
Club	Club	70
Community care centre	CommCareCentre	70
Community residence	CommResidence	70
Community use	CommUse	70
Concrete batching plant	ConBatchPlant	200
Crematorium	Crematorium	100
Educational establishment	EducEst	70
Emergency services	EmergServ	50
Extractive Industry	ExtractInd	110
Food and drink outlet	FoodnDrink	15
Function facility	FuncFacility	70
Funeral parlour	FunParlour	70
Garden centre	GardenCentre	100
Hardware and trade supplies	HardTradeSupp	80
Health care services	HealthCareServ	25
High impact industry	HighImpInd	150
Home based business	HomeBasedBus	30
Hospital	Hospital	40
Hostel	Hostel	50
Hotel	Hotel	50
Indoor sport and recreation	IndoorSportRec	100
Intensive animal industries	IntenAnimInd	150
Low impact industry	LowImpInd	90

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Land use	Code	M^2 GFA/Employee
Major sport, recreation and entertainment facility	MajorSportRec	100
Marine industry	MarineInd	110
Market	Market	35
Medium impact industry	MediumImpInd	130
Motor sport facility	MotorSportFac	50
Nature based tourism	NatureBTourism	50
Nightclub entertainment facility	Nightclub	50
Office	Office	25
Outdoor sales	OutdoorSales	100
Outdoor sport and recreation	OutSportRec	100
Place of worship	PlaceWorship	100
Port services	PortServices	100
Research and technology industry	ResTechInd	70
Residential care facility	ResCareFacility	30
Resort complex	ResortComplx	50
Sales office	SalesOffice	25
Service industry	ServInd	50
Service station	ServStation	100
Shop	Shop	35
Shopping centre	ShopCentre	40
Short-term accommodation	ShorttermAcom	30
Showroom	Showroom	50
Special industry	SpecialInd	200
Theatre	Theatre	70
Tourist attraction	TouristAttrac	50
Transport depot	TransDepot	110
Utility installation	UtilityInstall	150
Veterinary services	VetServices	25
Warehouse	Warehouse	200
Waste management facility	WasteFacility	150
Wholesale nursery	WholeNursery	100

CONFIDENTIAL

4.5. GFA projections

GFA projections are used in DMaTT to forecast non-residential network demand and employment. GFA projections were prepared for each DMaTT Noosa Shire Plan zone (see section 4.7) with existing or ultimate GFA (i.e includes residential and rural zones with existing GFA). Existing GFA was sourced from baseline land use data. Ultimate GFA was sourced from DMaTT ultimate development calculations (see section 4.9). 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.

DMaTT GFA projections for each planning scheme zone are provided in Appendix C.

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

4.6. Noosa Shire Plan density provisions

DMaTT utilises development criteria from the new Noosa Shire Plan to apply to the developable area of a land parcel to determine the maximum (ultimate development) number of dwellings or m^2 GFA allowable under the new Noosa Shire Plan. The extracted development criteria are compiled for each unique combination to create density provisions. All density provisions are derived from the allowable development criteria within the new Noosa Shire Plan and reflect the variations in the type and scale of development allowable for each locality. For example, minimum lot sizes for residential subdivision, plot ratios, provisions for mixed use development or secondary dwellings. DMaTT density provisions for the Noosa Shire Plan are provided in Appendix D.

Density provisions were prepared in the following steps:

- Step1: Capture the new Noosa Plan high level zoning categories.
- Step2: Capture any special development area headings that are excluded from generic zones and understand areas which are not included within the limits of the planning scheme.
- Step 3: Capture any local planning areas or specifically categorised areas.
- Step 4: Apply any other provisions which may influence densities and prepare more headings within the high level categories. For example, maximum building heights overlay, precincts, sub precinct controls, differing allowable land uses in certain areas etc.
- Step 5: Populate a working spreadsheet by extracting applicable provisions from the scheme which regulate densities for each unique heading (e.g. minimum lot sizes for residential subdivision, plot ratios, provisions for mixed use development or secondary dwellings).
- Step 6: For mixed use areas (residential and non-residential), capture the mix of densities by capturing applicable planning scheme provisions (for example, first storey non-residential and residential floors above or mixture of allowable GFA derived from a plot ratio).
- Step 7: Prepare the land use split to calculate the percentage of area occupied by a particular land use per density provision. This generates a unique EP per $100m^2$ rate for each density provision. Various parts of the local planning scheme are used to prepare this part of the density provisions template, including but not limited to, a precinct description, intent statement, vision, local area code, development code etc.
- Step 8: Populate the attached/detached dwelling split and the non-resident split based on the local planning scheme's provisions (intent descriptions, consistent, inconsistent uses etc).
- Step 9: A Translate criteria to a consistent unit format or derive a unit where the scheme is silent on the requirements for some areas. The methods used are further detailed in the DMaTT Data Preparation Business Process (A2263375).

Table 3 contains a list and description of DMaTT density provision parameters. How density provisions are used in the calculation of ultimate development is outlined in section 4.9.

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Table 4 – DMaTT Density Provision Parameters

Density Provision Parameter	Description
Map ID	Label on density provision mapping
Polygon Ref ID	GIS reference ID in DMaTT density provision GIS layer
Description	Description of the DMaTT density provision
BufferAllowance	% of developable area allowed for internal roads, park and drainage
MinBufferSize	Minimum lot area before easement buffer is applied (5 times the minimum lot size)
ResDevDensity	Attached or detached dwellings per developable hectare - see Note 1
ResMinLotSize	Minimum lot size from Reconfiguring of a Lot Code – used to derive detached dwellings per ha and to exclude land parcels which are not at least double the minimum lot size
ResMinUnconstArea	Minimum unconstrained area required for a dwelling
AttachDwellSplitRatio	% of attached dwellings
NonResidentPopRatio	% of dwellings which are non-resident - population based on non-resident dwellings not included in population projections
ResNumFloor	Number of residential floors (not used in ultimate development calculations but indicates the split between residential and non-residential development for mixed use zones)
NonResDevDensity	Non-residential site cover prescribed in relevant Planning Scheme code – used as part of GFA calculations
NonResMinLotSize	Minimum lot size from Reconfiguring of a Lot Code – excludes lots which don't meet minimum lot size
NonResNumFloor	Number of non-residential floors – applied in combination with site coverage to calculate ultimate GFA
GfaEmployeeRatio	M^2 GFA per employee – used to covert projected GFA within a zone into employee's
DemandGenRate	Residential network demand being per 1 dwelling - occupancy rates are applied to determine Equivalent Person (EP) per dwelling Non-residential network demand - EP per $100m^2$ of projected GFA
DemandParameter	Network demand parameter for residential and non-residential development

Note 1

Dwellings per hectare for detached dwellings were based on $10,000m^2$ divided by the minimum lot size from the Noosa Shire Plan Reconfiguring of a Lot Code.

Dwellings per hectare for attached dwellings were determined from the allowable plot ratio or share of the plot ratio (if mixed use) divided by 90m2 GFA per dwelling (average two bedroom unit).

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

4.7. Noosa Shire Plan zone land use assumptions

DMaTT utilises assumptions regarding the mixture of land uses within a zone to determine an average GFA to Employee (for employment projections) and Network Demand Generation Rate (for network modelling) for each zone. Assumptions regarding the mixture of land uses were based on the interpretation of zone intent descriptions, consistent and inconsistent uses. The assumed GFA to employee ratio is provided in Appendix D.

4.8. Development constraints

DMaTT utilises development constraints to calculate the developable area of a land parcel which is loaded into DMaTT as an attribute of the baseline land use dataset. Development constraint GIS data was obtained from the new Noosa Shire Plan or from the Department of Natural Resources & Mines (DNRM). Sources of GIS data were selected based on the best available information. A list of development constraints, how they are used and data sources are provided in Table 4. Roads and waterways are automatically excluded from DMaTT forecast models. The DMaTT development constraints GIS layer was amended to exclude constraints over future development precincts in the Noosa Shire Business Centre.

Constraint mapping is provided in Appendix E.

Table 5 – DMaTT Development Constraints – Noosa Shire

Constraint	Attribute	Developable Land Area Rule	Data source
Tenure	CV, EA,RE,FR,NP & SF tenure	Remove polygon area from land parcel	DNRM DCDB
Landslip hazard	Very High Landslip hazard	Remove polygon area from land parcel	New Noosa Plan
Slope	Land greater than 25% slope	Remove polygon area from land parcel	Noosa Shire Council 5M DEM
Biodiversity	Biodiversity Overlay	Remove polygon area from land parcel	New Noosa Plan
Riparian vegetation	Riparian buffer trigger area	Remove polygon area from land parcel	New Noosa Plan
Waterways	Stream order 0 Stream order 1-3 Stream order 4 and above	Remove 10m buffer polygon area from land parcel Remove 25m buffer polygon area from land parcel Remove 50m buffer polygon area from land parcel	Noosa Shire Council DNRM DCDB water parcels (categorised and buffered by stream order excluding canals)[C1]
Coastal hazards	Storm tide inundation 2100	Remove polygon area from land parcel	Noosa Shire Council
Erosion prone area	Erosion prone area 2100	Remove polygon area from land parcel	Noosa Shire Council
Heritage	QLD Heritage Register, Heritage Site	Remove polygon area from land parcel	New Noosa Plan
Extractive resources	Mining leases, local and key resource areas and separation areas	Remove polygon area from land parcel (excluding industrial zoned land)	New Noosa Plan

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Split zoning	Environmental Management and Conservation and Recreation and Open Space Zones	Remove polygon area from land parcel	New Noosa Plan
Land use	Existing park, environmental areas, car parks, cemeteries, clubs, community uses & utilities	No additional development assumed unless a development approval	DMaTT baseline land use

4.9. Ultimate development calculation process

DMaTT calculates ultimate detached dwellings, attached dwellings, population, GFA and employment using captured development approvals, density provisions, developable area of land and m^2 GFA per employee conversion rates. Ultimate development is used as the source of available growth and as a cap to projected dwellings and GFA (i.e. projected land parcel growth cannot exceed ultimate).

DMaTT uses the following formulas in calculating ultimate development:

- Ultimate dwellings: (Area – Constrained Land =Developable area (ha)) - (easement buffer where applicable (if developable area meets the min area)) x Dwell/ha

  (e.g. 1ha – 0.2 ha constrained area = 0.8ha developable area x 0.7 (30% buffer allowance) x 17 = 9.5 detached dwellings)

- Ultimate population: Ultimate dwellings x Dwelling Occupancy (detached or attached)

  (e.g. 9.5 detached dwellings x 2.59 = 24.6 persons)

- Ultimate GFA: (Area – Constrained Land =Developable area (ha)) - (easement buffer where applicable (if developable area meets the min area)) x Site Coverage x Max Num Non Res Floors

  (e.g. 2000m2 lot area – 250m2 constrained area = 1,750m2 developable area x 0.4 (40% development density) x 2 (number of floors) = 1,400m2 GFA

- Ultimate employment: Ultimate GFA / m^2 GFA per employee

  (e.g. 1,400m2 GFA / 27.5 = 51 employees)

A number of adjustments are made in DMaTT automatically including:

- Where a land parcel in a residential zone does not have the minimum lot size, frontage or developable area, ultimate is set at 1 detached dwelling.
- Where baseline or a development approval exceeds ultimate, ultimate is amended to reflect baseline or the development approval.

4.10. Development sequencing criteria

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

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

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.

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.

DMaTT development sequencing criteria within the BN considers:

- Land that is vacant (vacant land is more likely to be developed);
- Land with a development approval (land with a development approval is more likely to be developed);
- Development yield and margin;(land with a high development yield is more likely to be developed such as vacant land or land with a house which can be developed with units)
- Proximity and clustering to existing development (the proximity to the number of surrounding dwellings or GFA ensures a logical sequence of development on developable land adjoining existing development);
- Proximity to existing and future water supply and sewerage infrastructure (the availability of existing and future infrastructure is a requirement of development);
- Proximity to existing local and main roads (road access is a requirement of development);
- Proximity to train stations (if all other criteria scores are the same, the proximity to train stations is the deciding factor in a higher DDI); and
- Ownership of residential land by a company or trust (an indicator of land owned by a developer and not a resident); and
- Property age (before 1980).

The relationships between development sequencing criteria in the BN, the BN logic and configuration and criteria relationship scores are provided in Appendix F.

The Bayesian Network graphical presentation and setup used for DMaTT is shown in Figures 4 and 5.

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

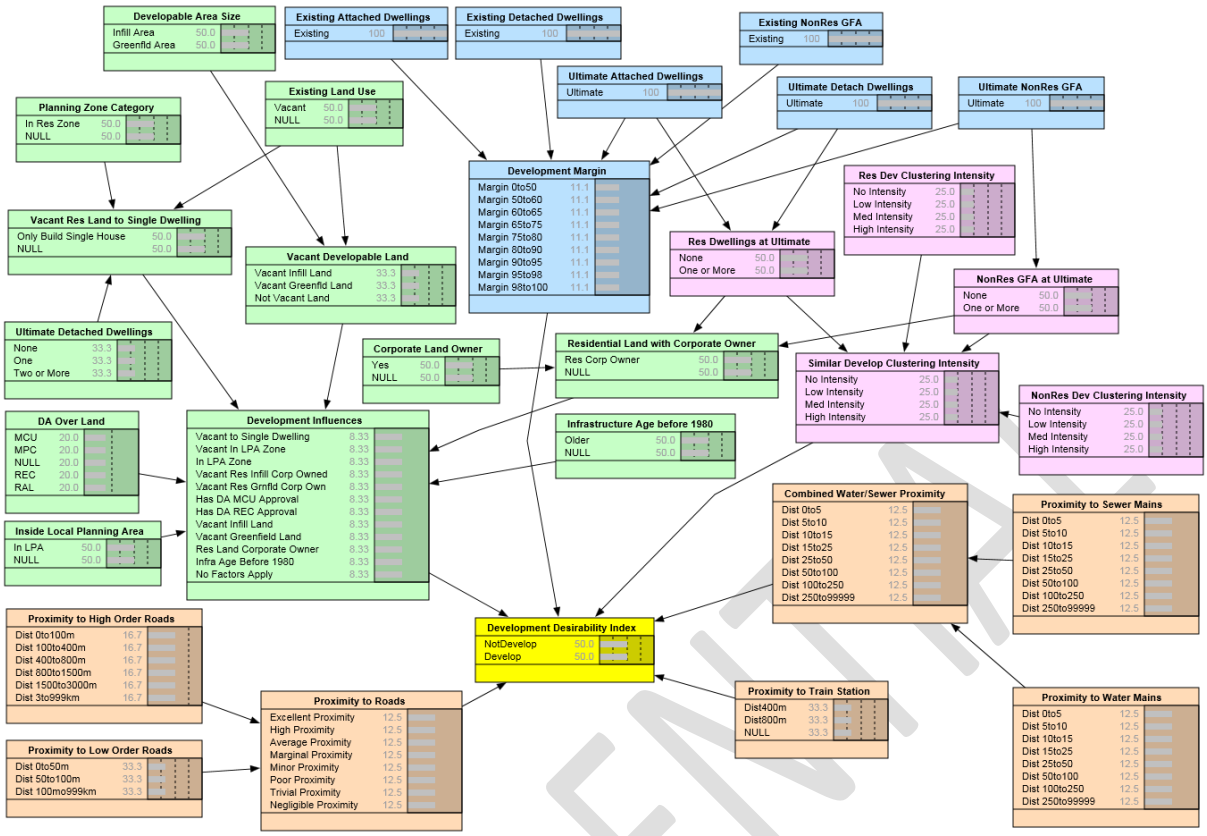


Figure 3 DMaTT Bayesian Network graphical representation

CONFIDENTIAL

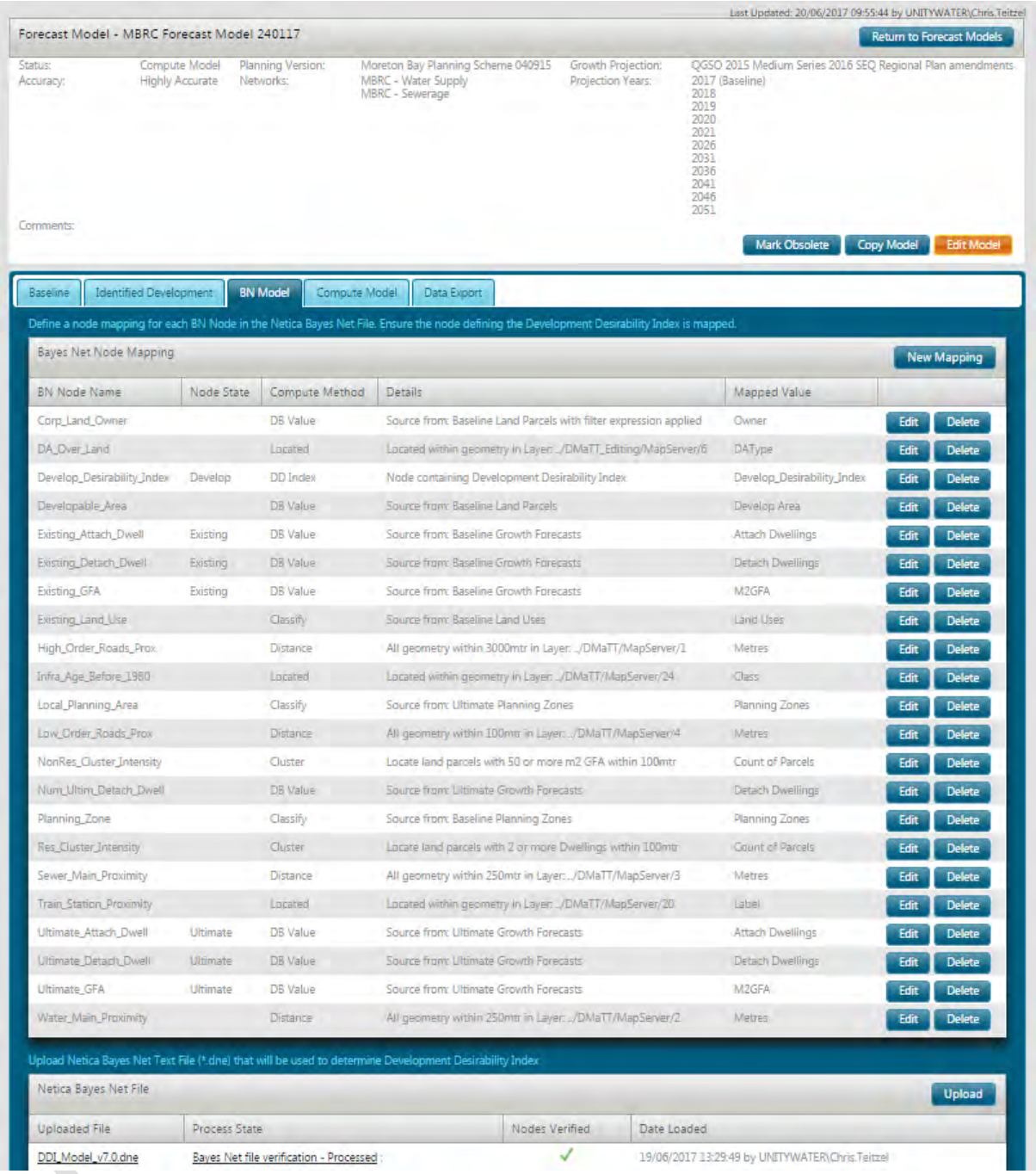


Figure 4 DMaTT Bayesian Network setup linking nodes to database and spatial information

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Appendix A – OESR Medium Series SA2 population projections (2015 edition) for Noosa Shire recalibrated from the DMaTT 2016 baseline resident population

SA2 catchment	2016	2021	2026	2031	2036	2041	2046	2,051	Ultimate
Noosa Hinterland (part)	19,826	21,019	21,494	22,000	22,500	23,000	23,500	24,000	27,394
Noosa Heads	5,248	5,419	5,754	5,910	6,800	7,200	7,500	7,700	9,157
Noosaville	9,959	10,279	11,500	12,500	13,000	13,500	13,700	13,800	14,747
Peregian (part)	4,924	5,154	5,200	5,300	5,350	5,400	5,500	5,600	6,278
Sunshine Beach	7,694	7,850	8,000	8,200	8,300	8,400	8,500	8,600	9,903
Tewantin	10,840	11,149	11,300	11,600	11,700	11,800	11,900	12,000	13,584
Total	**58,491**	**60,871**	**63,248**	**65,510**	**67,650**	**69,300**	**70,600**	**71,700**	**81,062**

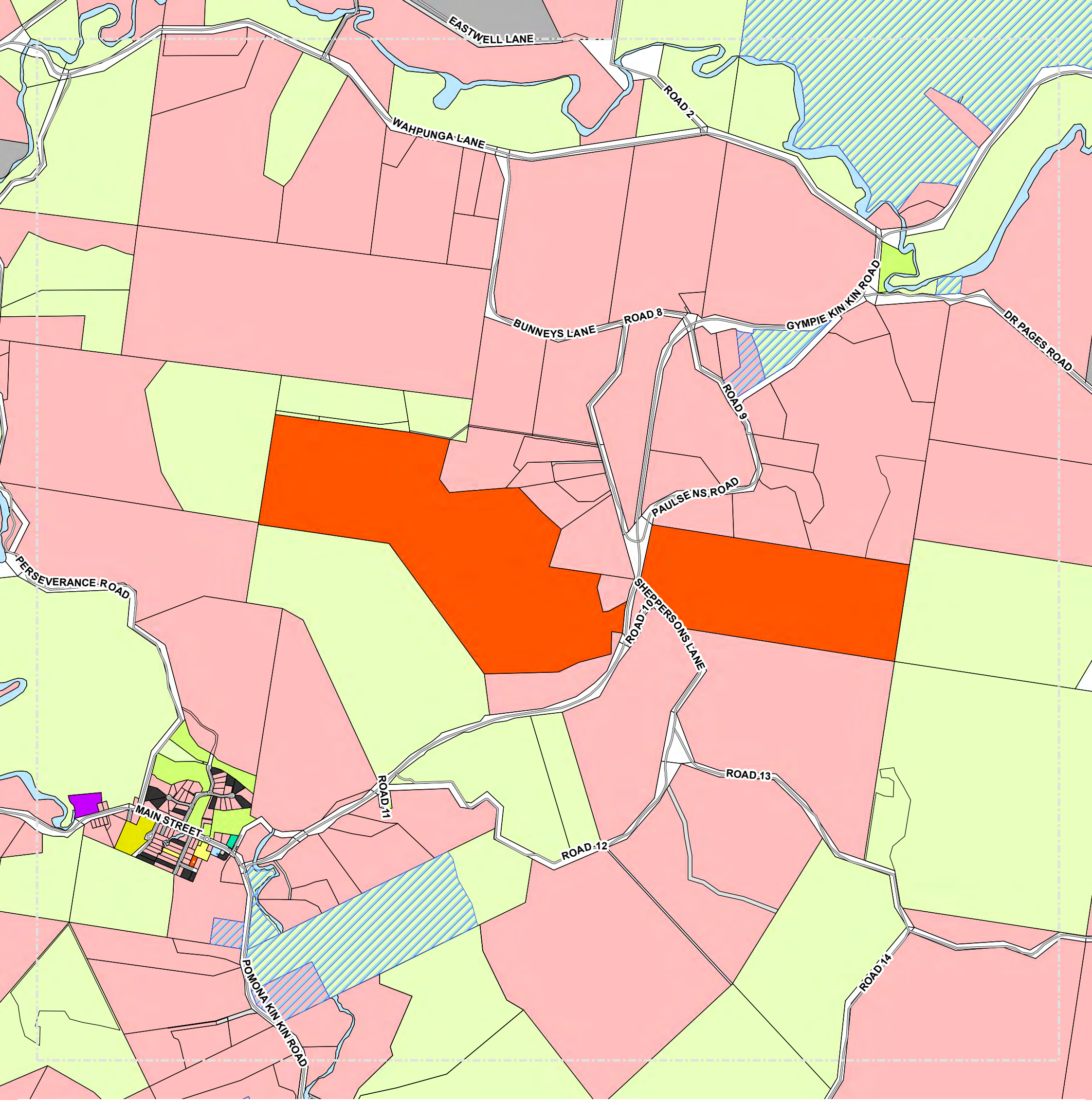
CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Appendix B – DMaTT land use mapping

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.



Residential
- Caretakers Residence
- Community Residence
- Caravan Park
- Caravan Park & Rural Industry
- Relocatble Home Park
- Dwelling House
- Dwelling House & Dwelling Unit
- Dwelling House & Short-term Acommodation
- Dwelling House & Shop
- Dwelling House & Office
- Dwelling House & Food and Drink Outlet
- Dwelling House & Indoor Sport and Recreation
- Dwelling House & Function Facility
- Dwelling House & Place of Worship
- Dwelling House & Low Impact Industry
- Dwelling House & Service Industry
- Dual Occupancy
- Multiple Dwelling
- Multiple Dwelling >=4 storeys
- Multiple Dwelling & Shop
- Multiple Dwelling & Office
- Multiple Dwelling & Food and Drink Outlet
- Multiple Dwelling & Office & Food and Drink Outlet
- Multiple Dwelling & Service Industry
- Retirement Facility
- Residential Care Facility
- Short-term Acommodation
- Short-term Acommodation >=4 storeys

Retail
- Garden Centre
- Outdoor Sales
- Food and Drink Outlet
- Hardware Trade Supplies
- Shop
- Shop & Food and Drink Outlet
- Shop & Office
- Service Station
- Showroom
- Shopping Centre

Commercial
- Hotel
- Office & Food and Drink Outlet
- Agricultural Supply Store
- Sales Office
- Health Care Services
- Car Wash
- Office
- Theatre
- Vet Services
- Animal Keeping
- Tourist Attraction
- Function Facility
- Funeral Parlour
- Intensive Animimal Industry
- Indoor Sport and Recreation
- Nightclub

Industrial
- Aquaculture
- Rural Industry
- Bulk Landscape Supplies
- Concrete Batching Plant
- Extractive Industry
- High Impact Industry
- Low Impact Industry
- Marine Industry
- Medium Impact Industry
- Special Industry
- Service Industry
- Transport Depot
- Warehouse
- Wholesale Nursery

Community
- Air Services
- Market
- Club
- Hospital
- Child Care Centre
- Shop & Child Care Centre
- Community Care Centre
- Community Use
- Emergency Services
- Educational Establishment
- Place of Worship

Other
- Rural Residential Dwelling House
- Car Park
- Outdoor Sport and Recreation
- Telecommunication Facility
- Waste Facility
- Cemetery
- Environmental
- Constrained Land
- Easement
- GTP balance
- Marina
- Outbuilding
- Park
- Path
- Railline
- Road
- Rural
- Rural Dwelling House
- Dwelling House & Rural Industry
- Utility Installation
- Vacant
- Water

Legend

- Grid Index
- Development Approval (20/03/18)
- DCDB

Map 1

Date: 20/07/2018

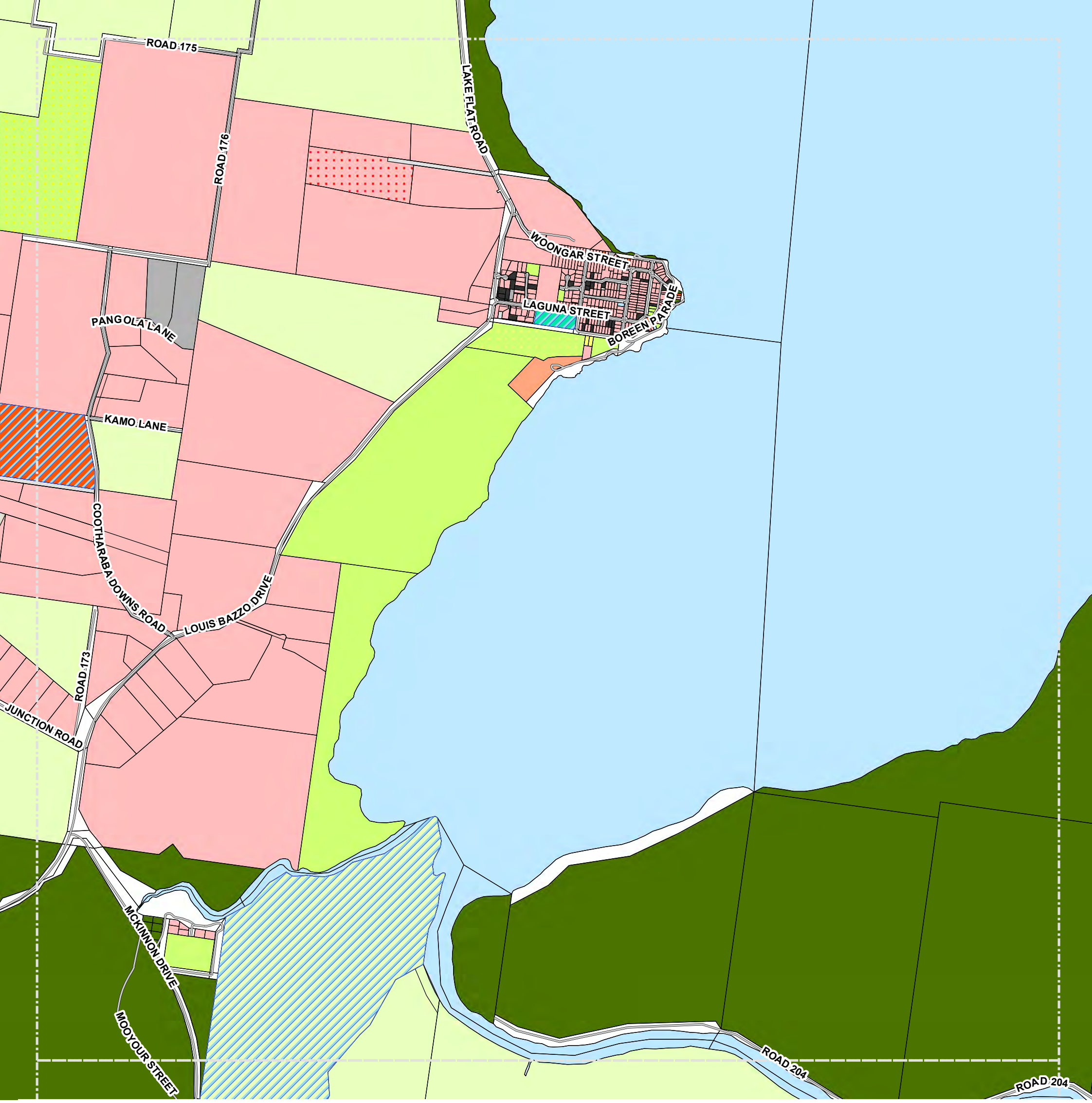
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Residential
- Caretakers Residence
- Community Residence
- Caravan Park
- Caravan Park & Rural Industry
- Relocatble Home Park
- Dwelling House
- Dwelling House & Dwelling Unit
- Dwelling House & Short-term Acommodation
- Dwelling House & Shop
- Dwelling House & Office
- Dwelling House & Food and Drink Outlet
- Dwelling House & Indoor Sport and Recreation
- Dwelling House & Function Facility
- Dwelling House & Place of Worship
- Dwelling House & Low Impact Industry
- Dwelling House & Service Industry
- Dual Occupancy
- Multiple Dwelling
- Multiple Dwelling >=4 storeys
- Multiple Dwelling & Shop
- Multiple Dwelling & Office
- Multiple Dwelling & Food and Drink Outlet
- Multiple Dwelling & Office & Food and Drink Outlet
- Multiple Dwelling & Service Industry
- Retirement Facility
- Residential Care Facility
- Short-term Acommodation
- Short-term Acommodation >=4 storeys

Retail
- Garden Centre
- Outdoor Sales
- Food and Drink Outlet
- Hardware Trade Supplies
- Shop
- Shop & Food and Drink Outlet
- Shop & Office
- Service Station
- Showroom
- Shopping Centre

Commercial
- Hotel
- Office & Food and Drink Outlet
- Agricultural Supply Store
- Sales Office
- Health Care Services
- Car Wash
- Office
- Theatre
- Vet Services
- Animal Keeping
- Tourist Attraction
- Function Facility
- Funeral Parlour
- Intensive Animimal Industry
- Indoor Sport and Recreation
- Nightclub

Industrial
- Aquaculture
- Rural Industry
- Bulk Landscape Supplies
- Concrete Batching Plant
- Extractive Industry
- High Impact Industry
- Low Impact Industry
- Marine Industry
- Medium Impact Industry
- Special Industry
- Service Industry
- Transport Depot
- Warehouse
- Wholesale Nursery

Community
- Air Services
- Market
- Club
- Hospital
- Child Care Centre
- Shop & Child Care Centre
- Community Care Centre
- Community Use
- Emergency Services
- Educational Establishment
- Place of Worship

Other
- Rural Residential Dwelling House
- Car Park
- Outdoor Sport and Recreation
- Telecommunication Facility
- Waste Facility
- Cemetery
- Environmental
- Constrained Land
- Easement
- GTP balance
- Marina
- Outbuilding
- Park
- Path
- Railline
- Road
- Rural
- Rural Dwelling House
- Dwelling House & Rural Industry
- Utility Installation
- Vacant
- Water

Legend

- Grid Index
- Development Approval (20/03/18)
- DCDB

Map 2

Date: 20/07/2018

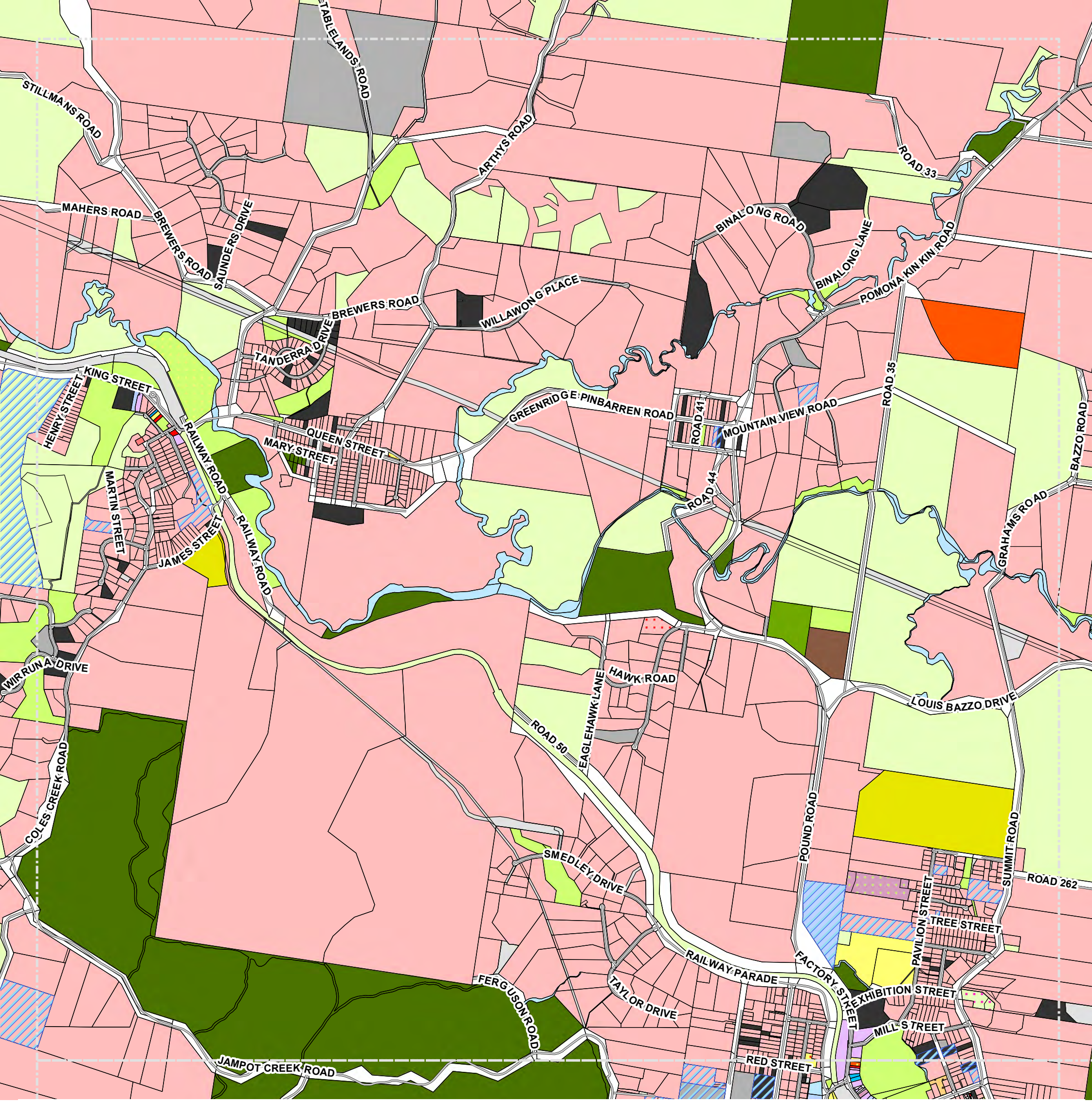
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Residential
- Caretakers Residence
- Community Residence
- Caravan Park
- Caravan Park & Rural Industry
- Relocatble Home Park
- Dwelling House
- Dwelling House & Dwelling Unit
- Dwelling House & Short-term Acommodation
- Dwelling House & Shop
- Dwelling House & Office
- Dwelling House & Food and Drink Outlet
- Dwelling House & Indoor Sport and Recreation
- Dwelling House & Function Facility
- Dwelling House & Place of Worship
- Dwelling House & Low Impact Industry
- Dwelling House & Service Industry
- Dual Occupancy
- Multiple Dwelling
- Multiple Dwelling >=4 storeys
- Multiple Dwelling & Shop
- Multiple Dwelling & Office
- Multiple Dwelling & Food and Drink Outlet
- Multiple Dwelling & Office & Food and Drink Outlet
- Multiple Dwelling & Service Industry
- Retirement Facility
- Residential Care Facility
- Short-term Acommodation
- Short-term Acommodation >=4 storeys

Retail
- Garden Centre
- Outdoor Sales
- Food and Drink Outlet
- Hardware Trade Supplies
- Shop
- Shop & Food and Drink Outlet
- Shop & Office
- Service Station
- Showroom
- Shopping Centre

Commercial
- Hotel
- Office & Food and Drink Outlet
- Agricultural Supply Store
- Sales Office
- Health Care Services
- Car Wash
- Office
- Theatre
- Vet Services
- Animal Keeping
- Tourist Attraction
- Function Facility
- Funeral Parlour
- Intensive Animimal Industry
- Indoor Sport and Recreation
- Nightclub

Industrial
- Aquaculture
- Rural Industry
- Bulk Landscape Supplies
- Concrete Batching Plant
- Extractive Industry
- High Impact Industry
- Low Impact Industry
- Marine Industry
- Medium Impact Industry
- Special Industry
- Service Industry
- Transport Depot
- Warehouse
- Wholesale Nursery

Community
- Air Services
- Market
- Club
- Hospital
- Child Care Centre
- Shop & Child Care Centre
- Community Care Centre
- Community Use
- Emergency Services
- Educational Establishment
- Place of Worship

Other
- Rural Residential Dwelling House
- Car Park
- Outdoor Sport and Recreation
- Telecommunication Facility
- Waste Facility
- Cemetery
- Environmental
- Constrained Land
- Easement
- GTP balance
- Marina
- Outbuilding
- Park
- Path
- Railline
- Road
- Rural
- Rural Dwelling House
- Dwelling House & Rural Industry
- Utility Installation
- Vacant
- Water

Legend

- Grid Index
- Development Approval (20/03/18)
- DCDB

Map 3

Date: 20/07/2018

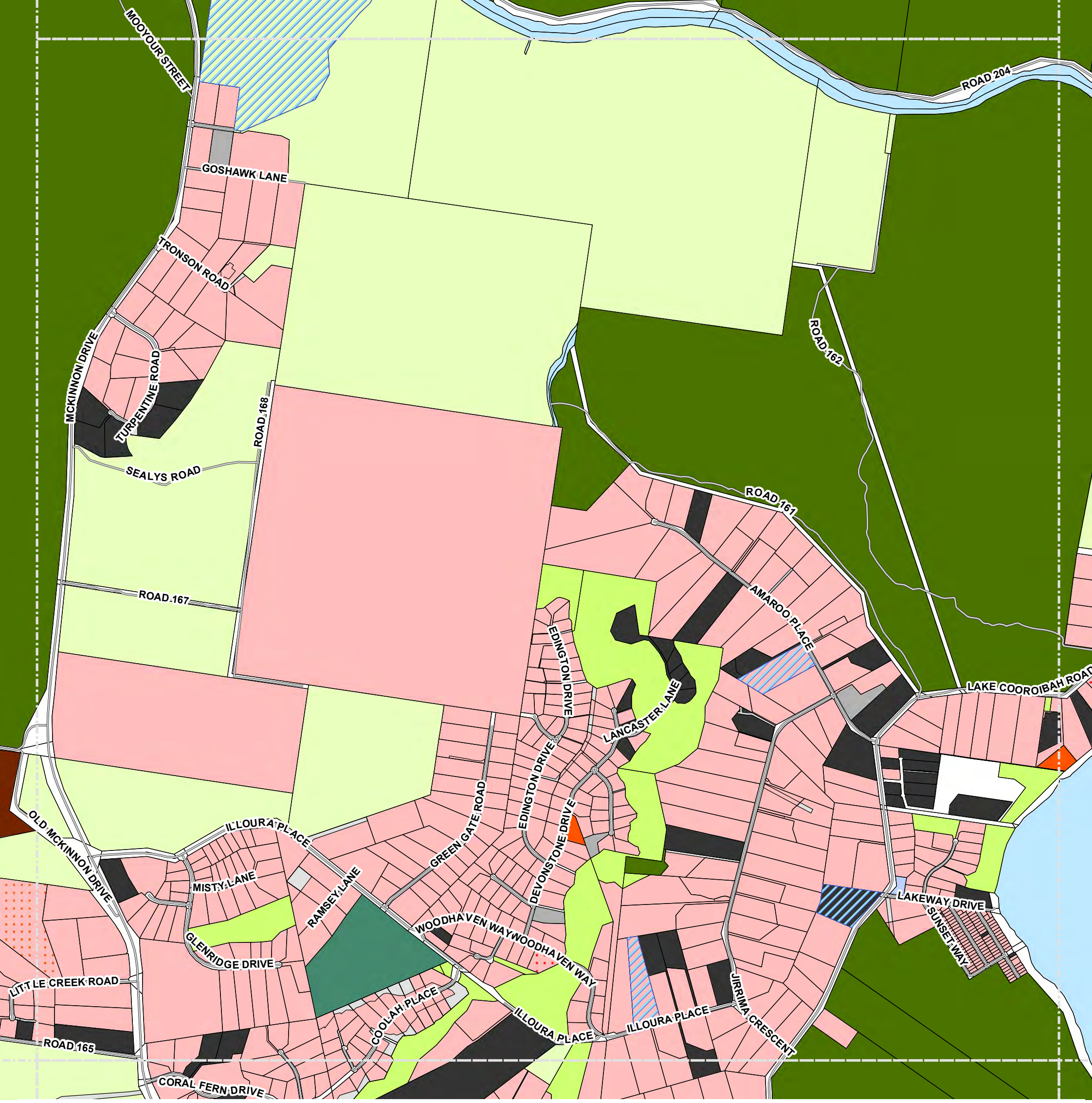
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Residential
- Caretakers Residence
- Community Residence
- Caravan Park
- Caravan Park & Rural Industry
- Relocatble Home Park
- Dwelling House
- Dwelling House & Dwelling Unit
- Dwelling House & Short-term Acommodation
- Dwelling House & Shop
- Dwelling House & Office
- Dwelling House & Food and Drink Outlet
- Dwelling House & Indoor Sport and Recreation
- Dwelling House & Function Facility
- Dwelling House & Place of Worship
- Dwelling House & Low Impact Industry
- Dwelling House & Service Industry
- Dual Occupancy
- Multiple Dwelling
- Multiple Dwelling >=4 storeys
- Multiple Dwelling & Shop
- Multiple Dwelling & Office
- Multiple Dwelling & Food and Drink Outlet
- Multiple Dwelling & Office & Food and Drink Outlet
- Multiple Dwelling & Service Industry
- Retirement Facility
- Residential Care Facility
- Short-term Acommodation
- Short-term Acommodation >=4 storeys

Retail
- Garden Centre
- Outdoor Sales
- Food and Drink Outlet
- Hardware Trade Supplies
- Shop
- Shop & Food and Drink Outlet
- Shop & Office
- Service Station
- Showroom
- Shopping Centre

Commercial
- Hotel
- Office & Food and Drink Outlet
- Agricultural Supply Store
- Sales Office
- Health Care Services
- Car Wash
- Office
- Theatre
- Vet Services
- Animal Keeping
- Tourist Attraction
- Function Facility
- Funeral Parlour
- Intensive Animimal Industry
- Indoor Sport and Recreation
- Nightclub

Industrial
- Aquaculture
- Rural Industry
- Bulk Landscape Supplies
- Concrete Batching Plant
- Extractive Industry
- High Impact Industry
- Low Impact Industry
- Marine Industry
- Medium Impact Industry
- Special Industry
- Service Industry
- Transport Depot
- Warehouse
- Wholesale Nursery

Community
- Air Services
- Market
- Club
- Hospital
- Child Care Centre
- Shop & Child Care Centre
- Community Care Centre
- Community Use
- Emergency Services
- Educational Establishment
- Place of Worship

Other
- Rural Residential Dwelling House
- Car Park
- Outdoor Sport and Recreation
- Telecommunication Facility
- Waste Facility
- Cemetery
- Environmental
- Constrained Land
- Easement
- GTP balance
- Marina
- Outbuilding
- Park
- Path
- Railline
- Road
- Rural
- Rural Dwelling House
- Dwelling House & Rural Industry
- Utility Installation
- Vacant
- Water

Legend

- Grid Index
- Development Approval (20/03/18)
- DCDB

Map 4

Date: 20/07/2018

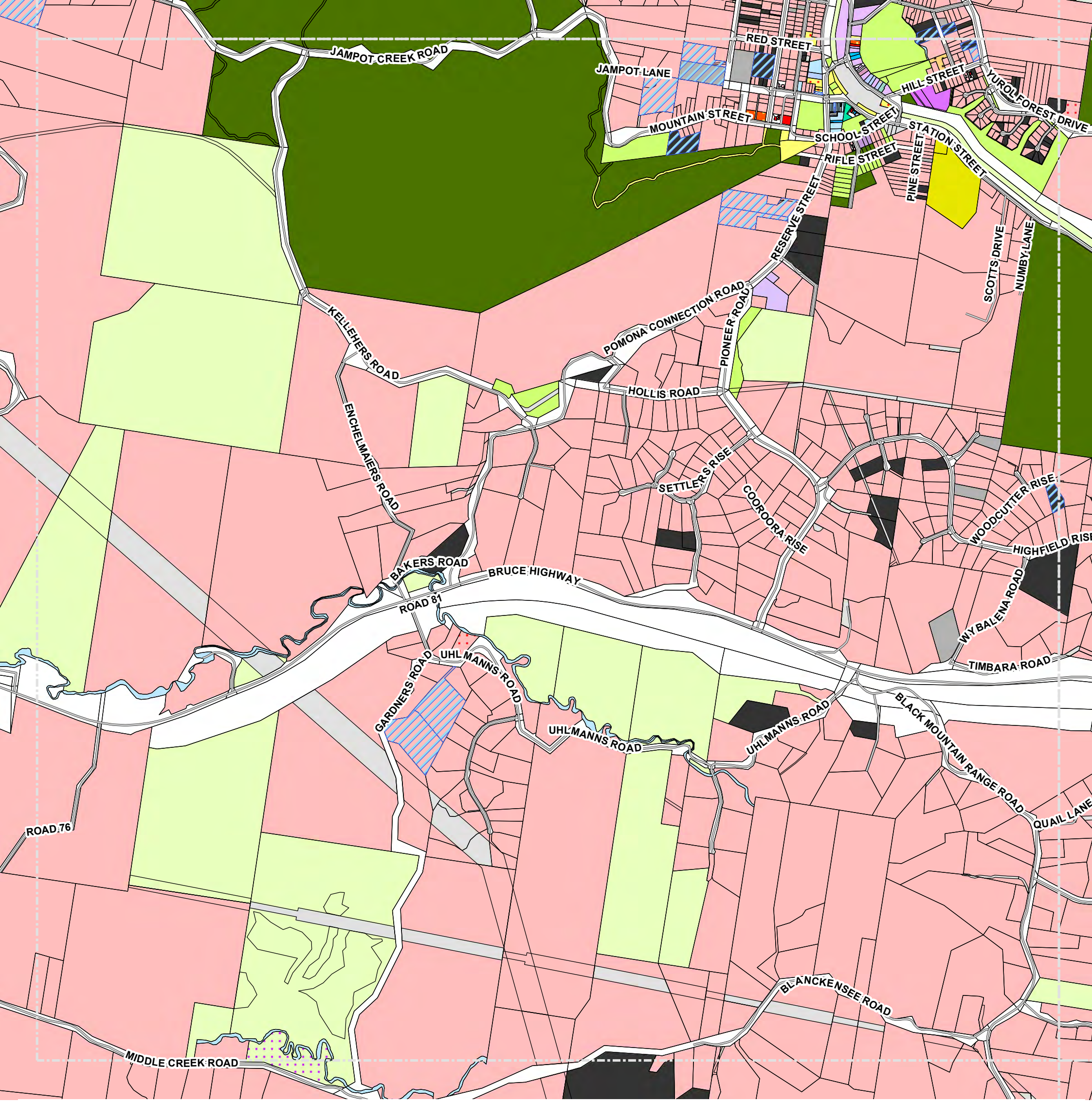
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Residential
- Caretakers Residence
- Community Residence
- Caravan Park
- Caravan Park & Rural Industry
- Relocatble Home Park
- Dwelling House
- Dwelling House & Dwelling Unit
- Dwelling House & Short-term Acommodation
- Dwelling House & Shop
- Dwelling House & Office
- Dwelling House & Food and Drink Outlet
- Dwelling House & Indoor Sport and Recreation
- Dwelling House & Function Facility
- Dwelling House & Place of Worship
- Dwelling House & Low Impact Industry
- Dwelling House & Service Industry
- Dual Occupancy
- Multiple Dwelling
- Multiple Dwelling >=4 storeys
- Multiple Dwelling & Shop
- Multiple Dwelling & Office
- Multiple Dwelling & Food and Drink Outlet
- Multiple Dwelling & Office & Food and Drink Outlet
- Multiple Dwelling & Service Industry
- Retirement Facility
- Residential Care Facility
- Short-term Acommodation
- Short-term Acommodation >=4 storeys

Retail
- Garden Centre
- Outdoor Sales
- Food and Drink Outlet
- Hardware Trade Supplies
- Shop
- Shop & Food and Drink Outlet
- Shop & Office
- Service Station
- Showroom
- Shopping Centre

Commercial
- Hotel
- Office & Food and Drink Outlet
- Agricultural Supply Store
- Sales Office
- Health Care Services
- Car Wash
- Office
- Theatre
- Vet Services
- Animal Keeping
- Tourist Attraction
- Function Facility
- Funeral Parlour
- Intensive Animimal Industry
- Indoor Sport and Recreation
- Nightclub

Industrial
- Aquaculture
- Rural Industry
- Bulk Landscape Supplies
- Concrete Batching Plant
- Extractive Industry
- High Impact Industry
- Low Impact Industry
- Marine Industry
- Medium Impact Industry
- Special Industry
- Service Industry
- Transport Depot
- Warehouse
- Wholesale Nursery

Community
- Air Services
- Market
- Club
- Hospital
- Child Care Centre
- Shop & Child Care Centre
- Community Care Centre
- Community Use
- Emergency Services
- Educational Establishment
- Place of Worship

Other
- Rural Residential Dwelling House
- Car Park
- Outdoor Sport and Recreation
- Telecommunication Facility
- Waste Facility
- Cemetery
- Environmental
- Constrained Land
- Easement
- GTP balance
- Marina
- Outbuilding
- Park
- Path
- Railline
- Road
- Rural
- Rural Dwelling House
- Dwelling House & Rural Industry
- Utility Installation
- Vacant
- Water

Legend

- Grid Index
- Development Approval (20/03/18)
- DCDB

Map 5

Date: 20/07/2018

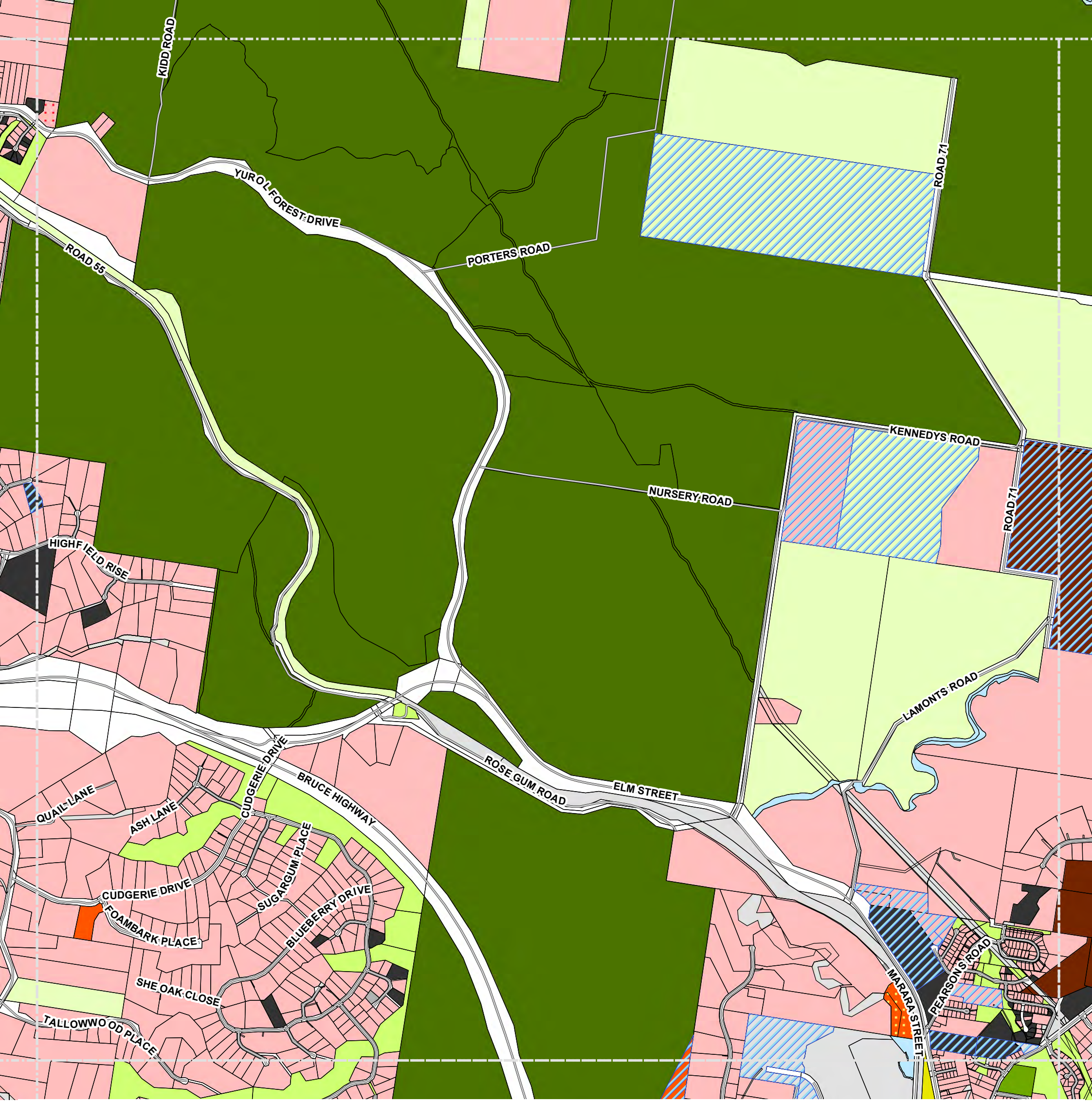
N

0 50100 200 300 400 500
Meters

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Residential
- Caretakers Residence
- Community Residence
- Caravan Park
- Caravan Park & Rural Industry
- Relocatble Home Park
- Dwelling House
- Dwelling House & Dwelling Unit
- Dwelling House & Short-term Acommodation
- Dwelling House & Shop
- Dwelling House & Office
- Dwelling House & Food and Drink Outlet
- Dwelling House & Indoor Sport and Recreation
- Dwelling House & Function Facility
- Dwelling House & Place of Worship
- Dwelling House & Low Impact Industry
- Dwelling House & Service Industry
- Dual Occupancy
- Multiple Dwelling
- Multiple Dwelling >=4 storeys
- Multiple Dwelling & Shop
- Multiple Dwelling & Office
- Multiple Dwelling & Food and Drink Outlet
- Multiple Dwelling & Office & Food and Drink Outlet
- Multiple Dwelling & Service Industry
- Retirement Facility
- Residential Care Facility
- Short-term Acommodation
- Short-term Acommodation >=4 storeys

Retail
- Garden Centre
- Outdoor Sales
- Food and Drink Outlet
- Hardware Trade Supplies
- Shop
- Shop & Food and Drink Outlet
- Shop & Office
- Service Station
- Showroom
- Shopping Centre

Commercial
- Hotel
- Office & Food and Drink Outlet
- Agricultural Supply Store
- Sales Office
- Health Care Services
- Car Wash
- Office
- Theatre
- Vet Services
- Animal Keeping
- Tourist Attraction
- Function Facility
- Funeral Parlour
- Intensive Animimal Industry
- Indoor Sport and Recreation
- Nightclub

Industrial
- Aquaculture
- Rural Industry
- Bulk Landscape Supplies
- Concrete Batching Plant
- Extractive Industry
- High Impact Industry
- Low Impact Industry
- Marine Industry
- Medium Impact Industry
- Special Industry
- Service Industry
- Transport Depot
- Warehouse
- Wholesale Nursery

Community
- Air Services
- Market
- Club
- Hospital
- Child Care Centre
- Shop & Child Care Centre
- Community Care Centre
- Community Use
- Emergency Services
- Educational Establishment
- Place of Worship

Other
- Rural Residential Dwelling House
- Car Park
- Outdoor Sport and Recreation
- Telecommunication Facility
- Waste Facility
- Cemetery
- Environmental
- Constrained Land
- Easement
- GTP balance
- Marina
- Outbuilding
- Park
- Path
- Railline
- Road
- Rural
- Rural Dwelling House
- Dwelling House & Rural Industry
- Utility Installation
- Vacant
- Water

Legend

- Grid Index
- Development Approval (20/03/18)
- DCDB

Map 6

Date: 20/07/2018

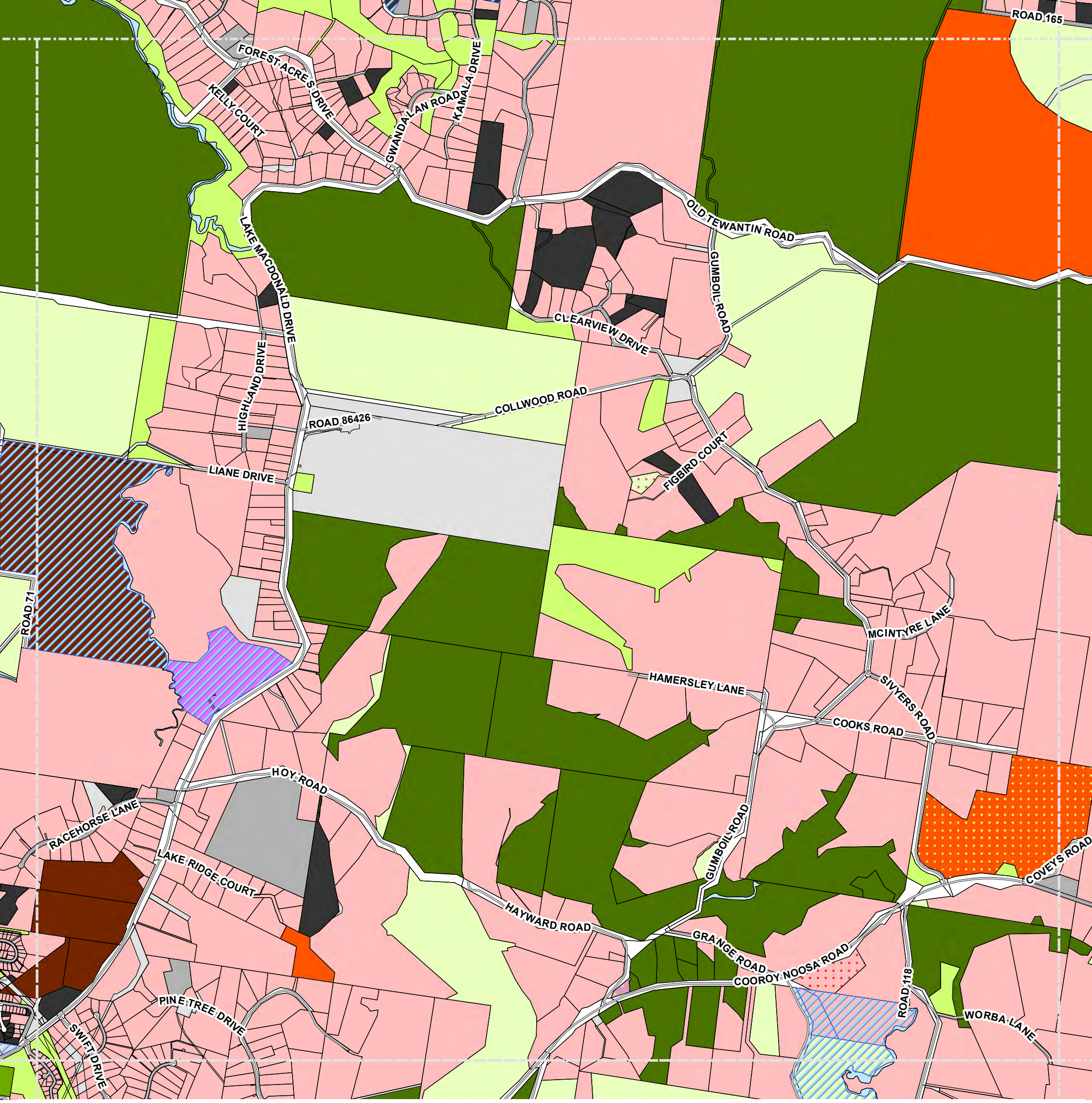
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Residential
- Caretakers Residence
- Community Residence
- Caravan Park
- Caravan Park & Rural Industry
- Relocatble Home Park
- Dwelling House
- Dwelling House & Dwelling Unit
- Dwelling House & Short-term Acommodation
- Dwelling House & Shop
- Dwelling House & Office
- Dwelling House & Food and Drink Outlet
- Dwelling House & Indoor Sport and Recreation
- Dwelling House & Function Facility
- Dwelling House & Place of Worship
- Dwelling House & Low Impact Industry
- Dwelling House & Service Industry
- Dual Occupancy
- Multiple Dwelling
- Multiple Dwelling >=4 storeys
- Multiple Dwelling & Shop
- Multiple Dwelling & Office
- Multiple Dwelling & Food and Drink Outlet
- Multiple Dwelling & Office & Food and Drink Outlet
- Multiple Dwelling & Service Industry
- Retirement Facility
- Residential Care Facility
- Short-term Acommodation
- Short-term Acommodation >=4 storeys

Retail
- Garden Centre
- Outdoor Sales
- Food and Drink Outlet
- Hardware Trade Supplies
- Shop
- Shop & Food and Drink Outlet
- Shop & Office
- Service Station
- Showroom
- Shopping Centre

Commercial
- Hotel
- Office & Food and Drink Outlet
- Agricultural Supply Store
- Sales Office
- Health Care Services
- Car Wash
- Office
- Theatre
- Vet Services
- Animal Keeping
- Tourist Attraction
- Function Facility
- Funeral Parlour
- Intensive Animimal Industry
- Indoor Sport and Recreation
- Nightclub

Industrial
- Aquaculture
- Rural Industry
- Bulk Landscape Supplies
- Concrete Batching Plant
- Extractive Industry
- High Impact Industry
- Low Impact Industry
- Marine Industry
- Medium Impact Industry
- Special Industry
- Service Industry
- Transport Depot
- Warehouse
- Wholesale Nursery

Community
- Air Services
- Market
- Club
- Hospital
- Child Care Centre
- Shop & Child Care Centre
- Community Care Centre
- Community Use
- Emergency Services
- Educational Establishment
- Place of Worship

Other
- Rural Residential Dwelling House
- Car Park
- Outdoor Sport and Recreation
- Telecommunication Facility
- Waste Facility
- Cemetery
- Environmental
- Constrained Land
- Easement
- GTP balance
- Marina
- Outbuilding
- Park
- Path
- Railline
- Road
- Rural
- Rural Dwelling House
- Dwelling House & Rural Industry
- Utility Installation
- Vacant
- Water

Legend

- Grid Index
- Development Approval (20/03/18)
- DCDB

Map 7

Date: 20/07/2018

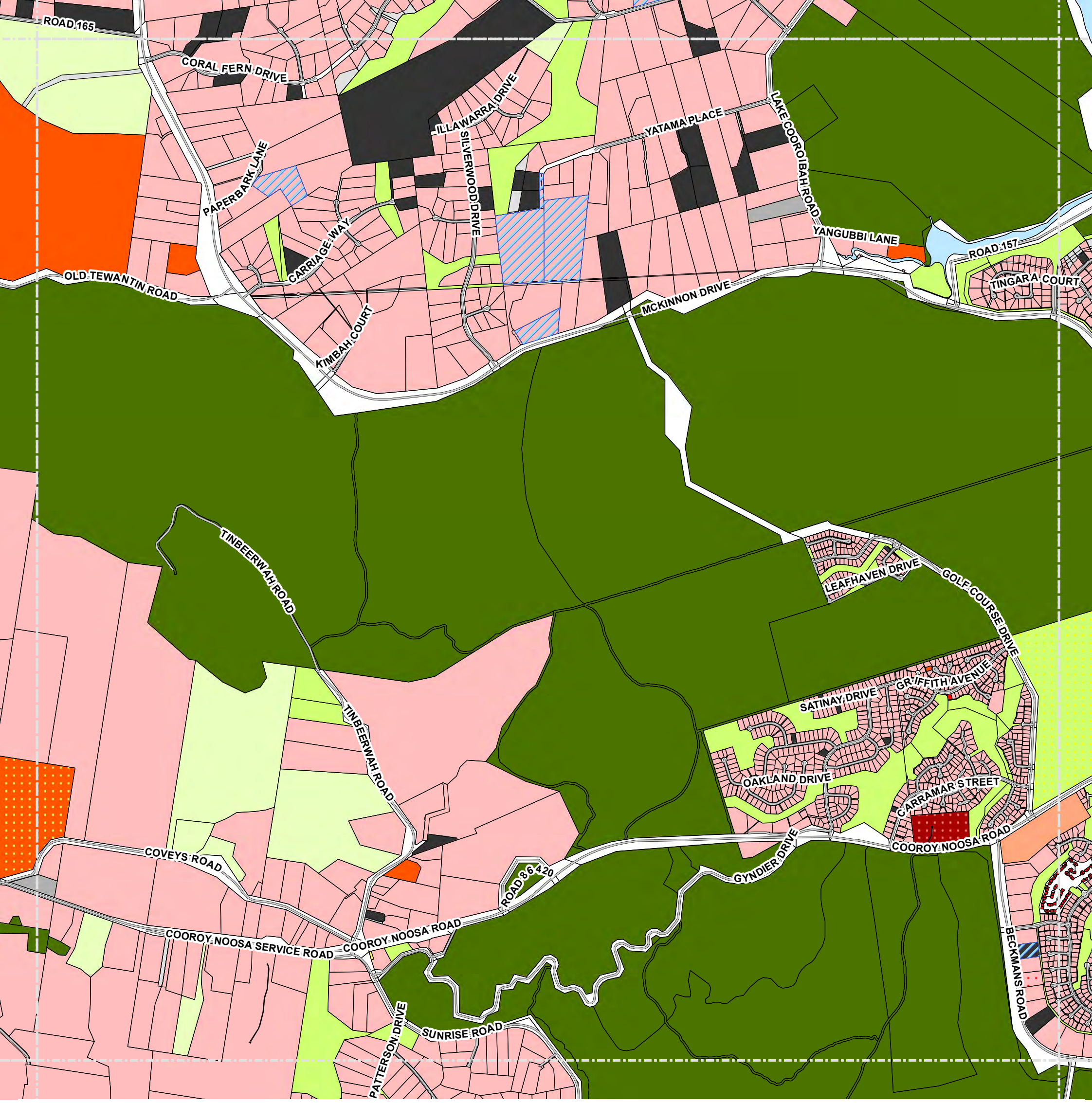
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Residential
- Caretakers Residence
- Community Residence
- Caravan Park
- Caravan Park & Rural Industry
- Relocatble Home Park
- Dwelling House
- Dwelling House & Dwelling Unit
- Dwelling House & Short-term Acommodation
- Dwelling House & Shop
- Dwelling House & Office
- Dwelling House & Food and Drink Outlet
- Dwelling House & Indoor Sport and Recreation
- Dwelling House & Function Facility
- Dwelling House & Place of Worship
- Dwelling House & Low Impact Industry
- Dwelling House & Service Industry
- Dual Occupancy
- Multiple Dwelling
- Multiple Dwelling >=4 storeys
- Multiple Dwelling & Shop
- Multiple Dwelling & Office
- Multiple Dwelling & Food and Drink Outlet
- Multiple Dwelling & Office & Food and Drink Outlet
- Multiple Dwelling & Service Industry
- Retirement Facility
- Residential Care Facility
- Short-term Acommodation
- Short-term Acommodation >=4 storeys

Retail
- Garden Centre
- Outdoor Sales
- Food and Drink Outlet
- Hardware Trade Supplies
- Shop
- Shop & Food and Drink Outlet
- Shop & Office
- Service Station
- Showroom
- Shopping Centre

Commercial
- Hotel
- Office & Food and Drink Outlet
- Agricultural Supply Store
- Sales Office
- Health Care Services
- Car Wash
- Office
- Theatre
- Vet Services
- Animal Keeping
- Tourist Attraction
- Function Facility
- Funeral Parlour
- Intensive Animimal Industry
- Indoor Sport and Recreation
- Nightclub

Industrial
- Aquaculture
- Rural Industry
- Bulk Landscape Supplies
- Concrete Batching Plant
- Extractive Industry
- High Impact Industry
- Low Impact Industry
- Marine Industry
- Medium Impact Industry
- Special Industry
- Service Industry
- Transport Depot
- Warehouse
- Wholesale Nursery

Community
- Air Services
- Market
- Club
- Hospital
- Child Care Centre
- Shop & Child Care Centre
- Community Care Centre
- Community Use
- Emergency Services
- Educational Establishment
- Place of Worship

Other
- Rural Residential Dwelling House
- Car Park
- Outdoor Sport and Recreation
- Telecommunication Facility
- Waste Facility
- Cemetery
- Environmental
- Constrained Land
- Easement
- GTP balance
- Marina
- Outbuilding
- Park
- Path
- Railline
- Road
- Rural
- Rural Dwelling House
- Dwelling House & Rural Industry
- Utility Installation
- Vacant
- Water

Legend

- Grid Index
- Development Approval (20/03/18)
- DCDB

Map 8

Date: 20/07/2018

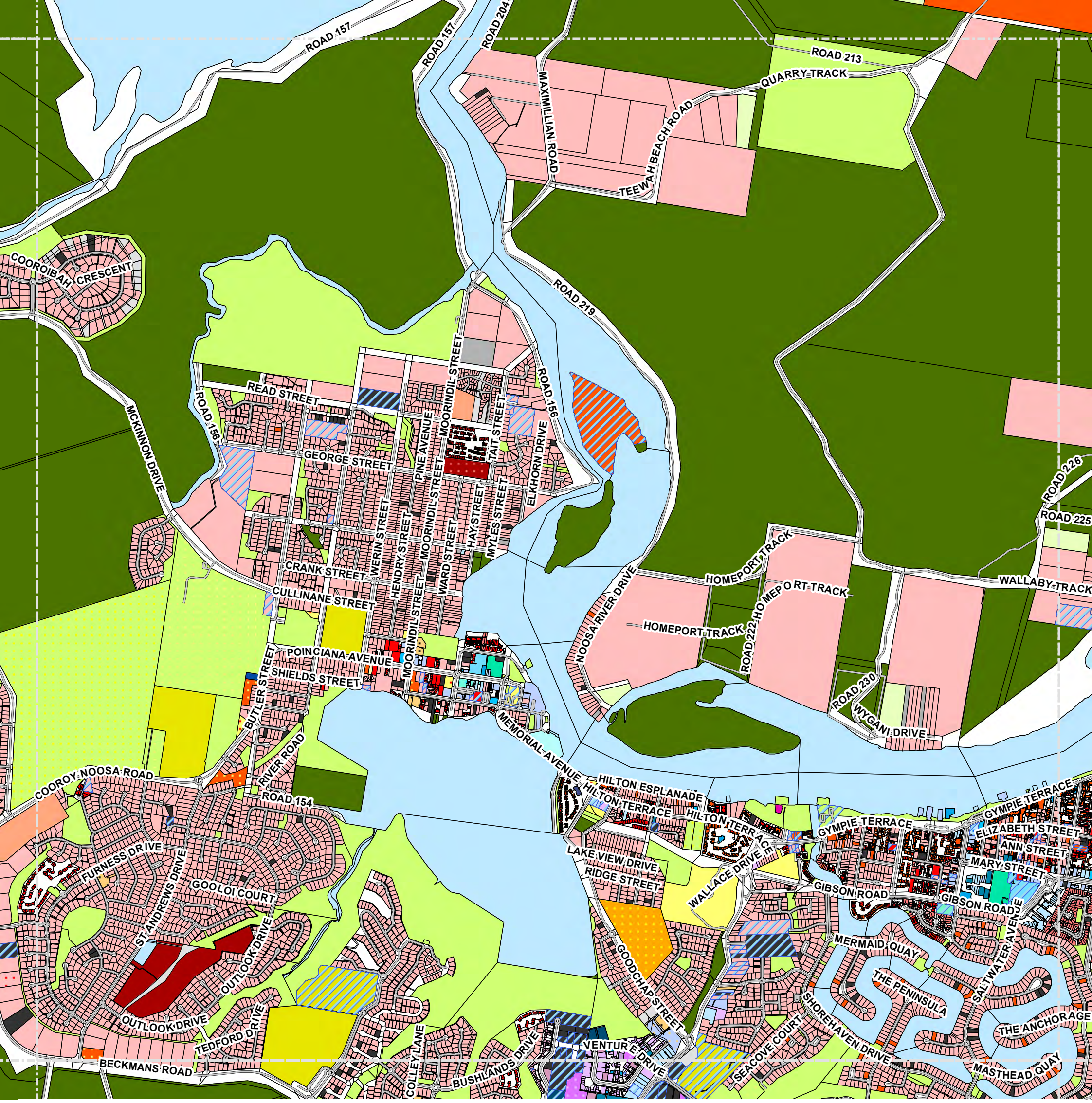
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Residential
- Caretakers Residence
- Community Residence
- Caravan Park
- Caravan Park & Rural Industry
- Relocatble Home Park
- Dwelling House
- Dwelling House & Dwelling Unit
- Dwelling House & Short-term Acommodation
- Dwelling House & Shop
- Dwelling House & Office
- Dwelling House & Food and Drink Outlet
- Dwelling House & Indoor Sport and Recreation
- Dwelling House & Function Facility
- Dwelling House & Place of Worship
- Dwelling House & Low Impact Industry
- Dwelling House & Service Industry
- Dual Occupancy
- Multiple Dwelling
- Multiple Dwelling >=4 storeys
- Multiple Dwelling & Shop
- Multiple Dwelling & Office
- Multiple Dwelling & Food and Drink Outlet
- Multiple Dwelling & Office & Food and Drink Outlet
- Multiple Dwelling & Service Industry
- Retirement Facility
- Residential Care Facility
- Short-term Acommodation
- Short-term Acommodation >=4 storeys

Retail
- Garden Centre
- Outdoor Sales
- Food and Drink Outlet
- Hardware Trade Supplies
- Shop
- Shop & Food and Drink Outlet
- Shop & Office
- Service Station
- Showroom
- Shopping Centre

Commercial
- Hotel
- Office & Food and Drink Outlet
- Agricultural Supply Store
- Sales Office
- Health Care Services
- Car Wash
- Office
- Theatre
- Vet Services
- Animal Keeping
- Tourist Attraction
- Function Facility
- Funeral Parlour
- Intensive Animimal Industry
- Indoor Sport and Recreation
- Nightclub

Industrial
- Aquaculture
- Rural Industry
- Bulk Landscape Supplies
- Concrete Batching Plant
- Extractive Industry
- High Impact Industry
- Low Impact Industry
- Marine Industry
- Medium Impact Industry
- Special Industry
- Service Industry
- Transport Depot
- Warehouse
- Wholesale Nursery

Community
- Air Services
- Market
- Club
- Hospital
- Child Care Centre
- Shop & Child Care Centre
- Community Care Centre
- Community Use
- Emergency Services
- Educational Establishment
- Place of Worship

Other
- Rural Residential Dwelling House
- Car Park
- Outdoor Sport and Recreation
- Telecommunication Facility
- Waste Facility
- Cemetery
- Environmental
- Constrained Land
- Easement
- GTP balance
- Marina
- Outbuilding
- Park
- Path
- Railline
- Road
- Rural
- Rural Dwelling House
- Dwelling House & Rural Industry
- Utility Installation
- Vacant
- Water

Legend

- Grid Index
- Development Approval (20/03/18)
- DCDB

Map 9

Date: 20/07/2018

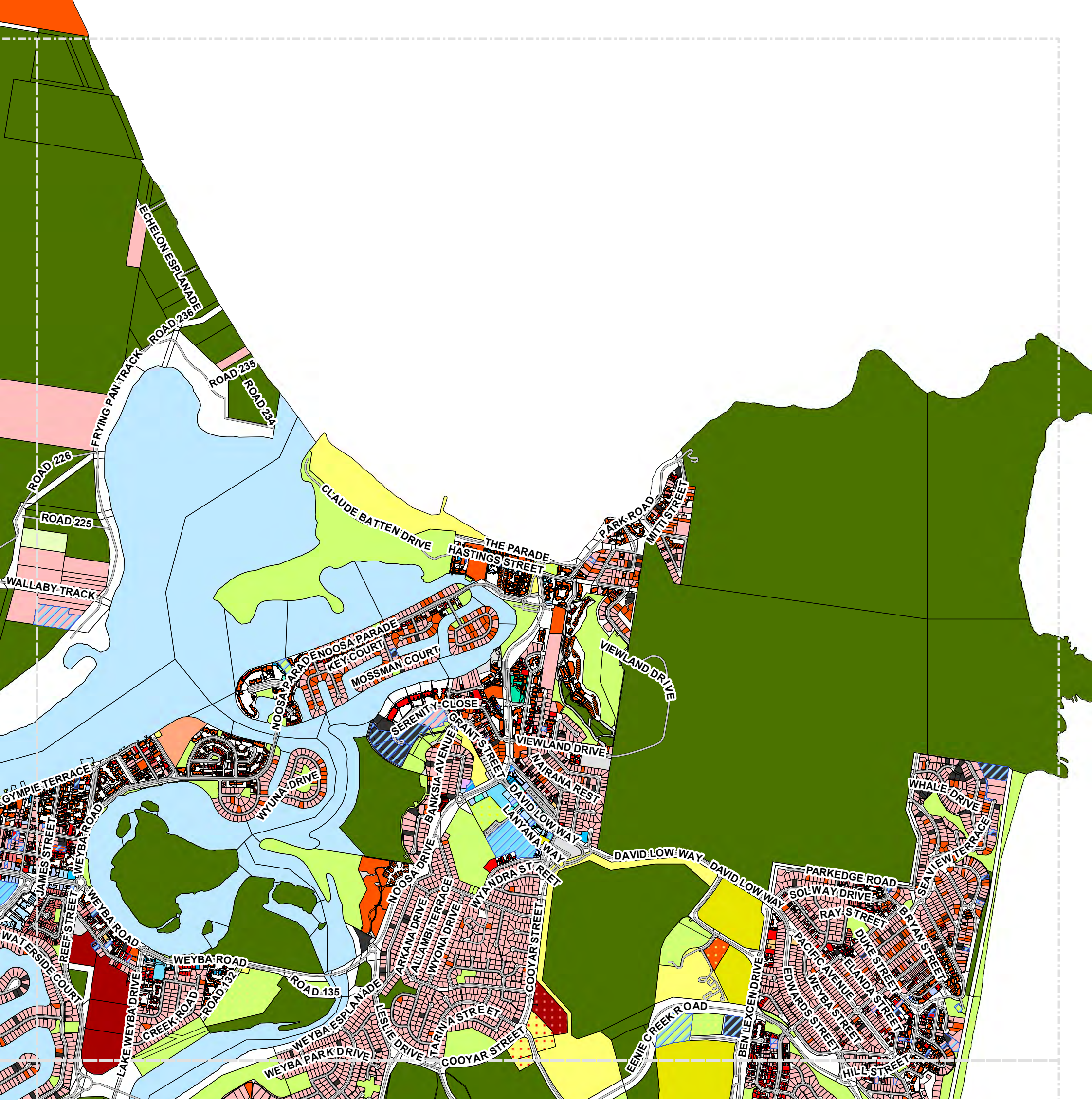
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Residential
- Caretakers Residence
- Community Residence
- Caravan Park
- Caravan Park & Rural Industry
- Relocatble Home Park
- Dwelling House
- Dwelling House & Dwelling Unit
- Dwelling House & Short-term Acommodation
- Dwelling House & Shop
- Dwelling House & Office
- Dwelling House & Food and Drink Outlet
- Dwelling House & Indoor Sport and Recreation
- Dwelling House & Function Facility
- Dwelling House & Place of Worship
- Dwelling House & Low Impact Industry
- Dwelling House & Service Industry
- Dual Occupancy
- Multiple Dwelling
- Multiple Dwelling >=4 storeys
- Multiple Dwelling & Shop
- Multiple Dwelling & Office
- Multiple Dwelling & Food and Drink Outlet
- Multiple Dwelling & Office & Food and Drink Outlet
- Multiple Dwelling & Service Industry
- Retirement Facility
- Residential Care Facility
- Short-term Acommodation
- Short-term Acommodation >=4 storeys

Retail
- Garden Centre
- Outdoor Sales
- Food and Drink Outlet
- Hardware Trade Supplies
- Shop
- Shop & Food and Drink Outlet
- Shop & Office
- Service Station
- Showroom
- Shopping Centre

Commercial
- Hotel
- Office & Food and Drink Outlet
- Agricultural Supply Store
- Sales Office
- Health Care Services
- Car Wash
- Office
- Theatre
- Vet Services
- Animal Keeping
- Tourist Attraction
- Function Facility
- Funeral Parlour
- Intensive Animimal Industry
- Indoor Sport and Recreation
- Nightclub

Industrial
- Aquaculture
- Rural Industry
- Bulk Landscape Supplies
- Concrete Batching Plant
- Extractive Industry
- High Impact Industry
- Low Impact Industry
- Marine Industry
- Medium Impact Industry
- Special Industry
- Service Industry
- Transport Depot
- Warehouse
- Wholesale Nursery

Community
- Air Services
- Market
- Club
- Hospital
- Child Care Centre
- Shop & Child Care Centre
- Community Care Centre
- Community Use
- Emergency Services
- Educational Establishment
- Place of Worship

Other
- Rural Residential Dwelling House
- Car Park
- Outdoor Sport and Recreation
- Telecommunication Facility
- Waste Facility
- Cemetery
- Environmental
- Constrained Land
- Easement
- GTP balance
- Marina
- Outbuilding
- Park
- Path
- Railline
- Road
- Rural
- Rural Dwelling House
- Dwelling House & Rural Industry
- Utility Installation
- Vacant
- Water

Legend

- Grid Index
- Development Approval (20/03/18)
- DCDB

Map 10

Date: 20/07/2018

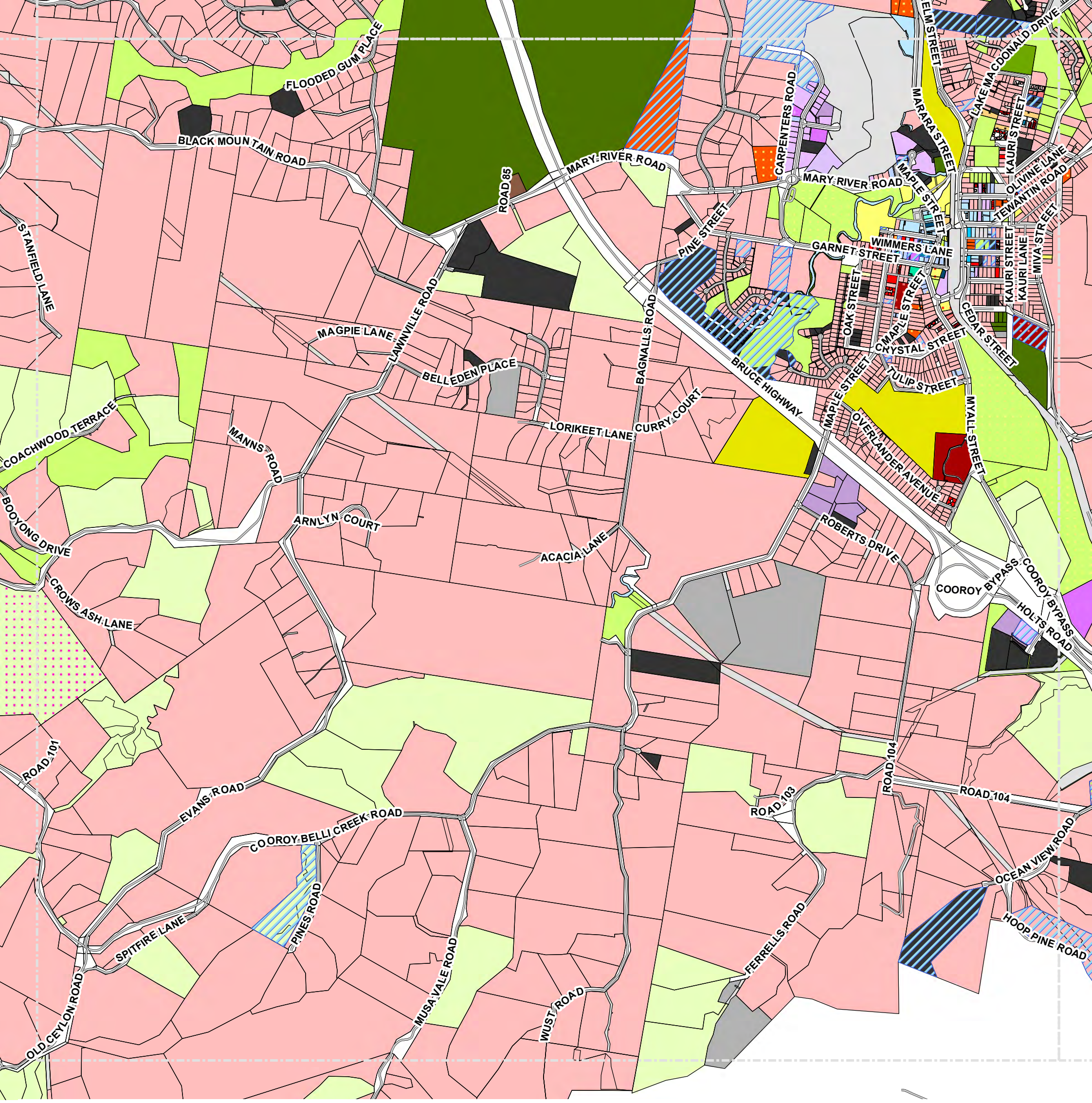
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Residential
- Caretakers Residence
- Community Residence
- Caravan Park
- Caravan Park & Rural Industry
- Relocatble Home Park
- Dwelling House
- Dwelling House & Dwelling Unit
- Dwelling House & Short-term Acommodation
- Dwelling House & Shop
- Dwelling House & Office
- Dwelling House & Food and Drink Outlet
- Dwelling House & Indoor Sport and Recreation
- Dwelling House & Function Facility
- Dwelling House & Place of Worship
- Dwelling House & Low Impact Industry
- Dwelling House & Service Industry
- Dual Occupancy
- Multiple Dwelling
- Multiple Dwelling >=4 storeys
- Multiple Dwelling & Shop
- Multiple Dwelling & Office
- Multiple Dwelling & Food and Drink Outlet
- Multiple Dwelling & Office & Food and Drink Outlet
- Multiple Dwelling & Service Industry
- Retirement Facility
- Residential Care Facility
- Short-term Acommodation
- Short-term Acommodation >=4 storeys

Retail
- Garden Centre
- Outdoor Sales
- Food and Drink Outlet
- Hardware Trade Supplies
- Shop
- Shop & Food and Drink Outlet
- Shop & Office
- Service Station
- Showroom
- Shopping Centre

Commercial
- Hotel
- Office & Food and Drink Outlet
- Agricultural Supply Store
- Sales Office
- Health Care Services
- Car Wash
- Office
- Theatre
- Vet Services
- Animal Keeping
- Tourist Attraction
- Function Facility
- Funeral Parlour
- Intensive Animimal Industry
- Indoor Sport and Recreation
- Nightclub

Industrial
- Aquaculture
- Rural Industry
- Bulk Landscape Supplies
- Concrete Batching Plant
- Extractive Industry
- High Impact Industry
- Low Impact Industry
- Marine Industry
- Medium Impact Industry
- Special Industry
- Service Industry
- Transport Depot
- Warehouse
- Wholesale Nursery

Community
- Air Services
- Market
- Club
- Hospital
- Child Care Centre
- Shop & Child Care Centre
- Community Care Centre
- Community Use
- Emergency Services
- Educational Establishment
- Place of Worship

Other
- Rural Residential Dwelling House
- Car Park
- Outdoor Sport and Recreation
- Telecommunication Facility
- Waste Facility
- Cemetery
- Environmental
- Constrained Land
- Easement
- GTP balance
- Marina
- Outbuilding
- Park
- Path
- Railline
- Road
- Rural
- Rural Dwelling House
- Dwelling House & Rural Industry
- Utility Installation
- Vacant
- Water

Legend

- Grid Index
- Development Approval (20/03/18)
- DCDB

Map 11

Date: 20/07/2018

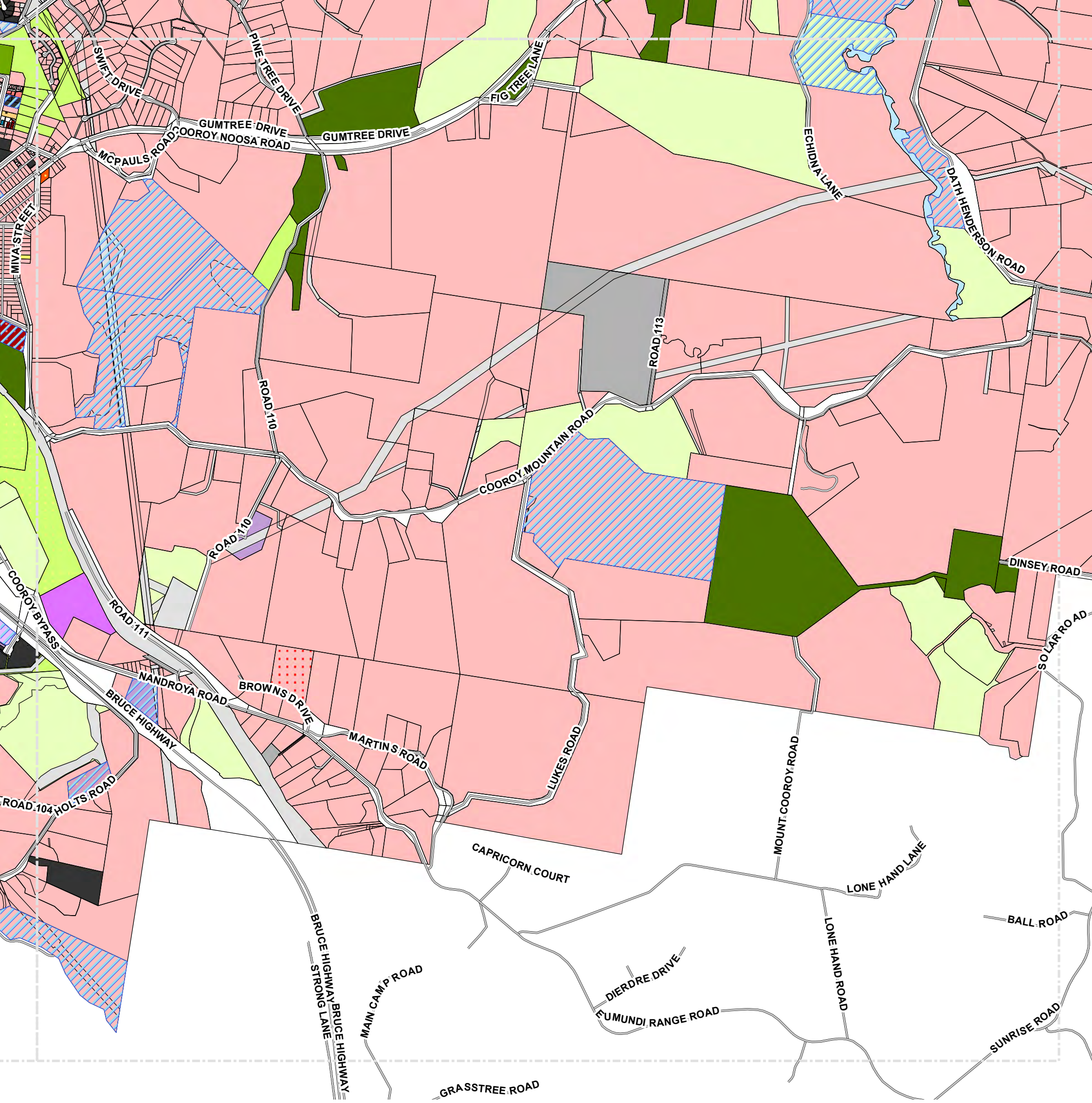
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Residential
- Caretakers Residence
- Community Residence
- Caravan Park
- Caravan Park & Rural Industry
- Relocatble Home Park
- Dwelling House
- Dwelling House & Dwelling Unit
- Dwelling House & Short-term Acommodation
- Dwelling House & Shop
- Dwelling House & Office
- Dwelling House & Food and Drink Outlet
- Dwelling House & Indoor Sport and Recreation
- Dwelling House & Function Facility
- Dwelling House & Place of Worship
- Dwelling House & Low Impact Industry
- Dwelling House & Service Industry
- Dual Occupancy
- Multiple Dwelling
- Multiple Dwelling >=4 storeys
- Multiple Dwelling & Shop
- Multiple Dwelling & Office
- Multiple Dwelling & Food and Drink Outlet
- Multiple Dwelling & Office & Food and Drink Outlet
- Multiple Dwelling & Service Industry
- Retirement Facility
- Residential Care Facility
- Short-term Acommodation
- Short-term Acommodation >=4 storeys

Retail
- Garden Centre
- Outdoor Sales
- Food and Drink Outlet
- Hardware Trade Supplies
- Shop
- Shop & Food and Drink Outlet
- Shop & Office
- Service Station
- Showroom
- Shopping Centre

Commercial
- Hotel
- Office & Food and Drink Outlet
- Agricultural Supply Store
- Sales Office
- Health Care Services
- Car Wash
- Office
- Theatre
- Vet Services
- Animal Keeping
- Tourist Attraction
- Function Facility
- Funeral Parlour
- Intensive Animimal Industry
- Indoor Sport and Recreation
- Nightclub

Industrial
- Aquaculture
- Rural Industry
- Bulk Landscape Supplies
- Concrete Batching Plant
- Extractive Industry
- High Impact Industry
- Low Impact Industry
- Marine Industry
- Medium Impact Industry
- Special Industry
- Service Industry
- Transport Depot
- Warehouse
- Wholesale Nursery

Community
- Air Services
- Market
- Club
- Hospital
- Child Care Centre
- Shop & Child Care Centre
- Community Care Centre
- Community Use
- Emergency Services
- Educational Establishment
- Place of Worship

Other
- Rural Residential Dwelling House
- Car Park
- Outdoor Sport and Recreation
- Telecommunication Facility
- Waste Facility
- Cemetery
- Environmental
- Constrained Land
- Easement
- GTP balance
- Marina
- Outbuilding
- Park
- Path
- Railline
- Road
- Rural
- Rural Dwelling House
- Dwelling House & Rural Industry
- Utility Installation
- Vacant
- Water

Legend

- Grid Index
- Development Approval (20/03/18)
- DCDB

Map 12

Date: 20/07/2018

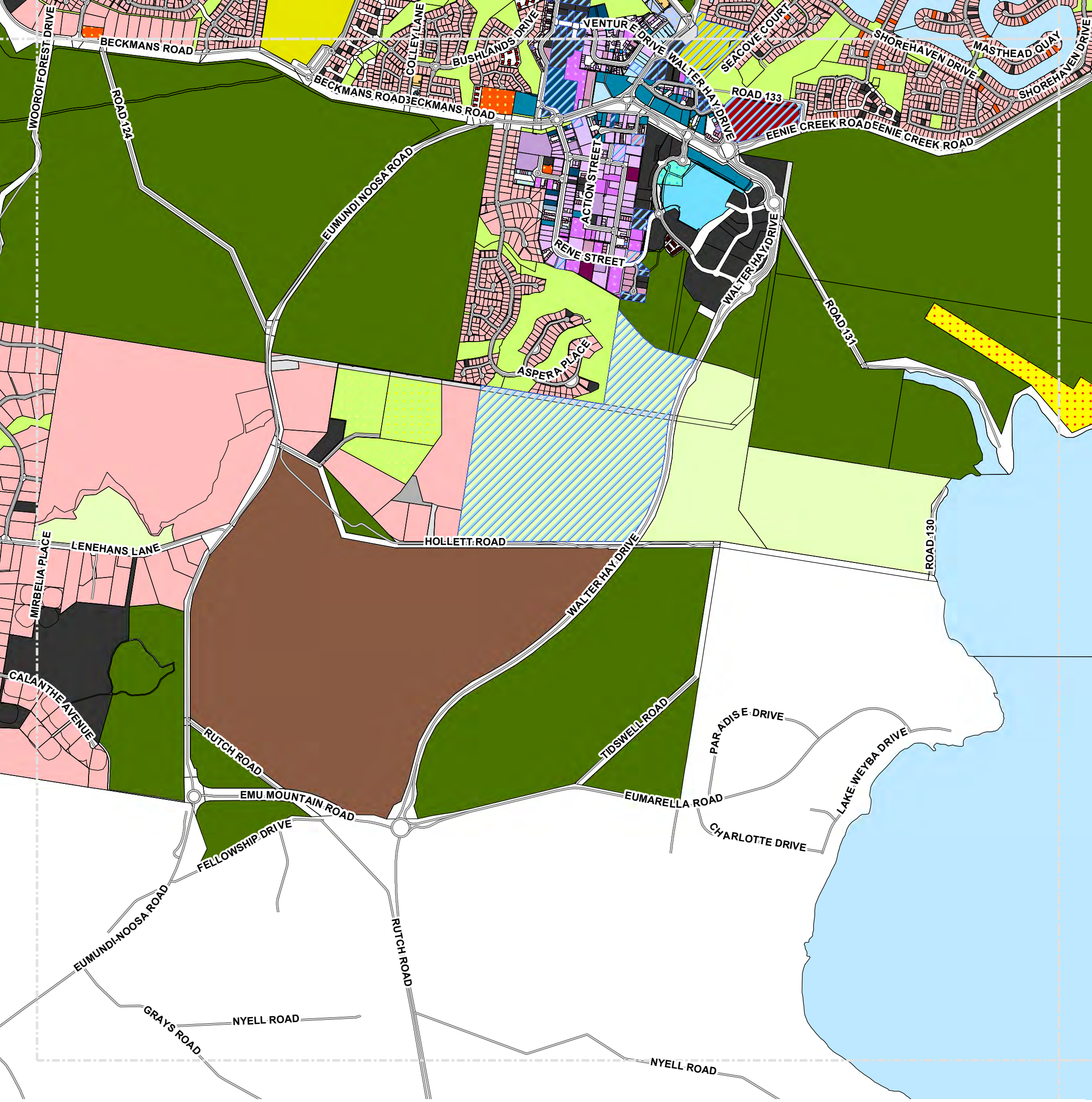
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Residential
- Caretakers Residence
- Community Residence
- Caravan Park
- Caravan Park & Rural Industry
- Relocatble Home Park
- Dwelling House
- Dwelling House & Dwelling Unit
- Dwelling House & Short-term Acommodation
- Dwelling House & Shop
- Dwelling House & Office
- Dwelling House & Food and Drink Outlet
- Dwelling House & Indoor Sport and Recreation
- Dwelling House & Function Facility
- Dwelling House & Place of Worship
- Dwelling House & Low Impact Industry
- Dwelling House & Service Industry
- Dual Occupancy
- Multiple Dwelling
- Multiple Dwelling >=4 storeys
- Multiple Dwelling & Shop
- Multiple Dwelling & Office
- Multiple Dwelling & Food and Drink Outlet
- Multiple Dwelling & Office & Food and Drink Outlet
- Multiple Dwelling & Service Industry
- Retirement Facility
- Residential Care Facility
- Short-term Acommodation
- Short-term Acommodation >=4 storeys

Retail
- Garden Centre
- Outdoor Sales
- Food and Drink Outlet
- Hardware Trade Supplies
- Shop
- Shop & Food and Drink Outlet
- Shop & Office
- Service Station
- Showroom
- Shopping Centre

Commercial
- Hotel
- Office & Food and Drink Outlet
- Agricultural Supply Store
- Sales Office
- Health Care Services
- Car Wash
- Office
- Theatre
- Vet Services
- Animal Keeping
- Tourist Attraction
- Function Facility
- Funeral Parlour
- Intensive Animimal Industry
- Indoor Sport and Recreation
- Nightclub

Industrial
- Aquaculture
- Rural Industry
- Bulk Landscape Supplies
- Concrete Batching Plant
- Extractive Industry
- High Impact Industry
- Low Impact Industry
- Marine Industry
- Medium Impact Industry
- Special Industry
- Service Industry
- Transport Depot
- Warehouse
- Wholesale Nursery

Community
- Air Services
- Market
- Club
- Hospital
- Child Care Centre
- Shop & Child Care Centre
- Community Care Centre
- Community Use
- Emergency Services
- Educational Establishment
- Place of Worship

Other
- Rural Residential Dwelling House
- Car Park
- Outdoor Sport and Recreation
- Telecommunication Facility
- Waste Facility
- Cemetery
- Environmental
- Constrained Land
- Easement
- GTP balance
- Marina
- Outbuilding
- Park
- Path
- Railline
- Road
- Rural
- Rural Dwelling House
- Dwelling House & Rural Industry
- Utility Installation
- Vacant
- Water

Legend

- Grid Index
- Development Approval (20/03/18)
- DCDB

Map 13

Date: 20/07/2018

0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.

Residential
- Caretakers Residence
- Community Residence
- Caravan Park
- Caravan Park & Rural Industry
- Relocatble Home Park
- Dwelling House
- Dwelling House & Dwelling Unit
- Dwelling House & Short-term Acommodation
- Dwelling House & Shop
- Dwelling House & Office
- Dwelling House & Food and Drink Outlet
- Dwelling House & Indoor Sport and Recreation
- Dwelling House & Function Facility
- Dwelling House & Place of Worship
- Dwelling House & Low Impact Industry
- Dwelling House & Service Industry
- Dual Occupancy
- Multiple Dwelling
- Multiple Dwelling >=4 storeys
- Multiple Dwelling & Shop
- Multiple Dwelling & Office
- Multiple Dwelling & Food and Drink Outlet
- Multiple Dwelling & Office & Food and Drink Outlet
- Multiple Dwelling & Service Industry
- Retirement Facility
- Residential Care Facility
- Short-term Acommodation
- Short-term Acommodation >=4 storeys

Retail
- Garden Centre
- Outdoor Sales
- Food and Drink Outlet
- Hardware Trade Supplies
- Shop
- Shop & Food and Drink Outlet
- Shop & Office
- Service Station
- Showroom
- Shopping Centre

Commercial
- Hotel
- Office & Food and Drink Outlet
- Agricultural Supply Store
- Sales Office
- Health Care Services
- Car Wash
- Office
- Theatre
- Vet Services
- Animal Keeping
- Tourist Attraction
- Function Facility
- Funeral Parlour
- Intensive Animimal Industry
- Indoor Sport and Recreation
- Nightclub

Industrial
- Aquaculture
- Rural Industry
- Bulk Landscape Supplies
- Concrete Batching Plant
- Extractive Industry
- High Impact Industry
- Low Impact Industry
- Marine Industry
- Medium Impact Industry
- Special Industry
- Service Industry
- Transport Depot
- Warehouse
- Wholesale Nursery

Community
- Air Services
- Market
- Club
- Hospital
- Child Care Centre
- Shop & Child Care Centre
- Community Care Centre
- Community Use
- Emergency Services
- Educational Establishment
- Place of Worship

Other
- Rural Residential Dwelling House
- Car Park
- Outdoor Sport and Recreation
- Telecommunication Facility
- Waste Facility
- Cemetery
- Environmental
- Constrained Land
- Easement
- GTP balance
- Marina
- Outbuilding
- Park
- Path
- Railline
- Road
- Rural
- Rural Dwelling House
- Dwelling House & Rural Industry
- Utility Installation
- Vacant
- Water

Legend

- Grid Index
- Development Approval (20/03/18)
- DCDB

Map 14

Date: 20/07/2018

0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.

Residential
- Caretakers Residence
- Community Residence
- Caravan Park
- Caravan Park & Rural Industry
- Relocatble Home Park
- Dwelling House
- Dwelling House & Dwelling Unit
- Dwelling House & Short-term Acommodation
- Dwelling House & Shop
- Dwelling House & Office
- Dwelling House & Food and Drink Outlet
- Dwelling House & Indoor Sport and Recreation
- Dwelling House & Function Facility
- Dwelling House & Place of Worship
- Dwelling House & Low Impact Industry
- Dwelling House & Service Industry
- Dual Occupancy
- Multiple Dwelling
- Multiple Dwelling >=4 storeys
- Multiple Dwelling & Shop
- Multiple Dwelling & Office
- Multiple Dwelling & Food and Drink Outlet
- Multiple Dwelling & Office & Food and Drink Outlet
- Multiple Dwelling & Service Industry
- Retirement Facility
- Residential Care Facility
- Short-term Acommodation
- Short-term Acommodation >=4 storeys

Retail
- Garden Centre
- Outdoor Sales
- Food and Drink Outlet
- Hardware Trade Supplies
- Shop
- Shop & Food and Drink Outlet
- Shop & Office
- Service Station
- Showroom
- Shopping Centre

Commercial
- Hotel
- Office & Food and Drink Outlet
- Agricultural Supply Store
- Sales Office
- Health Care Services
- Car Wash
- Office
- Theatre
- Vet Services
- Animal Keeping
- Tourist Attraction
- Function Facility
- Funeral Parlour
- Intensive Animimal Industry
- Indoor Sport and Recreation
- Nightclub

Industrial
- Aquaculture
- Rural Industry
- Bulk Landscape Supplies
- Concrete Batching Plant
- Extractive Industry
- High Impact Industry
- Low Impact Industry
- Marine Industry
- Medium Impact Industry
- Special Industry
- Service Industry
- Transport Depot
- Warehouse
- Wholesale Nursery

Community
- Air Services
- Market
- Club
- Hospital
- Child Care Centre
- Shop & Child Care Centre
- Community Care Centre
- Community Use
- Emergency Services
- Educational Establishment
- Place of Worship

Other
- Rural Residential Dwelling House
- Car Park
- Outdoor Sport and Recreation
- Telecommunication Facility
- Waste Facility
- Cemetery
- Environmental
- Constrained Land
- Easement
- GTP balance
- Marina
- Outbuilding
- Park
- Path
- Railline
- Road
- Rural
- Rural Dwelling House
- Dwelling House & Rural Industry
- Utility Installation
- Vacant
- Water

Legend

- Grid Index
- Development Approval (20/03/18)
- DCDB

Map 15

Date: 20/07/2018

0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.

Appendix C – Noosa Shire GFA projections

DMaTT Density Provision Description	2016	2021	2026	2031	2036	2041	2046	2051	Ultimate
Community Facilities	21,853	23,809	23,995	25,452	26,094	27,339	28,126	28,274	35,343
Community Facilities Air Service	1,155	1,155	1,155	1,155	1,155	1,155	1,155	1,155	1,155
Community Facilities Cemetery	0	0	0	0	0	0	0	0	0
Community Facilities Childcare Centre	8,164	8,746	9,259	9,400	9,600	9,800	10,000	10,500	12,753
Community Facilities Educational Establishment	162,132	163,732	163,732	163,732	163,732	163,732	163,732	163,732	163,732
Community Facilities Emergency Services	9,756	9,756	9,756	9,756	9,756	9,756	9,756	9,756	9,756
Community Facilities Funeral Parlour	760	760	760	760	760	760	760	760	760
Community Facilities Healthcare Services	17,705	17,903	17,903	17,903	17,903	17,903	17,903	17,903	17,903
Community Facilities Hospital	9,710	9,710	12,710	15,210	19,420	19,420	19,420	19,420	30,270
Community Facilities Marine Industry	0	0	0	0	0	0	0	0	0
Community Facilities Place of Worship	11,645	11,645	11,645	11,645	11,645	11,645	11,645	11,645	11,645
Community Facilities Railway	0	0	0	0	0	0	0	0	0
Community Facilities Residential Care Facility	33,292	34,000	35,000	38,000	40,000	43,000	45,000	46,613	58,266
Community Facilities Sport and Recreation	930	930	930	930	930	930	930	930	930
Community Facilities Utility Install	14,238	14,498	14,498	14,498	14,498	14,498	14,498	14,498	14,498
District Centre	31,321	31,321	31,321	31,321	31,321	31,321	31,321	31,321	39,973
District Centre >2000m2	50,167	47,213	48,670	49,724	49,724	49,724	49,724	49,724	49,589
District Centre Mary Thomas Precinct	12,071	12,100	12,800	13,000	13,500	14,000	14,500	15,000	16,418
Environmental Management and Conservation	11,986	12,636	12,636	12,636	12,636	12,636	12,636	12,636	12,636
High Density Residential	1,553	1,553	1,553	1,553	1,400	1,300	1,200	1,210	1,210
Innovation	1,859	1,900	2,000	2,200	2,500	2,800	3,000	3,382	4,228
Local Centre	6,209	7,000	9,000	12,000	14,000	15,500	16,500	17,979	22,474
Local Centre >2000m2	7,254	7,254	7,800	8,000	8,500	8,500	8,500	8,500	16,031
Local Centre Peregian Beach	8,089	8,089	8,089	8,089	8,089	8,089	8,089	8,089	8,486
Low Density Residential	3,418	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Low Density Residential - 800-1200m2 with House	398	398	398	398	398	398	398	398	398
Low Density Residential - Hinterland Village	0	125	125	125	125	125	125	125	125
Low Density Residential - Not minimum frontage 15m	438	438	438	438	438	438	438	438	438
Low Density Residential - Pomona	309	309	309	309	309	309	309	309	309
Low Impact Industry	53,097	71,303	90,638	101,385	106,385	111,385	116,385	121,385	195,378
Low Impact Industry Factory ST Business and Industry Precinct	4,997	4,997	4,997	4,997	4,997	4,997	4,997	4,997	5,416
Low Impact Industry Hoffman Drive Business & Industry Precinct	5,710	10,710	13,153	13,153	13,153	13,153	13,153	13,153	15,293
Low Impact Industry Lionel Donovan Dr Precinct	11,735	15,277	16,484	19,781	19,781	19,781	19,781	19,781	25,564
Major Centre Noosa Fair	6,577	6,577	6,577	6,577	6,577	6,577	6,577	6,577	6,577
Major Centre Noosa Junction	11,740	9,883	9,883	9,883	9,883	9,883	9,883	9,883	10,536
Major Centre Noosa Junction Precinct >2000m2	6,930	6,930	6,930	6,930	6,930	7,500	8,000	8,495	16,989
Major Centre Noosa Junction Hospitality Precinct	20,511	19,540	16,672	16,672	16,672	16,672	16,672	16,672	16,672
Major Centre Noosa Junction Hospitality Precinct >2000m2	1,688	1,688	2,228	4,000	4,500	5,000	5,000	5,464	10,928
Major Centre Noosa Junction Transit Centre	54	54	54	54	54	54	54	54	54
Medium Density Residential	16,067	17,632	17,316	15,000	14,000	12,000	11,000	10,703	10,703
Medium Density Residential - Not minimum frontage 15m	239	239	239	239	0	0	0	0	0
Medium Impact Industry	135,107	143,145	149,494	156,905	165,438	168,000	177,000	177,951	222,439
Medium Impact Industry Venture Drive Precinct	33,769	41,587	45,662	48,162	52,869	52,869	52,869	52,869	60,382
Neighbourhood Centre	3,412	3,412	3,412	3,412	3,412	3,412	3,412	3,412	5,606
Neighbourhood Centre >2000m2	8,010	8,010	8,010	8,010	8,010	8,010	8,010	8,010	10,346
Major Centre Noosa Business Centre Innovation Precinct	0	0	2,500	5,000	7,500	10,000	12,500	15,000	21,945
Major Centre Noosa Business Centre Business Park Precinct	4,925	6,925	16,925	22,709	25,209	26,613	29,113	31,142	38,927
Major Centre Noosa Business Centre Civic Space Precinct	0	0	0	0	0	0	0	0	0
Major Centre Noosa Business Centre High Density Residential Precinct	0	0	0	0	0	0	0	0	0
Major Centre Noosa Business Centre Retail Precinct	23,900	23,900	23,900	23,900	23,900	23,900	23,900	23,900	23,900
Major Centre Noosa Business Centre Showroom Precinct	7,200	7,300	7,800	8,162	8,162	8,162	8,162	8,162	10,203
Major Centre Noosa Business Centre Small Scale Business Precinct	0	500	3,000	5,500	8,000	10,500	12,000	14,309	17,886

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Major Centre Noosa Business Centre Transit Precinct	0	0	0	0	0	0	0	0	0
Major Centre Noosa Business Centre Village Mixed Use Precinct	0	500	2,326	5,000	7,000	8,000	9,000	10,917	13,646
No Zone	0	0	0	0	0	0	0	0	0
Recreation and Open Space	34,526	37,919	37,919	37,919	37,919	37,919	37,919	37,919	37,919
Rural	30,410	37,724	37,724	37,724	37,724	37,724	37,724	37,724	37,724
Rural Residential	7,584	9,530	9,530	9,530	9,530	9,530	9,530	9,530	9,420
Tourist Accommodation	27,859	27,859	27,859	27,859	27,859	27,859	27,859	27,859	41,349
Tourist Accommodation Hastings ST Mixed Use	16,957	16,370	16,822	16,822	16,822	16,822	16,822	16,822	16,822
Tourist Accommodation 94 Noosa Drive	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	5,389
Tourist Accommodation Noosa North Shore	0	0	0	0	0	0	0	0	0
Tourist Accommodation Noosa Springs	0	459	459	459	459	459	459	459	459
Tourist Accommodation Peregian Beach	1,700	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658
Tourist Accommodation Serenity Close	0	0	1,000	2,000	4,550	4,550	4,550	4,550	4,550
Tourist Accommodation Viewland Drive	0	0	0	0	0	0	0	0	0
Tourist Accommodation Viewland Drive Halse Lane	1,662	1,662	1,662	1,662	1,662	1,662	1,662	1,662	1,662

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Appendix D – Noosa Plan density provisions

Dev Allow	Title					Polygon Ref ID				
Buffer Allwnc	**Min Area Buffer Applied**	**Use Catgy**	**Dev Density**	**Min Lot Size**	**Min Unconst Area**	**Avg Num Floors**	**Attch Dwell Split**	**Non Residnt Populn**	**Emply to GFA**	**Dev Prodn Bands**
✓	Community Facilities					CommunityFacilities				
30%	2,500m²	NonRes	50%Cover	150m²		1.00			50	
✗	Community Facilities Air Service					CommunityFacilitiesAirService				
✗	Community Facilities Cemetery					CommunityFacilitiesCemetery				
✓	Community Facilities Childcare Centre					CommunityFacilitiesChildCare				
30%	2,500m²	NonRes	50%Cover	150m²		1.00			50	
✗	Community Facilities Educational Establishment					CommunityFacilitiesEducational				
✗	Community Facilities Emergency Services					CommunityFacilitiesEmergency				
✗	Community Facilities Funeral Parlour					CommunityFacilitiesFuneral				
✓	Community Facilities Healthcare Services					CommunityFacilitiesHealthCare				
30%	2,500m²	NonRes	50%Cover	150m²		1.00			20	
✓	Community Facilities Hospital					CommunityFacilitiesHospital				
0%	m²	NonRes	50%Cover	0m²		2.00			40	1000m2 GFA-after 1yrs

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Dev Allow	Title					Polygon Ref ID				
Buffer Allwnc	**Min Area Buffer Applied**	**Use Catgy**	**Dev Density**	**Min Lot Size**	**Min Unconst Area**	**Avg Num Floors**	**Attch Dwell Split**	**Non Residnt Populn**	**Emply to GFA**	**Dev Prodn Bands**
✗	Community Facilities Marine Industry					CommunityFacilitiesMarine				
✗	Community Facilities Place of Worship					CommunityFacilitiesPlaceWorship				
✗	Community Facilities Railway					CommunityFacilitiesRailway				
✓	Community Facilities Residential Care Facility					CommunityFacilitiesResCareFacility				
30%	2,500m²	Res	27.00dwell/Ha	150m²	150.00	1.00	100%	0%		
		NonRes	33%Cover	150m²		1.00			50	
✗	Community Facilities Sport & Recreation					CommunityFacilitiesSportRecreatrion				
✗	Community Facilities Sport and Recreation					CommunityFacilitiesSportRecreation				
✗	Community Facilities Utility Install					CommunityFacilitiesUtility				
✓	District Centre					DistrictCentre				
0%	m²	Res	35.00dwell/Ha	150m²	150.00	1.00	100%	0%		5 Dwellings-after 1yrs
		NonRes	48%Cover	150m²		1.00			30	100m2 GFA-after 1yrs
✓	District Centre >2000m2					DistrictCentre_gr2000m2				
0%	m²	Res	24.00dwell/Ha	150m²	150.00	1.00	100%	0%		5 Dwellings-after 1yrs

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Dev Allow	Title					Polygon Ref ID				
Buffer Allwnc	**Min Area Buffer Applied**	**Use Catgy**	**Dev Density**	**Min Lot Size**	**Min Unconst Area**	**Avg Num Floors**	**Attch Dwell Split**	**Non Residnt Populn**	**Emply to GFA**	**Dev Prodn Bands**
		NonRes	33%Cover	150m²		1.00			30	100m2 GFA-after 1yrs
✓	District Centre Lot 3&4 RP122928					DistrictCentreLot3&4RP122928				
0%	m²	Res	144.00dwell/Ha	150m²	150.00	1.00	100%	100%		20 Dwellings-after 1yrs
✓	District Centre Mary Thomas Precinct					DistrictCentreMaryThomasPrecinct				
0%	m²	Res	17.00dwell/Ha	150m²	150.00	1.00	100%	0%		5 Dwellings-after 1yrs
		NonRes	50%Cover	150m²		1.00			30	100m2 GFA-after 1yrs
✗	Environmental Management and Conservation					EnviroManageConserv				
✓	High Density Residential					HighDensityRes				
0%	m²	Res	83.00dwell/Ha	150m²	150.00	1.00	100%	0%		10 Dwellings-after 1yrs
✓	Innovation					Innovation				
30%	2,500m²	NonRes	45%Cover	150m²		2.00			70	500m2 GFA-after 1yrs
✓	Local Centre					LocalCentre				
0%	m²	Res	33.00dwell/Ha	150m²	150.00	1.00	100%	0%		5 Dwellings-after 1yrs
		NonRes	70%Cover	150m²		1.00			30	100m2 GFA-after 1yrs

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Dev Allow	Title					Polygon Ref ID				
Buffer Allwnc	**Min Area Buffer Applied**	**Use Catgy**	**Dev Density**	**Min Lot Size**	**Min Unconst Area**	**Avg Num Floors**	**Attch Dwell Split**	**Non Residnt Populn**	**Emply to GFA**	**Dev Prodn Bands**
✓	Local Centre >2000m2					LocalCentre_gr2000m2				
0%	m²	Res	18.00dwell/Ha	150m²	150.00	1.00	100%	0%		5 Dwellings-after 1yrs
		NonRes	38%Cover	150m²		1.00			30	100m2 GFA-after 1yrs
✓	Local Centre Peregian Beach					LocalCentrePeregianBeach				
0%	m²	Res	46.00dwell/Ha	150m²	150.00	1.00	100%	0%		5 Dwellings-after 1yrs
		NonRes	70%Cover	150m²		1.00			30	100m2 GFA-after 1yrs
✓	Low Density Residential					LowDensityRes				
30%	3,000m²	Res	16.00dwell/Ha	1,200m²	150.00	1.00	0%	0%		50 Dwellings-after 1yrs
✓	Low Density Residential - 800-1200m2 with House					LowDensityResDualOcc				
0%	m²	Res	25.00dwell/Ha	800m²	150.00	1.00	100%	0%		2 Dwellings-after 1yrs
✓	Low Density Residential - Hinterland Village					LowDensityResHinterland				
30%	20,000m²	Res	5.00dwell/Ha	4,000m²	150.00	1.00	0%	0%		10 Dwellings-after 1yrs
✗	Low Density Residential - Not minimum frontage 15m					LowDensityRes_notminfrontage				
✓	Low Density Residential - Pomona					LowDensityResPomona				

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Dev Allow	Title					Polygon Ref ID				
Buffer Allwnc	**Min Area Buffer Applied**	**Use Catgy**	**Dev Density**	**Min Lot Size**	**Min Unconst Area**	**Avg Num Floors**	**Attch Dwell Split**	**Non Residnt Populn**	**Emply to GFA**	**Dev Prodn Bands**
30%	10,000m²	Res	10.00dwell/Ha	2,000m²	150.00	1.00	0%	0%		10 Dwellings-after 1yrs
✓	Low Impact Industry					LowImpactInd				
30%	5,000m²	NonRes	60%Cover	150m²		1.00			90	500m2 GFA-after 1yrs
✓	Low Impact Industry Factory ST Business and Industry Precinct					LowImpactIndFactoryST				
30%	5,000m²	NonRes	60%Cover	150m²		1.00			90	500m2 GFA-after 1yrs
✓	Low Impact Industry Hoffman Drive Business and Industry Precinct					LowImpactIndHoffmanDr				
30%	5,000m²	NonRes	60%Cover	150m²		1.00			70	500m2 GFA-after 1yrs
✓	Low Impact Industry Lionel Donovan Dr Precinct					LowImpactIndLionelDonovanDr				
30%	5,000m²	NonRes	60%Cover	150m²		1.00			70	500m2 GFA-after 1yrs
✓	Major Centre Noosa Business Centre Business Park Precinct					NoosaBusinessCentrelBusinessParkPrecinct				
0%	m²	NonRes	80%Cover	150m²		1.00			40	500m2 GFA-after 1yrs
✗	Major Centre Noosa Business Centre Civic Space Precinct					NoosaBusinessCentrelCivicSpacePrecinct				
✓	Major Centre Noosa Business Centre High Density Residential Precinct					NoosaBusinessCentrelHighDensityResPrecinct				
0%	m²	Res	83.00dwell/Ha	150m²	150.00	1.00	100%	0%		20 Dwellings-after 1yrs

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Dev Allow	Title					Polygon Ref ID				
Buffer Allwnc	**Min Area Buffer Applied**	**Use Catgy**	**Dev Density**	**Min Lot Size**	**Min Unconst Area**	**Avg Num Floors**	**Attch Dwell Split**	**Non Residnt Populn**	**Emply to GFA**	**Dev Prodn Bands**
✓	Major Centre Noosa Business Centre Innovation Precinct					NoosaBusinessCentreInnovationPrecinct				
30%	2,500m²	NonRes	45%Cover	150m²		2.00			70	500m2 GFA-after 1yrs
✓	Major Centre Noosa Business Centre Retail Precinct					NoosaBusinessCentreRetailPrecinct				
0%	m²	NonRes	30%Cover	150m²		1.00			30	100m2 GFA-after 1yrs
✓	Major Centre Noosa Business Centre Showroom Precinct					NoosaBusinessCentreShowroomPrecinct				
0%	m²	NonRes	60%Cover	150m²		1.00			50	100m2 GFA-after 1yrs
✓	Major Centre Noosa Business Centre Small Scale Business Precinct					NoosaBusinessCentreSmallBusPrecinct				
0%	m²	NonRes	60%Cover	150m²		1.00			50	500m2 GFA-after 1yrs
✗	Major Centre Noosa Business Centre Transit Precinct					NoosaBusinessCentreTransitPrecinct				
✓	Major Centre Noosa Business Centre Village Mixed Use Precinct					NoosaBusinessCentreVillageMixedUsePrecinct				
0%	m²	Res	26.00dwell/Ha	150m²	150.00	1.00	100%	0%		10 Dwellings-after 1yrs
		NonRes	56%Cover	150m²		1.00			30	500m2 GFA-after 1yrs
✓	Major Centre Noosa Fair					MajorCentreNoosaFair				
0%	m²	NonRes	55%Cover	150m²		1.00			30	100m2 GFA-after 1yrs

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Dev Allow	Title					Polygon Ref ID				
Buffer Allwnc	**Min Area Buffer Applied**	**Use Catgy**	**Dev Density**	**Min Lot Size**	**Min Unconst Area**	**Avg Num Floors**	**Attch Dwell Split**	**Non Residnt Populn**	**Emply to GFA**	**Dev Prodn Bands**
✓	Major Centre Noosa Junction					MajorCentreNoosaJunction				
0%	m²	Res	137.00dwell/Ha	150m²	150.00	2.00	100%	10%		20 Dwellings-after 1yrs
		NonRes	66%Cover	150m²		1.00			30	100m2 GFA-after 1yrs
✓	Major Centre Noosa Junction Hospitality Precinct					MajorCentreNoosaJunctionHospitalityPrecinct				
0%	m²	Res	137.00dwell/Ha	150m²	150.00	2.00	100%	10%		20 Dwellings-after 1yrs
		NonRes	66%Cover	150m²		1.00			20	100m2 GFA-after 1yrs
✓	Major Centre Noosa Junction Hospitality Precinct >2000m2					MajorCentreNoosaJunctionHospitalityPrecinct_2000m2				
0%	m²	Res	137.00dwell/Ha	150m²	150.00	2.00	100%	10%		20 Dwellings-after 1yrs
		NonRes	66%Cover	150m²		1.00			20	500m2 GFA-after 1yrs
✓	Major Centre Noosa Junction Precinct >2000m2					MajorCentreNoosaJunction_gr2000m2				
0%	m²	Res	137.00dwell/Ha	150m²	150.00	2.00	100%	10%		20 Dwellings-after 1yrs
		NonRes	66%Cover	150m²		1.00			20	100m2 GFA-after 1yrs
✗	Major Centre Noosa Junction Transit Centre					MajorCentreNoosaJunctionTransit				
✓	Medium Density Residential					MediumDensityRes				

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Dev Allow	Title					Polygon Ref ID				
Buffer Allwnc	**Min Area Buffer Applied**	**Use Catgy**	**Dev Density**	**Min Lot Size**	**Min Unconst Area**	**Avg Num Floors**	**Attch Dwell Split**	**Non Residnt Populn**	**Emply to GFA**	**Dev Prodn Bands**
0%	m²	Res	55.00dwell/Ha	150m²	150.00	1.00	100%	0%		10 Dwellings-after 1yrs
✓	Medium Density Residential - Not minimum frontage 15m					MediumDensityRes_notminfrontage				
0%	m²	Res	33.00dwell/Ha	150m²	150.00	1.00	100%	0%		
✓	Medium Impact Industry					MediumImpactInd				
30%	5,000m²	NonRes	60%Cover	150m²		1.00			130	500m2 GFA-after 1yrs
✓	Medium Impact Industry Venture Drive Precinct					MediumImpactIndVentureDr				
30%	5,000m²	NonRes	60%Cover	150m²		1.00			130	500m2 GFA-after 1yrs
✓	Neighbourhood Centre					NeighbourhoodCentre				
0%	m²	Res	26.00dwell/Ha	150m²	150.00	1.00	100%	0%		5 Dwellings-after 1yrs
		NonRes	56%Cover	150m²		1.00			30	100m2 GFA-after 1yrs
✓	Neighbourhood Centre >2000m2					NeighbourhoodCentre_gr2000m2				
0%	m²	Res	18.00dwell/Ha	150m²	150.00	1.00	100%	0%		5 Dwellings-after 1yrs
		NonRes	38%Cover	150m²		1.00			30	100m2 GFA-after 1yrs
✗	No Zone					NoPlanZone				

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Dev Allow	Title					Polygon Ref ID				
Buffer Allwnc	**Min Area Buffer Applied**	**Use Catgy**	**Dev Density**	**Min Lot Size**	**Min Unconst Area**	**Avg Num Floors**	**Attch Dwell Split**	**Non Residnt Populn**	**Emply to GFA**	**Dev Prodn Bands**
✗	No Zone					NoZone				
✗	Recreation and Open Space					Rec&OpenSpace				
✓	Rural					Rural				
30%	2,000,000m²	Res	0.00dwell/Ha	2,000,000m²	150.00	1.00	50%	0%		2 Dwellings-after 1yrs
✓	Rural Residential					RuralRes				
30%	45,000m²	Res	2.00dwell/Ha	8,000m²	150.00	1.00	50%	0%		2 Dwellings-after 1yrs
✓	Tourist Accommodation					TouristAccom				
0%	m²	Res	58.00dwell/Ha	150m²	150.00	2.00	100%	100%		20 Dwellings-after 1yrs
		NonRes	13%Cover	150m²		1.00			30	100m2 GFA-after 1yrs
✓	Tourist Accommodation 94 Noosa Drive					TouristAccomNoosaDrv				
0%	m²	Res	58.00dwell/Ha	150m²	150.00	2.00	100%	100%		20 Dwellings-after 1yrs
		NonRes	13%Cover	150m²		1.00			30	100m2 GFA-after 1yrs
✓	Tourist Accommodation Halse Lane					TouristAccomViewlandDrvHalseLane				
0%	m²	Res	44.00dwell/Ha	150m²	150.00	2.00	100%	100%		20 Dwellings-after 1yrs

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Dev Allow	Title					Polygon Ref ID				
Buffer Allwnc	**Min Area Buffer Applied**	**Use Catgy**	**Dev Density**	**Min Lot Size**	**Min Unconst Area**	**Avg Num Floors**	**Attch Dwell Split**	**Non Residnt Populn**	**Emply to GFA**	**Dev Prodn Bands**
✓	Tourist Accommodation Hastings ST Mixed Use					TouristAccomHastingsSTMixedUse				
0%	m²	Res	100.00dwell/Ha	150m²	150.00	2.00	100%	100%		20 Dwellings-after 1yrs
		NonRes	22%Cover	150m²		1.00			20	100m2 GFA-after 1yrs
✗	Tourist Accommodation Noosa North Shore					TouristAccomNoosaNorthShore				
✓	Tourist Accommodation Noosa Springs					TouristAccomNoosaSprings				
0%	m²	Res	45.00dwell/Ha	150m²	150.00	2.00	100%	100%		20 Dwellings-after 1yrs
✓	Tourist Accommodation Peregian Beach					TouristAccomPeregianBeach				
0%	m²	Res	58.00dwell/Ha	150m²	150.00	1.00	100%	100%		20 Dwellings-after 1yrs
		NonRes	13%Cover	150m²		1.00			30	100m2 GFA-after 1yrs
✓	Tourist Accommodation Serenity Close					TouristAccomSerenityClose				
0%	m²	Res	88.00dwell/Ha	150m²	150.00	2.00	100%	100%		20 Dwellings-after 1yrs
		NonRes	20%Cover	150m²		1.00			30	100m2 GFA-after 1yrs
✓	Tourist Accommodation Viewland Drive					TouristAccomViewlandDrv				
0%	m²	Res	44.00dwell/Ha	150m²	150.00	2.00	100%	100%		20 Dwellings-after 1yrs

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Appendix E – DMaTT Constraint mapping – Noosa Shire

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

JEREMYS LANE
EASTWELL LANE
ROAD 2
WAHPUNGA LANE
BUNNEYS LANE
ROAD 8
GYMPIE KIN KIN ROAD
DR PAGES ROAD
ROAD 9
PAULSENS ROAD
PERSEVERANCE ROAD
SHEPPERSONS LANE
ROAD 10
ROAD 13
MAIN STREET
ROAD 11
ROAD 12
POMONA KIN KIN ROAD
ROAD 14
MURRAYS ROAD

Legend

- Grid Index
- DCDB
- Development Constraint

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: 20/07/2018

0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.

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

- Grid Index
- DCDB
- Development Constraint

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: 20/07/2018

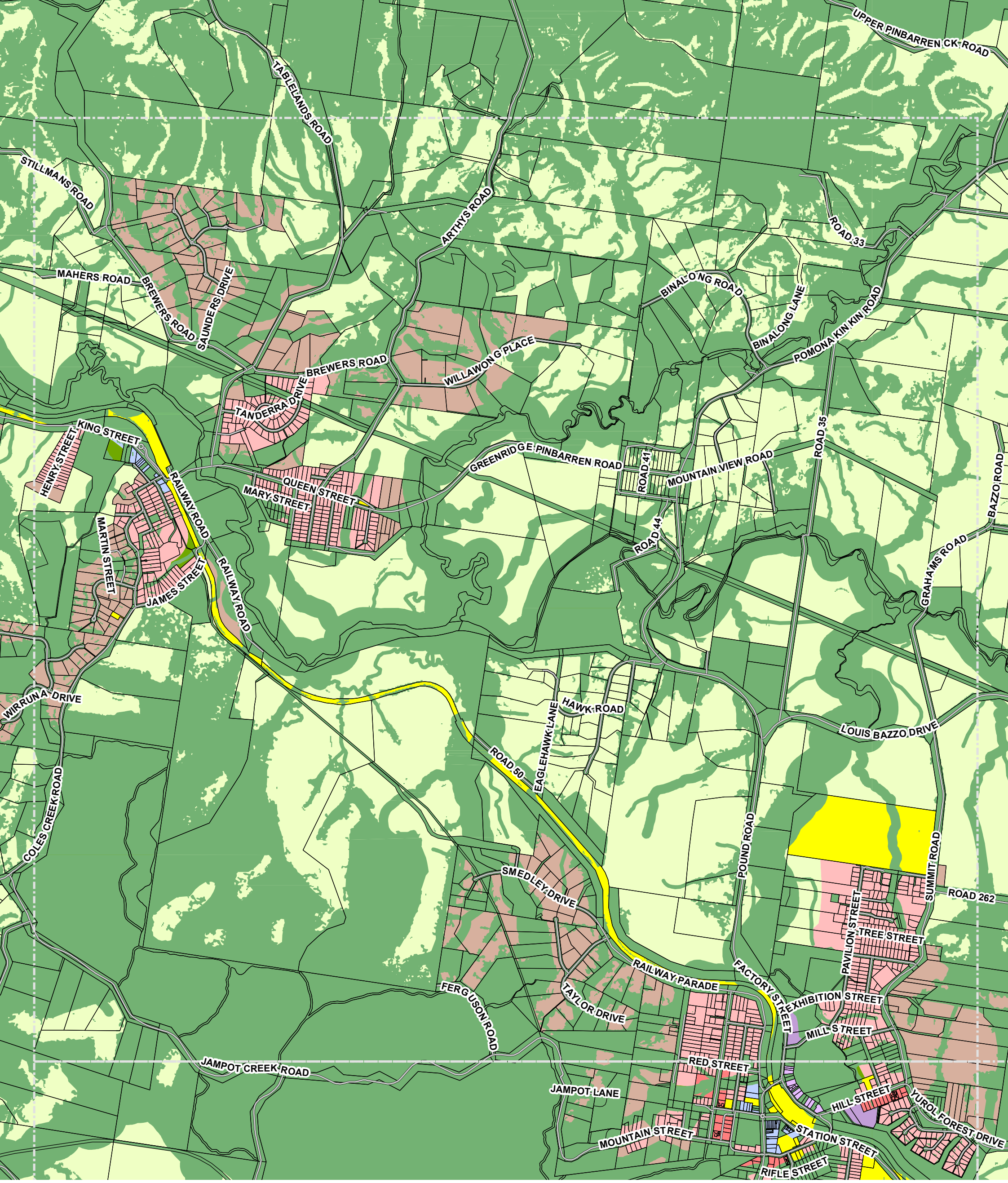
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Legend

- Grid Index
- DCDB
- Development Constraint

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 3

Date: 20/07/2018

0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.

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

Legend

- Grid Index
- DCDB
- Development Constraint

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 4

Date: 20/07/2018

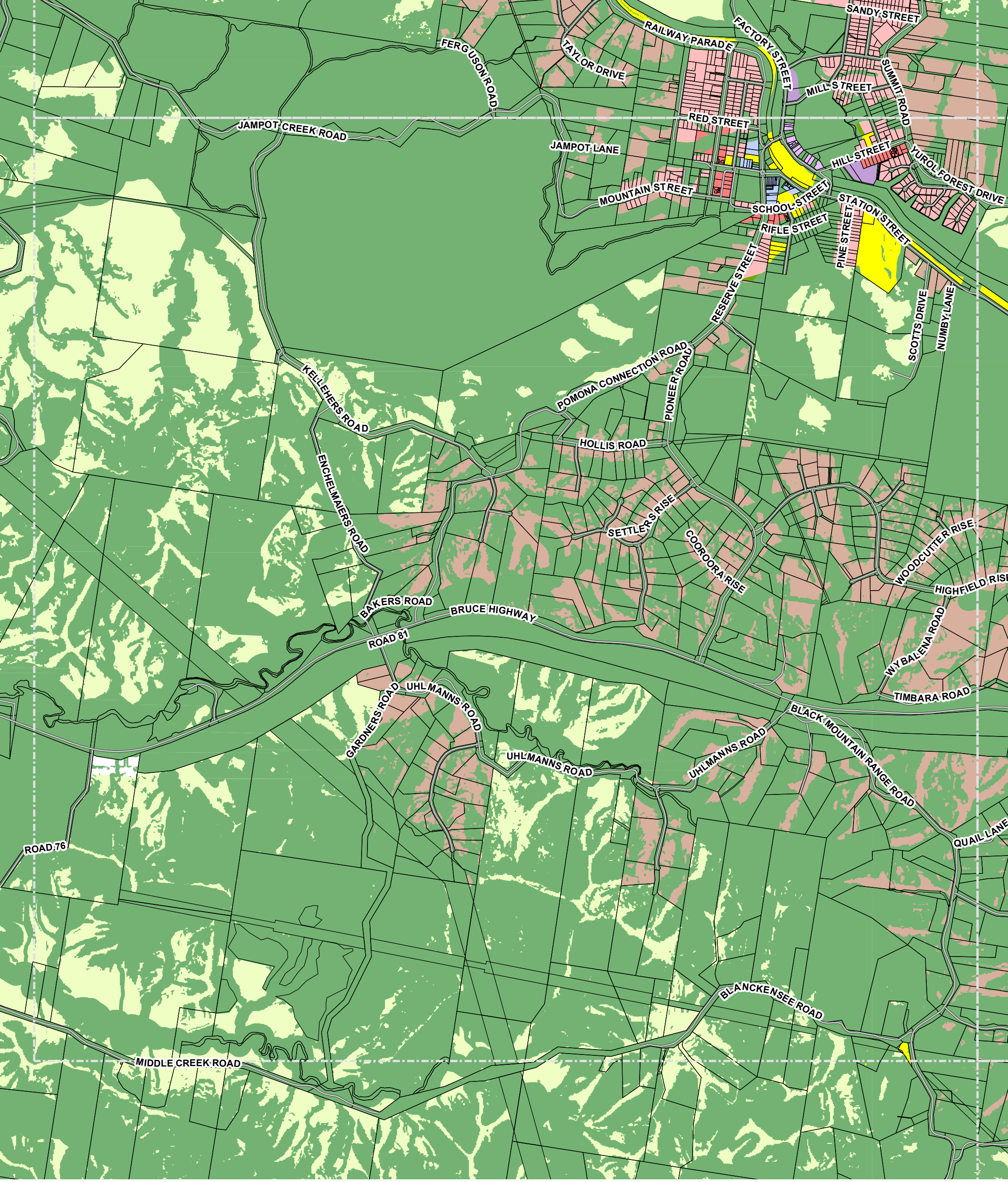
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Legend

- Grid Index
- DCDB
- Development Constraint

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 5

Date: 20/07/2018

0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.

KIDD ROAD
KIDD ROAD
YUROL FOREST DRIVE
PORTERS ROAD
ROAD 71
ROAD 55
KENNEDYS ROAD
NURSERY ROAD
ROAD 71
HIGHFIELD RISE
LAMONTS ROAD
ROSE GUM ROAD
ELM STREET
CUDGERIE DRIVE
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

Legend

- Grid Index
- DCDB
- Development Constraint

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 6

Date: 20/07/2018

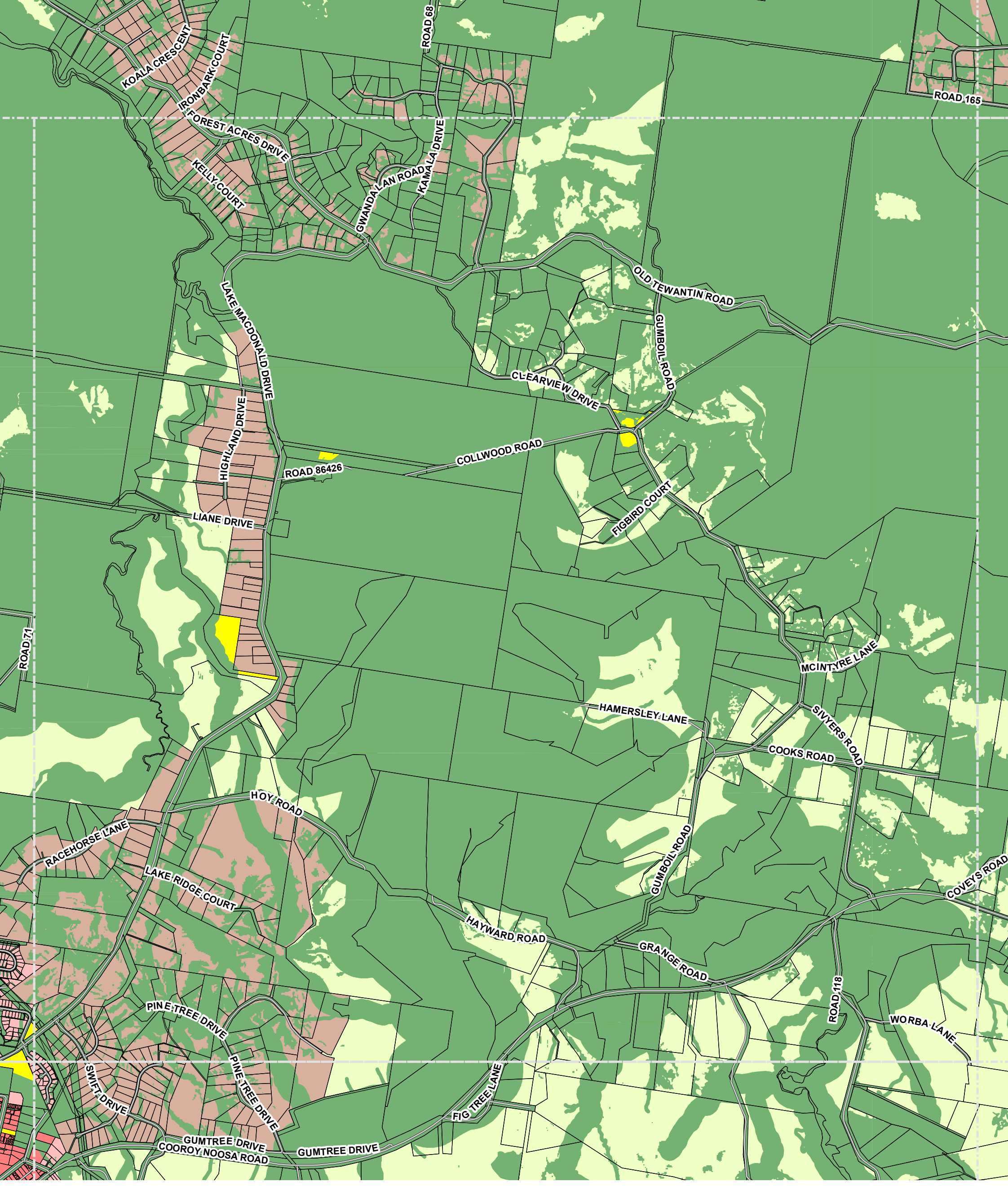
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Legend

- Grid Index
- DCDB
- Development Constraint

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 7

Date: 20/07/2018

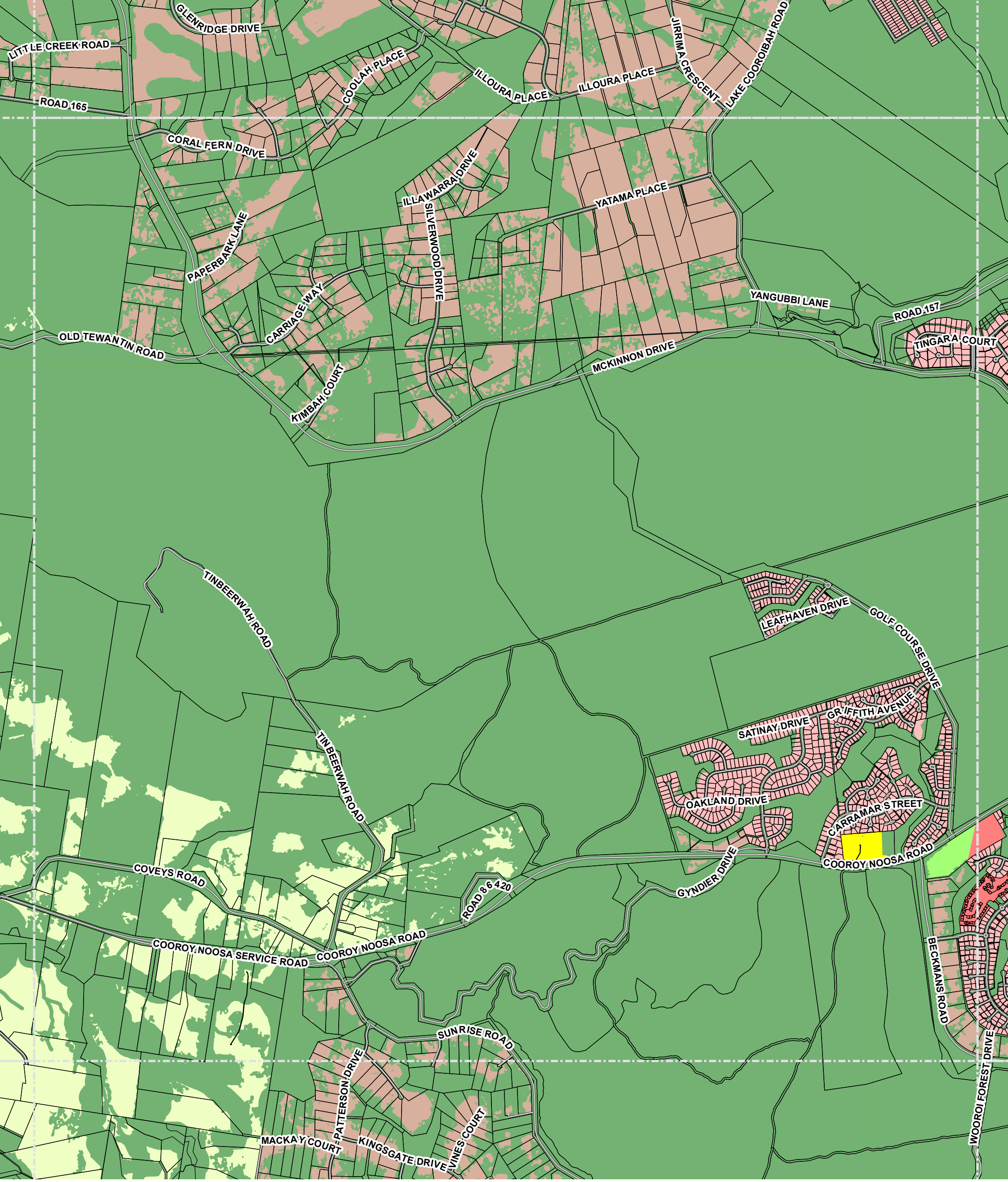
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Legend

- Grid Index
- DCDB
- Development Constraint

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 8

Date: 20/07/2018

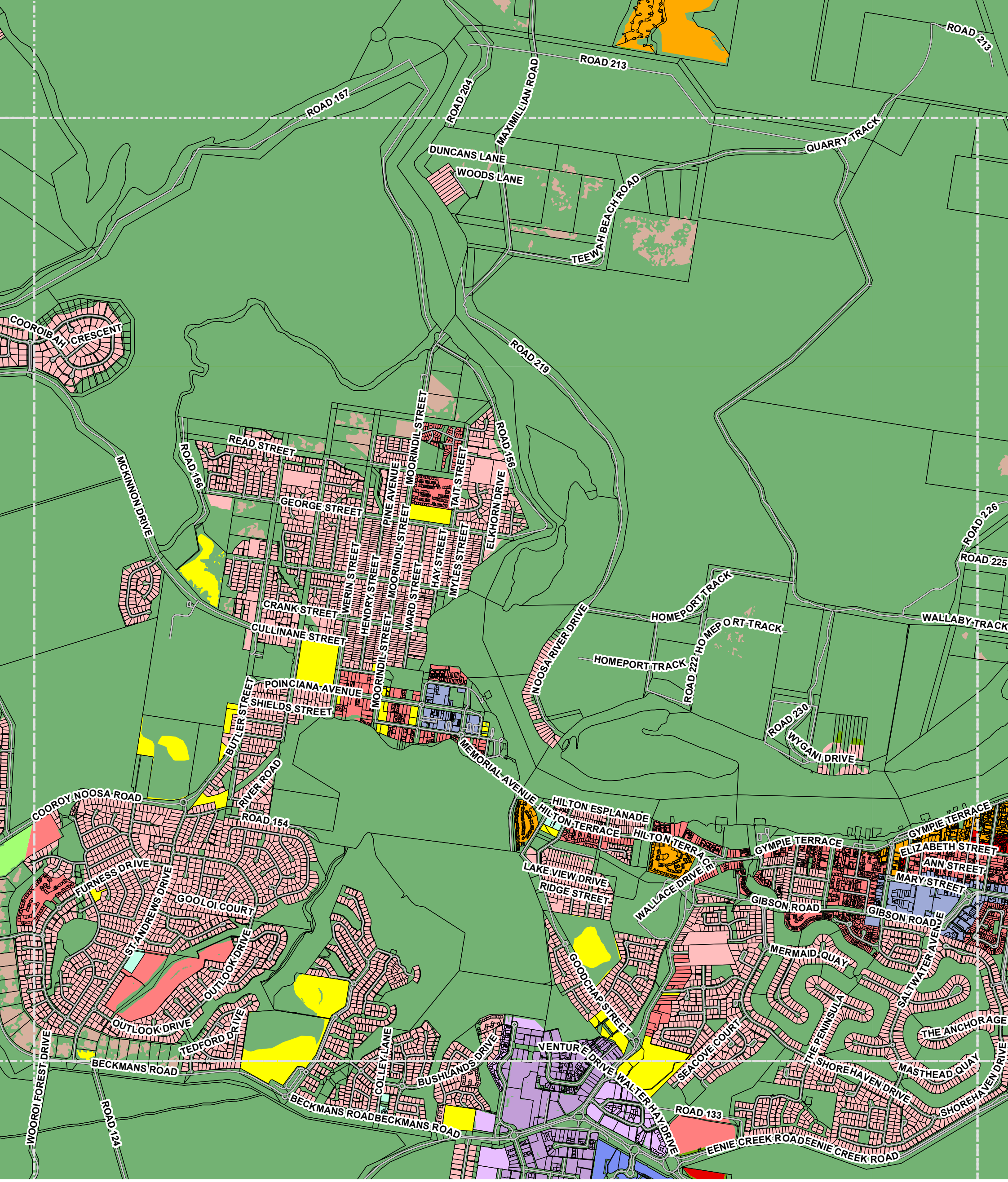
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Legend

- Grid Index
- DCDB
- Development Constraint

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 9

Date: 20/07/2018

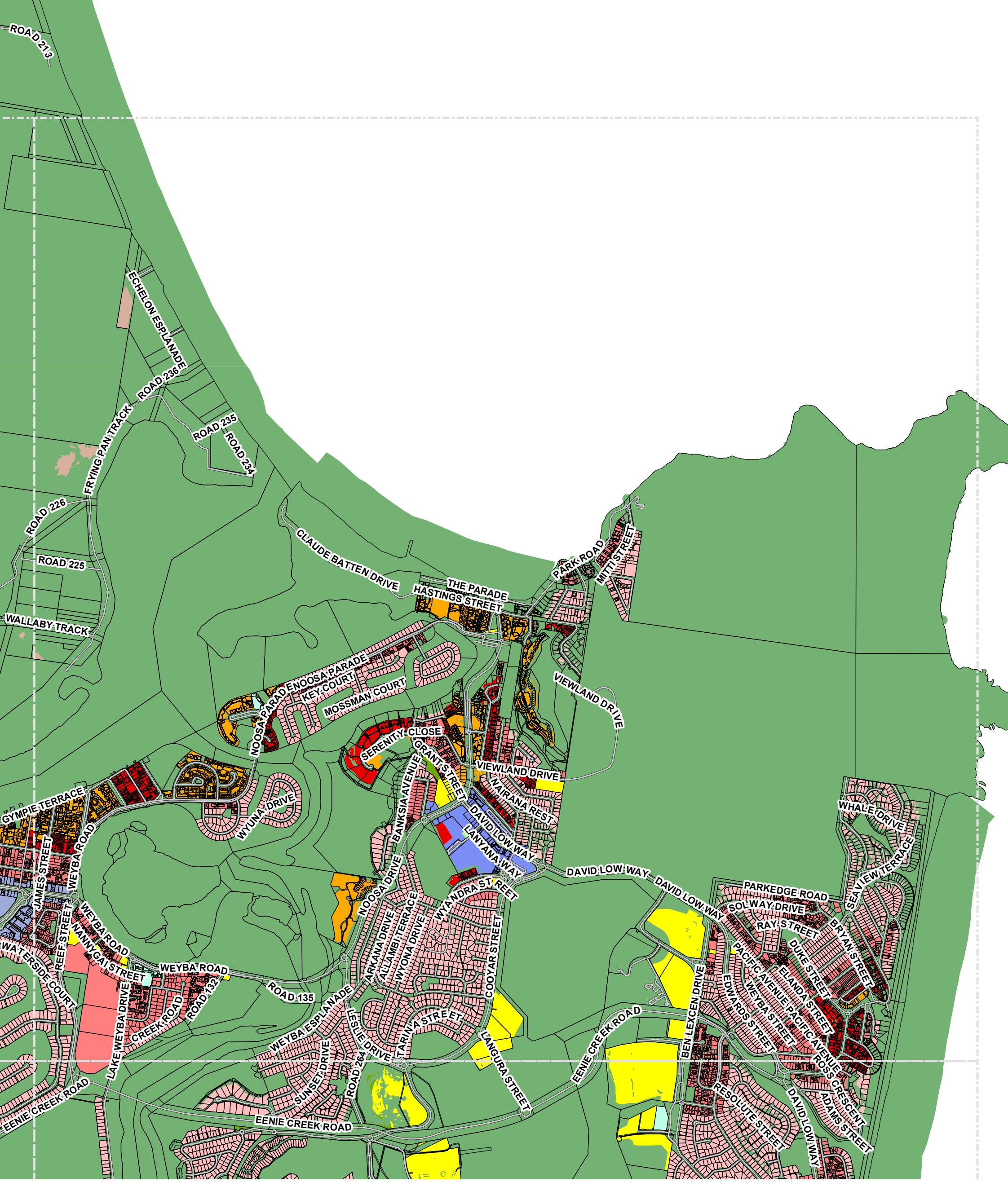
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Legend

- Grid Index
- DCDB
- Development Constraint

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 10

Date: 20/07/2018

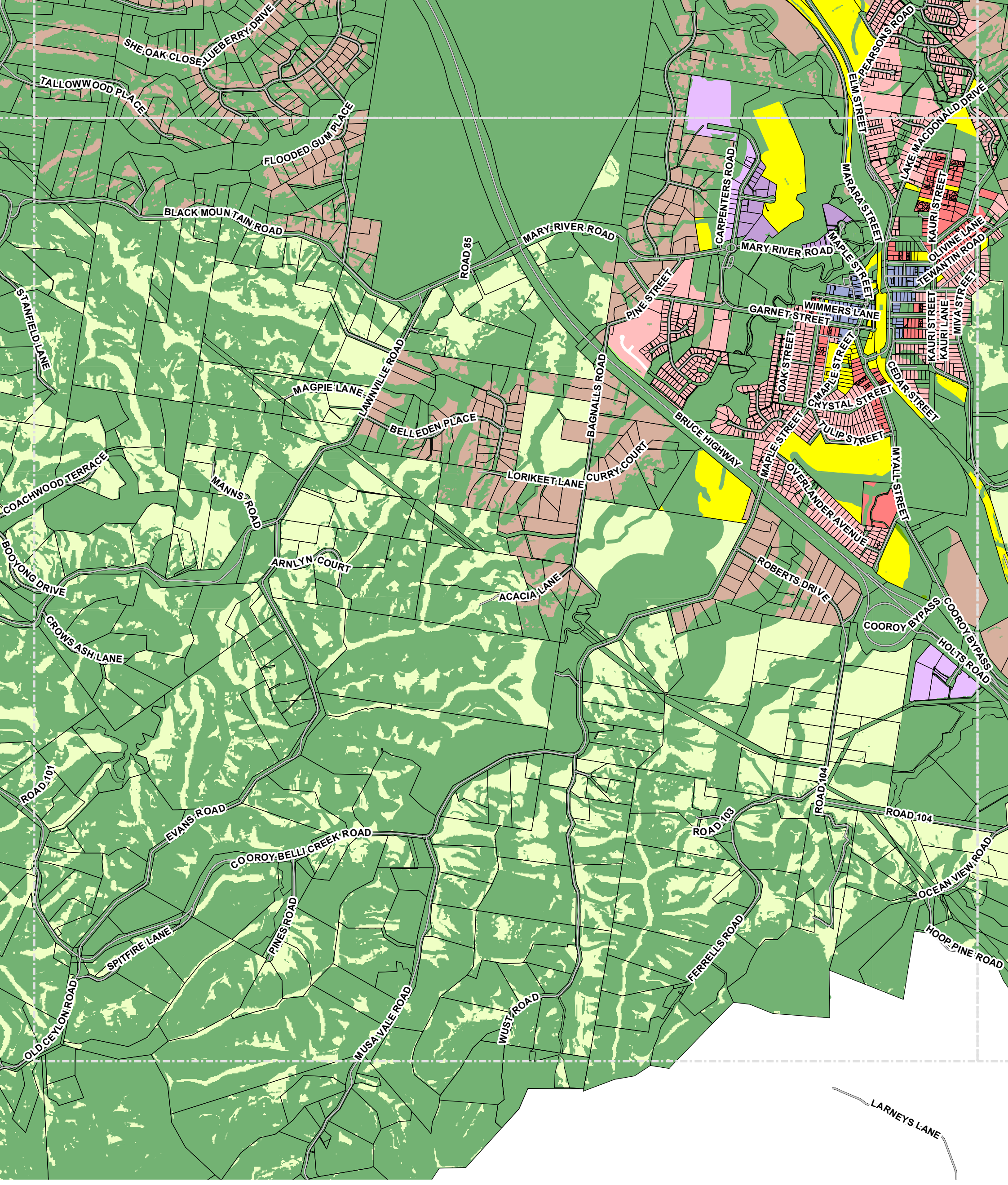
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Legend

- Grid Index
- DCDB
- Development Constraint

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 11

Date: 20/07/2018

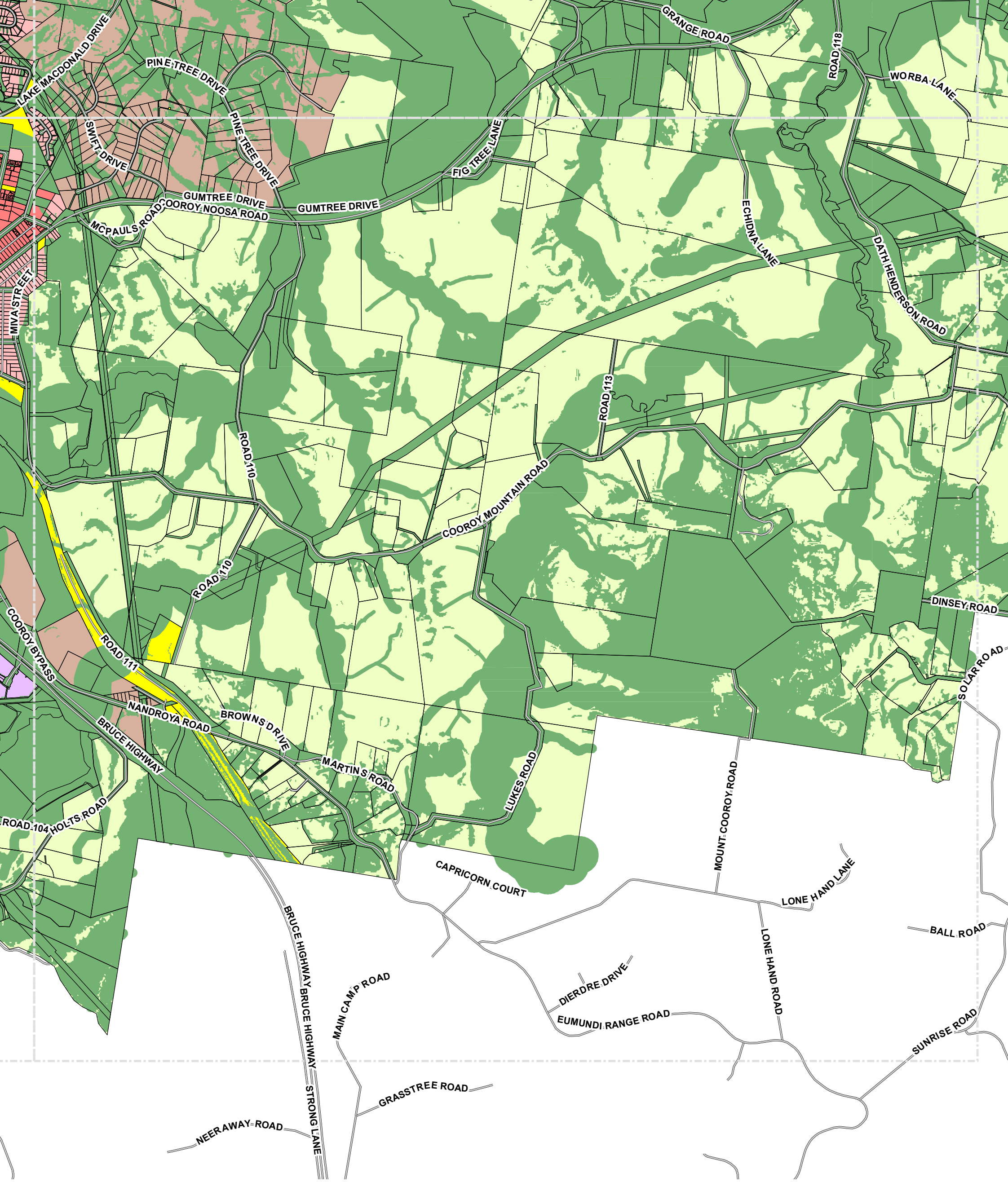
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Legend

- Grid Index
- DCDB
- Development Constraint

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 12

Date: 20/07/2018

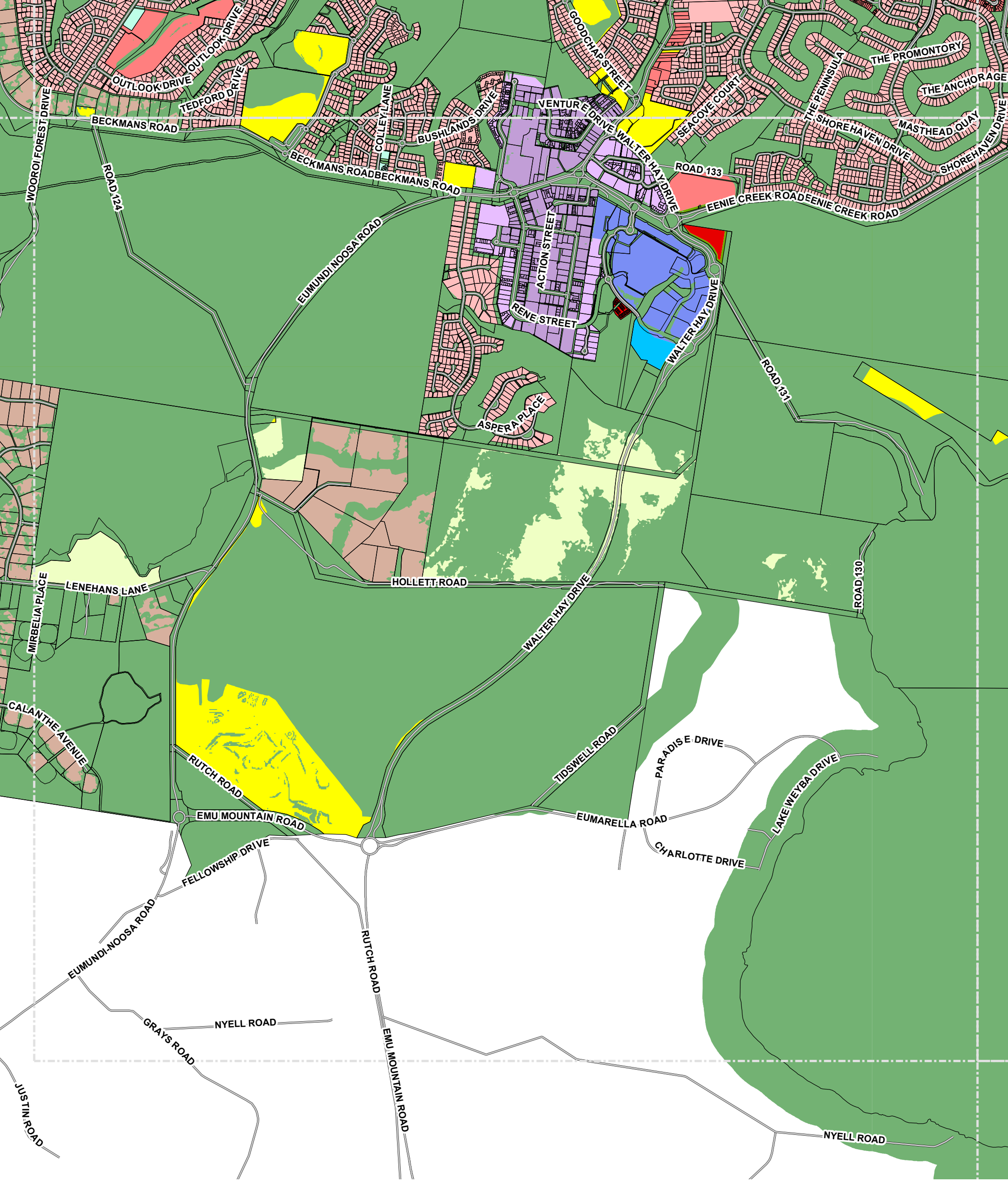
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Legend

- Grid Index
- DCDB
- Development Constraint

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 13

Date: 20/07/2018

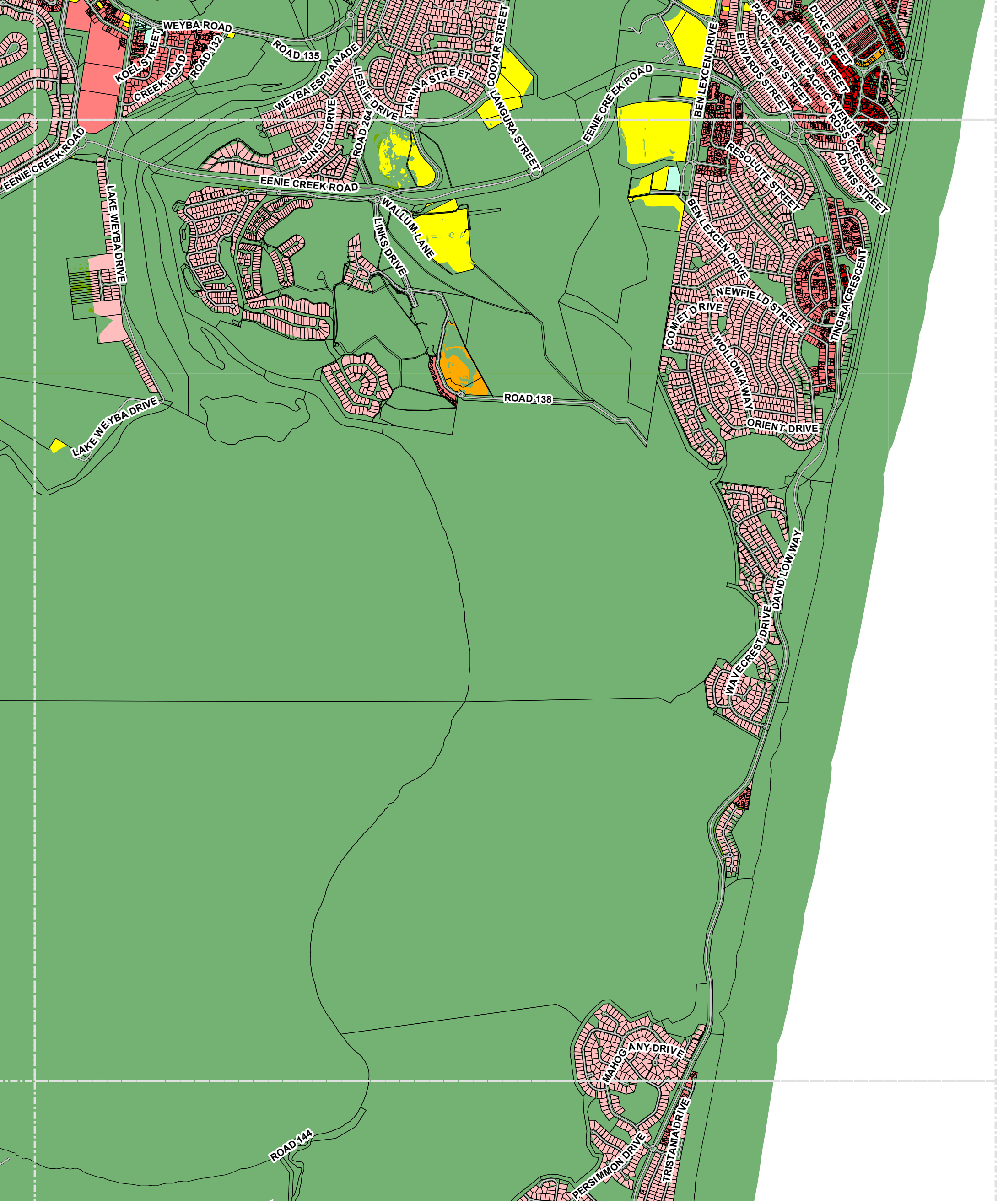
0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.



Legend

- Grid Index
- DCDB
- Development Constraint

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 14

Date: 20/07/2018

0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.

Legend

- Grid Index
- DCDB
- Development Constraint

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 15

Date: 20/07/2018

0 50100 200 300 400 500
Meters

N

Disclaimer

These Maps are supplied under the following conditions:-

Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness or accuracy of the map details or the degree of compliance with any standards in this matter.
Persons making decisions with financial or legal implications must not rely upon the map details shown for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing reliance upon this information.

Appendix F – DMaTT Bayesian Network configuration

CONFIDENTIAL

This document may not, in whole or part, be copied, photocopied, reproduced or translated without prior consent from the CEO, Unitywater.

Calculation of Development Desirability Index (DDI)

When the Final Result is "Vacant to Single Dwelling" or "Has DA MCU approved" or "Has DA REC approved", use the Development Factor for that result as the DDI.
Otherwise, the DDI is calculated by the following formula utilising the Development Factors from the determined Final State from each grouping:

When (Development Margin multiplied by Combined Water/Sewer Proximity) less than 0.9, then DDI takes Similar Development Cluster Intensity into account as:

Average of (Similar Development Cluster Intensity, Distance to Train Station, Proximity to Roads, Development Influences, (Development Margin multiplied by Combined Water/Sewer Proximity multiplied by 5 to give a higher weighting))

Otherwise, DDI calcuated as:

Average of (Distance to Train Station, Proximity to Roads, Development Influences, (Development Margin multiplied by Combined Water/Sewer Proximity multiplied by 5 to give a higher weighting))

	Input Variables	Condition		Result	Combine	Condition	Final State	Development Factor
Development Influences	Number of Ultimate Detached Dwellings	One dwelling only		Vacant residential land on which can only build single house			Vacant to Single Dwelling	0.99
	Existing Land Use	Vacant land						
	Planning Zone	In residential zone						
	Local Planning Area (LPA)	Land located inside LPA		In LPA			Vacant In LPA Zone	0.98
							In LPA Zone	0.97
	Developable Area	Yes	Dev Area <= 2500sqm	Vacant Infill Land	Corporate Owner	Yes	Vacant Res Infill land Corporate Owned	0.92
						No	Vacant Infill Land	0.8
			Dev Area > 2500sqm	Vacant Greenfield Land	Corporate Owner	Yes	Vacant Res Greenfield land Corp Owned	0.9
						No	Vacant Greenfield Land	0.7
	Existing Land Use	Not vacant land		Not vacant land	Null		No Factors Apply	0
	DA Over Land	MCU or MPS		Has DA MCU approved			Has DA MCU approved	0.98
		REC or RAL		Has DA REC approved			Has DA REC approved	0.98
	Land Owner	Owned by corporate entity		Corporate	Land has residential dev only	Yes	Res Land with Corporate Owner	0.5
	Property older than 1980	Infrastucture Age before 1980		Infra Age before 1980			Infra Age before 1980	0.4
		All other infrastucture		Null	Null		No Factors Apply	0

Development Margin	Existing Attached Dwellings	Development Margin (Ultimate - Existing) / Ultimate	Margin 0to50 (<200% Increase)	Use maximum margin value from: Attached Dwellings Development Margin Detached Dwellings Development Margin NonRes GFA Development Margin		
			Margin 50to60 (200% Increase)			
			Margin 60to65 (300% Increase)			
			Margin 65to75 (400% Increase)			
	Ultimate Attached Dwellings	Assume entitlement to construct a single dwelling. If Existing is <1 then assume Existing is 1	Margin 75to80 (500% Increase)			
			Margin 80to90 (1000% Increase)			
			Margin 90to95 (2000% Increase)			
			Margin 95to98 (5000% Increase)			
			Margin 98to100 (+5000% Increase)			
	Existing Detached Dwellings	Development Margin (Ultimate - Existing) / Ultimate	Margin 0to50 (<200% Increase)		Margin 0to50 (<200% Increase)	0.05
			Margin 50to60 (200% Increase)		Margin 50to60 (200% Increase)	0.2
			Margin 60to65 (300% Increase)		Margin 60to65 (300% Increase)	0.4
			Margin 65to75 (400% Increase)		Margin 65to75 (400% Increase)	0.6
	Ultimate Detached Dwellings	Assume entitlement to construct a single dwelling. If Existing is <1 then assume Existing is 1	Margin 75to80 (500% Increase)		Margin 75to80 (500% Increase)	0.8
			Margin 80to90 (1000% Increase)		Margin 80to90 (1000% Increase)	0.9
			Margin 90to95 (2000% Increase)		Margin 90to95 (2000% Increase)	0.95
			Margin 95to98 (5000% Increase)		Margin 95to98 (5000% Increase)	0.98
			Margin 98to100 (+5000% Increase)		Margin 98to100 (+5000% Increase)	0.999
	Existing NonRes GFA	Development Margin (Ultimate - Existing) / Ultimate	Margin 0to50 (<200% Increase)			
			Margin 50to60 (200% Increase)			
			Margin 60to65 (300% Increase)			
			Margin 65to75 (400% Increase)			
	Ultimate NonRes GFA	Assume entitlement to construct at least 10 sqmtr GFA. If Existing is <10 then assume Existing is 10	Margin 75to80 (500% Increase)			
			Margin 80to90 (1000% Increase)			
			Margin 90to95 (2000% Increase)			
			Margin 95to98 (5000% Increase)			
			Margin 98to100 (+5000% Increase)			

Combined Water/Sewer Proximity				Water Dist 0m to <5m	Sewer Dist 0m to <5m	Infrastr Dist 0m to <5m	0.99
					Sewer Dist 5m to <10m		
					Sewer Dist 10m to <15m		
					Sewer Dist 15m to <25m	Infrastr Dist 5m to <10m	0.97
					Sewer Dist 25m to <50m		
					Sewer Dist 50m to <100m		
					Sewer Dist 100m to <250m		
					Sewer Dist =>250m		
				Water Dist 5m to <10m	Sewer Dist 0m to <5m	Infrastr Dist 0m to <5m	0.99
					Sewer Dist 5m to <10m	Infrastr Dist 5m to <10m	0.97
					Sewer Dist 10m to <15m		
					Sewer Dist 15m to <25m		
					Sewer Dist 25m to <50m	Infrastr Dist 10m to <15m	0.95
					Sewer Dist 50m to <100m		
					Sewer Dist 100m to <250m		
					Sewer Dist =>250m		
	Distance from land boundary to water pipes	Dist 0m to <5m	Water Dist 0m to <5m	Water Dist 10m to <15m	Sewer Dist 0m to <5m	Infrastr Dist 0m to <5m	0.99
		Dist 5m to <10m	Water Dist 5m to <10m		Sewer Dist 5m to <10m	Infrastr Dist 5m to <10m	0.97
		Dist 10m to <15m	Water Dist 10m to <15m		Sewer Dist 10m to <15m	Infrastr Dist 10m to <15m	0.95
		Dist 15m to <25m	Water Dist 15m to <25m		Sewer Dist 15m to <25m		
		Dist 25m to <50m	Water Dist 25m to <50m		Sewer Dist 25m to <50m		
		Dist 50m to <100m	Water Dist 50m to <100m		Sewer Dist 50m to <100m		
		Dist 100m to <250m	Water Dist 100m to <250m		Sewer Dist 100m to <250m	Infrastr Dist 15m to <25m	0.8
		Dist =>250m	Water Dist =>250m		Sewer Dist =>250m		
				Water Dist 15m to <25m	Sewer Dist 0m to <5m	Infrastr Dist 0m to <5m	0.99
					Sewer Dist 5m to <10m	Infrastr Dist 5m to <10m	0.97
					Sewer Dist 10m to <15m	Infrastr Dist 10m to <15m	0.95
					Sewer Dist 15m to <25m	Infrastr Dist 15m to <25m	0.8
					Sewer Dist 25m to <50m		
					Sewer Dist 50m to <100m		
					Sewer Dist 100m to <250m		
					Sewer Dist =>250m		
				Water Dist 25m to <50m	Sewer Dist 0m to <5m	Infrastr Dist 0m to <5m	0.99
					Sewer Dist 5m to <10m	Infrastr Dist 5m to <10m	0.97
					Sewer Dist 10m to <15m	Infrastr Dist 10m to <15m	0.95
					Sewer Dist 15m to <25m	Infrastr Dist 15m to <25m	0.8
					Sewer Dist 25m to <50m	Infrastr Dist 25m to <50m	0.6
					Sewer Dist 50m to <100m		
					Sewer Dist 100m to <250m		
					Sewer Dist =>250m		
	Distance from land boundary to sewerage pipes	Dist 0m to <5m	Sewer Dist 0m to <5m	Water Dist 50m to <100m	Sewer Dist 0m to <5m	Infrastr Dist 25m to <50m	0.6
		Dist 5m to <10m	Sewer Dist 5m to <10m		Sewer Dist 5m to <10m		
		Dist 10m to <15m	Sewer Dist 10m to <15m		Sewer Dist 10m to <15m		
		Dist 15m to <25m	Sewer Dist 15m to <25m		Sewer Dist 15m to <25m		
		Dist 25m to <50m	Sewer Dist 25m to <50m		Sewer Dist 25m to <50m		
		Dist 50m to <100m	Sewer Dist 50m to <100m		Sewer Dist 50m to <100m	Infrastr Dist 50m to <100m	0.4
		Dist 100m to <250m	Sewer Dist 100m to <250m		Sewer Dist 100m to <250m	Infrastr Dist 100m to <250m	0.1
		Dist =>250m	Sewer Dist =>250m		Sewer Dist =>250m	Infrastr Dist =>250m	0.05
				Water Dist 100m to <250m	Sewer Dist 0m to <5m	Infrastr Dist 50m to <100m	0.4
					Sewer Dist 5m to <10m		
					Sewer Dist 10m to <15m		
					Sewer Dist 15m to <25m		
					Sewer Dist 25m to <50m		
					Sewer Dist 50m to <100m		
					Sewer Dist 100m to <250m	Infrastr Dist 100m to <250m	0.1
					Sewer Dist =>250m	Infrastr Dist =>250m	0.05
				Water Dist =>250m	Sewer Dist 0m to <5m	Infrastr Dist 100m to <250m	0.1
					Sewer Dist 5m to <10m		
					Sewer Dist 10m to <15m		
					Sewer Dist 15m to <25m		
					Sewer Dist 25m to <50m		
					Sewer Dist 50m to <100m		
					Sewer Dist 100m to <250m		
					Sewer Dist =>250m	Infrastr Dist =>250m	0.05

					LO Dist 0m to <50m		

Proximity to Roads				HO Road Dist 0m to <100m	LO Dist 50m to <100m	Excellent Proximity	0.9
					LO Dist >=100m		
	Distance from land boundary to higher order (HO) roads	Dist 0m to <100m	0.9	HO Road Dist 100m to <400m	LO Dist 0m to <50m	High Proximity	0.8
		Dist 100m to <400m	0.8		LO Dist 50m to <100m		
		Dist 400m to 800m	0.6		LO Dist >=100m		
		Dist 800m to <1500m	0.4	HO Road Dist 400m to <800m	LO Dist 0m to <50m	Average Proximity	0.6
		Dist 1500m to <3000m	0.1		LO Dist 50m to <100m		
		Dist >=3000m	0.05		LO Dist >=100m		
				HO Road Dist 800m to <1500m	LO Dist 0m to <50m	Marginal Proximity	0.5
					LO Dist 50m to <100m	Minor Proximity	0.4
					LO Dist >=100m		
	Distance from land boundary to lower order (LO) roads	Dist 0m to <50m	0.5	HO Road Dist 1500m to <3000m	LO Dist 0m to <50m	Marginal Proximity	0.5
		Dist 50m to <100m	0.2		LO Dist 50m to <100m	Poor Proximity	0.2
		Dist>-100m	0.05		LO Dist >=100m	Trivial Proximity	0.1
				HO Road Dist =>3000m	LO Dist 0m to <50m	Marginal Proximity	0.5
					LO Dist 50m to <100m	Poor Proximity	0.2
					LO Dist >=100m	Negligible Proximity	0.05
	Distance to Train Station	Station <400m	0.9			Station <400m	0.9
		Station <800m	0.5			Station <800m	0.5
		Station >=800m	0			Station >=800m	0

Similar Development Cluster Intensity				No NonRes Intensity	No Res Intensity	No Intensity	0
					Low Res Intensity	Low Intensity	0.2
	Number of residential properties in same planning zone with 2 or more dwellings within 100m radius of land parcel	0 Res Lots	No Res Intensity		Medium Res Intensity	Medium Intensity	0.4
		0 to <5 Res Lots	Low Res Intensity		High Res Intensity	High Intensity	0.5
		5 to <10 Res Lots	Medium Res Intensity	Low NonRes Intensity	No Res Intensity	Low Intensity	0.2
		10 or greater Res Lots	High Res Intensity		Low Res Intensity		
					Medium Res Intensity	Medium Intensity	0.4
					High Res Intensity	High Intensity	0.5
				Medium NonRes Intensity	No Res Intensity	Medium Intensity	0.4
					Low Res Intensity		
	Number of non-residential properties in same planning zone with 50 sqmtr GFA or more within 100m radius of land parcel	0 Res Lots	No NonRes Intensity		Medium Res Intensity		
		0 to <5 Res Lots	Low NonRes Intensity		High Res Intensity	High Intensity	0.5
		5 to <10 Res Lots	Medium NonRes Intensity	High NonRes Intensity	No Res Intensity	High Intensity	0.5
		10 or greater Res Lots	High NonRes Intensity		Low Res Intensity		
					Medium Res Intensity		
					High Res Intensity		