4.3 Planning assumptions

4.3.1 Purpose

The [planning assumptions](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PlanningAssumptions) state the following:

1. the predicted existing and future resident population and private residential dwelling supply in the local government area;
2. the predicted existing and future employment and non-residential floor space in the local government area;
3. the assumptions about the type, location, scale and timing of residential and non-residential development which are used to derive the demand for a [trunk infrastructure](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#TrunkInfrastructure) network giving a consistent basis for the planning of the trunk infrastructure network and the determination of the [priority infrastructure area](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PriorityInfrArea).

4.3.2 Localities

1. The predictions of existing and future resident population and private residential dwelling supply and employment and non-residential floor space are stated in [Schedule 3](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CSchedule3PIPMapping.docx) and are summarised for the [priority infrastructure area](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PriorityInfrArea) localities in the local government area located within and outside of the priority infrastructure area in [Table 4.3.11.1](#table43111), [Table 4.3.12.1](#table43121), [Table 4.3.13.1](#table43131) and [Table 4.3.14.1](#table43141).
2. The predictions for the PIA localities in the local government area can be reorganised for [service catchments](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#ServCatch) to support infrastructure planning for different [trunk infrastructure](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#TrunkInfrastructure) networks.
3. The PIA localities and the [priority infrastructure area](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PriorityInfrArea) are identified in [Map A2 Priority Infrastructure Area and PIA Localities](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping).

4.3.3 Time periods

The predictions of existing and future resident population and private residential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply and employment and non-residential floor space in the local government area have been prepared for the following time periods to align with the [Australian Bureau of Statistics (ABS)](http://www.abs.gov.au/) census years:

1. 2011–2016;
2. 2016–2021;
3. 2021–2026;
4. 2026–2031.

4.3.4 Existing level of development

The [base date](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#BaseDate) for the predictions of existing resident population and private residential dwelling supply and employment and non-residential floor space in the local government area is 30 June 2011.

4.3.5 Residential occupancy rates

The residential occupancy rates used in the prediction of existing and future resident population based on the private residential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply in the local government area have been sourced from the Queensland Treasury Small Area Occupancy Rates (2011 Edition) and are identified in the extrinsic material.

4.3.6 Employment and non-residential floor space

The employment rates used in the prediction of existing and future non-residential floor space in the local government area have been based on the employment rates determined by the Council and are identified in the extrinsic material.

4.3.7 Development categories and planning scheme uses

[Table 4.3.7.1](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CPart4PlanningAssumptions.docx%22%20%5Cl%20%22table4371) identifies the relationship between the categories of residential and non-residential development and planning scheme uses for which [planning assumptions](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PlanningAssumptions) are stated.

Table 4.3.7.1—Development categories and planning scheme uses

|  |  |
| --- | --- |
| Development category | Planning scheme uses |
| Private residential development |
| Dwelling house | [Dwelling house](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#DwgHse) |
| Multiple dwelling | [Dual occupancy](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#DualOcc), [Dwelling unit](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#DwgUnit), [Multiple dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Multiple), [Retirement facility](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Retirement)Note—The predicted existing and future resident population for [multiple dwellings](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Multiple) in [Table 4.3.11.1](#table43111) includes a prediction for [retirement facilities](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Retirement). However, the predicted existing and future private residential dwelling supply in [Table 4.3.12.1](#table43121) does not include a future prediction for [retirement facilities](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Retirement). |
| Other private residential development |
| Non-private dwelling | [Caretaker’s accommodation](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Caretakers), [Non-resident workforce accommodation](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#NonResWorkers), [Relocatable home park](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Relocatable), [Residential care facility](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#ResidentialCare), [Rural workers accommodation](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#RuralWorkersAccomm)Note—Other private residential development refers to development that accommodates permanent residents in non-private dwellings. The predicted existing and future resident population in [Table 4.3.11.1](#table43111) and the predicted existing and future private residential dwelling supply in [Table 4.3.12.1](#table43121) do not include predictions for non-private residential development as this information is unable to be determined. |
| Non-residential development |
| Retail | [Adult store](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Adult), [Agricultural supplies store](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#AgriculturalStore), [Car wash](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#CarWash), [Food and drink outlet](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#FoodDrink), [Function facility](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Function), [Garden centre](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GardenCentre), [Hardware and trade supplies](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Hardware), [Rooming accommodation](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#RoomAccom), [Hotel](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Hotel), [Market](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Market), [Nightclub entertainment facility](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Nightclub), [Outdoor sales](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#OutdoorSales), [Resort complex](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#ResortComplex), [Roadside stall](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#RoadsideStall), [Rural industry](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#RuralIndust), [Service station](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#ServStation), [Shop](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Shop), [Shopping centre](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#ShopCentre), [Short term accommodation](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Shortterm), [Showroom](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Showroom), [Tourist park](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Touristpark), [Wholesale nursery](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#WholesaleNursery) |
| Commercial | [Home based business](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#HomeBasedBus), [Office](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Office), [Research and technology industry](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Research), [Sales Office](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#SalesOffice) |
| Industrial | [Air services](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#AirServices), [Bulk landscape supplies](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#BulkLandscape), [High impact industry](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#HighImpactInd), [Landing](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Landing), [Low impact industry](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Lowimpactindustryusedef), [Marine industry](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Marine), [Medium impact industry](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#MediumImpactIndustryusedef), [Parking station](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#ParkingStation), [Port services](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PortServices), [Special industry](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#SpecialIndustry), [Telecommunications facility](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#TelecomFacility), [Transport depot](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#TransportDepot), [Warehouse](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Warehouse), [Winery](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Winery) |
| Community purpose | [Brothel](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Brothel), [Cemetery](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Cemetary), [Club](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Club), [Child care centre](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Childcare), [Crematorium](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Crematorium), [Community care centre](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#CommunityCare), [Community residence](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#CommunityRes), [Community use](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#CommunityUse), [Detention facility](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Detention), [Educational establishment](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#EducEstab), [Emergency services](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#EmergServ), [Environment facility](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#EnvironmentFacility), [Funeral parlour](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#FuneralParl), [Health care services](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#HealthCare), [Hospital](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Hospital), [Indoor sport and recreation](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#IndoorSport), [Major sport, recreation and entertainment facility,](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#MajorSport) [Motor sport facility](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#MotorSport), [Nature based tourism](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#NatureBasedTour), [Outdoor sport and recreation](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#OutdoorSport), [Park](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Park), [Place of worship](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PlaceofWorship), [Service industry](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#ServInd), [Theatre](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Theatre), [Tourist attraction](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#TouristAtt), [Veterinary services](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Vet) |
| Other | [Animal husbandry](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#AnimalHusbandry), [Animal keeping](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#AnimalKeeping), [Aquaculture](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Aquaculture), [Cropping](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Cropping), [Extractive industry](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#ExtractInd), [Intensive animal industry](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#IntensiveAnimal), [Intensive horticulture](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#IntensiveHorti), [Major electricity infrastructure](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#MajElec), [Permanent plantation](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PermPlant), [Renewable energy facility](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Renewable), [Substation](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Substation), [Utility installation](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Utility) |

4.3.8 Factors determining future residential and non-residential development

The various factors used in the predictions of future private residential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply and non-residential floor space in the local government area are identified in the extrinsic material.

4.3.9 Development potential of land

The future private residential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply and non-residential floor space in the local government area includes land, the [net developable area](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#NetDevelop) of which is identified in the extrinsic material.

4.3.10 Assumed scale of development

1. [Table 4.3.10.1](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CPart4PlanningAssumptions.docx%22%20%5Cl%20%22table43101) identifies the assumed scale of development for:
2. residential development, expressed as the number of private residential and non-private residential [dwellings](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) per net developable hectare;
3. non-residential development, expressed as [gross floor area](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) per net developable hectare;
4. total residential and non-residential development expressed as a planned [plot ratio](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PlotRatio).
5. The assumed scale of development reflects the realistic level (scale and intensity) of development having regard to the factors determining residential and non-residential development.

Table 4.3.10.1—Assumed scale of development for residential and non-residential zones

|  |  |  |
| --- | --- | --- |
| Area of the planning scheme | Development type | Planned density |
| Residential development ([dwellings](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) / net developable hectare) | Non-residential development ([GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) / net developable hectare) | Total residential and non-residential development (planned [plot ratio](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PlotRatio)) |
| [Low density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| All | [Dwelling house](#table4371) | 15.2 | - | 0.39 |
| [Multiple dwelling](#table4371) | 0.5 | - |
| [Non-private dwelling](#table4371) | 0.3 | - |
| [Low-medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| 2 storey mix zone precinct | [Dwelling house](#table4371) | 7.8 | - | 0.7 |
| [Multiple dwelling](#table4371) | 44.3 | - |
| [Non-private dwelling](#table4371) | 1.5 | - |
| 2 or 3 storey mix zone precinct | [Dwelling house](#table4371) | 9.4 | - | 0.75 |
| [Multiple dwelling](#table4371) | 44.3 | - |
| [Non-private dwelling](#table4371) | 1.5 | - |
| Up to 3 [storeys](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Storey) zone precinct | [Dwelling house](#table4371) | 2.2 | - | 0.95 |
| [Multiple dwelling](#table4371) | 84.6 | - |
| [Non-private dwelling](#table4371) | 1.9 | - |
| [Medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| All | [Multiple dwelling](#table4371) | 176.4 | - | 1.44 |
| [Non-private dwelling](#table4371) | 3.6 | - |
| [High density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| Up to 8 storeys zone precinct | [Multiple dwelling](#table4371) | 300 | - | 2.4 |
| [Non-private dwelling](#table4371) | 6 | - |
| Up to 15 storeys zone precinct | [Multiple dwelling](#table4371) | 400 | - | 3.3 |
| [Non-private dwelling](#table4371) | 8 | - |
| [Character residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| Character zone precinct | [Dwelling house](#table4371) | 19.6 | - | 0.5 |
| [Non-private dwelling](#table4371) | 0.4 | - |
| Infill housing zone precinct | [Dwelling house](#table4371) | 11.8 | - | 0.44 |
| [Multiple dwelling](#table4371) | 12.9 | - |
| [Non-private dwelling](#table4371) | 0.7 | - |
| [Emerging community zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| All | [Dwelling house](#table4371) | 14.2 | - | 0.41 |
| [Multiple dwelling](#table4371) | 4.2 | - |
| [Non-private dwelling](#table4371) | 0.4 | - |
| [Township zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| All | [Dwelling house](#table4371) | 16 | - | 0.4 |
| [Rural zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| All | [Dwelling house](#table4371) | 0.1 | - | 0.003 |
| [Non-private dwelling](#table4371) | - | - |
| [Rural residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| All | [Dwelling house](#table4371) | 3 | - | 0.08 |
| [Tourist accommodation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| All | [Retail](#table4371) | - | 800 | 0.1 |
| [Commercial](#table4371) | - | 100 |
| [Community](#table4371) | - | 100 |
| [Neighbourhood centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| In the Neighbourhood centre zone where not otherwise specified in this table | [Multiple dwelling](#table4371) | 6 | - | 0.6 |
| [Non-private dwelling](#table4371) | 0.3 | - |
| [Retail](#table4371) | - | 4,470 |
| [Commercial](#table4371) | - | 840 |
| [Community](#table4371) | - | 60 |
| Acacia Ridge—Archerfield neighbourhood plan/NPP-005: Hellawell Road residentialAcacia Ridge—Archerfield neighbourhood plan/NPP-009: Coopers Plains centre/office and industryAshgrove—Grange district neighbourhood plan/NPP-003: The Grange terminusAshgrove—Grange district neighbourhood plan/NPP-004: Wilston villageBracken Ridge and district neighbourhood plan/NPP-009: Gawain Road centreHolland Park—Tarragindi district neighbourhood plan/NPP-002: Greenslopes busway stationHolland Park—Tarragindi district neighbourhood plan/NPP-004: Greenslopes central neighbourhood centreHolland Park—Tarragindi district neighbourhood plan/NPP-006: Kuring-gai Avenue neighbourhood centreNew Farm and Teneriffe Hill neighbourhood plan/NPP-004: Mixed use centreSherwood—Graceville district neighbourhood plan/NPP-002: Corinda centreSherwood—Graceville district neighbourhood plan/NPP-003: Sherwood centreWestern gateway neighbourhood plan/NPP-002: Wacol institutionalWestern gateway neighbourhood plan/NPP-003: Wacol industrialWestern gateway neighbourhood plan/NPP-004: InalaWestern gateway neighbourhood plan/NPP-005: Carole Park/Ellen Grove | [Retail](#table4371) | - | 3,500 | 0.35 |
| Bowen Hills neighbourhood plan/NPP-001: Residential village | [Retail](#table4371) | - | 3,125 | 1.25 |
| [Commercial](#table4371) | - | 9,375 |
| Bulimba district neighbourhood plan/NPP-003: Hawthorne centre | [Multiple dwelling](#table4371) | 30 | - | 0.75 |
| [Retail](#table4371) | - | 3,000  |
| [Commercial](#table4371) | - | 1,500  |
| Capalaba west neighbourhood plan | [Retail](#table4371) | - | 100 | 0.02 |
| [Commercial](#table4371) | - | 100 |
| Ithaca district neighbourhood plan/NPP-007: Rosalie village | [Retail](#table4371) | - | 2,625 | 0.35 |
| [Commercial](#table4371) | - | 875 |
| Latrobe and Given Terraces neighbourhood plan/NPP-001: Centres | [Multiple dwelling](#table4371) | 40 | - | 1 |
| [Retail](#table4371) | - | 3,000 |
| [Commercial](#table4371) | - | 3,000 |
| Moggill—Bellbowrie neighbourhood plan/NPP-004: Multi-purpose centres | [Retail](#table4371) | - | 3,500 | 0.35 |
| [District centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping)—District zone precinct |
| In the District zone precinct of the District centre zone where not otherwise specified in this table | [Multiple dwelling](#table4371) | 11.9 | - | 1.25 |
| [Non-private dwelling](#table4371) | 0.6 | - |
| [Retail](#table4371) | - | 8,750 |
| [Commercial](#table4371) | - | 2,500 |
| Acacia Ridge—Archerfield neighbourhood plan/NPP-007b: Beaudesert Road centre north - O'Connel StreetAspley district neighbourhood plan/NPP-001: Aspley centreAspley district neighbourhood plan/NPP-006: Robinson Road centreBanyo—Nudgee neighbourhood plan/NPP-004: Banyo centreBracken Ridge and district neighbourhood plan/NPP-003: Taigum residentialBracken Ridge and district neighbourhood plan/NPP-007: Bald Hills Village centreEverton Park neighbourhood plan/NPP-001: Everton Park centreHolland Park—Tarragindi district neighbourhood plan/NPP-003: Greenslopes mall district centreMoorooka—Stephens district neighbourhood plan/NPP-003: Moorvale shopping centreSherwood—Graceville district neighbourhood plan/NPP-004: Honour Avenue centreToowong—Indooroopilly district neighbourhood plan/NPP-005: Taringa suburban centre | [Retail](#table4371) | - | 5,625 | 0.75 |
| [Commercial](#table4371) | - | 1,875 |
| Acacia Ridge—Archerfield neighbourhood plan/NPP-007a: Beaudesert Road centre south - Elizabeth StreetSandgate district neighbourhood plan/NPP-001: Sandgate town centre | [Multiple dwelling](#table4371) | 50 | - | 1 |
| [Retail](#table4371) | - | 5,000 |
| [Commercial](#table4371) | - | 1,000 |
| Acacia Ridge—Archerfield neighbourhood plan/NPP-008b: District centre | [Retail](#table4371) | - | 10,000 | 1 |
| Albion neighbourhood plan/NPP-002: Albion Village | [Multiple dwelling](#table4371) | 75 | - | 1.5 |
| [Retail](#table4371) | - | 7,500 |
| [Commercial](#table4371) | - | 1,500 |
| Ashgrove—Grange district neighbourhood plan/NPP-001: Newmarket shopping area Ashgrove—Grange district neighbourhood plan/NPP-002: Ashgrove VillageHolland Park—Tarragindi district neighbourhood plan/NPP-005: Holland Park central district centrePetrie Terrace and Spring Hill neighbourhood plan/NPP-006a: Police barracks aPetrie Terrace and Spring Hill neighbourhood plan/NPP-006b: Police barracks bPetrie Terrace and Spring Hill neighbourhood plan/NPP-006d: Police barracks d | [Retail](#table4371) | - | 1,250 | 0.5 |
| [Commercial](#table4371) | - | 3,750 |
| Bowen Hills neighbourhood plan/NPP-005: Breakfast Creek wharfBulimba district neighbourhood plan/NPP-002: Oxford StreetWestern gateway neighbourhood plan/NPP-004: Inala | [Retail](#table4371) | - | 7,500 | 0.75 |
| Bulimba district neighbourhood plan/NPP-002: Oxford Street | [Multiple dwelling](#table4371) | 41.25 | - | 1.25 |
| [Retail](#table4371) | - | 4,250 |
| [Commercial](#table4371) | - | 4,125 |
| Darra—Oxley district neighbourhood plan/NPP-001a: Darra suburban centreDarra—Oxley district neighbourhood plan/NPP-002a: Oxley suburban centre | [Multiple dwelling](#table4371) | 9 | - | 1.92 |
| [Retail](#table4371) | - | 4,800 |
| [Commercial](#table4371) | - | 4,800 |
| Eastern corridor neighbourhood plan/NPP-007a: Annerley corridor | [Multiple dwelling](#table4371) | 165 | - | 2.2 |
| [Retail](#table4371) | - | 4,400 |
| [Commercial](#table4371) | - | 4,400 |
| Everton Park neighbourhood plan/NPP-001a: Everton Park centreNew Farm and Teneriffe Hill neighbourhood plan/NPP-004a: Brunswick StreetNew Farm and Teneriffe Hill neighbourhood plan/NPP-004b: Brunswick Street and Merthyr RoadPetrie Terrace and Spring Hill neighbourhood plan/NPP-004b: Low-rise commercial 2Petrie Terrace and Spring Hill neighbourhood plan/NPP-004d: Low-rise commercial 4Petrie Terrace and Spring Hill neighbourhood plan/NPP-004e: Low-rise commercial 5 | [Multiple dwelling](#table4371) | 70 | - | 0.8 |
| [Retail](#table4371) | - | 800 |
| [Commercial](#table4371) | - | 1,600 |
| Forest Lake neighbourhood plan/NPP-002: District business centre | [Multiple dwelling](#table4371) | 6.9 | - | 0.23 |
| [Retail](#table4371) | - | 1,380 |
| [Commercial](#table4371) | - | 230 |
| Indooroopilly centre neighbourhood plan/NPP-001b: Moggill Road north (identified as C in [Figure c](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CIndooroopillyCentreLP.docx#Figurec) in section 7.2.9.1) | [Commercial](#table4371) | - | 28,500 | 3 |
| Latrobe and Given Terraces neighbourhood plan/NPP-001: Centres | [Multiple dwelling](#table4371) | 40 | - | 1 |
| [Retail](#table4371) | - | 3,000 |
| [Commercial](#table4371) | - | 3,000 |
| Moggill—Bellbowrie neighbourhood plan/NPP-004: Multi-purpose centres | [Retail](#table4371) | - | 7,500 | 0.75 |
| Mt Gravatt corridor neighbourhood plan/NPP-002b: Mt Gravatt central mixed use frameMt Gravatt corridor neighbourhood plan/NPP-003a: Logan Road mixed use frame | [Multiple dwelling](#table4371) | 150 | - | 1.5 |
| [Retail](#table4371) | - | 300 |
| [Commercial](#table4371) | - | 2,700 |
| Petrie Terrace and Spring Hill neighbourhood plan/NPP-004a: Low-rise commercial 1Petrie Terrace and Spring Hill neighbourhood plan/NPP-004c: Low-rise commercial 3 | [Multiple dwelling](#table4371) | 75 | - | 1.5 |
| [Retail](#table4371) | - | 1,500 |
| [Commercial](#table4371) | - | 600 |
| Petrie Terrace and Spring Hill neighbourhood plan/NPP-006c: Police barracks c | [Retail](#table4371) | - | 10,750 | 4.3 |
| [Commercial](#table4371) | - | 32,250 |
| Racecourse precinct neighbourhood plan/NPP-001: Racecourse Road | [Multiple dwelling](#table4371) | 57 | - | 1.38 |
| [Retail](#table4371) | - | 4,554 |
| [Commercial](#table4371) | - | 4,692 |
| River Gateway neighbourhood plan/NPP-001: MorningsideRiver Gateway neighbourhood plan/NPP-003b: Wynnum Road corridor | [Multiple dwelling](#table4371) | 150 | - |  |
| [Retail](#table4371) | - | 4,000 | 2.0 |
| [Commercial](#table4371) | - | 4,000 |  |
| River Gateway neighbourhood plan/NPP-003c: Cannon Hill shopping Centre | [Retail](#table4371) | - | 3,750 | 1.25 |
| [Commercial](#table4371) | - | 8,750 |  |
| River Gateway neighbourhood plan/NPP-003e: Former CSIRO site | [Multiple dwelling](#table4371) | 145 | - | 1.45 |
| South Brisbane riverside neighbourhood plan/NPP-007: Riverside south | [Multiple dwelling](#table4371) | 150 | - | 1.5 |
| [Retail](#table4371) | - | 1,500 |
| [Commercial](#table4371) | - | 1,500 |
| South Brisbane riverside neighbourhood plan/NPP-003: Boundary and Vulture | [Multiple dwelling](#table4371) | 75 | - | 3 |
| [Retail](#table4371) | - | 15,000 |
| [Commercial](#table4371) | - | 9,000 |
| Toombul—Nundah neighbourhood plan/NPP-004: Oxenham park | [Dwelling house](#table4371) | 9 | - | 1.15 |
| [Multiple dwelling](#table4371) | 81 | - |
| [Commercial](#table4371) | - | 1,150 |
| Toombul—Nundah neighbourhood plan/NPP-005: Nundah north | [Multiple dwelling](#table4371) | 72 | - | 1.15 |
| [Commercial](#table4371) | - | 5,750 |
| West End—Woolloongabba district neighbourhood plan/NPP-002a: Mater Hill a | [Multiple dwelling](#table4371) | 150 | - | 2 |
| [Retail](#table4371) | - | 4,000 |
| [Commercial](#table4371) | - | 4,000 |
| Woolloongabba centre neighbourhood plan/NPP-003: Ipswich Road and Stanley Street corridor | [Multiple dwelling](#table4371) | 40.5 | - | 0.9 |
| [Retail](#table4371) | - | 900 |
| [Commercial](#table4371) | - | 4,050 |
| Wynnum—Manly neighbourhood plan/NPP-004: Manly harbour village | [Multiple dwelling](#table4371) | 16 | - | 1.25 |
| [Retail](#table4371) | - | 7,500 |
| [Commercial](#table4371) | - | 3,750 |
| [District centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping)—Corridor zone precinct |
| In the Corridor zone precinct of the District centre zone where not otherwise specified in this table | [Multiple dwelling](#table4371) | 6.75 | - | 1.5 |
| [Non-private dwelling](#table4371) | 0.75 | - |
| [Retail](#table4371) | - | 12,600 |
| [Commercial](#table4371) | - | 1,650 |
| Albion neighbourhood plan/NPP-001: Station | [Multiple dwelling](#table4371) | 105 | - | 1.5 |
| [Retail](#table4371) | - | 2,250 |
| [Commercial](#table4371) | - | 2,250 |
| Eastern corridor neighbourhood plan/NPP-002a: Buranda Station coreEastern corridor neighbourhood plan/NPP-005: Coorparoo | [Multiple dwelling](#table4371) | 175 | - | 2 |
| [Retail](#table4371) | - | 2,000 |
| [Commercial](#table4371) | - | 4,000 |
| Eastern corridor neighbourhood plan/NPP-003a: Stones Corner coreLutwyche road corridor neighbourhood plan/NPP-001a: Lutwyche centre mixed use corridor | [Multiple dwelling](#table4371) | 50 | - | 2 |
| [Retail](#table4371) | - | 8,000 |
| [Commercial](#table4371) | - | 8,000 |
| Eastern corridor neighbourhood plan/NPP-001a: Buranda coreMilton station neighbourhood plan/NPP-001: Mixed use centre | [Multiple dwelling](#table4371) | 90 | - | 3 |
| [Retail](#table4371) | - | 10,500 |
| [Commercial](#table4371) | - | 10,500 |
| Eastern corridor neighbourhood plan/NPP-005a: Coorparoo core | [Multiple dwelling](#table4371) | 400 | - | 4 |
| [Retail](#table4371) | - | 4,000 |
| [Commercial](#table4371) | - | 4,000 |
| Kelvin Grove urban village neighbourhood plan/NPP-001a: Village centre 1 | [Multiple dwelling](#table4371) | 253.75 | - | 2.9 |
| [Retail](#table4371) | - | 2,900 |
| [Community](#table4371) | - | 2,900 |
| Kelvin Grove urban village neighbourhood plan/NPP-003a: Health and recreation 1 | [Multiple dwelling](#table4371) | 290 | - | 2.9 |
| [Community](#table4371) | - | 5,800 |
| Lutwyche Road corridor neighbourhood plan/NPP-002b: Windsor east residential corridor | [Multiple dwelling](#table4371) | 80 | - | 1 |
| [Retail](#table4371) | - | 1,000 |
| [Commercial](#table4371) | - | 1,000 |
| Mitchelton centre neighbourhood plan/NPP-001a: Brookside AMitchelton centre neighbourhood plan/NPP-001c: Brookside C | [Multiple dwelling](#table4371) | 312.5 | - | 2.5 |
| Mitchelton centre neighbourhood plan/NPP-005a: Blackwood Street westMitchelton centre neighbourhood plan/NPP-005b: Blackwood Street eastMitchelton centre neighbourhood plan/NPP-006a: Osborne Road south A | [Multiple dwelling](#table4371) | 78.1 | - | 2.5 |
| [Retail](#table4371) | - | 6,250 |
| [Commercial](#table4371) | - | 12,500 |
| Mt Gravatt corridor neighbourhood plan/NPP-002a: Mt Gravatt central core | [Multiple dwelling](#table4371) | 75 | - | 2 |
| [Retail](#table4371) | - | 2,000 |
| [Commercial](#table4371) | - | 12,000 |
| Mt Gravatt corridor neighbourhood plan/NPP-002b: Mt Gravatt central mixed use frame | [Multiple dwelling](#table4371) | 150 | - | 1.5 |
| [Retail](#table4371) | - | 300 |
| [Commercial](#table4371) | - | 2,700 |
| Mt Gravatt corridor neighbourhood plan/NPP-003a: Logan Road mixed use frame | [Multiple dwelling](#table4371) | 150 | - | 1.50 |
| [Retail](#table4371) | - | 300 |
| [Commercial](#table4371) | - | 2,700 |
| Richlands—Wacol corridor neighbourhood plan/NPP-002b: Richlands core | [Multiple dwelling](#table4371) | 75 | - | 1.5 |
| [Retail](#table4371) | - | 3,750 |
| [Commercial](#table4371) | - | 3,750 |
| Sherwood—Graceville district neighbourhood plan/NPP-002:Corinda centreSherwood—Graceville district neighbourhood plan/NPP-003: Sherwood centre | [Multiple dwelling](#table4371) | 133 | - | 1.5 |
| [Retail](#table4371) | - | 3,750 |
| [Commercial](#table4371) | - | 3,750 |
| Toombul—Nundah neighbourhood plan/NPP-001: Nundah Village | [Multiple dwelling](#table4371) | 124 | - | 1.65 |
| [Retail](#table4371) | - | 1,650 |
| [Commercial](#table4371) | - | 3,300 |
| [Industrial](#table4371) | - | 1,650 |
| Toombul—Nundah neighbourhood plan/NPP-001b: Nundah Village | [Multiple dwelling](#table4371) | 72 | - | 1.15 |
| [Retail](#table4371) | - | 2,300 |
| [Commercial](#table4371) | - | 3,450 |
| Toombul—Nundah neighbourhood plan/NPP-001a: Nundah Village | [Multiple dwelling](#table4371) | 105 | - | 2.1 |
| [Retail](#table4371) | - | 4,200 |
| [Commercial](#table4371) | - | 8,400 |
| [Major centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| In the Major centre zone where not otherwise specified in this table | [Multiple dwelling](#table4371) | 6.75 | - | 1.5 |
| [Non-private dwelling](#table4371) | 1 | - |
| [Retail](#table4371) | - | 9,750 |
| [Commercial](#table4371) | - | 4,350 |
| [Community](#table4371) | - | 150 |
| Carindale centre neighbourhood plan/NPP-001: Centre core | [Retail](#table4371) | - | 18,000 | 2 |
| [Commercial](#table4371) | - | 2,000 |
| Mitchelton centre neighbourhood plan/NPP-001b: Brookside B | [Multiple dwelling](#table4371) | 156.25 | - | 2.5 |
| [Retail](#table4371) | - | 6,250 |
| [Commercial](#table4371) | - | 6,250 |
| Mitchelton centre neighbourhood plan/NPP-001c: Brookside C | [Multiple dwelling](#table4371) | 312.50 | - | 2.5 |
| Mitchelton centre neighbourhood plan/NPP-001d: Brookside D | [Retail](#table4371) | - | 12,500 | 2.5 |
| [Commercial](#table4371) | - | 12,500 |
| Mitchelton centre neighbourhood plan/NPP-001e: Brookside E | [Retail](#table4371) | - | 5,000 | 2.5 |
| [Commercial](#table4371) | - | 20,000 |
| Toombul—Nundah neighbourhood plan/NPP-002: Toombul central | [Multiple dwelling](#table4371) | 88 | - | 3.5 |
| [Retail](#table4371) | - | 17,500 |
| [Commercial](#table4371) | - | 10,500 |
| Toombul—Nundah neighbourhood plan/NPP-002a: Toombul east | [Multiple dwelling](#table4371) | 219 | - | 2.5 |
| [Retail](#table4371) | - | 3,750 |
| [Commercial](#table4371) | - | 3,750 |
| Toowong—Auchenflower neighbourhood plan/NPP-001a: Toowong centre aToowong—Auchenflower neighbourhood plan/NPP-001b: Toowong centre b | [Multiple dwelling](#table4371) | 180 | - | 6 |
| [Retail](#table4371) | - | 18,000 |
| [Commercial](#table4371) | - | 24,000 |
| Toowong—Auchenflower neighbourhood plan/NPP-001c: Toowong centre c | [Multiple dwelling](#table4371) | 200 | - | 4 |
| [Retail](#table4371) | - | 4,000 |
| [Commercial](#table4371) | - | 16,000 |
| Wynnum—Manly neighbourhood plan/NPP-003a: Wynnum CBD northern frame | [Retail](#table4371) | - | 5,250 | 0.75 |
| [Commercial](#table4371) | - | 2,250 |
| Wynnum—Manly neighbourhood plan/NPP-003f: Wynnum CBD southern frame | [Multiple dwelling](#table4371) | 125 | - | 1 |
| [Principal centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping)—City Centre zone precinct |
| In the City Centre zone precinct of the Principal centre zone where not otherwise specified in this table | [Multiple dwelling](#table4371) | 126.9 | - | 7 |
| [Non-private dwelling](#table4371) | 4.4 | - |
| [Retail](#table4371) | - | 15,400 |
| [Commercial](#table4371) | - | 42,700 |
| [Community](#table4371) | - | 1,400 |
| City Centre neighbourhood plan/NPP-001: Retail heart | [Retail](#table4371) | - | 28,000 | 4 |
| [Commercial](#table4371) | - | 12,000 |
| City Centre neighbourhood plan/NPP-002: Customs House | [Multiple dwelling](#table4371) | 263 | - | 7 |
| [Retail](#table4371) | - | 21,000 |
| [Commercial](#table4371) | - | 28,000 |
| Fortitude Valley neighbourhood plan/NPP-002: Valley heart | [Multiple dwelling](#table4371) | 227.5 | - | 3.5 |
| [Retail](#table4371) | - | 2,800 |
| [Commercial](#table4371) | - | 14,000 |
| South Brisbane riverside neighbourhood plan/NPP-003: Boundary and Vulture | [Multiple dwelling](#table4371) | 150 | - | 3 |
| [Retail](#table4371) | - | 9,000 |
| [Commercial](#table4371) | - | 9,000 |
| South Brisbane riverside neighbourhood plan/NPP-004: Kurilpa | [Multiple dwelling](#table4371) | 375 | - | 6 |
| [Retail](#table4371) | - | 12,000 |
| [Commercial](#table4371) | - | 18,000 |
| [Principal centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping)—Regional centre zone precinct |
| Chermside centre neighbourhood plan/NPP-001: Chermside centre activity | [Multiple dwelling](#table4371) | 131.25 | - | 3.5 |
| [Retail](#table4371) | - | 24,500 |
| Mt Gravatt corridor neighbourhood plan/NPP-001a: Upper Mt Gravatt core | [Multiple dwelling](#table4371) | 131.25 | - | 3.5 |
| [Retail](#table4371) | - | 3,500 |
| [Commercial](#table4371) | - | 21,000 |
| Mt Gravatt corridor Neighbourhood Plan/NPP-001b: Upper Mt Gravatt mixed use frame | [Multiple dwelling](#table4371) | 250 | - | 2.5 |
| [Retail](#table4371) | - | 750 |
| [Commercial](#table4371) | - | 4,250 |
| [Mixed use zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping)—Inner city zone precinct |
| In the Inner city zone precinct of the Mixed use zone where not otherwise specified in this table | [Multiple dwelling](#table4371) | 37 | - | 1.5 |
| [Non-private dwelling](#table4371) | 1 | - |
| [Retail](#table4371) | - | 6,000 |
| [Commercial](#table4371) | - | 6,000 |
| Bulimba district neighbourhood plan/NPP-005: Godwin Street | [Multiple dwelling](#table4371) | 125 | - | 1.25 |
| [Commercial](#table4371) | - | 2,500 |
| Fortitude Valley neighbourhood plan/NPP-004: Light Street hillMilton station neighbourhood plan/NPP-002: Mixed use residential | [Multiple dwelling](#table4371) | 109 | - | 1.25 |
| [Retail](#table4371) | - | 1,250 |
| [Commercial](#table4371) | - | 2,500 |
| Fortitude Valley neighbourhood plan/NPP-005: James StreetFortitude Valley neighbourhood plan/NPP-006: Water Street | [Multiple dwelling](#table4371) | 150 | - | 2 |
| [Retail](#table4371) | - | 2,000 |
| [Commercial](#table4371) | - | 6,000 |
| Fortitude Valley neighbourhood plan/NPP-001: Gotha StreetKangaroo Point south neighbourhood plan/NPP-007: Wellington and Lytton RoadsSouth Brisbane riverside neighbourhood plan/NPP-002: Musgrave | [Multiple dwelling](#table4371) | 187.5 | - | 2.5 |
| [Retail](#table4371) | - | 5,000 |
| [Commercial](#table4371) | - | 5,000 |
| Fortitude Valley neighbourhood plan/NPP-002: Valley heartFortitude Valley neighbourhood plan/NPP-003: Valley gatewayNewstead and Teneriffe waterfront neighbourhood plan/NPP-002b: RiversideSouth Brisbane riverside neighbourhood plan/NPP-003: Boundary and VultureSouth Brisbane riverside neighbourhood plan/NPP-005: Riverside north | [Multiple dwelling](#table4371) | 150 | - | 3 |
| [Retail](#table4371) | - | 6,000 |
| [Commercial](#table4371) | - | 12,000 |
| Kangaroo Point south neighbourhood plan/NPP-001: Main Street | [Multiple dwelling](#table4371) | 93.75 | - | 2.5 |
| [Retail](#table4371) | - | 5000 |
| [Commercial](#table4371) | - | 12,500 |
| Kangaroo Point south neighbourhood plan/NPP-004: River Terrace | [Retail](#table4371) | - | 18,000 | 5 |
| [Commercial](#table4371) | - | 27,000 |
| Kangaroo Point south neighbourhood plan/NPP-006: Vulture Street | [Multiple dwelling](#table4371) | 200 | - | 5 |
| [Retail](#table4371) | - | 5,000 |
| [Commercial](#table4371) | - | 25,000 |
| Milton neighbourhood plan/NPP-003a: Office aMilton neighbourhood plan/NPP-003b: Office bMilton neighbourhood plan/NPP-003c: Office c | [Commercial](#table4371) | - | 15,000 | 1.5 |
| Milton neighbourhood plan/NPP-003: (identified as special area 1 in [Figure a](MiltonLP.docx#Figurea) in section 7.2.13.2) | [Multiple dwelling](#table4371) | 28.13 | - | 1.5 |
| [Commercial](#table4371) | - | 1,500 |
| [Retail](#table4371) | - | 11,250 |
| Milton neighbourhood plan/NPP-003d: Office d | [Multiple dwelling](#table4371) | 45 | - | 1.5 |
| [Retail](#table4371) | - | 3,000 |
| [Commercial](#table4371) | - | 7,500 |
| Milton station neighbourhood plan/NPP-004: Commercial | [Multiple dwelling](#table4371) | 45 | - | 1.5 |
| [Commercial](#table4371) | - | 10,500 |
| [Industrial](#table4371) | - | 6,750 |
| Milton station neighbourhood plan/NPP-001: Mixed use centre | [Multiple dwelling](#table4371) | 60 | - | 2 |
| [Retail](#table4371) | - | 7,000 |
| [Commercial](#table4371) | - | 7,000 |
| Milton station neighbourhood plan/NPP-004: Commercial | [Multiple dwelling](#table4371) | 120 | - | 4 |
| [Commercial](#table4371) | - | 28,000 |
| Milton station neighbourhood plan/NPP-002: Mixed use residential | [Multiple dwelling](#table4371) | 400 | - | 5 |
| [Retail](#table4371) | - | 5,000 |
| [Commercial](#table4371) | - | 5,000 |
| Milton station neighbourhood plan/NPP-004a: Cribb StreetWoolloongabba centre neighbourhood plan/NPP-001: Woolloongabba core | [Multiple dwelling](#table4371) | 375 | - | 6 |
| [Commercial](#table4371) | - | 30,000 |
| Newstead and Teneriffe waterfront neighbourhood plan/NPP-002: Commercial RoadNewstead and Teneriffe waterfront neighbourhood plan/NPP-002a: HeritageNewstead and Teneriffe waterfront neighbourhood plan/NPP-003: Riverpark | [Multiple dwelling](#table4371) | 210 | - | 3 |
| [Retail](#table4371) | - | 3,000 |
| [Commercial](#table4371) | - | 6,000 |
| South Brisbane riverside neighbourhood plan/NPP-006: Buchanan and Davies Parks | [Multiple dwelling](#table4371) | 62.5 | - | 2.5 |
| [Retail](#table4371) | - | 10,000 |
| [Commercial](#table4371) | - | 10,000 |
| Woolloongabba centre neighbourhood plan/NPP-003: Ipswich Road and Stanley Street corridor | [Multiple dwelling](#table4371) | 123.75 | - | 2.2 |
| [Retail](#table4371) | - | 2,200 |
| [Commercial](#table4371) | - | 9,900 |
| [Mixed use zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping)—Centre frame zone precinct |
| In the Centre frame zone precinct of the Mixed use zone where not otherwise specified in this table | [Multiple dwelling](#table4371) | 74.25 | - | 1.2 |
| [Non-private dwelling](#table4371) | 0.75 | - |
| [Retail](#table4371) | - | 3,000 |
| [Commercial](#table4371) | - | 3,000 |
| Carindale centre neighbourhood plan/NPP-002: Centre fringe | [Retail](#table4371) | - | 4,000 | 2 |
| [Commercial](#table4371) | - | 16,000 |
| Chermside centre neighbourhood plan/NPP-001b: Gympie Road | [Multiple dwelling](#table4371) | 187.5 | - | 3 |
| [Retail](#table4371) | - | 7,500 |
| [Commercial](#table4371) | - | 7,500 |
| Chermside centre neighbourhood plan/NPP-001c: Mixed useChermside centre neighbourhood plan/NPP-001d: Playfield Street | [Multiple dwelling](#table4371) | 250 | - | 2.5 |
| [Retail](#table4371) | - | 5,000 |
| Chermside centre neighbourhood plan/NPP-003: Residential south | [Multiple dwelling](#table4371) | 100 | - | 1.5 |
| Indooroopilly centre neighbourhood plan/NPP-001b: Moggill Road north (identified as C in [Figure c](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CIndooroopillyCentreLP.docx#Figurec) in section 7.2.9.1) | [Retail](#table4371) | - | 1,500 | 3 |
| [Commercial](#table4371) | - | 28,500 |
| Indooroopilly centre neighbourhood plan/NPP-001a: High Street (identified as C in [Figure c](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CIndooroopillyCentreLP.docx#Figurec) in section 7.2.9.1) | [Multiple dwelling](#table4371) | 219 | - | 2.5 |
| [Retail](#table4371) | - | 2,500 |
| [Commercial](#table4371) | - | 5,000 |
| Indooroopilly centre neighbourhood plan/NPP-001c: Indooroopilly shopping centre mixed use (identified as A in [Figure c](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CIndooroopillyCentreLP.docx#Figurec) in section 7.2.9.1) | [Multiple dwelling](#table4371) | 315 | - | 4.5 |
| [Commercial](#table4371) | - | 13,500 |
| Indooroopilly centre neighbourhood plan/NPP-001a: High Street (identified as B in [Figure c](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CIndooroopillyCentreLP.docx#Figurec) in section 7.2.9.1)Indooroopilly centre neighbourhood plan/NPP-001: Multi-purpose centre (identified as B in [Figure c](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CIndooroopillyCentreLP.docx#Figurec) in section 7.2.9.1) | [Multiple dwelling](#table4371) | 315 | - | 4.5 |
| [Retail](#table4371) | - | 3,600 |
| [Commercial](#table4371) | - | 9,900 |
| Mitchelton centre neighbourhood plan/NPP-001b: Brookside BMitchelton centre neighbourhood plan/NPP-001d: Brookside D | [Multiple dwelling](#table4371) | 312.5 | - | 2.5 |
| Mitchelton centre neighbourhood plan/NPP-004a: University Road east | [Multiple dwelling](#table4371) | 112.5 | - | 1.3 |
| [Retail](#table4371) | - | 1,250 |
| Mt Gravatt corridor neighbourhood plan/NPP-001b: Upper Mt Gravatt mixed use frame | [Multiple dwelling](#table4371) | 250 | - | 2.5 |
| [Retail](#table4371) | - | 750 |
| [Commercial](#table4371) | - | 4,250 |
| Toombul—Nundah neighbourhood plan/NPP-002a: Toombul east | [Multiple dwelling](#table4371) | 140 | - | 1.6 |
| [Retail](#table4371) | - | 2,400 |
| [Commercial](#table4371) | - | 2,400 |
| Toombul—Nundah neighbourhood plan/NPP-006: Toombul west | [Multiple dwelling](#table4371) | 115 | - | 1.15 |
| Toowong—Auchenflower neighbourhood plan/NPP-004a: Regatta riverside a | [Multiple dwelling](#table4371) | 125 | - | 2.5 |
| [Commercial](#table4371) | - | 12,500 |
| Wynnum—Manly neighbourhood plan/NPP-003f: Wynnum CBD southern frame | [Multiple dwelling](#table4371) | 125 | - | 1 |
| Wynnum—Manly neighbourhood plan/NPP-003e: Bay TerraceWynnum—Manly neighbourhood plan/NPP-003g: Waterloo Bay HotelWynnum—Manly neighbourhood plan/NPP-003h: Esplanade | [Multiple dwelling](#table4371) | 70 | - | 1 |
| [Retail](#table4371) | - | 3,000 |
| [Mixed use zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping)—Corridor zone precinct |
| In the Corridor zone precinct of the Mixed use zone where not otherwise specified in this table | [Multiple dwelling](#table4371) | 14.25 | - | 1.2 |
| [Non-private dwelling](#table4371) | 0.8 | - |
| [Retail](#table4371) | - | 5,400 |
| [Commercial](#table4371) | - | 5,400 |
| South Brisbane riverside neighbourhood plan/NPP-007: Riverside southToowong—Auchenflower neighbourhood plan/NPP-005: Auchenflower heart | [Multiple dwelling](#table4371) | 105 | - | 1.5 |
| [Retail](#table4371) | - | 2,250 |
| [Commercial](#table4371) | - | 2,250 |
| Eastern corridor neighbourhood plan/NPP-003b: Stones Corner corridor | [Multiple dwelling](#table4371) | 62.5 | - | 2 |
| [Retail](#table4371) | - | 5,000 |
| [Commercial](#table4371) | - | 10,000 |
| Eastern corridor neighbourhood plan/NPP-004a: Langlands Park corridor | [Multiple dwelling](#table4371) | 50 | - | 1 |
| [Commercial](#table4371) | - | 5,000 |
| Eastern corridor neighbourhood plan/NPP-005b: Coorparoo corridor | [Multiple dwelling](#table4371) | 175 | - | 2 |
| [Retail](#table4371) | - | 2,000 |
| [Commercial](#table4371) | - | 4,000 |
| Eastern corridor neighbourhood plan/NPP-006a: Bennetts Road corridor | [Multiple dwelling](#table4371) | 141 | - | 1.25 |
| [Retail](#table4371) | - | 1,250 |
| Eastern corridor neighbourhood plan/NPP-002b: Buranda Station corridorIthaca district neighbourhood plan/NPP-001a: Butterfield Street aKelvin Grove urban village neighbourhood plan/NPP-002h: Mixed use 8 | [Multiple dwelling](#table4371) | 218.75 | - | 2.5 |
| [Commercial](#table4371) | - | 3,750 |
| [Industrial](#table4371) | - | 3,750 |
| Eastern corridor neighbourhood plan/NPP-001b: Buranda corridor | [Retail](#table4371) | - | 15,000 | 3 |
| [Commercial](#table4371) | - | 15,000 |
| Indooroopilly centre neighbourhood plan/NPP-003a: Jackson Street special context area | [Dwelling house](#table4371) | 12 | - | 0.3 |
| Indooroopilly centre neighbourhood plan/NPP-003b: Moggill Road west special context area | [Dwelling house](#table4371) | 7 | - | 0.3 |
| [Retail](#table4371) | - | 300 |
| [Commercial](#table4371) | - | 600 |
| [Community](#table4371) | - | 300 |
| Indooroopilly centre neighbourhood plan/NPP-001: Multi-purpose centre (identified as E in [Figure c](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CIndooroopillyCentreLP.docx#Figurec) in section 7.2.9.1) | [Retail](#table4371) | - | 15,000 | 1.5 |
| Indooroopilly centre neighbourhood plan/NPP-001a: High Street (identified as C in [Figure c](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CIndooroopillyCentreLP.docx#Figurec) in section 7.2.9.1)Indooroopilly centre neighbourhood plan/NPP-001: Multi-purpose centre (identified as C in [Figure c](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CIndooroopillyCentreLP.docx#Figurec) in section 7.2.9.1)Kelvin Grove urban village neighbourhood plan/NPP-002c: Mixed use 3 | [Multiple dwelling](#table4371) | 180 | - | 3 |
| [Retail](#table4371) | - | 3,000 |
| [Commercial](#table4371) | - | 9,000 |
| Kelvin Grove urban village neighbourhood plan/NPP-002d: Mixed use 4Kelvin Grove urban village neighbourhood plan/NPP-002e: Mixed use 5Kelvin Grove urban village neighbourhood plan/NPP-002f: Mixed use 6Kelvin Grove urban village neighbourhood plan/NPP-002g: Mixed use 7Kelvin Grove urban village neighbourhood plan/NPP-002i: Mixed use 9 | [Multiple dwelling](#table4371) | 253.75 | - | 2.9 |
| [Commercial](#table4371) | - | 5,800 |
| [Industrial](#table4371) | - | 2,900 |
| Kelvin Grove urban village neighbourhood plan/NPP-002a: Mixed use 1Kelvin Grove urban village neighbourhood plan/NPP-002b: Mixed use 2 | [Multiple dwelling](#table4371) | 367.5 | - | 4.2 |
| [Retail](#table4371) | - | 3,000 |
| [Commercial](#table4371) | - | 9,000 |
| Racecourse precinct neighbourhood plan/NPP-003a: Kingsford Smith Drive west | [Multiple dwelling](#table4371) | 93.75 | - | 1.5 |
| [Commercial](#table4371) | - | 7,500 |
| Racecourse precinct neighbourhood plan/NPP-003b: Kingsford Smith Drive east | [Multiple dwelling](#table4371) | 125.00 | - | 1.0 |
| Toowong—Auchenflower neighbourhood plan/NPP-005: Auchenflower heart | [Multiple dwelling](#table4371) | 108 | - | 1 |
| [Commercial](#table4371) | - | 1,200 |
| Toowong—Indooroopilly district neighbourhood plan/NPP-001: Milton and Sylvan roads light industry | [Retail](#table4371) | - | 8,000 | 1 |
| [Commercial](#table4371) | - | 2,000 |
| [Low impact industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| All | [Retail](#table4371) | - | 250 | 0.5 |
| [Commercial](#table4371) | - | 250 |
| [Industrial](#table4371) | - | 4,500 |
| [Industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| General industry A zone precinct | [Retail](#table4371) | - | 250 | 0.5 |
| [Commercial](#table4371) | - | 250 |
| [Industrial](#table4371) | - | 4,500 |
| General industry B zone precinct | [Industrial](#table4371) | - | 5,000 | 0.5 |
| General industry C zone precinct | [Industrial](#table4371) | - | 5,000 | 0.5 |
| [Special industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| All | [Industrial](#table4371) | - | 1,000 | 0.1 |
| [Industry investigation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| All | [Industrial](#table4371) | - | 5,000 | 0.5 |
| [Sport and recreation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| Local zone precinct | None | - | - | 0.0 |
| District zone precinct | None | - | - | 0.0 |
| Metropolitan zone precinct | None | - | - | 0.0 |
| [Open space zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| Local zone precinct | None | - | - | 0.0 |
| District zone precinct | None | - | - | 0.0 |
| Metropolitan zone precinct | None | - | - | 0.0 |
| [Environmental management zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| All | None | - | - | 0.0 |
| [Conservation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| Local zone precinct | None | - | - | 0.0 |
| District zone precinct | None | - | - | 0.0 |
| Metropolitan zone precinct | None | - | - | 0.0 |
| [Community facilities zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| Major health care zone precinct | [Community](#table4371) | - | 6,000 | 0.6 |
| Major sports venue zone precinct | [Community](#table4371) | - | 3,000 | 0.3 |
| Cemetery zone precinct | [Community](#table4371) | - | 100 | 0.01 |
| Community purposes zone precinct | [Community](#table4371) | - | 2,400 | 0.24 |
| Education purposes zone precinct | [Community](#table4371) | - | 1,600 | 0.16 |
| Emergency services zone precinct | [Community](#table4371) | - | 2,000 | 0.2 |
| Health care purposes zone precinct | [Community](#table4371) | - | 2,000 | 0.2 |
| [Special purpose zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| Defence zone precinct | [Community](#table4371) | - | 2,100 | 0.21 |
| Detention facility zone precinct  | [Community](#table4371) | - | 1,600 | 0.16 |
| Transport Infrastructure zone precinct | [Industrial](#table4371) | - | 1,000 | 0.1 |
| Utility services zone precinct | [Industrial](#table4371) | - | 1,200 | 0.24 |
| Other | - | 1,200 |
| Airport zone precinct | [Industrial](#table4371) | - | 100 | 0.01 |
| Port zone precinct | [Industrial](#table4371) | - | 100 | 0.01 |
| [Specialised centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| Major educational and research facility zone precinct | [Community](#table4371) | - | 1,000 | 0.1 |
| Entertainment and conference centre zone precinct | [Community](#table4371) | - | 6,000 | 0.6 |
| Brisbane Markets zone precinct | [Industrial](#table4371) | - | 6,000 | 0.6 |
| Large format retail zone precinct | [Retail](#table4371) | - | 6,000 | 0.6 |
| Mixed industry and business zone precinct | [Commercial](#table4371) | - | 1,800 | 0.6 |
| [Industrial](#table4371) | - | 4,200 |
| Marina zone precinct | [Retail](#table4371) | - | 40 | 0.01 |
| [Commercial](#table4371) | - | 30 |
| [Industrial](#table4371) | - | 30 |
| [Extractive industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| All | [Industrial](#table4371) | - | 40 | 0.004 |

4.3.11 Predicted existing and future resident population

The predicted existing and future resident population in the local government area is stated in [Table 4.3.11.1](#table43111) for the following:

1. [priority infrastructure area](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PriorityInfrArea) localities within or outside of the [priority infrastructure area](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PriorityInfrArea) in column 1;
2. the development category in column 2;
3. the time period in column 3.

Table 4.3.11.1—Predicted existing and future resident population

|  |  |  |
| --- | --- | --- |
| Column 1 | Column 2 | Column 3 |
| [PIA](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CAppendix1IndexGlossary.docx) locality(Statistical local area [ASGC](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) 2011) | Development category | Predicted existing and future resident population (number) |
| 2011 (Predicted existing) | 2016 | 2021 | 2026 | 2031 |
| [PIA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) localities within the [PIA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) | [Dwelling house](#table4371) | 815,937 | 826,214 | 836,479 | 833,231 | 829,068 |
| [Multiple dwelling](#table4371) | 217,809 | 277,709 | 342,238 | 388,203 | 422,702 |
| Total | 1,033,746 | 1,103,923 | 1,178,717 | 1,221,434 | 1,251,770 |
| [PIA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) localities outside the [PIA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) | [Dwelling house](#table4371) | 20,751 | 23,258 | 23,253 | 22,950 | 22,513 |
| [Multiple dwelling](#table4371) | 333 | 561 | 584 | 608 | 630 |
| Total | 21,084 | 23,819 | 23,837 | 23,558 | 23,143 |
| Total resident population in the local government area | [Dwelling house](#table4371) | 836,688 | 849,472 | 859,732 | 856,181 | 851,581 |
| [Multiple dwelling](#table4371) | 218,142 | 278,270 | 344,822 | 388,811 | 423,332 |
| Total | 1,054,830 | 1,127,742 | 1,202,554 | 1,244,992 | 1,274,913 |

4.3.12 Predicted existing and future private residential dwelling supply

The predicted existing and future private residential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply in the local government area is stated in [Table 4.3.12.1](#table43121) for the following:

1. [priority infrastructure area](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PriorityInfrArea) localities within or outside of the [priority infrastructure area](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PriorityInfrArea) in column 1;
2. the development category in column 2;
3. the time period in column 3.

Table 4.3.12.1—Predicted existing and future private residential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply

|  |  |  |
| --- | --- | --- |
| Column 1 | Column 2 | Column 3 |
| [PIA](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CAppendix1IndexGlossary.docx) locality(Statistical local area [ASGC](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) 2011) | Development category | Predicted existing and future private residential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply (number) |
| 2011 (Predicted existing) | 2016 | 2021 | 2026 | 2031 |
| [PIA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) localities within the [PIA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) | [Dwelling house](#table4371) | 292,947 | 299,094 | 302,612 | 305,096 | 309,046 |
| [Multiple dwelling](#table4371) | 127,481 | 158,357 | 192,180 | 212,293 | 225,656 |
| Total | 420,428 | 457,451 | 494,792 | 517,389 | 534,702 |
| [PIA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) localities outside the [PIA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) | [Dwelling house](#table4371) | 6,696 | 7,621 | 7,621 | 7,621 | 7,621 |
| [Multiple dwelling](#table4371) | 230 | 382 | 382 | 382 | 382 |
| Total | 6,926 | 8,003 | 8,003 | 8,003 | 8,003 |
| Total private residential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply in the local government area | [Dwelling house](#table4371) | 299,643 | 306,715 | 310,233 | 312,717 | 316,667 |
| [Multiple dwelling](#table4371) | 127,711 | 158,739 | 192,562 | 212,675 | 226,038 |
| Total | 427,354 | 465,454 | 502,795 | 525,392 | 542,705 |

4.3.13 Predicted existing and future employment

The predicted existing and future employment in the local government area is stated in [Table 4.3.13.1](#table43131) for the following:

1. [priority infrastructure area](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PriorityInfrArea) localities within or outside of the [priority infrastructure area](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PriorityInfrArea) in column 1;
2. the development category in column 2;
3. the time period in column 3.

Table 4.3.13.1—Predicted existing and future employment

|  |  |  |
| --- | --- | --- |
| Column 1 | Column 2 | Column 3 |
| [PIA](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CAppendix1IndexGlossary.docx) locality(Statistical local area [ASGC](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) 2011) | Development category | Predicted existing and future non-residential employees (numbers) |
| 2011 (Predicted existing) (1) | 2016 | 2021 | 2026 | 2031 |
| [PIA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) localities within the [PIA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) | [Retail](#table4371) | 173,516 | 191,608 | 200,863 | 207,647 | 210,287 |
| [Commercial](#table4371) | 206,516 | 236,407 | 254,419 | 267,715 | 278,476 |
| [Industrial](#table4371) | 174,246 | 187,917 | 194,019 | 200,330 | 198,837 |
| [Community purpose](#table4371) | 207,000 | 243,280 | 276,803 | 306,727 | 336,721 |
| Other | 13,402 | 13,757 | 13,953 | 13,983 | 13,453 |
| Total | 774,680 | 872,969 | 940,057 | 996,402 | 1,037,774 |
| [PIA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) localities outside the [PIA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) | [Retail](#table4371) | 1,358 | 1,354 | 1,349 | 1,320 | 1,293 |
| [Commercial](#table4371) | 4,573 | 4,599 | 4,879 | 4,624 | 4,642 |
| [Industrial](#table4371) | 1,523 | 1,896 | 1,653 | 1,963 | 2,070 |
| [Community purpose](#table4371) | 4,672 | 5,083 | 5,529 | 6,048 | 6,864 |
| Other | 266 | 231 | 207 | 193 | 173 |
| Total | 12,392 | 13,163 | 13,617 | 14,148 | 15,042 |
| Total employees in the local government area | [Retail](#table4371) | 174,874 | 192,962 | 202,212 | 208,967 | 211,580 |
| [Commercial](#table4371) | 211,089 | 241,006 | 259,298 | 272,339 | 283,118 |
| [Industrial](#table4371) | 175,769 | 189,813 | 195,672 | 202,293 | 200,907 |
| [Community purpose](#table4371) | 211,672 | 248,363 | 282,332 | 312,775 | 343,585 |
| Other | 13,668 | 13,988 | 14,160 | 14,176 | 13,626 |
| Total | 787,072 | 886,132 | 953,674 | 1,010,550 | 1,052,816 |

Editor’s note—

(1) The data represents Queensland government-adjusted [National Institute of Economic and Industry Research](http://www.nieir.com.au/) employment projections that are based (existing) as at 2006. Therefore the 2011 data is a projection only and not an existing situation as at the 2011 time period.

4.3.14 Predicted existing and future non-residential floor space

The predicted existing and future non-residential floor space in the local government area is stated in [Table 4.3.14.1](#table43141) for the following:

1. [priority infrastructure area](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PriorityInfrArea) localities within or outside of the [priority infrastructure area](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#PriorityInfrArea) in column 1;
2. the development category in column 2;
3. the time period in column 3.

Table 4.3.14.1—Predicted existing and future non-residential floor space

|  |  |  |
| --- | --- | --- |
| Column 1 | Column 2 | Column 3 |
| [PIA](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CAppendix1IndexGlossary.docx) locality(Statistical local area [ASGC](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) 2011) | Development category | Predicted existing and future non-residential floor space (m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)) |
| 2011 (Predicted existing) (1) | 2016 | 2021 | 2026 | 2031 |
| [PIA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) localities within the [PIA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) | [Retail](#table4371) | 13,486,933 | 14,821,046 | 15,564,512 | 16,143,222 | 16,315,093 |
| [Commercial](#table4371) | 5,173,690 | 5,923,103 | 6,355,538 | 6,733,034 | 7,011,000 |
| [Industrial](#table4371) | 19,528,315 | 21,631,086 | 22,642,495 | 23,777,937 | 23,392,384 |
| [Community purpose](#table4371) | 14,868,906 | 17,457,506 | 19,870,886 | 22,030,670 | 24,169,875 |
| Other | 469,006 | 501,439 | 535,599 | 562,435 | 534,943 |
| Total | 53,526,850 | 60,334,180 | 64,969,030 | 69,247,298 | 71,423,295 |
| [PIA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) localities outside the [PIA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) | [Retail](#table4371) | 99,932 | 102,885 | 102,718 | 104,382 | 103,420 |
| [Commercial](#table4371) | 158,588 | 159,196 | 168,929 | 159,980 | 160,621 |
| [Industrial](#table4371) | 157,957 | 198,859 | 178,319 | 210,453 | 219,544 |
| [Community purpose](#table4371) | 344,411 | 375,163 | 408,696 | 442,453 | 503,848 |
| Other | 12,359 | 10,743 | 10,101 | 9,744 | 8,797 |
| Total | 773,246 | 846,845 | 868,762 | 927,011 | 996,229 |
| Total non-residential [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) in the local government area | [Retail](#table4371) | 13,586,865 | 14,923,931 | 15,667,230 | 16,247,604 | 16,418,513 |
| [Commercial](#table4371) | 5,332,278 | 6,082,299 | 6,524,467 | 6,893,014 | 7,171,621 |
| [Industrial](#table4371) | 19,686,272 | 21,829,945 | 22,820,814 | 23,988,390 | 23,611,928 |
| [Community purpose](#table4371) | 15,213,317 | 17,832,669 | 20,279,582 | 22,473,123 | 24,673,723 |
| Other | 481,365 | 512,182 | 545,700 | 572,179 | 543,740 |
| Total | 54,300,096 | 61,181,025 | 65,837,792 | 70,174,309 | 72,419,524 |

Editor’s note—

(1) The data represents Queensland government adjusted [National Institute of Economic and Industry Research](http://www.nieir.com.au/) employment projections that are based (existing) as at 2006. Therefore the 2011 data is a projection only and not an existing situation as at the 2011 time period.

4.3.15 Planned demand

1. The demand planned for the development of premises is stated in [Table 4.3.15.1](http://eplan.brisbane.qld.gov.au/New%20City%20Plan%20QPP/Part%2004%20-%20Priority%20infrastructure%20plan/20130422_PIP2_Table_4-3-15-1.xls).
2. The demand for a [trunk infrastructure](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#TrunkInfrastructure) network for:
3. reconfiguring a lot, material change of use or carrying out building work is to be calculated using the demand generation rate in [Table 4.3.15.2](#table43152);
4. where paragraph (a) does not apply, the demand generation rate determined by the following:
5. the Council, for the transport, stormwater and community purposes networks;
6. the distributor-retailer, for the water supply and sewerage networks.
7. an existing lawful use is to be calculated using the demand generation rate for a material change of use and carrying out building work in [Table 4.3.15.2](#table43152).
8. Where a material change of use or existing lawful use involves more than one use, the demand is to be determined by adding together the demand for each use calculated in accordance with subsection (2).

Table 4.3.15.1—Planned infrastructure demand rate

[(use this link to access the Excel spreadsheet)](http://eplan.brisbane.qld.gov.au/New%20City%20Plan%20QPP/Part%2004%20-%20Priority%20infrastructure%20plan/20130422_PIP2_Table_4-3-15-1.xls)

Table 4.3.15.2—Demand generation rate for a [trunk infrastructure](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#TrunkInfrastructure) network

|  |  |
| --- | --- |
| [Trunk infrastructure](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CDefinitions.docx%22%20%5Cl%20%22TrunkInfrastructure) network | Demand generation rate |
| Water supply network | [Table 4.3.15.3](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CPart4PlanningAssumptions.docx%22%20%5Cl%20%22table43153) Water supply network demand generation rate for reconfiguring a lot |
|  | [Table 4.3.15.4](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CPart4PlanningAssumptions.docx%22%20%5Cl%20%22table43154) Water supply network demand generation rate for a material change of use or carrying out of building work |
| Sewerage network | [Table 4.3.15.5](#table43155) Sewerage network demand generation rate for reconfiguring a lot |
|  | [Table 4.3.15.6](#table43156) Sewerage network demand generation rate for a material change of use or carrying out of building work |
| Stormwater network | [Table 4.3.15.7](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CPart4PlanningAssumptions.docx%22%20%5Cl%20%22table43157) Stormwater network demand generation rate for reconfiguring a lot |
|  | [Table 4.3.15.8](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CPart4PlanningAssumptions.docx%22%20%5Cl%20%22table43158) Stormwater network demand generation rate for a material change of use or carrying out of building work |
| Transport network (road network, pathway network, public transport (bus stops and ferry terminals) networks) | [Table 4.3.15.9](#table43159) Transport network demand generation rate for reconfiguring a lot |
|  | [Table 4.3.15.10](#table431510) Transport network demand generation rate for a material change of use or carrying out of building work |
| Community purposes network (public parks network) | [Table 4.3.15.11](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CPart4PlanningAssumptions.docx%22%20%5Cl%20%22table431511) Public parks network demand generation rate for reconfiguring a lot |
|  | [Table 4.3.15.12](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CPart4PlanningAssumptions.docx%22%20%5Cl%20%22table431512) Public parks network demand generation rate for a material change of use or carrying out of building work |
| Community purposes network (land for the [community facilities](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#CommunityFacilities) network) | [Table 4.3.15.13](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CPart4PlanningAssumptions.docx%22%20%5Cl%20%22table431513) Land for the community facilities network demand generation rate for reconfiguring a lot |
|  | [Table 4.3.15.14](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CPart4PlanningAssumptions.docx%22%20%5Cl%20%22table431514) Land for the community facilities network demand generation rate for a material change of use or carrying out of building work |

Table 4.3.15.3—Water supply network demand generation rate for reconfiguring a lot

|  |  |
| --- | --- |
| Zone | Demand generation rate |
| Demand ([ET](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)) | Measure of development |
| [Low density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Low-medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [High density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Character residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Emerging community zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Township zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Rural zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | No demand calculated for reconfiguring a lot |
| [Rural residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Tourist accommodation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | No demand calculated for reconfiguring a lot |
| [Neighbourhood centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 2 | Lot |
| [District centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 3 | Lot |
| [Major centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 3 | Lot |
| [Principal centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 3 | Lot |
| [Mixed use zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 3 | Lot |
| [Low impact industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Industry zone – General industry A zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Industry zone – General industry B zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 2 | Lot |
| [Industry zone – General industry C zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 2 | Lot |
| [Special industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Industry investigation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 2 | Lot |
| [Extractive industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Sport and recreation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | No demand calculated for reconfiguring a lot |
| [Open space zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Environmental management zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Conservation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Community facilities zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Specialised centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |

Table 4.3.15.4—Water supply network demand generation rate for a material change of use or carrying out of building work

|  |  |
| --- | --- |
| Development type or Use | Demand generation rate |
| Demand ([ET](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)) | Measure of development |
| [Dwelling house](#table4371) | 1.0 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) |
| [Multiple dwelling](#table4371) in an area other than a high density area (1) | 0.7 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) |
| [Multiple dwelling](#table4371) in a high density area (1) | 0.5 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) |
| [Non-private dwelling](#table4371) | 0.5 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) |
| [Retail](#table4371) | 0.0021 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| [Commercial](#table4371) | 0.0021 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| Low impact industry | 0.0017 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| Medium impact industry | 0.0021 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| High impact industry | 0.0030 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| Special industry | 0.0030 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| Industry investigation | 0.0021 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| Extractive industry | 0.0030 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| [Community purpose](#table4371) | 0.0021 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| Other | 0.0021 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |

Editor’s note—

(1) High density areas are defined as the following zones and precincts: [High density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) – all precincts and [Principal centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) – City Centre zone precinct.

Table 4.3.15.5—Sewerage network demand generation rate for reconfiguring a lot

|  |  |
| --- | --- |
| Zone | Demand generation rate |
| Demand ([ET](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)) | Measure of development |
| [Low density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Low-medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [High density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Character residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Emerging community zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Township zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Rural zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | No demand calculated for reconfiguring a lot |
| [Rural residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Tourist accommodation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Neighbourhood centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 2 | Lot |
| [District centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 3 | Lot |
| [Major centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 3 | Lot |
| [Principal centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 3 | Lot |
| [Mixed use zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 3 | Lot |
| [Low impact industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Industry zone – General industry A zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Industry zone – General industry B zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 2 | Lot |
| [Industry zone – General industry C zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Special industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Industry investigation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 2 | Lot |
| [Extractive industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Sport and recreation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | No demand calculated for reconfiguring a lot |
| [Open space zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Environmental management zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Conservation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Community facilities zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Specialised centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |

Table 4.3.15.6—Sewerage network demand generation rate for a material change of use or carrying out of building work

|  |  |
| --- | --- |
| Development type or Use | Demand generation rate |
| Demand ([ET](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)) | Measure ofdevelopment |
| [Dwelling house](#table4371) | 1.0 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) |
| [Multiple dwelling](#table4371) in an area other than a high density area(1) | 0.7 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) |
| [Multiple dwelling](#table4371) in a high density area(1) | 0.7 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) |
| [Non-private dwelling](#table4371) | 0.7 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) |
| [Retail](#table4371) | 0.0021 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| [Commercial](#table4371) | 0.0021 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| Low impact industry | 0.0017 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| Medium impact industry | 0.0021 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| High impact industry | 0.0030 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| Special industry | 0.0030 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| Industry investigation | 0.0021 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| Extractive industry | 0.0030 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| [Community purpose](#table4371) | 0.0021 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |
| Other | 0.0021 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) |

Editor’s note—

(1) High density areas are defined as the following zones and precincts: [High density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) – all precincts and [Principal centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) – City centre zone precinct.

Table 4.3.15.7—Stormwater network demand generation rate for reconfiguring a lot

|  |  |
| --- | --- |
| Zone | Demand generation rate |
| Demand (run-off hectare) | Measure of development (1) |
| 2 yr [ARI](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) rainfall event (50% AEP) | 10 yr [ARI](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) rainfall event (10% AEP) | 50 yr [ARI](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx) rainfall event (2% AEP) |
| [Low density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| 0 to 299m2 lots | 0.022 | 0.026 | 0.030 | Lot |
| 451 to 600m2 lots | 0.033 | 0.038 | 0.044 | Lot |
| 601 to 750m2 lots | 0.042 | 0.050 | 0.057 | Lot |
| 601 to 750m2 lots | 0.052 | 0.062 | 0.071 | Lot |
| 751 to 1000m2 lots | 0.069 | 0.081 | 0.093 | Lot |
| 1001 to 4000m2 lots | 0.262 | 0.308 | 0.354 | Lot |
| > 4000m2 lots | Refer to [Rural residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |  |
| [Low-medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.044 | 0.052 | 0.060 | Lot |
| [Medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.033 | 0.039 | 0.045 | Lot |
| [High density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.059 | 0.070 | 0.080 | Lot |
| [Character residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.031 | 0.037 | 0.042 | Lot |
| [Emerging community zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.042 | 0.049 | 0.057 | Lot |
| [Township zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | No demand calculated for reconfiguring a lot |
| [Rural zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Rural residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Tourist accommodation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Neighbourhood centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [District centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Major centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Principal centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Mixed use zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Low impact industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.075 | 0.088 | 0.101 | Lot |
| [Industry zone – General industry A zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.075 | 0.088 | 0.101 | Lot |
| [Industry zone – General industry B zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.150 | 0.176 | 0.202 | Lot |
| [Industry zone – General industry C zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.150 | 0.176 | 0.202 | Lot |
| [Special industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | No demand calculated for reconfiguring a lot |
| [Industry investigation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.0748 | 0.088 | 0.1012 | Lot |
| [Extractive industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | No demand calculated for reconfiguring a lot |
| [Sport and recreation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | No demand calculated for reconfiguring a lot |
| [Open space zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Environmental management zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Conservation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Community facilities zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Special purpose zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Specialised centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) other than in the Mixed industry and business zone precinct |
| [Specialised centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) in the Mixed industry and business zone precinct | 0.0748 | 0.088 | 0.1012 | Lot |

Editor’s note—

(1) Excludes a lot to be used for the purpose of a public park, waterway corridor or road.

Table 4.3.15.8—Stormwater network demand generation rate for a material change of use or carrying out of building work

|  |  |  |
| --- | --- | --- |
| Development type | Area of the planning scheme | Demand generation rate (run-off hectares) |
| Coefficient of run-off | Measure of development |
| 2 yr [ARI](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)(50% AEP) | 10 yr [ARI](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)(10% AEP) | 50 yr [ARI](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)(2% AEP) |
| [Dwelling house](#table4371) | [Rural residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.64 | 0.75 | 0.86 | Lot area (ha) |
| [Dwelling house](#table4371) | [Residential zones](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.70 | 0.82 | 0.94 | Lot area (ha) |
| [Multiple dwelling](#table4371) | [Residential zones](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.71 | 0.84 | 0.97 | Lot area (ha) |
| [Non-private dwelling](#table4371) | [Residential zones](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.70 | 0.82 | 0.94 | Lot area (ha) |
| [Retail](#table4371) | All areas | 0.75 | 0.88 | 1.00 | Lot area (ha) |
| [Commercial](#table4371) | All areas | 0.75 | 0.88 | 1.00 | Lot area (ha) |
| [Industrial](#table4371) | All areas | 0.75 | 0.88 | 1.00 | Lot area (ha) |
| [Community purpose](#table4371) | All areas excluding uses of [nature based tourism](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#NatureBasedTour), [outdoor sport and recreation](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#OutdoorSport), [park](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Park) | 0.68 | 0.80 | 0.92 | Lot area (ha) |
| [Open space zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping),[Sport and recreation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.297 | 0.35 | 0.40 | Lot area (ha) |
| [Dwelling house](#table4371) | [Environmental management zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping),[Conservation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.153 | 0.18 | 0.207 | Lot area (ha) |

Table 4.3.15.9—Transport network demand generation rate for reconfiguring a lot

|  |  |
| --- | --- |
| Zone | Demand generation rate |
| Demand ([ET](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)) | Measure ofdevelopment |
| [Low density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Low-medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [High density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Character residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Emerging community zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Township zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Rural zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Rural residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Tourist accommodation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Neighbourhood centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 8 | Lot |
| [District centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 15 | Lot |
| [Major centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 15 | Lot |
| [Principal centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 15 | Lot |
| [Mixed use zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 15 | Lot |
| [Low impact industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 2 | Lot |
| [Industry zone – General industry A zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 2 | Lot |
| [Industry zone – General industry B zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 4 | Lot |
| [Industry zone – General industry C zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 4 | Lot |
| [Special industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 4 | Lot |
| [Industry investigation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 4 | Lot |
| [Extractive industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 4 | Lot |
| [Sport and recreation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | No demand calculated for reconfiguring a lot |
| [Open space zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Environmental management zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Conservation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Community facilities zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Specialised centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |

Table 4.3.15.10—Transport network demand generation rate for a material change of use or carrying out of building work

|  |  |
| --- | --- |
| Development type | Demand generation rate |
| Roads network | Pathways and public transport networks (bus stops and ferry terminals) |
| Demand ([ET](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)) | Measure of development | Demand (ET) | Measure of development |
| [Dwelling house](#table4371) | 1 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) | 1 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) |
| [Multiple dwelling](#table4371) | 0.69 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) | 0.69 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) |
| [Non-private dwelling](#table4371) | 0.69 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) | 0.69 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) |
| [Retail](#table4371) | 0.062 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) | 0.011 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) |
| [Commercial](#table4371) | 0.025 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) | 0.022 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) |
| [Industrial](#table4371) | 0.008 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) | 0.004 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) |
| [Community purpose](#table4371) | 0.024 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) | 0.022 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) |
| Other | 0 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) | 0 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) |

Table 4.3.15.11—Public parks network demand generation rate for reconfiguring a lot

|  |  |
| --- | --- |
| Zone | Demand generation rate |
| Demand ([ET](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)) | Measure ofdevelopment |
| [Low density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Low-medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [High density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Character residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Emerging community zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Township zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Rural zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Rural residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Tourist accommodation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Neighbourhood centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [District centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Major centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Principal centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | No demand calculated for reconfiguring a lot |
| [Mixed use zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Low impact industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.2 | Lot |
| [Industry zone – General industry A zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.2 | Lot |
| [Industry zone – General industry B zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.4 | Lot |
| [Industry zone – General industry C zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 5 | Lot |
| [Special industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 5 | Lot |
| [Industry investigation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 5 | Lot |
| [Extractive industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 5 | Lot |
| [Sport and recreation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | No demand calculated for reconfiguring a lot |
| [Open space zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Environmental management zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Conservation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Community facilities zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Specialised centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |

Table 4.3.15.12—Public parks network demand generation rate for a material change of use or carrying out of building work

|  |  |
| --- | --- |
|  Development type | Demand generation rate |
| Centres ([ET](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)) | General urban(ET) | Fringe (ET) | Measure ofdevelopment |
| [Dwelling house](#table4371) | 0.51024 | 1.00000 | 0.85931 | [Dwelling](#table4371) |
| [Multiple dwelling](#table4371) | 0.33362 | 0.74074 | 0.62226 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) |
| [Non-private dwelling](#table4371) | 0.39249 | 0.74074 | 0.59263 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) |
| [Retail](#table4371) | 0.00003 | 0.00039 | 0 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) |
| [Commercial](#table4371) | 0.00008 | 0.00082 | 0 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) |
| [Industrial](#table4371) | 0.00003 | 0.00031 | 0 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) |
| [Community purpose](#table4371) | 0 | 0 | 0 | - |
| Other | 0 | 0 | 0 | - |

Table 4.3.15.13—Land for the community facilities network demand generation rate for reconfiguring a lot

|  |  |
| --- | --- |
| Zone | Demand generation rate |
| Demand ([ET](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)) | Measure of development |
| [Low density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Low-medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Medium density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [High density residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Character residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Emerging community zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Township zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Rural zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Rural residential zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Tourist accommodation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Neighbourhood centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [District centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Major centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 1 | Lot |
| [Principal centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | No demand calculated for reconfiguring a lot |
| [Mixed use zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Low impact industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.2 | Lot |
| [Industry zone – General industry A zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.2 | Lot |
| [Industry zone – General industry B zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 0.4 | Lot |
| [Industry zone – General industry C zone precinct](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 5 | Lot |
| [Special industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 5 | Lot |
| [Industry investigation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 5 | Lot |
| [Extractive industry zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | 5 | Lot |
| [Sport and recreation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) | No demand calculated for reconfiguring a lot |
| [Open space zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Environmental management zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Conservation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Community facilities zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |
| [Specialised centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) |

Table 4.3.15.14—Land for the community facilities network demand generation rate for a material change of use or carrying out of building work

|  |  |
| --- | --- |
| Development type | Demand generation rate |
| Centres ([ET](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)) | General urban (ET) | Fringe (ET) | Measure of development |
| [Dwelling house](#table4371) | 0.96296 | 1.00000 | 0.891 | [Dwelling](#table4371) |
| [Multiple dwelling](#table4371) | 0.62963 | 0.74074 | 0.645 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) |
| [Non-private dwelling](#table4371) | 0.74074 | 0.74074 | 0.615 | [Dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) |
| [Retail](#table4371) | 0.00070 | 0.00063 | 0.00073 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) |
| [Commercial](#table4371) | 0.00190 | 0.00134 | 0.00150 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) |
| [Industrial](#table4371) | 0.00070 | 0.00051 | 0.00061 | m2 [GFA](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#GFA) |
| [Community purpose](#table4371) | 0 | 0 | 0 | - |
| Other | 0 | 0 | 0 | - |

4.3.16 Projected demand summary by network

1. The location of the [service catchments](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#ServCatch) for the water supply, sewerage, stormwater, transport and community purposes networks are identified on [Map A3](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) Services Catchment - Water Supply Network, [Map A4](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) Service Catchments - Sewerage Network, [Map A5](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) Service Catchment - Stormwater Network, [Map A6](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) Service Catchment - Transport Network and [Map A7](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) Service Catchment - Community Purposes Network.
2. The assumed demand summary for each [service catchment](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#ServCatch) is based upon the population and employment projections summarised in [Table 4.3.11.1](#table43111), [Table 4.3.12.1](#table43121), [Table 4.3.13.1](#table43131), and [Table 4.3.14.1](#table43141) and the assumed infrastructure demand rates identified in [Table 4.3.15.1](http://eplan.brisbane.qld.gov.au/New%20City%20Plan%20QPP/Part%2004%20-%20Priority%20infrastructure%20plan/20130422_PIP2_Table_4-3-15-1.xls).
3. A summary of the assumed demand for the [service catchments](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#ServCatch) for each network is identified in [Table 4.3.16.1](#table43161), [Table 4.3.16.2](#table43162), [Table 4.3.16.3](#table43163), [Table 4.3.16.4](#table43164), [Table 4.3.16.5](#table43165), [Table 4.3.16.6](#table43166) and [Table 4.3.16.7](#table43167).

Table 4.3.16.1—Water supply network assumed demand summary

|  |  |
| --- | --- |
| [Service catchment](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CDefinitions.docx%22%20%5Cl%20%22ServCatch) | Cumulative demand ([ET](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)) |
| 2011 | 2016 | 2021 | 2026 | 2031 | Ultimate |
| Acacia Ridge (ACR) | 28,451 | 30,149 | 30,387 | 31,544 | 32,353 | 34,879 |
| Aspley (ASP) |  28,250  |  29,672  |  31,158  |  31,695  |  32,496  |  34,338  |
| Australia TradeCoast (ATC) |  16,840  |  21,131  |  26,204  |  30,218  |  30,298  |  30,474  |
| Bartleys Hill (BHL) |  12,966  |  14,741  |  15,341  |  15,962  |  16,259  |  17,259  |
| Bracken Ridge (BRR) |  16,138  |  16,979  |  17,539  |  17,537  |  18,208  |  19,048  |
| Eildon Hill (EHL) |  10,108  |  10,601  |  10,774  |  10,897  |  10,894  |  12,796  |
| Ferny Grove (FGR) |  7,453  |  8,444  |  8,912  |  8,926  |  8,985  |  9,278  |
| Forest Lake (FLK) |  9,655  |  10,003  |  10,177  |  10,706  |  11,113  |  13,185  |
| Green Hill (GHL) |  72,404  |  81,558  |  89,259  |  93,359  |  97,237  |  106,646  |
| Inala (INL) | 2,415 | 2,533 | 2,682 | 2,854 | 3,078 | 3,173 |
| Karana Downs (KDN) |  2,065  |  2,085  |  2,086  |  2,084  |  2,083  |  2,365  |
| Kuraby North/Karawatha (KNK) |  23,996  |  25,104  |  25,900  |  26,264  |  26,736  |  28,449  |
| Manly Roles Hill (MRH) |  9,471  |  9,810  |  10,000  |  10,142  |  10,330  |  11,814  |
| Milne Hill/Stafford (MHS) |  13,755  |  14,239  |  14,313  |  14,598  |  14,748  |  16,506  |
| Mt Crosby North (MCN) |  25,127  |  26,528  |  26,905  |  27,263  |  27,724  |  30,822  |
| Mt Crosby South (MCS) |  29,100  |  30,850  |  32,003  |  33,899  |  34,339  |  36,707  |
| Mt Gravatt Dual Reticulation (MGD) |  44  |  53  |  55  |  53  |  58  |  153  |
| Mt Gravatt/Holland Park/Toohey (MGH) |  20,929  |  22,497  |  23,981  |  24,965  |  26,013  |  32,203  |
| Mt Ommaney (MTO) |  9,446  |  9,788  |  9,960  |  10,154  |  10,286  |  10,353  |
| North Pine Aspley (NPA) |  6,839  |  8,068  |  8,422  |  8,865  |  9,905  |  10,304  |
| Richlands (RLD) |  3,016  |  3,554  |  4,085  |  6,276  |  6,642  |  7,768  |
| Rochedale (RDL) |  631  |  638  |  638  |  637  |  640  |  640  |
| Rochedale Dual Reticulation (RDD) |  887  |  2,084  |  2,142  |  3,270  |  4,972  |  6,146  |
| Sparkes Hill (SHL) (SPH) |  24,869  |  26,521  |  28,367  |  29,217  |  29,519  |  33,310  |
| Stretton (STN) |  5,720  |  6,687  |  6,775  |  6,939  |  7,002  |  7,200  |
| Tarragindi (TAR) |  43,749  |  48,167  |  57,000  |  60,540  |  63,887  |  71,515  |
| The Gap (TGP) |  6,110  |  6,429  |  6,442  |  6,484  |  6,526  |  6,720  |
| Wellers Hill (WHL) |  60,211  |  62,765  |  65,241  |  66,024  |  66,642  |  69,637  |
| Wellers Hill Dual Reticulation (WHD) |  47  |  160  |  157  |  154  |  159  |  164  |

Editor’s note—

Predicted existing and future private residential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply and predicted existing and future non-residential floor space was allocated to a unique catchment based on the centroid of either a site (for [dwellings](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling)) or a Brisbane Strategic Transport Model zone (for floor space) being contained within a catchment.

The ultimate demand represents the additional potential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply beyond 2031. However the floor space predictions have not been taken into consideration in the calculation as they are not available beyond 2031.

Table 4.3.16.2—Sewerage network assumed demand summary

|  |  |
| --- | --- |
| [Service catchment](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CDefinitions.docx%22%20%5Cl%20%22ServCatch) | Cumulative demand ([ET](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)) |
| 2011 | 2016 | 2021 | 2026 | 2031 | Ultimate |
| S1-Luggage Point |  244,939  |  271,819  |  299,807  |  314,225  |  323,155  |  353,896  |
| S2-Carole Park |  538  |  553  |  576  |  583  |  584  |  598  |
| S2-Fairfield |  5,378  |  5,604  |  5,636  |  5,650  |  5,748  |  6,000  |
| S2-Oxley Creek | 92,128 | 97,161 | 98,738 | 102,163 | 104,362 | 114,356 |
| S3-Gibson Island |  74,777  |  79,687  |  82,908  |  85,894  |  89,497  |  100,001  |
| S4-Wynnum |  13,748  |  14,265  |  14,548  |  14,643  |  14,800  |  16,465  |
| S5-Sandgate |  37,437  |  39,977  |  42,221  |  43,107  |  45,447  |  48,533  |
| S6-Wacol |  17,384  |  18,706  |  19,924  |  23,172  |  23,845  |  25,594  |
| S7-Karana Downs |  971  |  976  |  976  |  976  |  976  |  1,258  |

Editor’s note—

Predicted existing and future private residential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply and predicted existing and future non-residential floor space was allocated to a unique catchment based on the centroid of either a site (for dwellings) or a Brisbane Strategic Transport Model zone (for floor space) being contained within a catchment.

The ultimate demand represents the additional potential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply beyond 2031. However the floor space predictions have not been taken into consideration in the calculation as they are not available beyond 2031.

Table 4.3.16.3—Stormwater network assumed demand summary

|  |  |
| --- | --- |
| [Service catchment](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CDefinitions.docx%22%20%5Cl%20%22ServCatch) | Cumulative demand (run-off hectares) |
| 2011 | 2016 | 2021 | 2026 | 2031 | Ultimate |
| ATC South (a) |  734  |  739  |  732  |  730  |  748  |  748  |
| ATC South (b) |  636  |  636  |  611  |  597  |  554  |  554  |
| ATC South (c) |  163  |  163  |  162  |  162  |  189  |  189  |
| ATCN LSMP | 2,314 | 2,336 | 2,357 | 2,378 | 2,399 | 2,399 |
| Albion | 99 | 99 | 100 | 100 | 101 | 101 |
| BBnePrec1 | 1,086 | 1,094 | 1,101 | 1,108 | 1,116 | 1,116 |
| BBnePrec3 | 658 | 665 | 673 | 680 | 687 | 687 |
| BBnePrec3 LSMP | 88 | 88 | 89 | 90 | 90 | 90 |
| Breakfast Creek | 4,852 | 4,870 | 4,887 | 4,905 | 4,922 | 4,922 |
| Breakfast Creek LSMP | 371 | 374 | 376 | 379 | 382 | 382 |
| Bulimba |  6,156  |  6,195  |  6,234  |  6,273  |  6,331  |  6,331  |
| Cabbage Tree | 2,272 | 2,295 | 2,317 | 2,340 | 2,362 | 2,362 |
| Calamvale | 439 | 446 | 454 | 461 | 468 | 468 |
| Cubberla | 636 | 640 | 645 | 649 | 653 | 653 |
| Doolandella | 292 | 295 | 299 | 302 | 306 | 306 |
| Farm | 1,693 | 1,712 | 1,730 | 1,749 | 1,768 | 1,768 |
| Fig Tree Pocket | 320 | 324 | 328 | 332 | 336 | 336 |
| INES | 1,136 | 1,147 | 1,158 | 1,168 | 1,179 | 1,179 |
| Karana Downs | 191 | 192 | 193 | 194 | 195 | 195 |
| Kedron | 5,339 | 5,373 | 5,407 | 5,441 | 5,475 | 5,475 |
| Kedron LSMP | 797 | 805 | 814 | 822 | 830 | 830 |
| Lota | 437 | 439 | 442 | 444 | 447 | 447 |
| Moggill | 4,142 | 4,151 | 4,161 | 4,170 | 4,179 | 4,179 |
| Norman Creek | 1,310 | 1,325 | 1,339 | 1,353 | 1,367 | 1,367 |
| Norman Creek LSMP | 481 | 487 | 493 | 498 | 504 | 504 |
| Nundah Downfall | 2,388 | 2,410 | 2,432 | 2,454 | 2,476 | 2,476 |
| Oxley | 6,845 |  6,960  |  7,018  |  7,095  |  7,166  |  7,166  |
| Perrin | 460 | 466 | 472 | 478 | 484 | 484 |
| Perrin LSMP | 220 | 223 | 227 | 230 | 233 | 233 |
| Pullen Pullen | 2,531 | 2,538 | 2,546 | 2,554 | 2,561 | 2,561 |
| Richlands (a) | 287 | 293 | 300 | 306 | 312 | 312 |
| Richlands (b) | 222 | 226 | 230 | 234 | 238 | 238 |
| Richlands (c) | 244 | 248 | 251 | 254 | 257 | 257 |
| Richlands (d) | 220 | 228 | 235 | 243 | 250 | 250 |
| Richlands (e) | 230 | 235 | 239 | 244 | 249 | 249 |
| Rochedale (a) | 134 | 137 | 141 | 144 | 147 | 147 |
| Rochedale (b) | 242 | 247 | 253 | 259 | 264 | 264 |
| Rochedale (c) | 56 | 57 | 57 | 58 | 59 | 59 |
| Rochedale (d) | 409 | 418 | 426 | 435 | 444 | 444 |
| Rochedale (e) | 24 | 24 | 24 | 24 | 25 | 25 |
| Sandgate | 1,890 | 1,902 | 1,914 | 1,926 | 1,938 | 1,938 |
| Scrubby | 1,458 | 1,465 | 1,472 | 1,480 | 1,487 | 1,487 |
| Tingalpa | 3,397 | 3,398 | 3,399 | 3,400 | 3,402 | 3,402 |
| Toowong | 1,081 | 1,089 | 1,096 | 1,104 | 1,112 | 1,112 |
| Wakerley (a) | 202 | 204 | 207 | 209 | 212 | 212 |
| Wakerley (b) | 166 | 169 | 171 | 173 | 175 | 175 |
| West End (a) | 33 | 33 | 34 | 34 | 34 | 34 |
| West End (b) | 33 | 33 | 33 | 33 | 33 | 33 |
| Witton | 159 | 161 | 162 | 164 | 165 | 165 |
| Witton LSMP | 98 | 99 | 100 | 101 | 102 | 102 |
| Wolston | 1,000 | 1,015 | 1,029 | 1,044 | 1,058 | 1,058 |
| Wynnum |  630  |  636  |  643  |  650  |  691  |  691  |
| Wynnum West (a) | 55 | 55 | 56 | 56 | 57 | 57 |
| Wynnum West (b) | 235 | 237 | 239 | 242 | 244 | 244 |
| Wynnum West (c) | 48 | 48 | 49 | 49 | 49 | 49 |

Table 4.3.16.4—Transport network (roads network) assumed demand summary

|  |  |
| --- | --- |
| [Service catchment](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CDefinitions.docx%22%20%5Cl%20%22ServCatch) | Cumulative demand ([ET](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)) |
| 2011 | 2016 | 2021 | 2026 | 2031 | Ultimate |
| 1 |  110,840  |  120,474  |  129,272  |  137,171  |  139,673  |  141,937  |
| 2 |  18,307  |  19,725  |  19,934  |  19,922  |  20,165  |  20,223  |
| 3 |  78,550  |  91,819  |  98,370  |  103,269  |  111,352  |  118,102  |
| 4 |  70,480  |  74,872  |  77,008  |  77,950  |  78,193  |  79,723  |
| 5 |  69,463  |  74,606  |  79,983  |  84,097  |  86,230  |  87,791  |
| 6 |  93,927  |  100,253  |  102,305  |  104,115  |  106,094  |  109,359  |
| 7 |  215,860  |  227,989  |  231,479  |  234,280  |  235,681  |  236,963  |
| 8 |  499,556  |  584,453  |  649,167  |  702,501  |  752,057  |  769,515  |
| 9 | 50,271 | 54,693 | 57,679 | 63,404 | 68,025 | 71,854 |
| 10 |  117,867  |  127,205  |  136,103  |  144,660  |  146,989  |  149,858  |
| 11 |  58,942  |  62,951  |  64,883  |  66,303  |  67,719  |  70,256  |
| 12 |  31,432  |  32,992  |  33,955  |  34,174  |  34,462  |  34,765  |
| 13 |  49,324  |  54,204  |  58,009  |  58,971  |  59,660  |  60,513  |
| 14 |  104,547  |  115,337  |  121,070  |  124,746  |  125,236  |  132,232  |
| 15 |  116,402  |  123,658  |  128,099  |  130,169  |  132,865  |  135,795  |
| 16 |  188,050  |  217,994  |  246,663  |  271,447  |  273,400  |  275,753  |
| 17 |  11,960  |  12,610  |  12,599  |  12,528  |  12,557  |  13,392  |
| Citywide | 1,885,778 | 2,095,835 | 2,246,578 | 2,369,707 | 2,450,358 | 2,508,031 |

Editor’s note—

Predicted existing and future private residential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply and predicted existing future non-residential floor space was allocated to a unique catchment based on the centroid of either a site (for dwellings) or a Brisbane Strategic Transport Model zone (for floor space) being contained within a catchment.

The ultimate demand represents the additional potential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply beyond 2031. However the floor space predictions have not been taken into consideration in the calculation as they are not available beyond 2031.

Table 4.3.16.5—Transport network (pathways and public transport (bus stops and ferry terminals) networks) assumed demand summary

|  |  |
| --- | --- |
| [Service catchment](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CDefinitions.docx%22%20%5Cl%20%22ServCatch) | Cumulative demand ([ET](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)) |
| 2011 | 2016 | 2021 | 2026 | 2031 | Ultimate |
| 1 |  56,587  |  61,209  |  64,923  |  67,988  |  69,322  |  71,586  |
| 2 |  11,131  |  12,193  |  12,547  |  12,801  |  13,242  |  13,300  |
| 3 |  47,798  |  56,698  |  61,485  |  65,021  |  71,124  |  77,874  |
| 4 |  44,910  |  47,962  |  49,722  |  51,077  |  52,025  |  53,555  |
| 5 |  33,467  |  35,797  |  38,348  |  39,545  |  40,791  |  42,352  |
| 6 |  64,479  |  69,050  |  71,992  |  73,871  |  76,431  |  79,696  |
| 7 |  82,942  |  88,280  |  90,531  |  92,310  |  93,483  |  94,765  |
| 8 |  308,570  |  361,485  |  410,756  |  450,201  |  488,326  |  505,783  |
| 9 | 33,484 | 37,040 | 39,626 | 44,113 | 47,906 | 51,735 |
| 10 |  57,079  |  61,472  |  65,863  |  72,311  |  74,839  |  77,709  |
| 11 |  36,483  |  39,133  |  40,488  |  41,724  |  43,234  |  45,772  |
| 12 |  23,620  |  24,893  |  25,767  |  26,015  |  26,449  |  26,752  |
| 13 |  31,613  |  34,937  |  37,804  |  38,550  |  39,340  |  40,192  |
| 14 |  64,519  |  70,873  |  75,263  |  78,133  |  79,330  |  86,326  |
| 15 |  73,380  |  78,633  |  82,549  |  84,576  |  87,857  |  90,787  |
| 16 |  87,765  |  103,391  |  117,966  |  130,896  |  133,505  |  135,859  |
| 17 |  9,867  |  10,484  |  10,517  |  10,523  |  10,615  |  11,450  |
| Citywide | 1,067,694 | 1,193,530 | 1,296,147 | 1,379,655 | 1,447,819 | 1,505,493 |

Editor’s note—

Predicted existing and future private residential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply and predicted existing and future non-residential floor space was allocated to a unique catchment based on the centroid of either a site (for dwellings) or a Brisbane Strategic Transport Model zone (for floor space) being contained within a catchment.

The ultimate demand represents the additional potential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply beyond 2031. However the floor space predictions have not been taken into consideration in the calculation as they are not available beyond 2031.

Table 4.3.16.6—Community purposes network (public parks network) assumed demand summary

|  |  |
| --- | --- |
| [Service catchment](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CDefinitions.docx%22%20%5Cl%20%22ServCatch) | Cumulative demand ([ET](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)) |
| 2011 | 2016 | 2021 | 2026 | 2031 | Ultimate |
| Fringe  | 5,668 | 6,557 | 6,557 | 6,557 | 6,557 | 6,618 |
| Urban East |  87,415  |  92,316  |  95,413  |  97,685  |  100,506  |  109,609  |
| Urban North |  110,581  |  120,895  |  129,964  |  134,735  |  138,366  |  150,353  |
| Urban South | 107,382 | 114,248 | 120,697 | 127,975 | 131,611 | 147,424 |
| Urban West |  78,713  |  82,013  |  83,945  |  84,366  |  85,298  |  91,996  |
| Citywide | 389,759 | 416,029 | 436,576 | 451,318 | 462,338 | 506,000 |

Editor’s note—

Predicted existing and future private residential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply and predicted existing and future non-residential floor space was allocated to a unique catchment based on the centroid of either a site (for dwellings) or a Brisbane Strategic Transport Model zone (for floor space) being contained within a catchment.

The ultimate demand represents the additional potential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply beyond 2031. However the floor space predictions have not been taken into consideration in the calculation as they are not available beyond 2031.

Table 4.3.16.7—Community purposes network (land for [community facilities](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#CommunityFacilities) network) assumed demand summary

|  |  |
| --- | --- |
| [Service catchment](%5C%5C%5C%5Cad%5C%5Cgroups%5C%5CCPS%5C%5CCPED%5C%5CCPBranch%5C%5CC_PConf%5C%5CNP%26UR_Sandbox%5C%5C2017_03_Hemmant_Lytton_NP_amendments%5C%5CPart%204%20-%20Priority%20infrastructure%20plan%5C%5CDefinitions.docx%22%20%5Cl%20%22ServCatch) | Cumulative demand ([ET](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CAppendix1IndexGlossary.docx)) |
| 2011 | 2016 | 2021 | 2026 | 2031 | Ultimate |
| Fringe | 6,230 | 7,172 | 7,163 | 7,163 | 7,169 | 7,232 |
| Urban East |  90,180  |  95,346  |  99,080  |  101,651  |  104,795  |  116,409  |
| Urban North |  125,223  |  138,863  |  150,476  |  156,754  |  161,096  |  177,780  |
| Urban South | 113,786 | 122,044 | 132,161 | 140,627 | 145,104 | 163,969 |
| Urban West |  82,168  |  86,016  |  88,558  |  89,224  |  90,716  |  99,660  |
| Citywide | 417,587 | 449,441 | 477,438 | 495,419 | 508,880 | 565,050 |

Editor’s note—

Predicted existing and future private residential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply and predicted existing and future non-residential floor space was allocated to a unique catchment based on the centroid of either a site (for dwellings) or a Brisbane Strategic Transport Model zone (for floor space) being contained within a catchment.

The ultimate demand represents the additional potential [dwelling](file:///%5C%5Cad%5Cgroups%5CCPS%5CCPED%5CCPBranch%5CC_PConf%5CNP%26UR_Sandbox%5C2017_03_Hemmant_Lytton_NP_amendments%5CPart%204%20-%20Priority%20infrastructure%20plan%5CDefinitions.docx#Dwelling) supply beyond 2031.However the floor space predictions have not been taken into consideration in the calculation as they are not available beyond 2031.