4.2 Planning assumptions

1. The planning assumptions state the assumptions about:
2. population and employment growth;
3. the type, scale, location and timing of development including the demand for each trunk infrastructure network.
4. The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
5. The planning assumptions have been prepared for:
6. the base date (2016) and the following projection years to accord with future Australian Bureau of Statistics census years:
7. mid 2016;
8. mid 2021;
9. mid 2026;
10. mid 2031;
11. beyond mid 2031 (ultimate development).
12. the LGIP development types in column 2 that include the uses in column 3 of Table 4.2.1;
13. the projection areas identified on Map A2 Priority Infrastructure Area and Projection Areas in Schedule 3—Local government infrastructure plan mapping and tables.

Table 4.2.1—Relationship between LGIP development categories, LGIP development types and uses

|  |  |  |
| --- | --- | --- |
| Column 1  LGIP development category | Column 2  LGIP development type | Column 3  Uses |
| Private residential development | Dwelling house | Dwelling house |
| Multiple dwelling | Dual occupancy, Dwelling unit, Multiple dwelling, Retirement facility |
| Other residential development | Non-private dwelling | Caretaker’s accommodation, Community residence, Non-resident workforce accommodation, Relocatable home park, Residential care facility, Rural workers' accommodation  Note—Other residential development refers to development that accommodates permanent residents in non-private dwellings. |
| Non-residential development | Retail | Adult store, Agricultural supplies store, Bar, Brothel, Bulk landscape supplies, Car wash, Food and drink outlet, Function facility, Garden centre, Hardware and trade supplies, Hotel, Market, Motor sport facility, Nightclub entertainment facility, Outdoor sales, Resort complex, Roadside stall, Rooming accommodation, Parking station, Service industry, Service station, Shop, Shopping centre, Short term accommodation, Showroom, Theatre, Tourist attraction, Tourist park, Wholesale nursery |
| Commercial | Home-based business, Office, Research and technology industry, Sales office, Veterinary service |
| Industrial | Air service, High impact industry, Landing, Low impact industry, Marine industry, Medium impact industry, Port service, Special industry, Telecommunications facility, Transport depot, Warehouse, Winery |
| Community purpose | Cemetery, Childcare centre, Club, Community care centre, Community use, Crematorium, Detention facility, Educational establishment, Emergency services, Environment facility, Funeral parlour, Health care service, Hospital, Indoor sport and recreation, Major sport, recreation and entertainment facility, Nature-based tourism, Outdoor sport and recreation, Park, Place of worship |
| Other | Animal husbandry, Animal keeping, Aquaculture, Cropping, Extractive industry, Intensive animal industry, Intensive horticulture, Major electricity infrastructure, Permanent plantation, Renewable energy facility, Rural industry, Substation, Utility installation |
| Mobile worker | Note—There is no planning scheme use definition for mobile workers. Mobile workers include workers that have no fixed place of work e.g. construction workers. |

1. Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

4.2.1 Population and employment growth

1. A summary of the assumptions about population and employment growth for the planning scheme area is stated in Table 4.2.1.1.

Table 4.2.1.1—Population and employment assumptions summary

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Column 1 | Column 2 | | | | |
| Description | Assumptions | | | | |
| Base date (2016) | 2021 | 2026 | 2031 | Ultimate development |
| Population | 1,164,862 | 1,224,585 | 1,279,119 | 1,342,550 | 1,529,197 |
| Employment | 848,682 | 928,708 | 1,003,392 | 1,083,306 | 1,610,196 |

1. Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3—Local government infrastructure plan mapping and tables:
2. for population, Table SC3.1.1;
3. for employment, Table SC3.1.2.

4.2.2 Development

1. The developable area is represented by zones relating to urban uses not affected by developable area constraints stated in Table 4.2.2.1.

Table 4.2.2.1— Developable area constraints

|  |  |
| --- | --- |
| Developable area constraint | Applicable components |
| Biodiversity areas overlay | High ecological significance and Priority koala habitat area sub categories. |
| Extractive resources overlay | Key Resource Area (KRA) resource/processing area, KRA separation area and KRA transport route separation area sub-categories.  KRA transport route. |
| Flood overlay | Brisbane River flood planning area 1 and Creek/waterway flood planning area 1 sub-categories. |
| Regional infrastructure corridors and substations overlay | Gas pipeline 20m, Oil pipeline 15m and Major electricity infrastructure high voltage powerline easement sub-categories. |
| Road hierarchy overlay | Future arterial road sub-category. |
| Waterway corridors overlay | Brisbane River corridor and Citywide waterway corridor sub-categories. |
| Wetlands overlay | Wetland sub-category. |
| Slope | Greater than 25% |

1. The planned density for future development is stated in Table SC3.1.3 in Schedule 3—Local government infrastructure plan mapping and tables.
2. A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.2.2.2.

Table 4.2.2.2—Residential dwellings and non-residential floor space assumptions summary

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Column 1 | Column 2 | | | | |
| Description | Assumptions | | | | |
|  | Base date (2016) | 2021 | 2026 | 2031 | Ultimate development |
| Residential dwellings | 454,019 | 486,941 | 513,915 | 545,262 | 629,938 |
| Non-residential floor space (m² GFA) | 34,805,370 | 37,517,792 | 40,498,863 | 43,539,118 | 58,762,090 |

1. Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3—Local government infrastructure plan mapping and tables:
2. for residential development, Table SC3.1.4;
3. for non-residential development, Table SC3.1.5.

4.2.3 Infrastructure demand

1. The demand generation rate for a trunk infrastructure network is stated in column 3 of Table SC3.1.3 in Schedule 3—Local government infrastructure plan mapping and tables.
2. A summary of the projected infrastructure demand for each service catchment is stated in the following tables in Schedule 3—Local government infrastructure plan mapping and tables:
3. for the stormwater network, Table SC3.1.6;
4. for the transport network, Table SC3.1.7, Table SC3.1.8 and Table SC3.1.9;
5. for the public parks and land for community facilities network, Table SC3.1.10, Table SC3.1.11 and Table SC3.1.12.