

MGAM 2020 Planning Assumptions

PREPARED FOR MACKAY REGIONAL COUNCIL

MAY 2021

FINAL



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1.0 Background

Mackay Regional Council (**Council**) requires credible growth projections to inform its long-term, strategic planning of trunk infrastructure and other community services. In particular, Council requires projections of growth and development that it can use as a basis for the preparation of its Local Government Infrastructure Plan (**LGIP**). These projections must be prepared in accordance with Part 4 - Minister's rules for preparing an LGIP contained within the Minister's Guidelines and Rules, July 2017.

In 2014 Council engaged PIE Solutions to create the Mackay Growth Allocation Model (**MGAM**), a development projections model that automates the allocation of residential dwellings and non-residential floorspace at the lot level to accommodate future population and employment growth for the region. Once developed, the MGAM was to be used to model and compare the impacts of different growth scenarios on future development patterns for the Mackay region.

In September 2020 Council engaged PIE Solutions to assist in preparing updated inputs, running the MGAM and analysing the output projections for a medium growth scenario from a new base date of 2020 up to a planning horizon of 2041. The outputs from this updated model will inform the preparation of estimates of infrastructure charges revenue and the updating of Council's LGIP including:

- projections of infrastructure demand;
- determination of the Priority Infrastructure Area (**PIA**); and
- the planning of Council's trunk infrastructure networks.

1.1 PURPOSE

The purpose of this report is to provide:

1. an overview of the MGAM modelling methodology;
2. details of the modelling inputs and assumptions;
3. a summary of the output projections of development and growth; and
4. an analysis of the output development and growth projections.

2.0 The MGAM modelling methodology

The MGAM is a growth allocation model that predicts the likely distribution of target population and jobs to parcels across the Mackay Regional Council Local Government Area (LGA). It does this by determining the relative development (or redevelopment) propensity of each parcel (or aggregation of parcels) within the Mackay Regional Council LGA. The development propensity is calculated by the MGAM in a three-step process as follows:

1. Calculate the net developable area of each parcel in the LGA
2. Determine the ultimate development yield of each parcel in the LGA
3. Determine propensity of each parcel to develop (or redevelop) to ultimate yield based on:
 - a. The benefit cost ratio of the assumed ultimate development;
 - b. The accessibility of the parcel; and
 - c. Prioritisation of the development

This growth allocation process occurs across different types of residential and non-residential development from a base date up to a horizon year.

Each of the steps in determining the development propensity of a parcel is detailed below.

2.1 CALCULATE NET DEVELOPABLE AREA

Prior to calculating the net developable area of a parcel, the developable area is calculated as follows:

$$\text{Developable area} = \text{Parcel area} - \text{Area affected by absolute constraints} - \text{Portion of area affected by partial constraints}$$

The constraints used by the MGAM for this purpose are summarised in section 3.0 of this report.

Once the developable area of a parcel is calculated, the net developable area is calculated by subtracting the portion of the parcel that needs to be set aside for the provision of internal infrastructure (e.g. internal roads and open space).

2.2 DETERMINE ULTIMATE DEVELOPMENT YIELD

The ultimate development yield of a parcel is the realistic extent of development anticipated to be achieved when the parcel is fully developed. The MGAM calculates the ultimate development yield as a number of dwellings and/or an amount of non-residential floorspace by development type as follows:

1. For land parcels that have a current development application (that is not likely to be rejected) or approval, the amount and type of development proposed under that application is taken as its ultimate development yield.
2. For land parcels that do not have a current development application or approval,
 - a. If there is a structure plan that applies to the parcel, then ultimate development yield is calculated by applying the structure plan density to the net developable area of the parcel.

- b. Otherwise, the ultimate development yield is calculated by applying the planned density under the planning scheme to the net developable area of the parcel.
- c. If either of the above results in a total amount of development that is less than the existing level of development, then the ultimate development yield is reset to the existing level of development.

2.3 DETERMINE DEVELOPMENT PROPENSITY

2.3.1 BENEFIT COST

The MGAM uses a modelled Benefit Cost ratio to determine the financial viability of a parcel developing to its ultimate yield. The benefit cost ratio is calculated as follows:

$$\text{Benefit Cost ratio} = \frac{\text{Sale price of ultimate development}}{\text{Costs of undertaking ultimate development}}$$

The sale price of the ultimate development is the cumulative estimated market value for the ultimate development that can be contained on the parcel.

The costs of undertaking the development comprise acquisition costs, subdivision costs (where a subdivision is contemplated), building costs, infrastructure charges and additional costs (where they apply).

Where the benefit cost ratio is less than 1, the development (or redevelopment) of the parcel is not considered feasible.

The inputs used to inform the benefit cost ratio have been summarised in section 3.0.

2.3.2 ACCESSIBILITY

Accessibility is used by the MGAM to represent the relative attractiveness of a particular location to the market (i.e. the more accessible a location is, the more likely it is to develop). The accessibility index was derived using the average trip cost and demand data for each transport zone included in the Mackay Area Transport Model.

The accessibility index used in the 2020 version of the MGAM was not amended from the version used in the 2018 version.

2.3.3 PRIORITISATION

The MGAM applies a prioritisation to different types of development and redevelopment based on the likelihood of that particular development occurring when compared to other developments that could occur in the same target area. These prioritisation rules can be amended in each model run.

The prioritisation rules adopted in the MGAM have been summarised in section 3.0.

3.0 Model parameters

The model parameters for the MGAM 2020 are summarised in Table 1.

Table 1 - Summary of model parameters

TYPE	PARAMETER		
Model period	Start date – 2020 Interim years – 2021, 2026, 2031, 2036 End date – 2041 Ultimate development of planning scheme		
Development types	The MGAM projects development across three residential and fourteen non-residential types. These development types are listed below. A table summarising the relationship between MGAM development types and the land uses identified in the Mackay Region Planning Scheme is included as Appendix 1. <table> <tr> <td> Residential - Detached dwelling - Attached dwelling - Other dwelling </td><td> Non-residential - Other bed - Community - Hospital - Sport and recreation - Retail and service - Showroom - Visitor accommodation - Commercial - Light industry - General/heavy industry - Education – Child care - Education – School - Education – Tertiary - Rural and Other </td></tr> </table>	Residential - Detached dwelling - Attached dwelling - Other dwelling	Non-residential - Other bed - Community - Hospital - Sport and recreation - Retail and service - Showroom - Visitor accommodation - Commercial - Light industry - General/heavy industry - Education – Child care - Education – School - Education – Tertiary - Rural and Other
Residential - Detached dwelling - Attached dwelling - Other dwelling	Non-residential - Other bed - Community - Hospital - Sport and recreation - Retail and service - Showroom - Visitor accommodation - Commercial - Light industry - General/heavy industry - Education – Child care - Education – School - Education – Tertiary - Rural and Other		
Existing development	The MGAM adopted the existing level of development at July 2020. Existing development is discussed in more detail in section 4.0 of this report.		
Growth targets	The model's growth targets were informed by the Queensland Government 2018 medium series population projection published by the Queensland Government Statisticians Office (QGSO). The assumed population growth rates were adjusted in consultation with the Queensland Government Statistician Office in 2020, to reflect slower short term growth and		

TYPE	PARAMETER
	consideration of the impacts of COVID19 border restrictions on migration. Population and employment targets were allocated to target groups based on groupings of development types. The target groups and associated development types are detailed in Appendix 1. Growth targets for each development target group are set according to geographical target areas. Within each target area, the propensity for a lot to develop (or redevelop) is benchmarked against other lots within the same target area. Target areas were set based on Council's existing PIA boundary with 95% of total growth expected to occur within the PIA boundary. The growth targets used by the MGAM are detailed in Appendix 2.
Development applications	The model used the following development approval datasets which were prepared by Council: - Development approvals current at July 2020 - Development applications under assessment at July 2020 - Developer interest at July 2020
Planned densities	Planned densities are used by the model to determine the ultimate yield of parcels across the region. The planned densities used by the model are set with reference to planning scheme zones and have been detailed in Appendix 3 to this report.
Absolute constraints	The model assumed the planning scheme overlays detailed in Appendix 4. Council provided a layer identifying absolute development constraints based on the planning scheme, which was used in the model run.
Dwelling occupancy rate	The model converts existing and projected residential development into population by multiplying dwellings by assumed occupancy rates. The model uses the projected occupancy rate of dwellings prepared by the QGSO with some adjustments made by Council to reflect local trends per SA2. The occupancy rates used by the model are set according to SA2 boundaries and are detailed in Appendix 5 to this report.
Floorspace conversion rates	The model converts non-residential floorspace to a number of employees using a floorspace conversion rate.

TYPE	PARAMETER
	The floorspace conversion rate for each non-residential development type in each SA2 were prepared in 2014 by benchmarking against conversion rates used by Brisbane City Council, Logan City Council and other reputable sources. These conversion rates were then refined based on local knowledge of current numbers of employees on special sites in key areas such as the Mackay Harbour, Paget industrial estate and City Centre. The floorspace conversion rates used by the MGAM are detailed in Appendix 6 to this report.
Sale price	The sale price of the ultimate development of a parcel is set with regards to the location of the parcel and the type of development that can be accommodated on the parcel. The MGAM determines the sale price of the ultimate development of a parcel based on the assumed rates detailed in Appendix 7. These rates were derived from the observed average sale price of similar properties across the Mackay Regional Council LGA.
Acquisition costs	The costs of acquiring the parcel (either as an englobo or improved parcel) are set according to the location of the parcel, the level of existing development on the parcel and the zoning of the parcel. The MGAM determines both the englobo and improved value of the parcel and adopts the highest of these values as the parcel's acquisition cost. The rates used to determine these assumed acquisition costs are detailed in Appendix 8. These rates are derived from the observed average sale price of similar properties across the Mackay Regional Council LGA.
Subdivision costs	Where the ultimate development of a parcel requires it to be subdivided, a cost of \$25,000 per additional lot is factored into cost calculations to account for the civil costs associated with the subdivision.
Building costs	Building costs were sourced from Rawlinson's Construction Cost Guide for each MGAM development category. The rates adopted for the MGAM are detailed in Appendix 9.
Infrastructure charges	Assumed infrastructure charges for each MGAM development category were sourced from Council's infrastructure charge resolution current at September 2020 and are stated in Appendix 9.
Additional costs	The MGAM can apply additional costs within particular areas to account for additional costs associated with undertaking

TYPE	PARAMETER
	development in that area. For example, where the development of a particular area will result in the developer incurring an additional cost for temporary sewerage treatment, the MGAM can factor these costs in the benefit cost ratio. No additional costs have been used in the MGAM.
Prioritisation rules	The prioritisation rules adopted for the MGAM are detailed in Appendix 10.

4.0 Existing level of development

The existing development layer used by the MGAM contains the type and amount of development on each parcel across the Mackay region LGA at the model base date of June 2020. This layer was prepared by Council and provided as an input to the model.

4.1 RESIDENTIAL DEVELOPMENT

The existing residential development layer assumes occupancy of constructed dwellings for infrastructure planning purposes. The calculated base year population in the MGAM is thus slightly higher than the published Estimated Resident Population by the Australian Bureau of Statistics, which accounts for lower population due to unoccupied dwellings.

Table 2 summarises residential development at June 2020 (base year).

Table 2 - Summary of residential development at base year

SA2 NAME	DETACHED DWELLINGS		ATTACHED DWELLINGS		OTHER DWELLINGS		TOTAL	
	DW	POP	DW	POP	DW	POP	DW	POP
Andergrove - Beaconsfield	5,109	13,325	860	1,261	213	315	6,182	14,901
East Mackay	1,155	2,805	395	539	90	115	1,640	3,459
Eimeo - Rural View	4,360	12,068	624	939	0	0	4,984	13,008
Eungella Hinterland	0	0	0	0	0	0	0	0
Mackay	608	1,477	1,346	1,896	123	173	2,077	3,546
Mackay Harbour	13	35	79	118	0	0	92	153
Mount Pleasant - Glenella	3,208	8,466	411	607	283	427	3,902	9,501
North Mackay	2,006	4,366	698	1,036	211	325	2,915	5,727
Ooralea - Bakers Creek	1,747	4,368	192	290	2	1	1,941	4,659
Pioneer Valley	1,628	4,200	56	79	6	8	1,690	4,287
Sarina	1,247	3,006	179	256	1	1	1,427	3,264
Seaforth - Calen	0	0	0	0	0	0	0	0

SA2 NAME	DETACHED DWELLINGS		ATTACHED DWELLINGS		OTHER DWELLINGS		TOTAL	
	DW	POP	DW	POP	DW	POP	DW	POP
Shoal Point - Bucasia	2,114	5,707	465	664	0	0	2,579	6,371
Slade Point	1,341	3,245	167	232	0	0	1,508	3,477
South Mackay	2,370	5,430	775	1,117	0	0	3,145	6,547
Walkerston - Eton	1,042	2,740	118	182	0	0	1,160	2,922
West Mackay	2,101	5,024	622	887	110	154	2,833	6,066
Total	42,657	107,265	7,756	11,162	1,163	1,694	51,576	120,122

4.2 NON-RESIDENTIAL DEVELOPMENT

Table 3 and Table 4 summarise non-residential development at June 2020 (base year)..

Table 3 - Summary of non-residential floorspace at base year

SA2 NAME	COMM- ERCIAL	COMM- UNITY	ED - CHILD CARE	ED - SCHOOL	ED - TERTIARY	GENERAL HEAVY INDUSTRY	HOSP	LIGHT INDUSTRY	OTHER BED	OTHER RURAL	OUTDOOR SPORT AND RECREATION	RETAIL AND SERVICE	SHOW	VIS ACCOM	TOTAL
Andergrove - Beaconsfield	332	7,847	4,811	30,540	0	0	0	3,830	2,971	0	3,070	23,403	0	21,600	98,404
East Mackay	41	614	993	5,871	0	0	0	24	5,460	0	0	1,696	0	9,114	23,813
Eimeo - Rural View	1,561	6,340	1,564	17,685	0	0	0	2,698	266	0	0	17,363	4,153	7,100	58,730
Eungella Hinterland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mackay	151,899	26,914	1,229	13,022	24,473	0	0	100,969	9,270	0	3,555	247,001	10,276	23,540	612,148
Mackay Harbour	5,344	3,034	0	0	0	0	0	220,499	0	49,700	0	140	0	3,950	282,667
Mount Pleasant - Glenella	8,127	6,891	2,286	17,612	0	53,305	3,673	59,437	4,020	273	1,350	80,084	33,842	3,050	273,950
North Mackay	6,493	12,045	1,351	32,501	0	0	6,577	30,295	1,890	25	0	25,679	2,556	16,350	135,762
Ooralea - Bakers Creek	7,356	2,391	1,008	1,052	16,605	262,142	0	581,923	0	776	728	28,520	14,016	12,100	928,617
Pioneer Valley	1,193	10,113	1,571	15,129	1	47,709	0	11,487	2,430	2,291	2,928	15,293	0	5,200	115,345
Sarina	2,392	17,099	1,152	14,178	0	79,306	4,174	125,630	1,650	2,884	230	25,280	5,303	20,380	299,658
Seaforth - Calen	180	10,181	0	7,420	0	4,336	0	13,075	480	7,728	710	11,390	277	35,200	90,977
Shoal Point - Bucasia	0	572	156	2,502	0	0	0	36,692	0	1,207	256	6,066	152	2,550	50,153
Slade Point	74	1,162	860	4,142	0	0	0	48,104	0	10	0	4,918	0	900	60,170
South Mackay	842	13,873	772	19,086	0	0	0	141,016	0	20	2,544	2,144	0	0	180,297
Walkerston - Eton	835	4,408	1,822	8,619	0	41,401	0	48,397	175	8,215	1,350	11,668	0	1,636	128,526
West Mackay	4,952	7,567	2,422	10,912	688	0	62,255	31,606	8,220	0	0	20,550	0	36,660	185,832
Total	191,621	131,051	21,997	200,271	41,767	488,199	76,679	1,455,682	36,832	73,129	16,721	521,195	70,575	199,330	3,525,049

Table 4 - Summary of employment at base year

SA2 NAME	COMM- ERCIAL	COMM- UNITY	ED - CHILD CARE	ED - SCHOOL	ED - TERTIARY	GENERAL HEAVY INDUSTRY	HOSP	LIGHT INDUSTRY	OTHER BED	OTHER RURAL	OUTDOOR SPORT AND RECREATION	RETAIL AND SERVICE	SHOW	VIS ACCOM	TOTAL
Andergrove - Beaconsfield	16	130	96	407	0	0	0	42	49	0	30	390	0	215	1,375
East Mackay	2	10	19	78	0	0	0	0	91	0	0	28	0	91	319
Eimeo - Rural View	78	105	31	235	0	0	0	29	4	0	0	289	69	71	911
Eungella Hinterland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mackay	5,063	448	24	173	489	0	0	1,121	154	0	35	4,116	171	235	12,029
Mackay Harbour	267	50	0	0	0	0	0	734	0	451	0	2	0	39	1,543
Mount Pleasant - Glenella	406	114	45	234	0	627	91	660	67	2	13	1,334	564	30	4,187
North Mackay	324	200	27	433	0	0	164	336	31	0	0	427	42	163	2,147
Ooralea - Bakers Creek	367	39	20	14	332	3,084	0	6,465	0	7	7	475	233	121	11,164
Pioneer Valley	59	168	31	201	0	561	0	127	40	20	29	254	0	52	1,542
Sarina	119	284	23	189	0	933	104	1,395	27	26	2	421	88	203	3,814
Seaforth - Calen	9	169	0	98	0	51	0	145	8	70	7	189	4	352	1,102
Shoal Point - Bucasia	0	9	3	33	0	0	0	407	0	10	2	101	2	25	592
Slade Point	3	19	17	55	0	0	0	534	0	0	0	81	0	9	718
South Mackay	42	231	15	254	0	0	0	1,566	0	0	25	35	0	0	2,168
Walkerston - Eton	41	73	36	114	0	487	0	537	2	74	13	194	0	16	1,587
West Mackay	247	126	48	145	13	0	1,556	351	137	0	0	342	0	366	3,331
Total	7,043	2,175	435	2,663	834	5,743	1,915	14,449	610	660	163	8,678	1,173	1,988	48,529

5.0 Analysis of model run results

An analysis of the results of the model has been undertaken below.

Tables summarising model outputs for inclusion in the LGIP have been included as appendices to this report as follows:

- Appendix 11 - LGIP dwelling summary table
- Appendix 12 - LGIP population summary table
- Appendix 13 - LGIP non-residential floorspace summary table
- Appendix 14 - LGIP employee summary table

5.1 RESIDENTIAL DEVELOPMENT

Table 5 and Table 6 summarise projected residential development to ultimate. Table 6 also contains the population target demonstrating that the targets were met in 2020 model run.

Table 5 - Projected total residential dwellings by target area to ultimate

TARGET AREA	2020	2021	2026	2031	2036	2041	ULT
Inside PIA	38,075	38,327	39,324	41,947	44,931	47,944	63,547
Outside PIA	13,501	13,509	13,482	13,725	13,969	14,384	21,999
Total	51,576	51,836	52,806	55,672	58,900	62,328	85,545

Table 6 – Projected total residential population by target area to ultimate

TARGET AREA	2020	2021	2026	2031	2036	2041	ULT
Inside PIA	87,887	88,488	91,533	97,886	104,764	112,159	143,967
Outside PIA	32,235	32,249	32,869	33,641	34,296	35,233	54,345
Total	120,122	120,737	124,402	131,527	139,061	147,392	198,312
<i>Target</i>	<i>N/A</i>	120,735	124,401	131,526	139,097	147,421	<i>N/A</i>

Overall, the MGAM 2020 model demonstrates a sufficient supply of residential land to accommodate the projected population growth to 2041 of 147,392 under the assumed growth scenario. The planning scheme also provides sufficient additional residential zoned land to accommodate a further 51,460 population beyond 2041 (shown as ultimate in model results).

5.1.1 DWELLING GROWTH DISTRIBUTION

The distribution of dwelling growth inside and outside the PIA is shown in Figure 1. As a result of the way that population targets were configured, the vast majority of dwelling growth is anticipated to occur within the PIA and the highest growth period is expected to occur in the final period of the model.

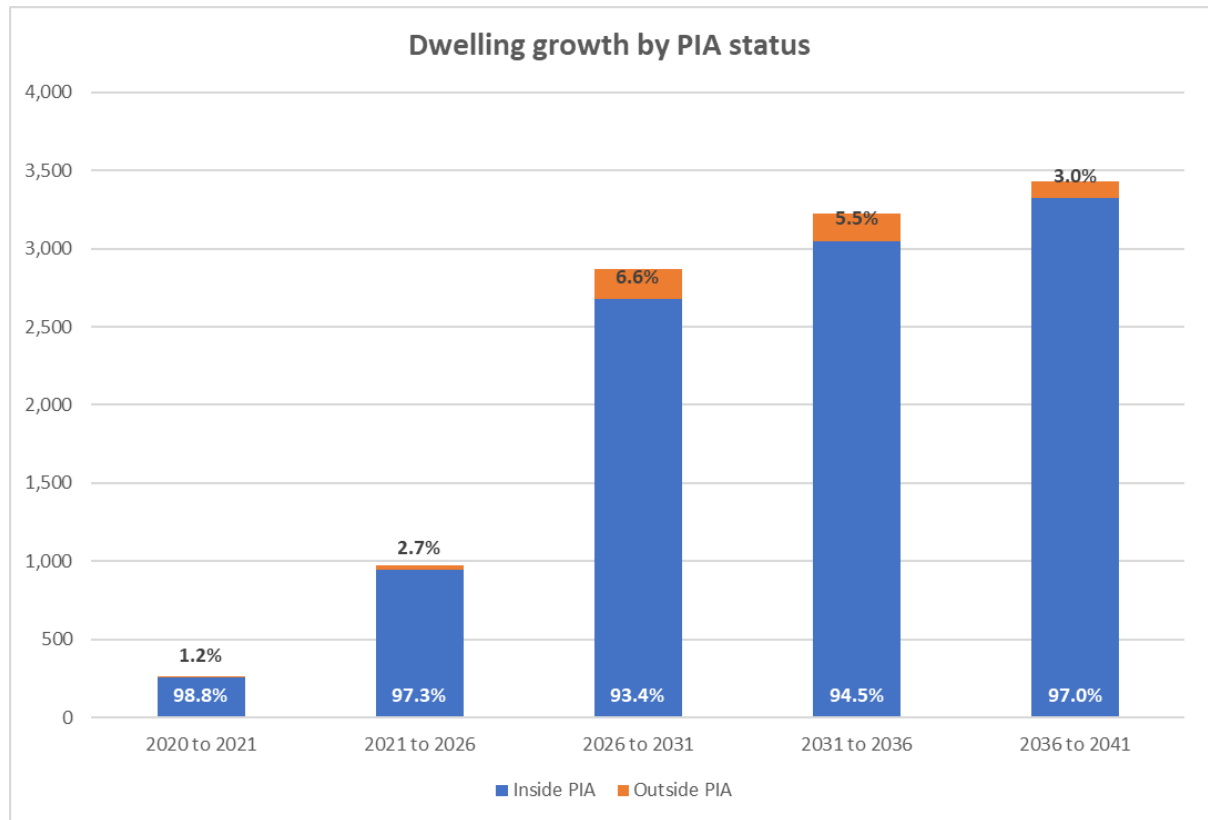


Figure 1 - Dwelling growth by PIA status

A further breakdown of this dwelling growth by PIA sub-area is included in Table 7. Total growth by PIA area is shown in Figure 2. This data demonstrates that 9,608 of 10,640 (or 90%) of residential growth is expected to occur within the Mackay urban area to 2041.

For context, a map showing the extent of the PIA areas is included as Figure 3.

Table 7 - Breakdown of dwelling growth by PIA sub-area

PIA SUB-AREA	2020-21	2021-26	2026-31	2031-36	2036-2041	TOTAL PER PIA (PORTION)
Outside PIA	3	9	40	55	14	121
Slade Point PIA	2	0	82	148	204	436
Mackay Harbour PIA	3	26	188	179	103	499

PIA SUB-AREA	2020-21	2021-26	2026-31	2031-36	2036-2041	TOTAL PER PIA (PORTION)
Mirani PIA	0	-1	51	62	129	241
Marian PIA	3	32	118	105	100	358
Mt Basset PIA	0	0	0	0	0	0
Bakers Creek PIA	4	36	82	115	114	351
Southern PIA	77	120	432	571	720	1,920
Northern PIA	168	696	1,788	1,880	1,870	6,402
Sarina PIA	0	52	49	92	107	300
Walkerston PIA	0	0	36	21	67	124
Total dwelling growth per period	260	970	2,866	3,228	3,428	10,640

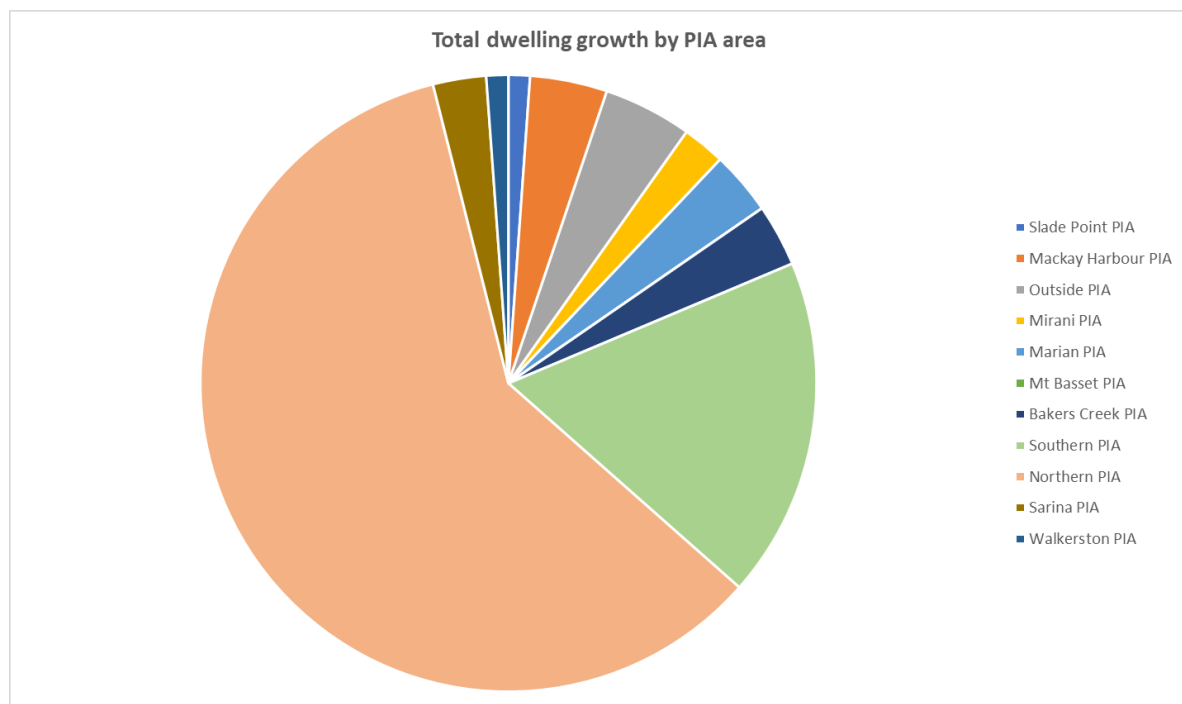


Figure 2 - Total dwelling growth by PIA area

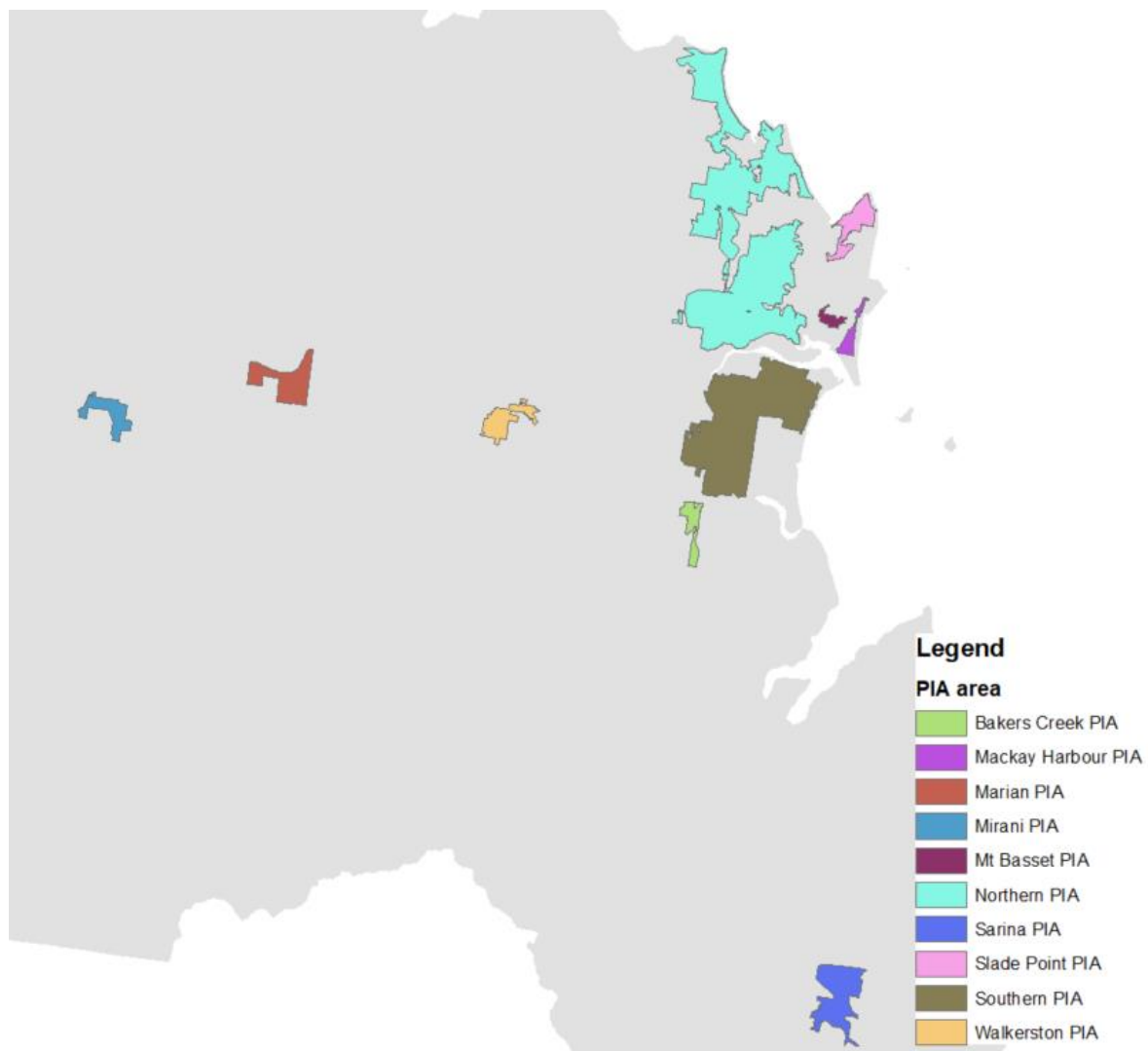


Figure 3 - Extent of PIA-areas

5.1.2 DWELLING TYPE DISTRIBUTION

At base year, detached dwellings account for 82.7% of total dwellings across the Mackay Regional Council LGA. Whilst there is expected to be a slight decrease in the overall percentage of detached dwellings at 2041, detached dwellings are still expected to be the most dominant dwelling type in the Mackay Regional Council LGA. Table 8 and Figure 4 show the projected dwelling type distribution over the modelling period from 2020 to 2041.

Table 8 - Dwelling type distribution

Dwelling type	% of total		
	2020	2041	Growth
Detached	82.7%	80.1%	67.6%
Attached and Other	17.3%	19.9%	32.4%

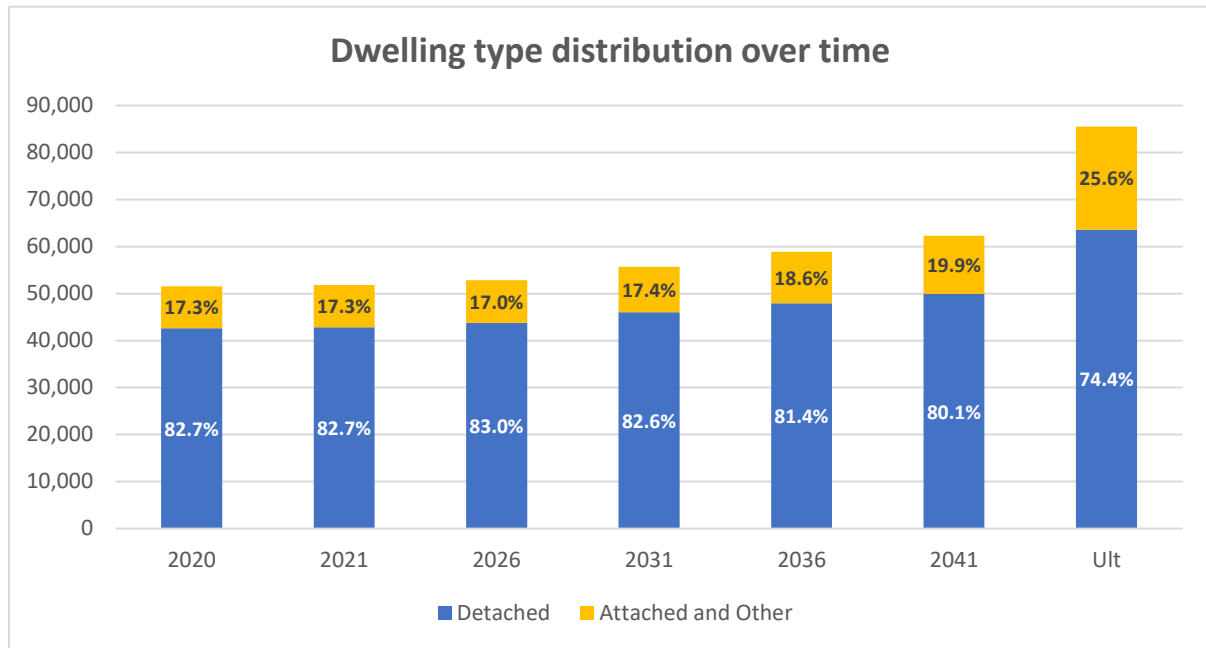


Figure 4 - Dwelling type distribution over time

5.2 NON-RESIDENTIAL DEVELOPMENT

Table 9 summarises projected job numbers to ultimate as compared to the target job numbers. Whilst variance with targets is noted, the result is not considered significant.

Table 9 – Projected job numbers by target area to ultimate

TARGET AREA	2020	2021	2026	2031	2036	2041	ULT
Inside PIA	9,908	9,915	10,114	10,754	10,907	11,228	21,873
Outside PIA	38,692	38,914	40,812	42,757	46,094	48,558	90,292
Total	48,600	48,829	50,926	53,511	57,001	59,786	112,165
Target	N/A	48,882	50,366	53,250	56,298	59,522	N/A

5.2.1 JOBS GROWTH

Total jobs within the Mackay Regional Council LGA are expected to grow from 48,600 in 2020 to 59,787 in 2041. This is a 23% increase in jobs over the 21-year model period. Table 10 summarises expected jobs growth by SA2.

Of the jobs growth shown in Table 10, 91.9% is expected to occur within the existing PIA. 64.4% of this growth is expected to occur south of the Pioneer River in the Mackay urban area. The distribution of job growth to PIA areas is shown on Figure 5

Table 10 - Job growth by SA2

SA2 NAME	JOBS GROWTH	% OF TOTAL LGA
Andergrove - Beaconsfield	290	2.59%
East Mackay	69	0.62%

SA2 NAME	JOBS GROWTH	% OF TOTAL LGA
Eimeo - Rural View	446	3.99%
Eungella Hinterland	0	0.00%
Mackay	3,450	30.84%
Mackay Harbour	86	0.77%
Mount Pleasant - Glenella	799	7.14%
North Mackay	491	4.39%
Ooralea - Bakers Creek	3,931	35.14%
Pioneer Valley	434	3.88%
Sarina	317	2.83%
Seaforth - Calen	130	1.16%
Shoal Point - Bucasia	0	0.00%
Slade Point	51	0.46%
South Mackay	448	4.01%
Walkerston - Eton	65	0.58%
West Mackay	180	1.61%
Total	11,186	N/A

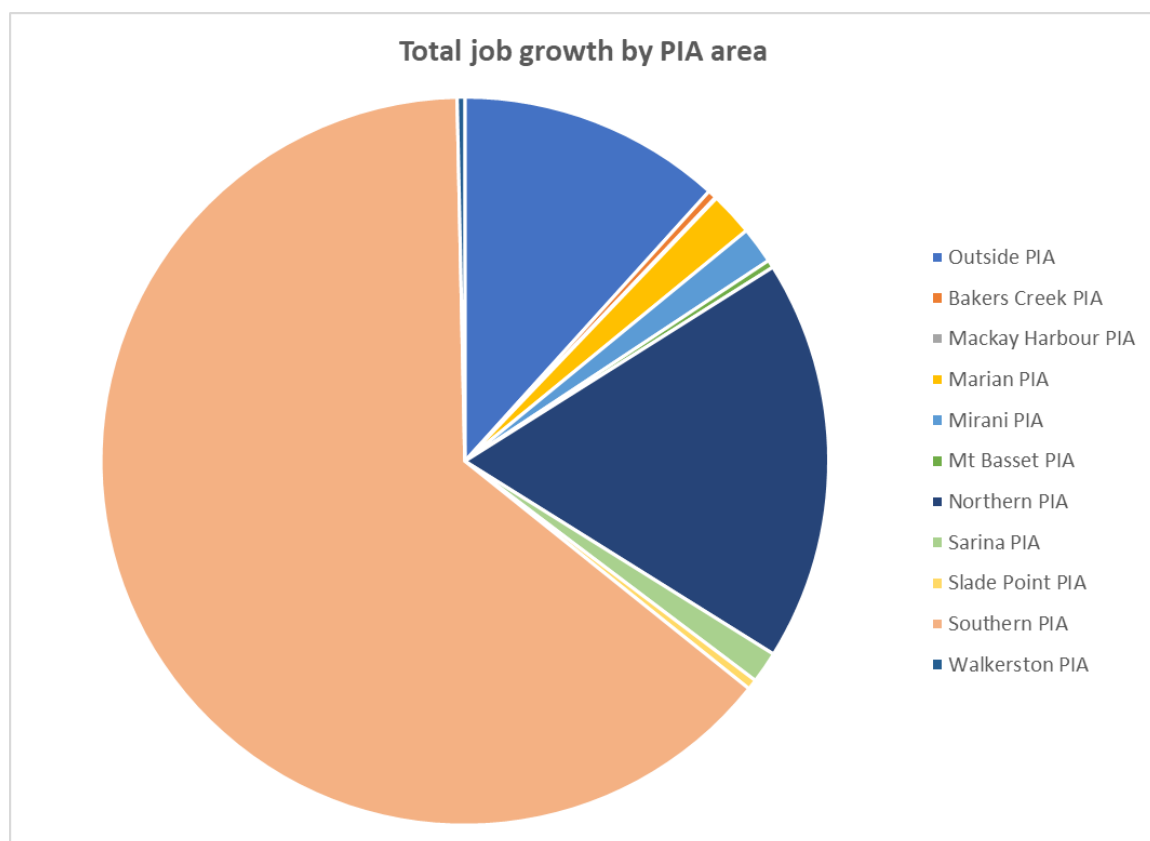


Figure 5 - Job growth by PIA area

5.2.2 JOB TYPE DISTRIBUTION

At base year, light industry jobs are the dominant job type across the Mackay Regional Council LGA accounting for close to 30% of jobs. This holds steady over the modelling period. Table 11 summarises the distribution of job types across the modelling period.

Table 11 - Job type distribution

Job type	% of total		
	2020	2041	Growth
Commercial	14.5%	15.8%	21.5%
Community	4.5%	4.1%	2.5%
Ed - Child Care	0.9%	0.9%	0.9%
Ed - School	5.5%	5.3%	4.5%
Ed - Tertiary	1.7%	1.9%	2.5%
General Heavy Industry	11.8%	11.1%	7.9%
Hospital	3.9%	3.3%	0.4%
Light Industry	29.8%	29.5%	28.2%
Other Bed	1.3%	2.3%	6.9%
Other Rural	1.4%	1.2%	0.3%
Outdoor Sport and Recreation	0.3%	0.4%	0.5%
Retail and Service	17.9%	17.4%	15.1%
Showroom	2.4%	3.2%	6.6%
Visitor Accommodation	4.1%	3.7%	2.2%

Figure 6 shows the composition of employment growth over the model period by LGIP development category.

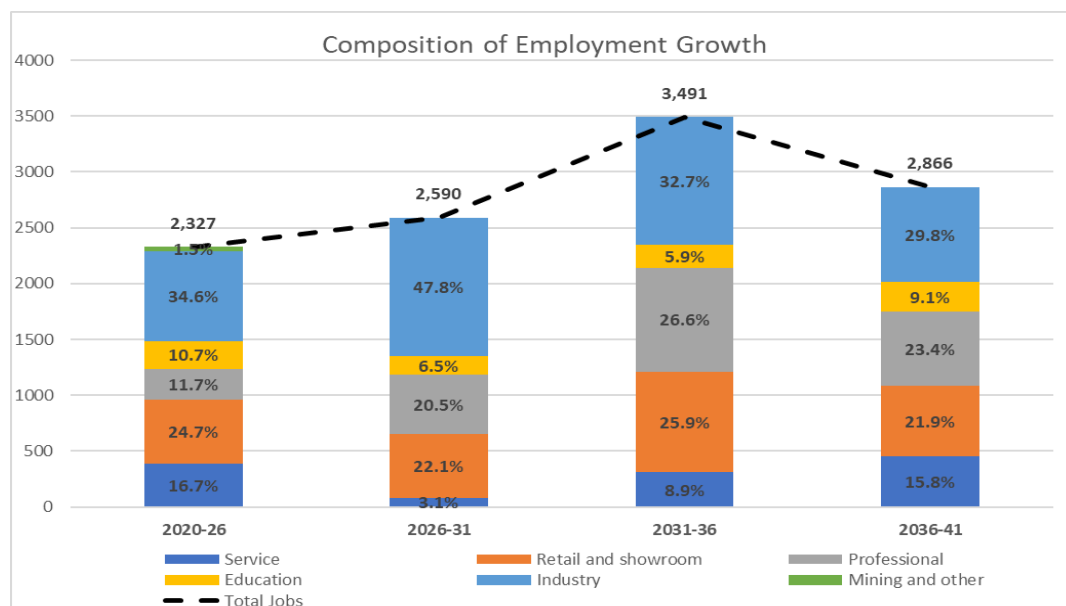


Figure 6 - Composition of employment growth

Appendix 1 Relationship between MGAM target groups, MGAM development types and planning scheme land uses

MGAM TARGET GROUP	MGAM DEVELOPMENT TYPE	PLANNING SCHEME LAND USE
Residential	Attached dwelling	Dual occupancy
		Dwelling unit
		Multiple dwelling
	Detached dwelling	Dwelling house
	Other dwellings	Caretaker's accommodation
		Community residence
		Relocatable home park
		Retirement facility
Service	Other bed	Detention facility
		Hostel
		Residential care facility
	Community	Club
		Community care centre
		Community use
		Crematorium
		Emergency services
		Function facility
		Funeral parlour
		Place of worship
	Hospital	Hospital
	Outdoor sport and recreation	Outdoor sport and recreation
		Major sport recreation and entertainment facility
		Motor sport
		Park
Retail and showroom	Retail and service	Adult store
		Brothel
		Food and drink outlet
		Health care services
		Hotel other than short-term accommodation
		Indoor sport and recreation
		Nightclub entertainment facility
		Service industry
		Service station
		Shop
		Shopping centre

MGAM TARGET GROUP	MGAM DEVELOPMENT TYPE	PLANNING SCHEME LAND USE
	Showroom	Theatre
		Veterinary services
		Agricultural supplies store
		Bulk landscape supplies
		Garden centre
		Hardware and trade supplies
		Outdoor sales
		Showroom
		Wholesale nursery
	Visitor accommodation	Hotel (accommodation only)
		Nature based tourism (accommodation only)
		Resort complex
		Short-term accommodation
		Tourist park
Professional	Commercial	Office
		Sales office
Education	Education – Child care	Child care centre
	Education – Schools	Educational establishment (being a primary or secondary school)
	Education - Tertiary	Educational establishment (being a tertiary education facility)
Industry	General / Heavy industry	High impact industry
		Medium impact industry
		Special industry
	Light industry	Air services
		Car wash
		Low impact industry
		Marine industry
		Port services
		Research and technology industry
		Transport depot
		Utility installation
		Warehouse
Mining and other	Rural and other	Animal husbandry
		Animal keeping
		Aquaculture
		Cemetery
		Cropping
		Extractive industry

MGAM TARGET GROUP	MGAM DEVELOPMENT TYPE	PLANNING SCHEME LAND USE
		Home based business
		Intensive animal industry
		Intensive horticulture
		Major electricity infrastructure
		Market
		Non-resident workforce accommodation
		Parking station
		Permanent plantation
		Renewable energy facility
		Roadside stall
		Rural industry
		Rural workers' accommodation
		Substation
		Telecommunications facility
		Tourist attraction
		Winery

Appendix 2 MGAM growth targets

TARGET GROUP	TARGET AREA	2021	2026	2031	2036	2041
Residential (Population)	Outside PIA	31,494	31,677	32,034	32,450	33,208
Residential (Population)	Inside PIA	89,241	92,724	99,492	106,647	114,213
Service (Employees)	Outside PIA	549	556	571	586	602
Service (Employees)	Inside PIA	4,362	4,504	4,779	5,070	5,378
Retail and Showroom (Employees)	Outside PIA	1,092	1,092	1,092	1,092	1,092
Retail and Showroom (Employees)	Inside PIA	10,836	11,198	11,902	12,646	13,433
Professional (Employees)	Outside PIA	68	68	68	68	68
Professional (Employees)	Inside PIA	7,019	7,234	7,652	8,094	8,561
Industrial (Employees)	Outside PIA	7,012	7,013	7,013	7,078	7,147
Industrial (Employees)	Inside PIA	13,311	13,948	15,186	16,430	17,745
Education (Employees)	Outside PIA	395	401	412	424	437
Education (Employees)	Inside PIA	3,574	3,688	3,911	4,146	4,395
Mining and Other (Employees)	Outside PIA	643	643	643	643	643
Mining and Other (Employees)	Inside PIA	21	21	21	21	21

Appendix 3 Planned densities

PLANNING SCHEME CODE	PLANNING SCHEME NAME	RELEASE YEAR	OVERRIDE YEAR	GFA CAP	DWELLINGS / HECTARE			ASSUMED PLOT RATIO														
					DETDW	ATTDW	OTHDW	OTHBD	VIS	RET	SHOW	CMRC	INDL	INDGH	CMTY	EDCC	EDSC	EDTE	HOSP	SPREC	OTHRU	
CMTY	Community Facilities	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CONS	Conservation	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CTRD-ANDE	District Centre: ANDERGROVE	N/A	N/A	15,000	0	0	0	0	0	0.316	0.02	0.04	0	0	0.02	0.004	0	0	0	0	0	
CTRD-MARI	District Centre: MARIAN	N/A	N/A	10,000	0	0	0	0	0	0.32	0	0.02	0.036	0	0.02	0.004	0	0	0	0	0	
CTRD-NORT	District Centre: NORTH MACKAY	N/A	N/A	20,000	0	0	0	0	0	0.1	0.04	0.176	0.06	0	0.02	0.004	0	0	0	0	0	
CTRD-WALK	District Centre: WALKERSTON	N/A	N/A	15,000	0	0	0	0	0	0.24	0.02	0.08	0.036	0	0.02	0.004	0	0	0	0	0	
CTRD-WEST	District Centre: WEST MACKAY	N/A	N/A	15,000	0	0	0	0	0	0.25	0	0.1	0	0	0.025	0.005	0	0	0	0	0	
CTRL-BLAC	Local Centre: Blacks Beach	N/A	N/A	5,000	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	
CTRL-BUCA	Local Centre: BUCASIA	N/A	N/A	5,000	0	0	0	0	0	0.25	0	0.084	0	0	0.008	0.008	0	0	0	0	0	
CTRL-CELE	Local Centre: Celeber Drive	N/A	N/A	2,500	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	
CTRL-EBLA	Local Centre: EBLACKS BEACH	N/A	N/A	2,500	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	
CTRL-EVAN	Local Centre: EVANS STREET	N/A	N/A	2,500	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	
CTRL-FINC	Local Centre: FINCH STREET	N/A	N/A	5,000	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	
CTRL-GASW	Local Centre: GASWORKS	N/A	N/A	2,500	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	
CTRL-GEOR	Local Centre: GEORGE STREET	N/A	N/A	2,500	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	
CTRL-MARI	Local Centre: MARINA	N/A	N/A	5,000	0	0	0	0	0	0.35	0	0.084	0	0	0.008	0.008	0	0	0	0	0	
CTRL-MART	Local Centre: MARTINS CORNER	N/A	N/A	2,500	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	
CTRL-MIRA	Local Centre: MIRANI	N/A	N/A	5,000	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	
CTRL-MOOR	Local Centre: MOORE STREET	N/A	N/A	2,500	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	
CTRL-OORA	Local Centre: OORALEA	N/A	N/A	5,000	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	
CTRL-PHEA	Local Centre: PHEASANT STREET	N/A	N/A	2,500	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	

PLANNING SCHEME CODE	PLANNING SCHEME NAME	RELEASE YEAR	OVERRIDE YEAR	GFA CAP	DWELLINGS / HECTARE			ASSUMED PLOT RATIO														
					DETDW	ATTDW	OTHDW	OTHBD	VIS	RET	SHOW	CMRC	INDL	INDGH	CMTY	EDCC	EDSC	EDTE	HOSP	SPREC	OTHRU	
CTRL-SARI	Local Centre: SARINA BEACH ROAD	N/A	N/A	5,000	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	
CTRL-UNGE	Local Centre: UNGERER STREET	N/A	N/A	2,500	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	
CTRM-MOUN	Major Centre: MOUNT PLEASANT	N/A	N/A	130,000	0	0	0	0	0	0.4	0.036	0.04	0	0	0.02	0.004	0	0	0	0	0	
CTRM-RURA	Major Centre: RURAL VIEW	N/A	N/A	60,000	0	0	0	0	0	0.4	0.036	0.04	0	0	0.02	0.004	0	0	0	0	0	
CTRM-SARI	Major Centre: SARINA	N/A	N/A	30,000	0	0	0	0	0	0.28	0.036	0.04	0.02	0	0.02	0.004	0	0	0	0	0	
CTRN	Neighbourhood Centre	N/A	N/A	750	0	0	0	0	0	0.3	0	0.056	0.028	0	0.008	0.008	0	0	0	0	0	
CTRP	Principal Centre	N/A	N/A	0	0	0	0	0.025	0.105	0.63	0.525	0.735	0	0	0.105	0	0	0	0	0	0	
EC	Emerging Community	N/A	N/A	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EC-1	Emerging Community: 1 Alexandra Street	N/A	N/A	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EC-2	Emerging Community: 2 Andergrove Lakes (residential component)	N/A	N/A	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EC-3	Emerging Community: 3 Mirani	N/A	N/A	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EC-4	Emerging Community: 4 Northern Beaches South	N/A	N/A	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EC-5	Emerging Community: 5 Ooralea	N/A	N/A	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EC-6	Emerging Community: 6 Sarina North	N/A	N/A	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EC-7	Emerging Community: 7. Shoal Point- Bucasia (residential component)	N/A	N/A	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

PLANNING SCHEME CODE	PLANNING SCHEME NAME	RELEASE YEAR	OVERRIDE YEAR	GFA CAP	DWELLINGS / HECTARE			ASSUMED PLOT RATIO														
					DETDW	ATTDW	OTHDW	OTHBD	VIS	RET	SHOW	CMRC	INDL	INDGH	CMTY	EDCC	EDSC	EDTE	HOSP	SPREC	OTHRU	
EC-8	Emerging Community: 8. Walkerston	N/A	N/A	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HI-1	High Impact Industry: 1 Sugar Mill	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
HI-2	High Impact Industry: 2 Air Quality	N/A	N/A	0	0	0	0	0	0	0	0	0	0.185	0.315	0	0	0	0	0	0	0	
HI-BREW	High Impact Industry: Brewers Rd Sarina	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0.315	0	0	0	0	0	0	0	
HI-HARB	High Impact Industry: Harbour Road North Mackay	N/A	N/A	0	0	0	0	0	0	0	0	0	0.185	0.315	0	0	0	0	0	0	0	
HI-PAGE	High Impact Industry: Paget McLennan Street Ooralea	N/A	N/A	0	0	0	0	0	0	0	0	0	0.185	0.315	0	0	0	0	0	0	0	
HI-SUGA	High Impact Industry: Sugar mill at Pleystowe	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0.315	0	0	0	0	0	0	0	
II	Industry Investigation	N/A	N/A	0	0	0	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	0	
II-1	Industry Investigation: Boundary Road east precinct	N/A	N/A	0	0	0	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	0	
II-2	Industry Investigation: Cowleys Road precinct	N/A	N/A	0	0	0	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	0	
II-3	Industry Investigation: Glenella precinct	N/A	N/A	0	0	0	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	0	
II-4	Industry Investigation: Marian precinct	N/A	N/A	0	0	0	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	0	
II-5	Industry Investigation: Paget South precinct	N/A	N/A	0	0	0	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	0	

PLANNING SCHEME CODE	PLANNING SCHEME NAME	RELEASE YEAR	OVERRIDE YEAR	GFA CAP	DWELLINGS / HECTARE			ASSUMED PLOT RATIO														
					DETDW	ATTDW	OTHDW	OTHBD	VIS	RET	SHOW	CMRC	INDL	INDGH	CMTY	EDCC	EDSC	EDTE	HOSP	SPREC	OTHRU	
II-6	Industry Investigation: Sarina precinct	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	
INDL	Low Impact Industry	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0.6	0	0	0	0	0	0	0	
MD-1	Medium Density Residential: Low- medium density precinct	N/A	N/A	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
MD-2	Medium Density Residential: General medium density precinct	N/A	N/A	0	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
MD-3	Medium Density Residential: Multi- storey medium density precinct	N/A	N/A	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
MX-1	Mixed Use: Amenity and convenience precinct	N/A	N/A	0	0	23.333	0	0.025	0.05	0.1	0	0	0	0	0	0	0	0	0	0	0	
MX-2	Mixed Use: Fringe Commercial precinct	N/A	N/A	0	0	18.333	0	0.025	0.05	0.1	0	0.05	0	0	0	0	0	0	0	0	0	
OPSP	Open Space	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
RESH	High Density Residential	N/A	N/A	0	0	133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
RESL	Low Density Residential	N/A	N/A	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
MD	Medium Density Residential	N/A	N/A	0	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
RRES	Rural Residential	N/A	N/A	0	0.45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
RURL-1	Rural: Investigation area precinct	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
RURL	Rural	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CTRS-1	Specialised Centre: Showroom and hardware precinct	N/A	N/A	0	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	0	0	0	
CTRS-2	Specialised Centre: Tavern precinct	N/A	N/A	0	0	0	0	0	0	0.3	0	0	0	0	0	0	0	0	0	0	0	

PLANNING SCHEME CODE	PLANNING SCHEME NAME	RELEASE YEAR	OVERRIDE YEAR	GFA CAP	DWELLINGS / HECTARE			ASSUMED PLOT RATIO													
					DETDW	ATTDW	OTHDW	OTHBD	VIS	RET	SHOW	CMRC	INDL	INDGH	CMTY	EDCC	EDSC	EDTE	HOSP	SPREC	OTHRU
SPRC	Sport and Recreation	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SPURP	Special Purpose	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOUR	Tourism (Major)	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TWNS	Township	N/A	N/A	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RURL- INVOOR	Rural: Investigation area precinct - Ooralea	2031	N/A	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SPURP-1	Special Purpose: SP1	N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 4 Absolute development constraints

ABSOLUTE CONSTRAINTS	GIS OVERLAY
Agricultural Areas	Agricultural Land Class A and B (Buffer 40 m) Locally Important Agricultural Areas (Buffer 40m)
Flood Areas	Q100 flood areas
High Impact Activity Areas	High Impact Activity Areas (Buffers around industrial areas and ports – 1,000 to 1,500m)
Key Resource Areas	Key Resource Area (Buffer 1,000m)
Landslide Hazard Areas	Landslide Hazard (Slope 25%+)
Railways	Cane rail buffer (100m) Railway buffer (100m)
Energy Infrastructure	Regional Infrastructure Corridor (Powerlink - Buffer 20m) Regional Infrastructure Corridor (Substations – 10m)
Storm tide inundation	Storm tide inundation (including Climate Change)
Waterways	Waterways (Buffer 50m)
Wetlands	HES Wetlands & Waterway Management Areas (Buffer 50m)

Appendix 5 Residential occupancy rates

DEVELOPMENT TYPE	SA2 NAME	2020	2021	2026	2031	2036	2041
Detached Dwelling	Eungella Hinterland	1.79	1.79	1.81	1.81	1.81	1.81
Detached Dwelling	Walkerston - Eton	2.63	2.63	2.65	2.67	2.68	2.69
Detached Dwelling	Eimeo - Rural View	2.77	2.77	2.78	2.78	2.79	2.81
Detached Dwelling	West Mackay	2.39	2.39	2.43	2.46	2.47	2.48
Detached Dwelling	Ooralea - Bakers Creek	2.5	2.5	2.48	2.45	2.42	2.39
Detached Dwelling	Pioneer Valley	2.58	2.58	2.62	2.64	2.66	2.68
Detached Dwelling	North Mackay	2.17	2.17	2.21	2.24	2.28	2.32
Detached Dwelling	Sarina	2.41	2.41	2.45	2.47	2.48	2.49
Detached Dwelling	East Mackay	2.43	2.43	2.41	2.38	2.35	2.33
Detached Dwelling	Andergrove - Beaconsfield	2.61	2.61	2.56	2.5	2.44	2.39
Detached Dwelling	Slade Point	2.42	2.42	2.4	2.36	2.36	2.36
Detached Dwelling	Mackay	2.43	2.43	2.43	2.43	2.43	2.44
Detached Dwelling	Mount Pleasant - Glenella	2.64	2.64	2.65	2.65	2.65	2.66
Detached Dwelling	South Mackay	2.29	2.29	2.33	2.36	2.4	2.45
Detached Dwelling	Shoal Point - Bucasia	2.7	2.7	2.74	2.78	2.82	2.86
Detached Dwelling	Seaforth - Calen	2.31	2.31	2.39	2.39	2.39	2.39
Detached Dwelling	Mackay Harbour	2.77	2.77	2.79	2.8	2.82	2.85
Attached Dwelling	Eungella Hinterland	1.41	1.41	1.41	1.41	1.41	1.41
Attached Dwelling	Walkerston - Eton	1.61	1.61	1.64	1.68	1.69	1.7
Attached Dwelling	Eimeo - Rural View	1.58	1.58	1.62	1.65	1.68	1.72
Attached Dwelling	West Mackay	1.4	1.4	1.45	1.5	1.51	1.52
Attached Dwelling	Ooralea - Bakers Creek	1.67	1.67	1.71	1.74	1.78	1.83
Attached Dwelling	Pioneer Valley	1.34	1.34	1.37	1.4	1.41	1.42
Attached Dwelling	North Mackay	1.54	1.54	1.58	1.61	1.64	1.68
Attached Dwelling	Sarina	1.38	1.38	1.41	1.44	1.45	1.46
Attached Dwelling	East Mackay	1.28	1.28	1.34	1.38	1.44	1.5
Attached Dwelling	Andergrove - Beaconsfield	1.48	1.48	1.51	1.54	1.57	1.61
Attached Dwelling	Slade Point	1.37	1.37	1.4	1.43	1.43	1.43
Attached Dwelling	Mackay	1.41	1.41	1.45	1.48	1.52	1.57
Attached Dwelling	Mount Pleasant - Glenella	1.51	1.51	1.56	1.6	1.65	1.7
Attached Dwelling	South Mackay	1.44	1.44	1.48	1.51	1.54	1.58
Attached Dwelling	Shoal Point - Bucasia	1.37	1.37	1.41	1.45	1.5	1.55
Attached Dwelling	Seaforth - Calen	0.7	0.7	0.72	0.72	0.72	0.72
Attached Dwelling	Mackay Harbour	1.61	1.61	1.66	1.71	1.75	1.81
Other Dwelling	Eungella Hinterland	1.41	1.41	1.41	1.41	1.41	1.41
Other Dwelling	Walkerston - Eton	1.61	1.61	1.64	1.68	1.69	1.7
Other Dwelling	Eimeo - Rural View	1.58	1.58	1.62	1.65	1.68	1.72
Other Dwelling	West Mackay	1.4	1.4	1.45	1.5	1.51	1.52
Other Dwelling	Ooralea - Bakers Creek	1.67	1.67	1.71	1.74	1.78	1.83

DEVELOPMENT TYPE	SA ₂ NAME	2020	2021	2026	2031	2036	2041
Other Dwelling	Pioneer Valley	1.34	1.34	1.37	1.4	1.41	1.42
Other Dwelling	North Mackay	1.54	1.54	1.58	1.61	1.64	1.68
Other Dwelling	Sarina	1.38	1.38	1.41	1.44	1.45	1.46
Other Dwelling	East Mackay	1.28	1.28	1.34	1.38	1.44	1.5
Other Dwelling	Andergrove - Beaconsfield	1.48	1.48	1.51	1.54	1.57	1.61
Other Dwelling	Slade Point	1.37	1.37	1.4	1.43	1.43	1.43
Other Dwelling	Mackay	1.41	1.41	1.45	1.48	1.52	1.57
Other Dwelling	Mount Pleasant - Glenella	1.51	1.51	1.56	1.6	1.65	1.7
Other Dwelling	South Mackay	1.44	1.44	1.48	1.51	1.54	1.58
Other Dwelling	Shoal Point - Bucasia	1.37	1.37	1.41	1.45	1.5	1.55
Other Dwelling	Seaforth - Calen	0.7	0.7	0.72	0.72	0.72	0.72
Other Dwelling	Mackay Harbour	1.61	1.61	1.66	1.71	1.75	1.81

Appendix 6 Floorspace conversion rates

DEVELOPMENT TYPE	SA2 NAME	2020	2021	2026	2031	2036	2041
Other Bed	All	60	60	60	60	60	60
Visitor Accommodation	All	100	100	100	100	100	100
Retail and Service	All	60	60	60	60	60	60
Showroom	All	60	60	60	60	60	60
Commercial	Mackay	30	30	30	30	30	30
Commercial	All excluding Mackay	20	20	20	20	20	20
Light Industry	Mackay Harbour	300	300	300	300	300	300
Light Industry	All excluding Mackay Harbour	90	90	90	90	90	90
General Heavy Industry	Mackay Harbour	200	200	200	200	200	200
General Heavy Industry	All excluding Mackay Harbour	85	85	85	85	85	85
Community	All	60	60	60	60	60	60
Education - Child Care	All	50	50	50	50	50	50
Education - School	All	75	75	75	75	75	75
Education - Tertiary	All	50	50	50	50	50	50
Hospital	All	40	40	40	40	40	40
Outdoor Sport and Recreation	All	100	100	100	100	100	100
Other Rural	All	110	110	110	110	110	110

Appendix 7 Sale price

SA2	DETACHED DWELLING / DWELLING	ATTACHED DWELLING / DWELLING	OTHER DWELLING / DWELLING	OTHER BED / M²	VISITOR ACCOMM. / M²	RETAIL / M²	SHOWROOM / M²	COMMERCIAL / M²	LIGHT INDUSTRY / M²	GENERAL / HEAVY INDUSTRY / M²	COMMUNITY / M²	EDUCATION – CHILD CARE / M²	EDUCATION - SCHOOL / M²	EDUCATION -TERTIARY / M²	HOSPITAL / M²	SPORT AND RECREATION / M²	RURAL AND OTHER / M²
Andergrove - Beaconsfield	\$400,000	\$259,196	\$230,000	\$2,945	\$2,600	\$3,400	\$3,400	\$3,400	\$2,500	\$2,500	\$3,400	\$1,720	\$1,690	\$2,588	\$5,435	\$3,400	\$2,500
East Mackay	\$510,000	\$332,720	\$230,000	\$2,945	\$2,600	\$2,120	\$2,120	\$2,120	\$2,000	\$2,000	\$2,120	\$1,720	\$1,690	\$2,588	\$5,435	\$2,105	\$2,000
Eimeo - Rural View	\$430,000	\$259,160	\$280,000	\$2,945	\$3,500	\$2,530	\$2,530	\$2,530	\$2,900	\$2,900	\$2,530	\$1,720	\$1,690	\$2,588	\$5,435	\$2,530	\$2,900
Eungella Hinterland	\$300,000	\$272,000	\$230,000	\$2,945	\$3,500	\$700	\$700	\$2,000	\$700	\$700	\$700	\$1,720	\$1,690	\$2,588	\$5,435	\$2,105	\$700
Mackay	\$500,000	\$395,969	\$280,000	\$2,945	\$4,000	\$5,100	\$5,100	\$5,100	\$3,000	\$3,000	\$5,100	\$1,720	\$1,690	\$2,588	\$5,435	\$5,100	\$3,000
Mackay Harbour	\$600,000	\$300,000	\$280,000	\$2,945	\$5,000	\$4,740	\$4,740	\$4,740	\$2,000	\$2,000	\$4,740	\$1,720	\$1,690	\$2,588	\$5,435	\$4,740	\$2,000
Mount Pleasant - Glenella	\$580,000	\$257,712	\$280,000	\$2,945	\$3,500	\$3,600	\$3,600	\$3,600	\$3,000	\$3,000	\$3,600	\$1,720	\$1,690	\$2,588	\$5,435	\$3,600	\$3,000
North Mackay	\$450,000	\$272,748	\$230,000	\$2,945	\$2,600	\$4,740	\$4,740	\$4,740	\$2,000	\$2,000	\$4,740	\$1,720	\$1,690	\$2,588	\$5,435	\$4,740	\$2,000
Orolea - Bakers Creek	\$480,000	\$223,869	\$230,000	\$2,945	\$2,600	\$2,300	\$2,300	\$2,300	\$2,300	\$2,650	\$2,300	\$1,720	\$1,690	\$2,588	\$5,435	\$2,300	\$2,300
Pioneer Valley	\$300,000	\$272,000	\$230,000	\$2,945	\$2,600	\$700	\$700	\$2,000	\$700	\$700	\$1,108	\$1,720	\$1,690	\$2,588	\$5,435	\$2,105	\$700
Sarina	\$500,000	\$191,480	\$230,000	\$2,945	\$3,500	\$700	\$700	\$2,000	\$700	\$700	\$1,108	\$1,720	\$1,690	\$2,588	\$5,435	\$2,105	\$700
Seaforth - Calen	\$440,000	\$158,833	\$230,000	\$2,945	\$3,500	\$770	\$700	\$2,000	\$770	\$770	\$1,108	\$1,720	\$1,690	\$2,588	\$5,435	\$2,105	\$770
Shoal Point - Bucasia	\$460,000	\$284,808	\$230,000	\$2,945	\$3,500	\$2,500	\$2,500	\$2,500	\$2,260	\$2,260	\$2,500	\$1,720	\$1,690	\$2,588	\$5,435	\$2,500	\$2,260
Slade Point	\$375,000	\$835,338	\$280,000	\$2,945	\$3,500	\$2,670	\$2,670	\$2,670	\$2,000	\$2,000	\$2,670	\$1,720	\$1,690	\$2,588	\$5,435	\$2,670	\$2,000
South Mackay	\$480,000	\$332,720	\$230,000	\$2,945	\$2,600	\$2,120	\$2,120	\$2,120	\$2,000	\$2,000	\$2,120	\$1,720	\$1,690	\$2,588	\$5,435	\$2,105	\$2,000
Walkerston - Eton	\$450,000	\$233,218	\$230,000	\$2,945	\$2,600	\$700	\$700	\$2,000	\$1,400	\$1,400	\$1,108	\$1,720	\$1,690	\$2,588	\$5,435	\$2,105	\$1,400
West Mackay	\$420,000	\$240,318	\$230,000	\$2,945	\$2,600	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$1,720	\$1,690	\$2,588	\$5,435	\$2,105	\$2,000

Appendix 8 Acquisition costs

IMPROVED LOTS – OLD STOCK

SA2	DETACHED DWELLING / DWELLING	ATTACHED DWELLING / DWELLING	OTHER DWELLING / DWELLING	OTHER BED / M²	VISITOR ACCOMM. / M²	RETAIL / M²	SHOWROOM / M²	COMMERCIAL / M²	LIGHT INDUSTRY / M²	GENERAL / HEAVY INDUSTRY / M²	COMMUNITY / M²	EDUCATION – CHILD CARE / M²	EDUCATION - SCHOOL / M²	EDUCATION -TERTIARY / M²	HOSPITAL / M²	SPORT AND RECREATION / M²	RURAL AND OTHER / M²
Andergrove - Beaconsfield	\$303,017	\$259,196	\$230,000	\$2,945	\$2,600	\$3,400	\$3,400	\$3,400	\$2,500	\$2,500	\$3,400	\$1,720	\$1,690	\$2,588	\$5,435	\$3,400	\$2,500
East Mackay	\$300,869	\$332,720	\$230,000	\$2,945	\$2,600	\$2,120	\$2,120	\$2,120	\$2,000	\$2,000	\$2,120	\$1,720	\$1,690	\$2,588	\$5,435	\$2,105	\$2,000
Eimeo - Rural View	\$302,147	\$259,160	\$280,000	\$2,945	\$3,500	\$2,530	\$2,530	\$2,530	\$2,900	\$2,900	\$2,530	\$1,720	\$1,690	\$2,588	\$5,435	\$2,530	\$2,900
Eungella Hinterland	\$243,440	\$272,000	\$230,000	\$2,945	\$3,500	\$700	\$700	\$2,000	\$700	\$700	\$700	\$1,720	\$1,690	\$2,588	\$5,435	\$2,105	\$700
Mackay	\$395,969	\$395,969	\$280,000	\$2,945	\$4,000	\$5,100	\$5,100	\$5,100	\$3,000	\$3,000	\$5,100	\$1,720	\$1,690	\$2,588	\$5,435	\$5,100	\$3,000
Mackay Harbour	\$600,000	\$450,000	\$280,000	\$2,945	\$5,000	\$4,740	\$4,740	\$4,740	\$2,000	\$2,000	\$4,740	\$1,720	\$1,690	\$2,588	\$5,435	\$4,740	\$2,000
Mount Pleasant - Glenella	\$380,860	\$257,712	\$280,000	\$2,945	\$3,500	\$3,600	\$3,600	\$3,600	\$3,000	\$3,000	\$3,600	\$1,720	\$1,690	\$2,588	\$5,435	\$3,600	\$3,000
North Mackay	\$277,898	\$272,748	\$230,000	\$2,945	\$2,600	\$4,740	\$4,740	\$4,740	\$2,000	\$2,000	\$4,740	\$1,720	\$1,690	\$2,588	\$5,435	\$4,740	\$2,000
Ooralea - Bakers Creek	\$281,390	\$223,869	\$230,000	\$2,945	\$2,600	\$2,300	\$2,300	\$2,300	\$2,300	\$2,650	\$2,300	\$1,720	\$1,690	\$2,588	\$5,435	\$2,300	\$2,300
Pioneer Valley	\$243,440	\$272,000	\$230,000	\$2,945	\$2,600	\$700	\$700	\$2,000	\$700	\$700	\$1,108	\$1,720	\$1,690	\$2,588	\$5,435	\$2,105	\$700
Sarina	\$251,808	\$191,480	\$230,000	\$2,945	\$3,500	\$700	\$700	\$2,000	\$700	\$700	\$1,108	\$1,720	\$1,690	\$2,588	\$5,435	\$2,105	\$700
Seaforth - Calen	\$276,724	\$158,833	\$230,000	\$2,945	\$3,500	\$770	\$700	\$2,000	\$770	\$770	\$1,108	\$1,720	\$1,690	\$2,588	\$5,435	\$2,105	\$770
Shoal Point - Bucasia	\$324,093	\$284,808	\$230,000	\$2,945	\$3,500	\$2,500	\$2,500	\$2,500	\$2,260	\$2,260	\$2,500	\$1,720	\$1,690	\$2,588	\$5,435	\$2,500	\$2,260
Slade Point	\$296,998	\$835,338	\$280,000	\$2,945	\$3,500	\$2,670	\$2,670	\$2,670	\$2,000	\$2,000	\$2,670	\$1,720	\$1,690	\$2,588	\$5,435	\$2,670	\$2,000
South Mackay	\$300,869	\$332,720	\$230,000	\$2,945	\$2,600	\$2,120	\$2,120	\$2,120	\$2,000	\$2,000	\$2,120	\$1,720	\$1,690	\$2,588	\$5,435	\$2,105	\$2,000
Walkerston - Eton	\$299,729	\$233,218	\$230,000	\$2,945	\$2,600	\$700	\$700	\$2,000	\$1,400	\$1,400	\$1,108	\$1,720	\$1,690	\$2,588	\$5,435	\$2,105	\$1,400
West Mackay	\$293,559	\$240,318	\$230,000	\$2,945	\$2,600	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$1,720	\$1,690	\$2,588	\$5,435	\$2,105	\$2,000

ENGLOBO LAND

ZONE CAT	SA2 NAME	\$/M ² - LESS THAN 1200M ² SITE	\$/M ² - 1200M ² -2400M ² SITE	\$/M ² - 2400M ² – 2HA	\$/M ² - 2HA + SITE
CMTY	All	\$25	\$25	\$25	\$25
CONS	All	\$2	\$2	\$2	\$2
CTRD	All except North Mackay and West Mackay	\$150	\$150	\$150	\$150
CTRD	North Mackay	\$250	\$250	\$250	\$250
CTRD	West Mackay	\$250	\$250	\$250	\$250
CTRL	All except Mackay Harbour, Ooralea-Bakers Creek and Pioneer Valley	\$250	\$250	\$250	\$250
CTRL	Mackay Harbour	\$300	\$300	\$300	\$300
CTRL	Ooralea - Bakers Creek and Pioneer Valley	\$100	\$100	\$100	\$100
CTRM	Eimeo - Rural View and Mount Pleasant - Glenella	\$250	\$250	\$250	\$250
CTRM	Ooralea - Bakers Creek and Sarina	\$216	\$216	\$216	\$216
CTRN	All	\$250	\$250	\$250	\$250
CTRP	All	\$400	\$400	\$400	\$400
CTRS	Andergrove - Beaconsfield and Mount Pleasant - Glenella	\$250	\$250	\$250	\$250
CTRS	Ooralea - Bakers Creek and Pioneer Valley	\$216	\$216	\$216	\$216
EC	Andergrove - Beaconsfield, Eimeo - Rural View, Mount Pleasant - Glenella, North Mackay, Ooralea - Bakers Creek, Shoal Point - Bucasia and West Mackay	\$129	\$64	\$10	\$10
EC	Pioneer Valley, Sarina, Seaforth - Calen and Walkerston - Eton	\$73	\$32	\$8	\$5
HI	Mount Pleasant - Glenella, Pioneer Valley, Sarina and Walkerston - Eton	\$10	\$10	\$10	\$10
HI	North Mackay	\$30	\$30	\$30	\$30
HI	Ooralea - Bakers Creek	\$110	\$110	\$110	\$110
II	All except Ooralea - Bakers Creek	\$10	\$10	\$10	\$10
II	Ooralea - Bakers Creek	\$110	\$110	\$110	\$110

ZONE CAT	SA2 NAME	\$/M ² - LESS THAN 1200M ² SITE	\$/M ² - 1200M ² -2400M ² SITE	\$/M ² - 2400M ² – 2HA	\$/M ² - 2HA + SITE
INDL	All except Pioneer Valley and Sarina	\$100	\$100	\$100	\$100
INDL	Pioneer Valley	\$10	\$10	\$10	\$10
INDL	Sarina	\$50	\$50	\$50	\$50
MD	All	\$260	\$260	\$158	\$72
MIXU	All	\$150	\$150	\$150	\$150
MX	Eimeo - Rural View, Mount Pleasant - Glenella, North Mackay and West Mackay	\$150	\$150	\$150	\$150
MX	Mackay	\$300	\$300	\$300	\$300
MX	Pioneer Valley	\$90	\$90	\$90	\$90
MX	Walkerston - Eton	\$100	\$100	\$100	\$100
NCZA	All	\$232	\$232	\$232	\$232
OPSP	All	\$0	\$0	\$0	\$0
RESH	All	\$400	\$400	\$400	\$100
RESL	All except Pioneer Valley, Sarina, Seaforth - Calen and Walkerston - Eton	\$244	\$146	\$115	\$10
RESL	Pioneer Valley, Sarina, Seaforth - Calen and Walkerston - Eton	\$150	\$96	\$38	\$10
RRES	All except Pioneer Valley, Sarina, Seaforth - Calen and Walkerston - Eton	\$292	\$154	\$81	\$9
RRES	Pioneer Valley, Sarina, Seaforth - Calen and Walkerston - Eton	\$175	\$125	\$24	\$9
RURL	All	\$5	\$5	\$5	\$5
SPRC	All	\$0	\$0	\$0	\$0
SPURP	All	\$0	\$0	\$0	\$0
TOUR	All	\$5	\$5	\$5	\$5
TWNS	All	\$130	\$120	\$30	\$10

Appendix 9 Building costs and infrastructure charges

DEVELOPMENT TYPE	ASSUMED CONSTRUCTION COST	ASSUMED INFRASTRUCTURE CHARGE
Detached dwelling	\$154,700 per dwelling	\$30,226 per dwelling
Attached dwelling	\$90,450 per dwelling	\$21,590 per dwelling
Other dwelling	\$113,250 per dwelling	\$10,795 per dwelling
Other bed	\$2,945 per square metre	\$151 per square metre
Visitor accommodation	\$2,173 per square metre	\$194 per square metre
Retail and service	\$1,715 per square metre	\$194 per square metre
Showroom	\$1,585 per square metre	\$151 per square metre
Commercial	\$1,475 per square metre	\$151 per square metre
Light Industry	\$830 per square metre	\$54 per square metre
General / Heavy industry	\$940 per square metre	\$75 per square metre
Community	\$1,108 per square metre	\$75 per square metre
Education – Child care	\$1,720 per square metre	\$151 per square metre
Education – Schools	\$1,690 per square metre	\$151 per square metre
Education - Tertiary	\$2,588 per square metre	\$151 per square metre
Hospital	\$5,435 per square metre	\$151 per square metre
Sport and recreation	\$2,105 per square metre	\$54 per square metre
Rural and other	\$195 per square metre	\$0 per square metre

Appendix 10 Prioritisation

CLASS	DESCRIPTION	MINIMUM ULTIMATE YIELD FACTOR (ULTIMATE / EXISTING)	MAX EXISTING TOTAL DWELLINGS	PRIORITY
A1	Development approval – less than 4 years old		(No Limit)	(No Limit)
A2	Development approval – more than 4 years old		(No Limit)	(No Limit)
B1	Development application (undecided) – less than 4 years old		(No Limit)	(No Limit)
B2	Development application (undecided) – more than 4 years old		(No Limit)	(No Limit)
C	Developer interest (no application)		(No Limit)	(No Limit)
COM	Existing community facility not having a development approval, application, major project or developer interest		(No Limit)	(No Limit)
M-M			1.5	1
M-NR			1.5	1
M-R			1.5	5
N-HN			2	(No Limit)
N-HN			1.3	(No Limit)
N-M			1.5	(No Limit)
NP	Not projected (e.g. zero yield due to constraints or planned density for zone/precinct)		(No Limit)	(No Limit)
NR-M			1.5	(No Limit)
NR-M			1.3	(No Limit)
R-HR	Existing residential to future higher density residential		4	1
R-HR			2	5
R-HR			1.5	5

CLASS	DESCRIPTION	MINIMUM ULTIMATE YIELD FACTOR (ULTIMATE / EXISTING)	MAX EXISTING TOTAL DWELLINGS	PRIORITY
R-M	Existing residential to future mixed development (res and non-res)		4	1
R-M			2	5
R-M			1.5	5
R-NR	Existing residential to future non-residential development		4	1
R-NR			4	5
R-NR			1.5	5
V-M	Existing vacant lot to future mixed development (res and non-res)		(No Limit)	(No Limit)
V-NR	Existing vacant lot to future non-residential		(No Limit)	(No Limit)
V-R1	Existing vacant lot to future dwelling (one dwelling only)		(No Limit)	(No Limit)
V-R2	Existing vacant lot to future residential (more than one dwelling)		(No Limit)	(No Limit)

Appendix 11 LGIP dwelling summary table

Locality	PIA Status	LGIP Development Type	Existing and projected dwellings						
			2020	2021	2026	2031	2036	2041	Ultimate
Andergrove	Inside PIA	Detached dwelling	3,134	3,156	3,265	3,467	3,565	3,645	3,984
		Attached dwelling	648	650	668	701	802	962	1,221
		Other dwelling	127	127	44	102	102	160	116
		Total	3,909	3,933	3,977	4,270	4,469	4,768	5,321
Bakers Creek	Inside PIA	Detached dwelling	422	426	462	544	659	773	916
		Attached dwelling	18	18	18	18	18	18	17
		Other dwelling	0	0	0	0	0	0	0
		Total	440	444	480	562	677	791	933
Beaconsfield	Inside PIA	Detached dwelling	2,002	2,047	2,200	2,443	2,584	2,682	2,971
		Attached dwelling	141	141	141	141	234	234	240
		Other dwelling	169	169	169	212	212	241	203
		Total	2,312	2,357	2,510	2,796	3,030	3,157	3,414
Blacks Beach	Inside PIA	Detached dwelling	1,283	1,283	1,291	1,328	1,449	1,477	2,114
		Attached dwelling	248	248	248	248	268	337	844
		Other dwelling	0	0	0	0	0	0	0
		Total	1,531	1,531	1,539	1,576	1,717	1,814	2,958
Bucasia	Inside PIA	Detached dwelling	1,731	1,740	1,766	1,866	1,992	2,062	2,199
		Attached dwelling	197	197	197	220	221	246	452
		Other dwelling	0	0	0	0	0	0	0
		Total	1,928	1,937	1,963	2,086	2,213	2,308	2,651
Dolphin Heads	Inside PIA	Detached dwelling	25	25	25	25	25	57	41
		Attached dwelling	139	139	139	139	144	144	203
		Other dwelling	0	0	0	0	0	0	0
		Total	164	164	164	164	169	201	244
East Mackay		Detached dwelling	1,141	1,147	1,156	1,169	1,167	1,154	1,087

Locality	PIA Status	LGIP Development Type	Existing and projected dwellings						
			2020	2021	2026	2031	2036	2041	Ultimate
	Inside PIA	Attached dwelling	484	484	498	593	661	818	1,172
		Other dwelling	90	90	90	90	90	90	90
		Total	1,715	1,721	1,744	1,852	1,918	2,062	2,349
Eimeo	Inside PIA	Detached dwelling	1,228	1,228	1,228	1,234	1,266	1,266	1,433
		Attached dwelling	76	77	77	77	77	77	124
		Other dwelling	0	0	0	0	0	0	0
		Total	1,304	1,305	1,305	1,311	1,343	1,343	1,557
Glenella	Inside PIA	Detached dwelling	1,500	1,502	1,517	1,603	1,619	1,650	1,676
		Attached dwelling	83	85	88	89	89	132	181
		Other dwelling	0	0	0	0	0	0	0
		Total	1,583	1,587	1,605	1,692	1,708	1,782	1,857
Greenmount	Inside PIA	Detached dwelling	31	31	31	31	42	42	52
		Attached dwelling	6	6	6	6	6	6	6
		Other dwelling	0	0	0	0	0	0	0
		Total	37	37	37	37	48	48	58
Mackay	Inside PIA	Detached dwelling	599	597	596	594	569	562	232
		Attached dwelling	1,750	1,761	1,781	1,963	2,347	2,688	5,683
		Other dwelling	122	122	122	122	122	122	122
		Total	2,471	2,480	2,499	2,679	3,038	3,372	6,037
Mackay Harbour	Inside PIA	Detached dwelling	8	10	10	67	115	165	389
		Attached dwelling	267	267	267	292	317	425	550
		Other dwelling	0	0	0	0	75	121	151
		Total	275	277	277	359	507	711	1,090
Marian	Inside PIA	Detached dwelling	1,169	1,172	1,204	1,322	1,427	1,527	2,157
		Attached dwelling	23	23	23	23	23	23	66
		Other dwelling	0	0	0	0	0	0	0
		Total	1,192	1,195	1,227	1,345	1,450	1,550	2,223

Locality	PIA Status	LGIP Development Type	Existing and projected dwellings						
			2020	2021	2026	2031	2036	2041	Ultimate
Mirani	Inside PIA	Detached dwelling	469	469	468	520	582	711	1,092
		Attached dwelling	21	21	21	21	21	21	232
		Other dwelling	7	7	7	6	6	6	3
		Total	497	497	496	547	609	738	1,328
Mount Pleasant	Inside PIA	Detached dwelling	1,545	1,552	1,561	1,624	1,693	1,761	1,780
		Attached dwelling	192	192	204	204	237	237	344
		Other dwelling	283	283	283	283	283	283	283
		Total	2,020	2,027	2,048	2,111	2,213	2,281	2,407
North Mackay	Inside PIA	Detached dwelling	2,023	2,027	2,060	2,064	2,071	2,109	1,817
		Attached dwelling	697	697	722	745	981	1,027	2,215
		Other dwelling	211	211	211	211	211	211	203
		Total	2,931	2,935	2,993	3,020	3,263	3,347	4,235
Ooralea	Inside PIA	Detached dwelling	1,220	1,230	1,294	1,378	1,430	1,461	1,608
		Attached dwelling	207	207	207	207	207	238	156
		Other dwelling	0	0	0	0	0	0	0
		Total	1,427	1,437	1,501	1,585	1,637	1,699	1,764
Paget	Inside PIA	Detached dwelling	65	65	65	66	66	66	40
		Attached dwelling	6	6	6	6	6	6	6
		Other dwelling	0	0	0	0	0	0	0
		Total	71	71	71	72	72	72	46
Richmond	Inside PIA	Detached dwelling	178	181	288	457	639	878	1,288
		Attached dwelling	0	0	0	0	0	0	0
		Other dwelling	0	0	0	0	0	0	0
		Total	178	181	288	457	639	878	1,288
Rural View	Inside PIA	Detached dwelling	1,833	1,902	2,096	2,563	2,947	3,364	4,146
		Attached dwelling	112	114	114	214	257	416	648
		Other dwelling	0	0	0	0	0	0	0

Locality	PIA Status	LGIP Development Type	Existing and projected dwellings						
			2020	2021	2026	2031	2036	2041	Ultimate
		Total	1,945	2,016	2,210	2,777	3,204	3,780	4,794
Sarina	Inside PIA	Detached dwelling	1,244	1,244	1,296	1,329	1,397	1,504	2,112
		Attached dwelling	156	156	156	156	180	180	813
		Other dwelling	17	17	17	33	33	33	33
		Total	1,417	1,417	1,469	1,518	1,610	1,717	2,958
Shoal Point	Inside PIA	Detached dwelling	363	363	430	576	720	899	2,358
		Attached dwelling	91	91	91	75	103	103	376
		Other dwelling	0	0	0	0	0	0	0
		Total	454	454	521	651	823	1,002	2,734
Slade Point	Inside PIA	Detached dwelling	1,349	1,349	1,352	1,360	1,375	1,389	1,456
		Attached dwelling	159	162	168	200	240	240	285
		Other dwelling	0	0	0	0	0	0	0
		Total	1,508	1,511	1,520	1,560	1,615	1,629	1,740
South Mackay	Inside PIA	Detached dwelling	2,374	2,372	2,377	2,376	2,376	2,376	2,122
		Attached dwelling	858	880	885	889	900	904	1,697
		Other dwelling	1	1	1	1	1	1	1
		Total	3,233	3,253	3,263	3,266	3,277	3,281	3,820
Walkerston	Inside PIA	Detached dwelling	1,003	1,003	1,003	1,039	1,049	1,116	1,421
		Attached dwelling	117	117	117	117	117	117	251
		Other dwelling	0	0	0	0	0	0	0
		Total	1,120	1,120	1,120	1,156	1,166	1,233	1,672
West Mackay	Inside PIA	Detached dwelling	2,115	2,131	2,140	2,137	2,132	2,145	1,844
		Attached dwelling	604	604	599	658	745	909	2,272
		Other dwelling	110	126	126	126	126	126	126
		Total	2,829	2,861	2,865	2,921	3,003	3,180	4,242
Inside priority infrastructure area (total)	Inside PIA	Detached dwelling	30,054	30,252	31,181	33,182	34,956	36,842	42,335
		Attached dwelling	7,300	7,343	7,441	8,002	9,201	10,509	20,053

Locality	PIA Status	LGIP Development Type	Existing and projected dwellings						
			2020	2021	2026	2031	2036	2041	Ultimate
		Other dwelling	1,137	1,153	1,070	1,186	1,261	1,394	1,331
		Total	38,491	38,748	39,692	42,370	45,419	48,744	63,719
Outside priority infrastructure area (total)	Outside PIA	Detached dwelling	12,603	12,606	12,634	12,822	12,983	13,086	21,297
		Attached dwelling	456	456	456	456	474	474	505
		Other dwelling	26	26	24	24	24	24	24
		Total	13,085	13,088	13,114	13,302	13,481	13,584	21,826
Mackay Regional Council Area	Total LGA	Detached dwelling	42,657	42,858	43,815	46,004	47,939	49,928	63,632
		Attached dwelling	7,756	7,799	7,897	8,458	9,675	10,983	20,558
		Other dwelling	1,163	1,179	1,094	1,210	1,285	1,418	1,355
		Total	51,576	51,836	52,806	55,672	58,900	62,328	85,545

Appendix 12 LGIP population summary table

Locality	PIA Status	LGIP Development Type	Existing and projected population						
			2020	2021	2026	2031	2036	2041	Ultimate
Andergrove	Inside PIA	Detached dwelling	8,180	8,237	8,358	8,668	8,699	8,713	9,522
		Attached dwelling	959	962	1,009	1,080	1,259	1,549	1,966
		Other dwelling	188	188	66	157	160	258	187
		Total	9,327	9,387	9,434	9,904	10,118	10,519	11,675
Bakers Creek	Inside PIA	Detached dwelling	1,055	1,065	1,146	1,333	1,595	1,847	2,190
		Attached dwelling	30	30	31	31	32	33	31
		Other dwelling	0	0	0	0	0	0	0
		Total	1,085	1,095	1,177	1,364	1,627	1,880	2,221
Beaconsfield	Inside PIA	Detached dwelling	5,226	5,343	5,632	6,108	6,306	6,411	7,100
		Attached dwelling	209	209	213	217	367	377	386
		Other dwelling	250	250	255	326	333	388	327
		Total	5,684	5,802	6,101	6,652	7,006	7,176	7,813
Blacks Beach	Inside PIA	Detached dwelling	3,554	3,554	3,589	3,692	4,043	4,150	5,940
		Attached dwelling	392	392	402	409	450	580	1,452
		Other dwelling	0	0	0	0	0	0	0
		Total	3,946	3,946	3,991	4,101	4,493	4,730	7,392
Bucasia	Inside PIA	Detached dwelling	4,674	4,698	4,839	5,187	5,617	5,897	6,290
		Attached dwelling	270	270	278	319	332	381	700
		Other dwelling	0	0	0	0	0	0	0
		Total	4,944	4,968	5,117	5,506	5,949	6,279	6,990
Dolphin Heads	Inside PIA	Detached dwelling	69	69	70	70	70	160	115
		Attached dwelling	220	220	225	229	242	248	349
		Other dwelling	0	0	0	0	0	0	0
		Total	289	289	295	299	312	408	464
East Mackay	Inside PIA	Detached dwelling	2,773	2,787	2,786	2,782	2,742	2,689	2,534
		Attached dwelling	620	620	667	818	952	1,227	1,757
		Other dwelling	115	115	121	124	130	135	135
		Total	3,507	3,522	3,574	3,725	3,824	4,051	4,426
Eimeo	Inside PIA	Detached dwelling	3,402	3,402	3,414	3,431	3,532	3,557	4,027
		Attached dwelling	120	122	125	127	129	132	214
		Other dwelling	0	0	0	0	0	0	0
		Total	3,522	3,523	3,539	3,558	3,661	3,690	4,241
Glenella	Inside PIA	Detached dwelling	3,960	3,965	4,020	4,248	4,290	4,388	4,458
		Attached dwelling	125	128	137	142	147	224	307
		Other dwelling	0	0	0	0	0	0	0
		Total	4,085	4,094	4,157	4,390	4,437	4,612	4,765

Locality	PIA Status	LGIP Development Type	Existing and projected population						
			2020	2021	2026	2031	2036	2041	Ultimate
Greenmount	Inside PIA	Detached dwelling	82	82	82	83	113	113	139
		Attached dwelling	10	10	10	10	10	10	10
		Other dwelling	0	0	0	0	0	0	0
		Total	91	91	92	93	123	123	149
Mackay	Inside PIA	Detached dwelling	1,456	1,451	1,448	1,443	1,383	1,371	566
		Attached dwelling	2,468	2,483	2,582	2,905	3,568	4,221	8,922
		Other dwelling	172	172	177	181	185	192	192
		Total	4,095	4,106	4,208	4,529	5,136	5,784	9,679
Mackay Harbour	Inside PIA	Detached dwelling	22	28	28	188	324	470	1,109
		Attached dwelling	430	430	443	499	555	770	996
		Other dwelling	0	0	0	0	131	219	273
		Total	452	458	471	687	1,010	1,459	2,378
Marian	Inside PIA	Detached dwelling	3,016	3,024	3,154	3,490	3,796	4,092	5,781
		Attached dwelling	31	31	32	32	32	33	94
		Other dwelling	0	0	0	0	0	0	0
		Total	3,047	3,055	3,186	3,522	3,828	4,125	5,875
Mirani	Inside PIA	Detached dwelling	1,210	1,210	1,226	1,373	1,548	1,905	2,928
		Attached dwelling	28	28	29	29	30	30	330
		Other dwelling	9	9	10	8	8	9	4
		Total	1,248	1,248	1,265	1,411	1,586	1,944	3,262
Mount Pleasant	Inside PIA	Detached dwelling	4,079	4,097	4,137	4,304	4,488	4,685	4,734
		Attached dwelling	290	290	318	326	391	403	584
		Other dwelling	427	427	441	453	467	481	481
		Total	4,796	4,815	4,896	5,083	5,346	5,569	5,800
North Mackay	Inside PIA	Detached dwelling	4,390	4,399	4,553	4,623	4,721	4,893	4,215
		Attached dwelling	1,073	1,073	1,141	1,199	1,609	1,725	3,722
		Other dwelling	325	325	333	340	346	354	341
		Total	5,788	5,797	6,027	6,163	6,676	6,972	8,278
Ooralea	Inside PIA	Detached dwelling	3,050	3,075	3,209	3,376	3,461	3,491	3,843
		Attached dwelling	346	346	354	360	368	436	286
		Other dwelling	0	0	0	0	0	0	0
		Total	3,396	3,421	3,563	3,736	3,829	3,926	4,129
Paget	Inside PIA	Detached dwelling	163	163	161	162	160	158	96
		Attached dwelling	10	10	10	10	11	11	11
		Other dwelling	0	0	0	0	0	0	0
		Total	173	173	171	172	170	169	107
Richmond	Inside PIA	Detached dwelling	471	478	766	1,217	1,704	2,353	3,442
		Attached dwelling	0	0	0	0	0	0	0
		Other dwelling	0	0	0	0	0	0	0

Locality	PIA Status	LGIP Development Type	Existing and projected population						
			2020	2021	2026	2031	2036	2041	Ultimate
		Total	471	478	766	1,217	1,704	2,353	3,442
Rural View	Inside PIA	Detached dwelling	5,076	5,267	5,826	7,125	8,225	9,461	11,659
		Attached dwelling	177	180	184	353	432	715	1,115
		Other dwelling	0	0	0	0	0	0	0
		Total	5,253	5,447	6,011	7,478	8,657	10,176	12,774
Sarina	Inside PIA	Detached dwelling	2,998	2,998	3,175	3,283	3,465	3,745	5,259
		Attached dwelling	215	215	220	225	261	263	1,186
		Other dwelling	23	23	24	48	48	48	48
		Total	3,237	3,237	3,419	3,555	3,773	4,056	6,494
Shoal Point	Inside PIA	Detached dwelling	980	980	1,178	1,601	2,030	2,571	6,744
		Attached dwelling	125	125	128	109	155	160	582
		Other dwelling	0	0	0	0	0	0	0
		Total	1,105	1,105	1,307	1,710	2,185	2,731	7,327
Slade Point	Inside PIA	Detached dwelling	3,265	3,265	3,245	3,210	3,245	3,278	3,435
		Attached dwelling	218	222	235	286	343	343	407
		Other dwelling	0	0	0	0	0	0	0
		Total	3,482	3,487	3,480	3,496	3,588	3,621	3,842
South Mackay	Inside PIA	Detached dwelling	5,436	5,432	5,538	5,607	5,702	5,821	5,198
		Attached dwelling	1,236	1,267	1,310	1,342	1,387	1,428	2,681
		Other dwelling	1	1	1	2	2	2	2
		Total	6,673	6,701	6,850	6,951	7,090	7,251	7,881
Walkerston	Inside PIA	Detached dwelling	2,638	2,638	2,658	2,774	2,811	3,003	3,822
		Attached dwelling	188	188	192	197	198	199	426
		Other dwelling	0	0	0	0	0	0	0
		Total	2,826	2,826	2,850	2,971	3,009	3,202	4,248
West Mackay	Inside PIA	Detached dwelling	5,057	5,097	5,202	5,257	5,264	5,315	4,570
		Attached dwelling	846	846	869	987	1,125	1,382	3,454
		Other dwelling	154	176	183	189	190	192	192
		Total	6,057	6,119	6,253	6,433	6,579	6,889	8,215
Inside priority infrastructure area (total)	Inside PIA	Detached dwelling	76,279	76,803	79,441	84,633	89,333	94,540	109,716
		Attached dwelling	10,633	10,695	11,144	12,244	14,383	16,879	31,970
		Other dwelling	1,666	1,688	1,612	1,827	2,000	2,277	2,181
		Total	88,578	89,186	92,197	98,705	105,717	113,695	143,867
Outside priority infrastructure area (total)	Outside PIA	Detached dwelling	30,986	30,994	31,636	32,243	32,734	33,083	53,787
		Attached dwelling	529	529	542	551	581	586	630
		Other dwelling	28	28	28	28	28	28	28
		Total	31,544	31,551	32,205	32,822	33,344	33,697	54,445
Total LGA		Detached dwelling	107,265	107,796	111,077	116,876	122,068	127,623	163,503
		Attached dwelling	11,162	11,224	11,685	12,795	14,964	17,464	32,600

Locality	PIA Status	LGIP Development Type	Existing and projected population						
			2020	2021	2026	2031	2036	2041	Ultimate
Mackay Regional Council Area		Other dwelling	1,694	1,717	1,639	1,855	2,029	2,305	2,210
		Total	120,122	120,737	124,402	131,527	139,061	147,392	198,312

Appendix 13 LGIP non-residential floorspace summary table

Locality	PIA Status	LGIP Development Type	Existing and projected non-residential floorspace						
			2020	2021	2026	2031	2036	2041	Ultimate
Andergrove	Inside PIA	Commercial	20,132	20,132	20,132	20,011	20,011	21,772	22,582
		Industrial	1,110	1,110	1,110	1,110	1,110	1,110	1,110
		Retail	10,908	15,808	16,246	16,566	18,546	21,928	24,195
		Services	32,245	32,245	32,405	32,405	33,824	34,516	32,969
		Other	0	0	0	0	0	0	0
		Total	64,395	69,295	69,893	70,092	73,491	79,326	80,856
Bakers Creek	Inside PIA	Commercial	6,700	6,700	6,700	4,414	4,414	1,550	1,550
		Industrial	4,566	4,566	4,566	4,566	4,566	4,566	4,866
		Retail	2,337	2,337	2,497	3,030	2,658	2,553	2,553
		Services	1,993	1,993	1,993	2,358	2,446	2,241	2,114
		Other	0	0	0	0	0	0	0
		Total	15,596	15,596	15,756	14,368	14,084	10,910	11,083
Beaconsfield	Inside PIA	Commercial	1,800	1,800	1,800	1,800	1,107	706	0
		Industrial	86	86	86	86	86	86	86
		Retail	974	974	974	974	872	5,013	4,909
		Services	16,909	16,909	16,909	17,281	17,414	17,670	17,906
		Other	0	0	0	0	0	0	0
		Total	19,769	19,769	19,769	20,141	19,479	23,475	22,901
Blacks Beach	Inside PIA	Commercial	7,100	7,100	7,100	7,100	7,100	7,900	9,591
		Industrial	54	54	54	54	54	54	54
		Retail	2,360	2,360	2,360	3,290	3,290	6,040	8,464
		Services	510	510	510	510	546	572	7,540
		Other	0	0	0	0	0	0	0
		Total	10,024	10,024	10,024	10,954	10,990	14,566	25,649
Bucasia	Inside PIA	Commercial	2,550	2,550	2,550	2,550	2,550	2,550	3,777
		Industrial	46	46	46	46	46	46	46
		Retail	2,864	2,864	2,864	2,864	3,464	3,464	4,915
		Services	3,330	3,330	3,330	3,330	3,787	3,766	4,000
		Other	1,207	1,207	925	925	925	925	914
		Total	9,997	9,997	9,715	9,715	10,772	10,751	13,652
Dolphin Heads	Inside PIA	Commercial	0	0	0	0	0	0	0
		Industrial	12	12	12	12	12	12	12
		Retail	412	412	412	412	412	412	412
		Services	0	0	0	0	0	0	0
		Other	0	0	0	0	0	0	0
		Total	424	424	424	424	424	424	424

Locality	PIA Status	LGIP Development Type	Existing and projected non-residential floorspace						
			2020	2021	2026	2031	2036	2041	Ultimate
East Mackay	Inside PIA	Commercial	8,125	8,125	8,125	8,121	8,121	12,447	11,677
		Industrial	5,908	5,908	5,908	5,908	5,908	5,908	7,344
		Retail	1,560	1,560	1,560	2,300	2,300	2,421	2,421
		Services	12,740	12,740	12,740	12,740	13,379	13,570	12,740
		Other	0	0	0	0	0	0	0
		Total	28,333	28,333	28,333	29,069	29,708	34,346	34,182
Eimeo	Inside PIA	Commercial	0	0	0	0	0	0	897
		Industrial	83	83	83	83	83	83	83
		Retail	1,591	1,591	1,591	1,591	1,591	1,591	2,166
		Services	460	460	460	460	472	460	908
		Other	0	0	0	0	0	0	0
		Total	2,134	2,134	2,134	2,134	2,146	2,134	4,054
Glenella	Inside PIA	Commercial	204	204	204	204	204	204	0
		Industrial	33,026	33,026	33,026	46,086	46,086	72,486	90,133
		Retail	136	136	136	136	136	136	136
		Services	11,352	11,352	11,352	11,352	11,797	11,762	11,352
		Other	0	0	0	0	0	0	0
		Total	44,718	44,718	44,718	57,778	58,223	84,588	101,621
Greenmount	Inside PIA	Commercial	0	0	0	0	0	0	0
		Industrial	0	0	0	0	0	0	0
		Retail	0	0	0	0	0	0	0
		Services	0	0	0	0	0	0	0
		Other	0	0	0	0	0	0	0
		Total	0	0	0	0	0	0	0
Mackay	Inside PIA	Commercial	174,669	176,289	182,077	185,673	215,097	241,128	552,756
		Industrial	95,085	95,085	106,963	106,963	107,287	106,028	130,724
		Retail	257,277	271,900	274,846	281,994	320,053	330,242	688,189
		Services	78,393	79,363	79,531	81,581	88,817	96,332	155,047
		Other	0	0	0	0	0	0	0
		Total	605,424	622,637	643,417	656,211	731,254	773,730	1,526,716
Mackay Harbour	Inside PIA	Commercial	9,204	9,204	9,204	9,325	9,325	5,375	1,229
		Industrial	6,877	6,877	6,877	20,388	20,388	20,388	36,959
		Retail	140	140	140	140	610	2,470	7,024
		Services	2,116	996	1,784	1,784	1,810	1,784	1,992
		Other	0	0	0	0	0	0	0
		Total	18,337	17,217	18,005	31,637	32,132	30,017	47,205
Marian	Inside PIA	Commercial	551	551	551	551	551	551	1,237
		Industrial	43,929	43,929	44,343	44,343	44,343	59,900	99,178
		Retail	7,752	7,752	8,637	8,637	9,337	9,661	11,467

Locality	PIA Status	LGIP Development Type	Existing and projected non-residential floorspace						
			2020	2021	2026	2031	2036	2041	Ultimate
		Services	6,774	6,774	6,774	7,254	7,369	7,369	7,894
		Other	217	217	217	217	217	217	217
		Total	59,223	59,223	60,522	61,002	61,817	77,698	119,994
Mirani	Inside PIA	Commercial	1,642	1,642	1,642	5,262	5,262	5,262	7,130
		Industrial	2,560	2,560	2,560	2,560	2,560	13,232	42,199
		Retail	2,825	2,825	2,825	2,825	2,825	2,825	8,262
		Services	13,458	13,458	14,141	12,314	15,267	15,201	15,520
		Other	0	0	0	0	0	0	0
		Total	20,485	20,485	21,168	22,961	25,914	36,520	73,110
Mount Pleasant	Inside PIA	Commercial	10,473	10,473	10,621	10,741	10,821	16,787	22,695
		Industrial	6,708	6,708	6,708	6,708	6,708	6,708	6,708
		Retail	98,862	98,862	100,427	104,425	105,297	106,921	157,423
		Services	21,114	17,266	21,664	26,077	26,371	29,310	35,282
		Other	0	0	0	0	0	0	0
		Total	137,157	133,309	139,420	147,951	149,198	159,727	222,107
North Mackay	Inside PIA	Commercial	17,843	17,843	20,521	20,956	21,441	21,441	28,550
		Industrial	29,893	29,893	31,230	31,387	31,781	31,781	67,944
		Retail	21,667	21,667	22,741	22,741	22,927	22,927	26,005
		Services	54,364	54,364	54,613	54,357	57,393	67,883	58,840
		Other	25	25	25	25	25	25	25
		Total	123,792	123,792	129,130	129,466	133,568	144,058	181,364
Ooralea	Inside PIA	Commercial	0	0	200	200	200	200	2,159
		Industrial	24,122	24,122	24,122	24,903	24,903	24,903	57,802
		Retail	7,568	7,395	7,780	7,780	7,780	7,780	8,948
		Services	12,493	12,493	12,493	13,878	14,668	19,211	9,361
		Other	0	0	0	0	0	0	0
		Total	44,183	44,010	44,595	46,761	47,551	52,094	78,270
Paget	Inside PIA	Commercial	12,756	12,756	14,792	16,168	17,475	17,675	10,699
		Industrial	756,653	738,260	803,149	887,769	983,503	995,767	2,292,845
		Retail	31,738	31,738	32,674	32,674	33,610	33,610	27,966
		Services	926	926	6,651	6,651	6,675	6,651	6,651
		Other	434	434	434	434	434	434	434
		Total	802,507	784,114	857,700	943,696	1,041,697	1,054,137	2,338,595
Richmond	Inside PIA	Commercial	0	0	0	0	0	0	0
		Industrial	0	0	0	0	0	0	0
		Retail	25,336	25,336	25,536	25,536	25,536	25,536	65,778
		Services	0	0	0	0	0	0	0
		Other	0	0	0	0	0	0	0
		Total	25,336	25,336	25,536	25,536	25,536	25,536	65,778

Locality	PIA Status	LGIP Development Type	Existing and projected non-residential floorspace						
			2020	2021	2026	2031	2036	2041	Ultimate
Rural View	Inside PIA	Commercial	1,561	1,468	1,468	1,468	1,308	1,181	5,325
		Industrial	2,525	2,525	5,256	5,256	5,256	5,256	6,252
		Retail	17,153	16,623	18,636	22,162	25,166	24,445	65,446
		Services	24,375	24,375	30,955	31,437	36,917	37,102	40,596
		Other	0	0	0	0	0	0	0
		Total	45,614	44,991	56,315	60,323	68,647	67,984	117,621
Sarina	Inside PIA	Commercial	12,918	12,918	12,918	12,918	12,918	12,918	15,629
		Industrial	71,331	71,331	71,331	71,331	71,331	79,471	257,933
		Retail	22,016	21,646	21,969	21,969	21,969	21,969	34,265
		Services	28,258	28,258	30,148	30,148	31,067	31,658	32,086
		Other	84	84	84	84	84	84	84
		Total	134,607	134,237	136,450	136,450	137,369	146,100	339,997
Shoal Point	Inside PIA	Commercial	0	0	0	0	0	0	0
		Industrial	46	46	12	12	12	12	12
		Retail	3,202	3,202	3,202	3,071	2,752	2,399	2,500
		Services	0	0	0	0	0	0	1,500
		Other	0	0	0	0	0	0	0
		Total	3,248	3,248	3,214	3,083	2,764	2,411	4,012
Slade Point	Inside PIA	Commercial	974	974	974	974	974	974	1,190
		Industrial	48,104	46,925	48,404	51,901	51,901	51,901	121,748
		Retail	4,918	4,918	4,918	4,918	4,918	4,918	5,306
		Services	6,164	6,164	6,164	6,164	6,550	6,769	6,219
		Other	10	10	10	10	10	10	10
		Total	60,170	58,991	60,470	63,967	64,353	64,572	134,474
South Mackay	Inside PIA	Commercial	506	506	506	506	506	506	560
		Industrial	8,232	8,232	8,740	8,740	8,740	8,740	16,447
		Retail	2,144	2,144	2,144	2,144	2,144	2,144	2,088
		Services	32,879	25,879	33,111	33,992	35,134	35,513	34,002
		Other	20	20	20	20	20	20	20
		Total	43,781	36,781	44,521	45,402	46,544	46,923	53,118
Walkerston	Inside PIA	Commercial	705	705	705	705	705	705	887
		Industrial	766	766	766	766	766	766	1,053
		Retail	7,236	7,236	7,519	7,519	7,519	7,519	8,719
		Services	9,964	9,964	9,964	12,895	13,422	13,701	16,366
		Other	279	279	279	279	279	279	279
		Total	18,950	18,950	19,233	22,164	22,691	22,970	27,303
West Mackay	Inside PIA	Commercial	41,612	41,612	39,263	39,083	39,035	39,035	40,612
		Industrial	31,618	31,618	32,412	32,412	32,412	32,412	65,711
		Retail	20,550	20,550	20,880	22,713	23,518	23,914	25,070

Locality	PIA Status	LGIP Development Type	Existing and projected non-residential floorspace						
			2020	2021	2026	2031	2036	2041	Ultimate
		Services	92,064	105,829	110,329	115,676	120,763	122,351	121,909
		Other	0	0	0	0	0	0	0
		Total	185,844	199,609	202,884	209,884	215,728	217,712	253,302
Inside priority infrastructure area (total)	Inside PIA	Commercial	332,025	333,552	342,053	348,730	379,125	410,867	740,733
		Industrial	1,173,340	1,153,768	1,237,764	1,353,389	1,449,841	1,521,615	3,307,251
		Retail	553,526	571,976	583,514	602,411	649,231	672,838	1,194,627
		Services	462,881	465,648	498,021	514,644	545,890	575,395	632,793
		Other	2,276	2,276	1,994	1,994	1,994	1,994	1,983
		Total	2,524,048	2,527,220	2,663,346	2,821,169	3,026,081	3,182,709	5,877,388
Outside priority infrastructure area (total)	Outside PIA	Commercial	58,926	58,926	58,441	70,457	70,457	68,673	66,207
		Industrial	775,786	775,786	782,121	789,491	799,032	804,594	1,466,169
		Retail	38,244	38,244	40,904	52,205	57,205	65,037	99,092
		Services	62,437	63,149	65,249	66,431	67,353	76,603	83,729
		Other	70,853	70,853	74,993	74,815	74,815	74,815	74,815
		Total	1,006,246	1,006,958	1,021,708	1,053,399	1,068,862	1,089,722	1,790,012
Mackay Regional Council Area	Total LGA	Commercial	390,951	392,478	400,494	419,187	449,582	479,540	806,940
		Industrial	1,949,126	1,929,554	2,019,885	2,142,880	2,248,873	2,326,209	4,773,420
		Retail	591,770	610,220	624,418	654,616	706,436	737,875	1,293,719
		Services	525,318	528,797	563,270	581,075	613,242	651,998	716,522
		Other	73,129	73,129	76,987	76,809	76,809	76,809	76,798
		Total	3,530,294	3,534,178	3,685,054	3,874,568	4,094,942	4,272,431	7,667,400

Appendix 14 LGIP employee summary table

Locality	PIA Status	LGIP Development Type	Existing and projected employees						
			2020	2021	2026	2031	2036	2041	Ultimate
Andergrove	Inside PIA	Commercial	215	215	215	209	209	226	287
		Industrial	12	12	12	12	12	12	12
		Retail	182	263	271	276	309	365	403
		Services	461	461	463	463	484	494	473
		Other	0	0	0	0	0	0	0
		Total	869	951	960	960	1,014	1,098	1,175
Bakers Creek	Inside PIA	Commercial	67	67	67	44	44	16	16
		Industrial	51	51	51	51	51	51	54
		Retail	39	39	42	50	44	43	43
		Services	30	30	30	36	37	33	32
		Other	0	0	0	0	0	0	0
		Total	186	186	189	181	176	142	144
Beaconsfield	Inside PIA	Commercial	18	18	18	18	11	7	0
		Industrial	1	1	1	1	1	1	1
		Retail	16	16	16	16	15	84	82
		Services	252	252	252	257	256	257	269
		Other	0	0	0	0	0	0	0
		Total	288	288	288	293	283	349	352
Blacks Beach	Inside PIA	Commercial	71	71	71	71	71	111	196
		Industrial	1	1	1	1	1	1	1
		Retail	39	39	39	55	55	101	141
		Services	10	10	10	10	11	11	105
		Other	0	0	0	0	0	0	0
		Total	121	121	121	137	137	224	442
Bucasia	Inside PIA	Commercial	26	26	26	26	26	26	87
		Industrial	1	1	1	1	1	1	1
		Retail	48	48	48	48	58	58	82
		Services	45	45	45	45	52	51	56
		Other	11	11	8	8	8	8	8
		Total	130	130	128	128	144	143	233
Dolphin Heads	Inside PIA	Commercial	0	0	0	0	0	0	0
		Industrial	0	0	0	0	0	0	0
		Retail	7	7	7	7	7	7	7
		Services	0	0	0	0	0	0	0
		Other	0	0	0	0	0	0	0
		Total	7	7	7	7	7	7	7

Locality	PIA Status	LGIP Development Type	Existing and projected employees						
			2020	2021	2026	2031	2036	2041	Ultimate
East Mackay	Inside PIA	Commercial	101	101	101	101	101	144	118
		Industrial	66	66	66	66	66	66	82
		Retail	26	26	26	38	38	40	40
		Services	196	196	196	196	206	208	196
		Other	0	0	0	0	0	0	0
		Total	389	389	389	401	410	458	436
Eimeo	Inside PIA	Commercial	0	0	0	0	0	0	9
		Industrial	1	1	1	1	1	1	1
		Retail	27	27	27	27	27	27	36
		Services	8	8	8	8	8	8	15
		Other	0	0	0	0	0	0	0
		Total	35	35	35	35	35	35	61
Glenella	Inside PIA	Commercial	10	10	10	10	10	10	0
		Industrial	367	367	367	512	512	805	1,001
		Retail	2	2	2	2	2	2	2
		Services	174	174	174	174	181	180	174
		Other	0	0	0	0	0	0	0
		Total	553	553	553	699	705	998	1,178
Greenmount	Inside PIA	Commercial	0	0	0	0	0	0	0
		Industrial	0	0	0	0	0	0	0
		Retail	0	0	0	0	0	0	0
		Services	0	0	0	0	0	0	0
		Other	0	0	0	0	0	0	0
		Total	0	0	0	0	0	0	0
Mackay	Inside PIA	Commercial	5,273	5,327	5,427	5,538	6,376	7,065	16,484
		Industrial	1,057	1,057	1,188	1,188	1,192	1,178	1,452
		Retail	4,288	4,532	4,581	4,700	5,334	5,504	11,470
		Services	1,326	1,342	1,345	1,381	1,499	1,645	2,635
		Other	0	0	0	0	0	0	0
		Total	11,943	12,257	12,540	12,807	14,401	15,393	32,041
Mackay Harbour	Inside PIA	Commercial	302	302	302	308	308	269	61
		Industrial	23	23	23	68	68	68	123
		Retail	2	2	2	2	10	41	117
		Services	35	17	30	30	30	30	34
		Other	0	0	0	0	0	0	0
		Total	363	344	357	408	417	408	335
Marian	Inside PIA	Commercial	8	8	8	8	8	8	31
		Industrial	517	517	521	521	521	694	1,130
		Retail	129	129	144	144	156	161	191

Locality	PIA Status	LGIP Development Type	Existing and projected employees						
			2020	2021	2026	2031	2036	2041	Ultimate
		Services	103	103	103	109	111	112	120
		Other	2	2	2	2	2	2	2
		Total	758	758	778	784	798	976	1,475
Mirani	Inside PIA	Commercial	62	62	62	98	98	98	192
		Industrial	28	28	28	28	28	147	469
		Retail	47	47	47	47	47	47	138
		Services	197	197	211	178	227	226	232
		Other	0	0	0	0	0	0	0
		Total	335	335	349	352	401	518	1,030
Mount Pleasant	Inside PIA	Commercial	422	422	429	435	439	510	761
		Industrial	75	75	75	75	75	75	75
		Retail	1,648	1,648	1,674	1,740	1,755	1,782	2,624
		Services	340	289	348	406	412	461	563
		Other	0	0	0	0	0	0	0
		Total	2,484	2,433	2,525	2,656	2,681	2,827	4,022
North Mackay	Inside PIA	Commercial	438	438	572	594	674	674	947
		Industrial	332	332	347	349	353	353	767
		Retail	361	361	379	379	382	382	433
		Services	857	857	861	857	901	1,070	878
		Other	0	0	0	0	0	0	0
		Total	1,989	1,989	2,160	2,179	2,311	2,480	3,025
Ooralea	Inside PIA	Commercial	0	0	10	10	10	10	108
		Industrial	270	270	270	279	279	279	654
		Retail	126	123	130	130	130	130	149
		Services	250	250	250	272	287	364	160
		Other	0	0	0	0	0	0	0
		Total	646	643	660	690	706	782	1,071
Paget	Inside PIA	Commercial	422	422	524	592	658	668	519
		Industrial	8,544	8,339	9,081	10,040	11,114	11,250	26,121
		Retail	529	529	545	545	560	560	466
		Services	15	15	130	130	130	130	130
		Other	4	4	4	4	4	4	4
		Total	9,514	9,310	10,283	11,311	12,466	12,612	27,240
Richmond	Inside PIA	Commercial	0	0	0	0	0	0	0
		Industrial	0	0	0	0	0	0	0
		Retail	422	422	426	426	426	426	1,096
		Services	0	0	0	0	0	0	0
		Other	0	0	0	0	0	0	0
		Total	422	422	426	426	426	426	1,096

Locality	PIA Status	LGIP Development Type	Existing and projected employees						
			2020	2021	2026	2031	2036	2041	Ultimate
Rural View	Inside PIA	Commercial	78	73	73	73	65	59	266
		Industrial	28	28	58	58	58	58	69
		Retail	286	277	311	369	419	407	1,091
		Services	351	351	454	462	553	555	615
		Other	0	0	0	0	0	0	0
		Total	743	730	896	963	1,096	1,080	2,041
Sarina	Inside PIA	Commercial	222	222	222	222	222	222	361
		Industrial	828	828	828	828	828	919	2,981
		Retail	367	361	366	366	366	366	571
		Services	461	461	508	508	523	529	539
		Other	1	1	1	1	1	1	1
		Total	1,879	1,873	1,925	1,925	1,940	2,037	4,454
Shoal Point	Inside PIA	Commercial	0	0	0	0	0	0	0
		Industrial	1	1	0	0	0	0	0
		Retail	53	53	53	51	46	40	42
		Services	0	0	0	0	0	0	25
		Other	0	0	0	0	0	0	0
		Total	54	54	53	51	46	40	67
Slade Point	Inside PIA	Commercial	13	13	13	13	13	13	23
		Industrial	534	521	538	577	577	577	1,353
		Retail	82	82	82	82	82	82	88
		Services	92	92	92	92	97	101	93
		Other	0	0	0	0	0	0	0
		Total	721	708	724	763	769	772	1,558
South Mackay	Inside PIA	Commercial	25	25	25	25	25	25	28
		Industrial	91	91	97	97	97	97	183
		Retail	36	36	36	36	36	36	35
		Services	474	380	477	492	508	512	492
		Other	0	0	0	0	0	0	0
		Total	626	533	635	650	666	671	737
Walkerston	Inside PIA	Commercial	13	13	13	13	13	13	34
		Industrial	9	9	9	9	9	9	12
		Retail	121	121	125	125	125	125	145
		Services	156	156	156	177	185	189	224
		Other	3	3	3	3	3	3	3
		Total	301	301	306	327	335	339	418
West Mackay	Inside PIA	Commercial	614	614	502	493	490	490	635
		Industrial	351	351	360	360	360	360	730
		Retail	343	343	348	379	392	399	418

Locality	PIA Status	LGIP Development Type	Existing and projected employees						
			2020	2021	2026	2031	2036	2041	Ultimate
		Services	2,027	2,257	2,316	2,394	2,483	2,495	2,492
		Other	0	0	0	0	0	0	0
		Total	3,335	3,565	3,526	3,626	3,726	3,744	4,275
Inside priority infrastructure area (total)	Inside PIA	Commercial	8,399	8,448	8,689	8,901	9,871	10,663	21,163
		Industrial	13,186	12,969	13,923	15,121	16,203	17,001	37,272
		Retail	9,225	9,533	9,725	10,040	10,821	11,214	19,910
		Services	7,861	7,943	8,458	8,677	9,182	9,662	10,549
		Other	21	21	18	18	18	18	18
		Total	38,692	38,914	40,813	42,757	46,095	48,558	88,913
Outside priority infrastructure area (total)	Outside PIA	Commercial	644	644	656	1,046	1,046	1,028	1,003
		Industrial	7,016	7,016	7,086	7,126	7,184	7,240	15,442
		Retail	637	637	682	870	953	1,084	1,652
		Services	967	974	1,009	1,033	1,044	1,197	1,286
		Other	644	644	682	680	680	680	680
		Total	9,909	9,916	10,115	10,754	10,908	11,229	20,062
Mackay Regional Council Area	Total LGA	Commercial	9,043	9,092	9,345	9,946	10,916	11,691	22,166
		Industrial	20,203	19,985	21,009	22,247	23,387	24,241	52,714
		Retail	9,863	10,170	10,407	10,910	11,774	12,298	21,562
		Services	8,828	8,917	9,467	9,710	10,226	10,859	11,835
		Other	665	665	700	698	698	698	698
		Total	48,601	48,830	50,927	53,511	57,002	59,787	108,975



Solutions

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