

Mackay Regional Council

Planning Assumptions Report

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PIE Solutions

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Table of Contents

PART 1 – THE MACKAY GROWTH ALLOCATION MODEL	1
1.0 BACKGROUND	1
2.0 PURPOSE	1
3.0 MGAM OVERVIEW	2
4.0 MODEL ASSUMPTIONS	3
4.1 BASE DATE AND FUTURE PROJECTION YEARS	3
4.2 DEVELOPMENT TYPES	3
4.3 DEVELOPMENT (TARGET) GROUPS	6
4.4 PROJECTION AREAS	6
5.0 MODEL INPUTS	7
5.1 EXISTING LEVEL OF DEVELOPMENT	7
5.1.1 Residential development	7
5.1.2 Non-residential development	9
5.2 FUTURE DEVELOPMENT CONVERSION RATES	13
5.3 POPULATION AND EMPLOYMENT GROWTH TARGETS	14
5.3.1 Population targets	16
5.3.2 Employment targets	17
5.4 ULTIMATE DEVELOPMENT	19
5.4.1 Planned density	19
5.4.2 Development constraints	20
5.4.3 Development applications	21
5.5 PRIORITY INFRASTRUCTURE AREA (PIA) BOUNDARY	21
PART 2 – MGAM 2016 MEDIUM SERIES RUN RESULTS AND ANALYSIS	23
6.0 MODEL RUN RESULTS ANALYSIS	23
6.1 RESIDENTIAL DEVELOPMENT PROJECTIONS	23
6.2 NON-RESIDENTIAL DEVELOPMENT PROJECTIONS	30
6.3 ASSESSMENT OF PIA CAPACITY	34
ATTACHMENT 1	35

List of Tables

Table 1 – Relationship between development types and uses in planning scheme	4
Table 2 – MGAM 2016 Residential dwellings and other beds	7
Table 3 – MGAM 2016 Existing residential population	8
Table 4 - MGAM existing non-residential floor space (m ² GFA)	10
Table 5 – MGAM 2016 Existing employees	12
Table 6 – Remplan 2011 estimated jobs.....	13
Table 7 – MGAM 2016 medium series growth population targets	16
Table 8 – MGAM 2016 Medium series growth employment targets	17
Table 9 – Maximum GFA controls for centres	20
Table 10 – Partial constraints.....	21
Table 11 – MGAM 2016 total existing and projected population	23
Table 12 – MGAM 2016 total existing and projected dwellings	23
Table 13 – MGAM 2016 dwelling growth by PIA area	26

Table 14 – MGAM 2016 total existing and projected employees by target area	30
Table 15 – MGAM 2016 total projected employees by development type	30
Table 16 – MGAM 2016 existing and projected non-residential floor space (m ² GFA).....	32
Table 17 – Average residential occupancy rates	35
Table 18 – Average GFA conversion rates	35
Table 19 – Planned densities	36
Table 20 – MGAM 2016 Development data summary	39
Table 21 – MGAM 2016 Existing and projected population	40
Table 22 – MGAM 2016 Existing and projected employees	43
Table 23 – Existing and projected dwellings	55
Table 24 – MGAM 2016 Existing and projected non-residential floor space (m ² GFA).....	59

List of Figures

Figure 1 – Development allocation process	2
Figure 2 – MGAM overview	2
Figure 3 – Comparison of existing dwelling counts in 2014 and 2016 models	8
Figure 4 – Comparison of existing employees in 2014 MGAM and MGAM 2016	11
Figure 5 – Priority infrastructure area map	15
Figure 6 – Comparison of total population targets for MGAM 2016 medium series and 2014 MGAM low, medium and alternative growth scenarios	17
Figure 7 – Comparison of total employment targets for MGAM 2016 and 2014 low, medium and alternative growth scenarios	18
Figure 8 – MGAM 2016 – Comparison of population targets and projected population	24
Figure 9 – MGAM 2016 existing and projected dwellings	25
Figure 10 – MGAM 2016 projected dwelling growth	25
Figure 11 – MGAM 2016 dwelling growth by PIA area	27
Figure 12 – MGAM 2016 total projected dwelling growth 2016 to 2036	28
Figure 13 – MGAM 2016 dwelling growth by dwelling type	29
Figure 14 – MGAM 2016 total projected employees	30
Figure 15 – MGAM 2016 composition of projected employment growth	31
Figure 16 – MGAM 2016 projected floor space growth (m ² GFA)	33
Figure 17 – MGAM 2016 projected floor space growth by PIA area (m ² GFA)	34

PART 1 – The Mackay Growth Allocation Model

1.0 Background

Mackay Regional Council (MRC) requires credible growth projections to inform its long-term, strategic planning of trunk infrastructure and other community services. In particular, MRC 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 the requirements of Statutory Guideline 03/14 (Local government infrastructure plans).

In 2014 Council engaged PIE Solutions to create the Mackay Growth Allocation Model (MGAM), an in-house development projections model that automates the allocation of residential dwellings and non-residential gross floor area (GFA) 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 2016 MRC further 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 2016 up to a planning horizon of 2036. This medium growth scenario was to reflect the Queensland Government Statistician's Office (QGSO) 2015 edition medium series population growth projections for the Mackay region local government area (LGA).

The outputs from the MGAM 2016 modelling exercise will inform the preparation of the MRC LGIP including:

- the projections of infrastructure demand;
- the determination of the priority infrastructure area (PIA); and
- the planning of MRC's trunk transport, sewerage, water supply, stormwater, parks and community facilities networks.

2.0 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.

3.0 MGAM overview

The MGAM projects different types of residential and non-residential development for each lot (or parcel) in the Mackay Region LGA from a base date (2016) up to a planning horizon year (2036) in 5 year time periods coinciding with ABS census years. As shown in Figure 1 the model allocates development at the lot level (supply) up to inputted control population and employment targets (demand) for specific areas for each projection year.

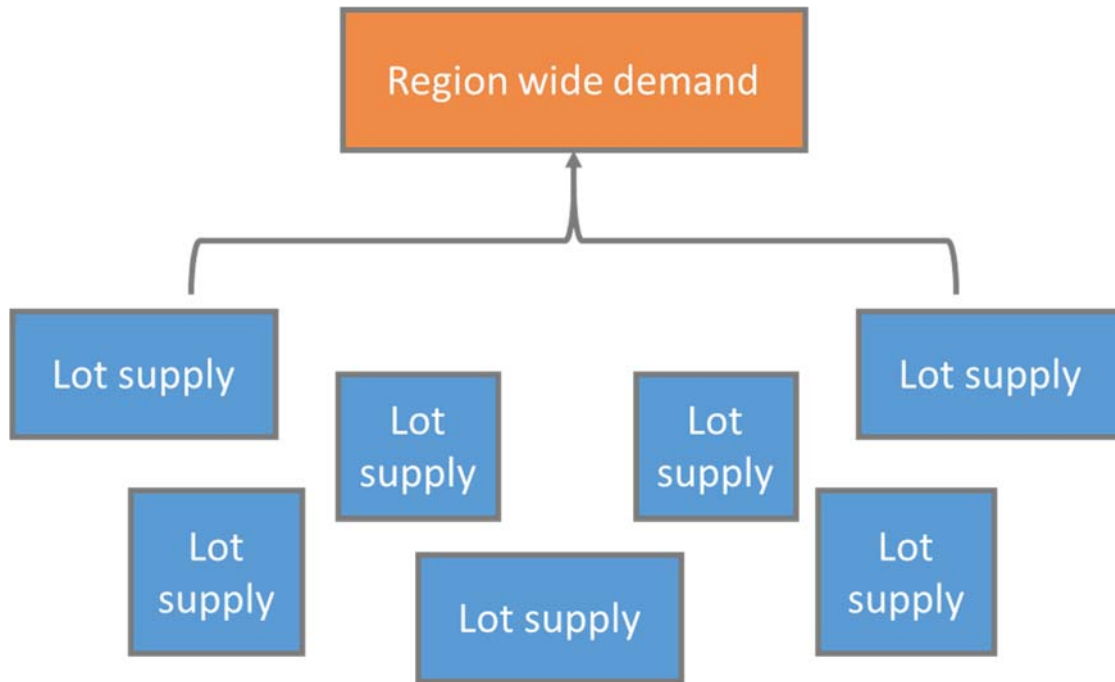


Figure 1 – Development allocation process

A broad overview of the model and its inputs and outputs is provided as Figure 2. As demonstrated by this figure the MGAM undertakes a market based simulation of future development at the lot level taking into account the unique characteristics of each lot such as the existing level of development, the ultimate development potential based on its planned density and any physical or land use constraints, development costs, current DA data and accessibility factors.

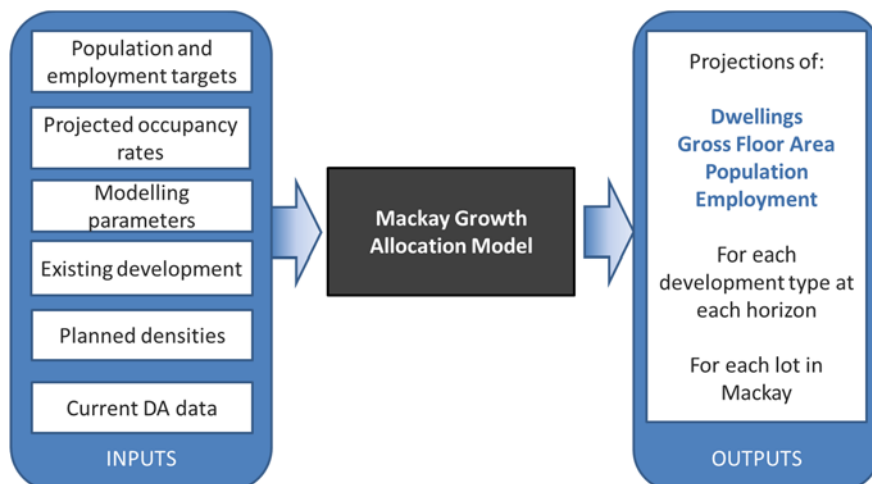


Figure 2 – MGAM overview

The MGAM outputs lot level projections of development and growth that can be aggregated¹ to any geographic area or catchment for a broad range of purposes including the planning of Council's trunk infrastructure networks.

4.0 Model assumptions

4.1 Base date and future projection years

The base date for the MGAM 2016 is the year 2016. This date was selected to coincide with the Mackay Region Planning Scheme (planning scheme) base cadastre and the date that data was extracted from Council's corporate database for the preparation of modelling inputs.

The MGAM projects development for the following time periods to align with the Australian Bureau of Statistics (ABS) census years as well as the residential dwelling and population projections prepared by the Queensland Government Statistician (QGSO):

- 2016 - mid 2021
- mid 2021 - mid 2026
- mid 2026 - mid 2031
- mid 2031 - mid 2036

4.2 Development types

Development types are the categories of development that are projected at the parcel level by the model. All existing development, planned densities and development applications data is inputted to the model using these development types.

The uses under the planning scheme are categorised into the model's development types based on the following criteria:

- Relationship to population and employment target categories;
- Relationship to adopted charge categories in the State planning regulatory provision (adopted charges) 2012 (SPRP) and the MRC's adopted infrastructure charges resolution;
- Differences in occupancy rates and infrastructure demand generation rates; and
- Format of data provided by MRC.

The relationship between the development types and the uses in the planning scheme are provided in Table 1.

¹ Whilst the model outputs projections at the lot level, it is not recommended that they are relied upon at this level of disaggregation.

Table 1 – Relationship between development types and uses in planning scheme

MGAM Development type	Use in planning scheme
Attached dwelling	Dual occupancy
	Dwelling unit
	Multiple dwelling
Detached dwelling	Dwelling house
Other dwelling	Caretaker's accommodation
	Community residence
	Relocatable home park
	Retirement facility
Other bed	Detention facility
	Hostel
	Residential care facility
Short-term accommodation	Hotel (accommodation only)
	Nature based tourism (accommodation only)
	Resort complex
	Short-term accommodation
	Tourist park
Commercial	Office
	Sales office
Community	Club
	Community care centre
	Community use
	Crematorium
	Emergency services
	Function facility
	Funeral parlour
	Place of worship
Education – Child care	Child care centre
Education - School	Educational establishment (being a primary or secondary school)
Education - Tertiary	Educational establishment (being a tertiary education facility)
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
Health	Hospital
	Outdoor sport and recreation

MGAM Development type	Use in planning scheme
Outdoor sport and recreation facility	Major sport recreation and entertainment facility
	Motor sport
	Park
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
	Theatre
	Veterinary services
Retail showroom	Agricultural supplies store
	Bulk landscape supplies
	Garden centre
	Hardware and trade supplies
	Outdoor sales
	Showroom
	Wholesale nursery
Other rural (incl. transient)	Animal husbandry
	Animal keeping
	Aquaculture
	Cemetery
	Cropping
	Extractive industry
	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

4.3 Development (target) groups

The population and employment growth targets inputted to the model are defined for each “Development group”.

The development types have been classified into development groups as follows:

- **Residential which includes:**
 - o Detached dwelling
 - o Attached dwelling
 - o Other dwelling
- **Service which includes:**
 - o Other bed
 - o Community
 - o Hospital
 - o Outdoor sport and recreation
- **Retail and showroom which includes:**
 - o Retail and service
 - o Showroom
 - o Visitor accommodation
- **Industrial which includes:**
 - o Light industry
 - o General and heavy industry
- **Education which includes:**
 - o Child care
 - o School
 - o Tertiary
- **Mining and other which includes:**
 - o Other rural

4.4 Projection areas

The model adopts the ABS Statistical Area level 2 (SA2) as its projection areas. This enables comparison of the output projections against ABS census data and residential projections prepared by the QGSO.

The MGAM automatically generates the LGIP planning assumptions tables of existing and projected development and growth (population, employment, dwellings and GFA) by SA2 for inside the PIA and outside the PIA.

5.0 Model inputs

5.1 Existing level of development

One of the key modelling inputs is the existing development layer which contains the type and amount of development on each lot as at the base date. Council officers updated the model's existing development layer based on new development constructed between 2014 and 2016. PIE Solutions verified this new data and the GIS layer prior to inputting it to the model.

5.1.1 Residential development

Table 2 provides a high level summary of the number of existing dwellings and other beds (e.g. nursing home beds) in each SA2 area by dwelling type.

Table 2 – MGAM 2016 Residential dwellings and other beds

SA2 Name	Detached dwellings	Attached dwellings	Other dwellings	Total private dwellings	Other Bed
Andergrove - Beaconsfield	4,987	736	296	6,019	99
East Mackay	1,107	494	90	1,691	182
Eimeo - Rural View	4,268	607	0	4,875	0
Eungella Hinterland	3	0	0	3	0
Mackay	596	1,749	122	2,467	309
Mackay Harbour	10	275	0	285	0
Mount Pleasant - Glenella	3,685	275	283	4,243	114
North Mackay	2,028	777	211	3,016	63
Ooralea - Bakers Creek	1,842	234	0	2,076	4
Pioneer Valley	3,012	63	23	3,098	77
Sarina	4,713	367	17	5,097	55
Seaforth - Calen	3,912	132	10	4,054	16
Shoal Point - Bucasia	2,034	293	0	2,332	0
Slade Point	1,347	159	0	1,506	0
South Mackay	2,366	861	1	3,228	0
Walkerston - Eton	3,352	131	0	3,483	0
West Mackay	2,109	594	110	2,813	276
TOTAL	41,371	7,747	1,163	50,281	1,195

Figure 3 provides a comparison of the 2016 updated existing dwelling counts and the 2014 existing dwelling counts. This data shows that an additional 898 dwellings and 105 other beds have been added across the Mackay region since the 2014 MGAM.

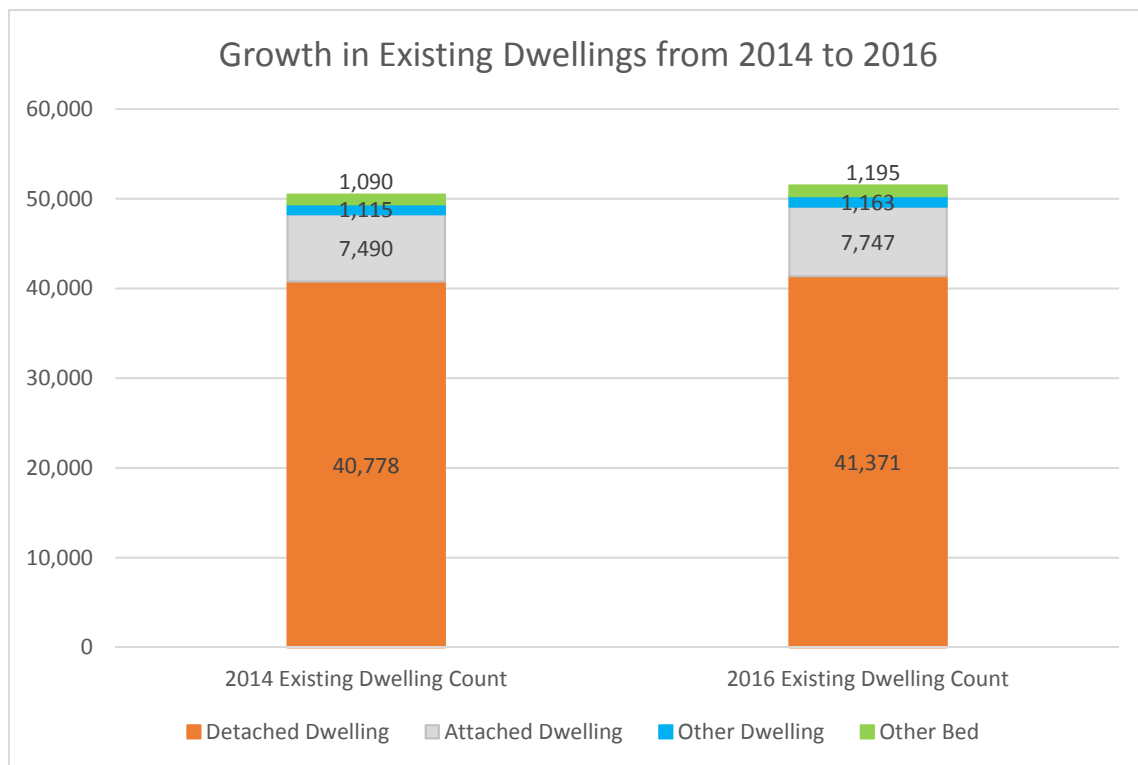


Figure 3 – Comparison of existing dwelling counts in 2014 and 2016 models

Table 17 in Attachment 1 presents the QGSO's 2015 edition projected average occupancy rates for residential dwellings in each SA2. It should be noted that these occupancy rates are lower than the 2013 Edition occupancy rates.

Table 3 provides a summary of the existing population calculated by applying the SA2 level average occupancy rates to the existing dwellings in the MGAM 2016. The total population in private dwellings in 2016 is estimated at 122,807 with an additional 1,195 residents residing in non-private beds (e.g. nursing home beds, hostel beds). This results in a total estimated resident population (ERP) for the MGAM 2016 of **124,002**.

The QGSO 2015 Edition total ERP projection for 2016 is 126,370. The MGAM 2016 population is therefore 2,368 persons lower than that projected by the QGSO. This represents less than a two per cent difference and is considered acceptable given the degree of impact changing occupancy rates can have on this estimate.

Table 3 – MGAM 2016 Existing residential population

SA2 Name	Attached dwellings	Detached dwellings	Other dwellings	Total Private Dwellings	Other Beds
Andergrove - Beaconsfield	1,200	14,515	482	16,197	99
East Mackay	785	2,911	143	3,840	182
Eimeo - Rural View	1,074	10,969	0	12,043	0
Eungella Hinterland	0	8	0	8	0
Mackay	2,676	1,395	187	4,257	309
Mackay Harbour	465	21	0	486	0

SA2 Name	Attached dwellings	Detached dwellings	Other dwellings	Total Private Dwellings	Other Beds
Mount Pleasant - Glenella	534	10,315	549	11,398	114
North Mackay	1,313	5,232	357	6,902	63
Ooralea - Bakers Creek	487	4,329	0	4,815	4
Pioneer Valley	100	7,952	36	8,088	77
Sarina	587	12,018	27	12,633	55
Seaforth - Calen	98	8,682	7	8,788	16
Shoal Point - Bucasia	437	5,595	0	6,031	0
Slade Point	272	3,718	0	3,990	0
South Mackay	1,421	6,223	2	7,645	0
Walkerston - Eton	261	9,084	0	9,345	0
West Mackay	921	5,251	171	6,343	276
TOTAL	12,629	108,217	1,961	122,807	1,195

5.1.2 Non-residential development

Table 4 summarises the MGAM's existing amount of non-residential floor space in m² GFA as at 2016. MRC officers have stated that they have a high level of confidence in the existing non-residential floor space data at the lot level.

Table 4 - MGAM existing non-residential floor space (m² GFA)

SA2 Name	Com- mercial	Com- munity	Ed - Child Care	Ed - School	Ed - Tertiary	General Heavy Industry	Hospital	Light Industry	Other Bed	Other Rural	Outdoor Sport and Rec	Retail and Service	Show- room	Visitor Accom.	TOTAL
Andergrove- Beaconsfield	574	5,498	4,811	30,085	-	-	-	3,830	2,971	-	-	25,476	752	21,599	95,596
East Mackay	10	396	768	6,242	-	-	-	24	5,460	-	-	750	-	4,459	18,109
Eimeo-Rural View	1,561	3,785	1,470	6,965	-	-	-	2,698	-	-	-	16,457	4,153	8,346	45,435
Eungella Hinterland	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mackay	156,384	24,361	1,579	13,022	24,473	489	-	100,579	8,344	-	7,184	260,423	10,496	16,750	624,084
Mackay Harbour	5,344	3,107	-	-	-	-	-	241,903	-	49,700	-	2,753	-	94	302,901
Mount Pleasant - Glenella	9,773	7,129	1,223	16,946	-	53,305	3,673	58,557	3,686	362	352	80,561	39,327	10,333	285,227
North Mackay	6,998	16,020	1,351	29,931	-	-	4,044	30,175	1,890	25	500	34,326	2,556	15,700	143,516
Ooralea - Bakers Creek	12,062	2,000	-	1,052	15,637	248,470	-	579,905	-	776	-	36,822	14,016	7,550	918,290
Pioneer Valley	1,492	8,948	617	15,129	1	47,261	-	11,107	2,310	1,226	-	15,455	312	12,950	116,808
Sarina	3,345	18,854	1,114	14,178	-	80,426	2,088	124,925	1,650	2,284	829	28,377	5,303	18,331	301,704
Seaforth- Calen	180	6,084	-	7,420	-	4,336	-	12,611	480	5,763	322	8,415	277	32,600	78,488
Shoal Point - Bucasia	-	172	-	2,502	-	-	-	36,692	-	1,583	-	15,828	152	2,514	59,443
Slade Point	148	942	-	4,142	-	-	-	55,360	-	10	-	4,943	-	457	66,002
South Mackay	1,013	15,408	-	18,267	-	-	-	189,095	-	20	-	3,390	-	4,560	231,753
Walkerston-Eton	835	3,545	2,644	8,315	-	41,400	-	47,993	-	8,212	-	10,289	-	5,913	129,146
West Mackay	4,591	7,289	1,320	10,113	688	-	62,255	31,446	8,220	-	-	25,500	-	32,954	184,376
Other (Islands)	-	-	-	-	-	-	-	5,294	-	183	-	2,508	-	6,050	14,035
TOTAL	204,310	123,538	16,897	184,309	40,799	475,687	72,060	1,532,194	35,011	70,144	9,187	572,273	77,344	201,160	3,614,913

The floor space to employee conversion rates for each development type in each SA2 were prepared by benchmarking against conversion rates used by Brisbane City Council, Logan City Council and other reputable sources and were then refined based on local knowledge of current numbers of employees on special sites in key areas such as the Mackay Harbour and City Centre.

Table 18 in Attachment 1 identifies the resultant average floor space (GFA) conversion rates used to convert non-residential GFA into employee numbers.

Table 5 presents a summary of the estimated number of employees accommodated by the existing GFA contained in the MGAM 2016. The total number of existing employees in the MGAM 2016 is approximately 49,290. This represents a total jobs to total population ratio of 40.1%.

Figure 4 compares the distribution of employees in the Mackay region by development group in the MGAM 2016 and 2014 MGAM. Overall there are an additional 569 employees in the updated data and the job distribution between industries has remained fairly constant.

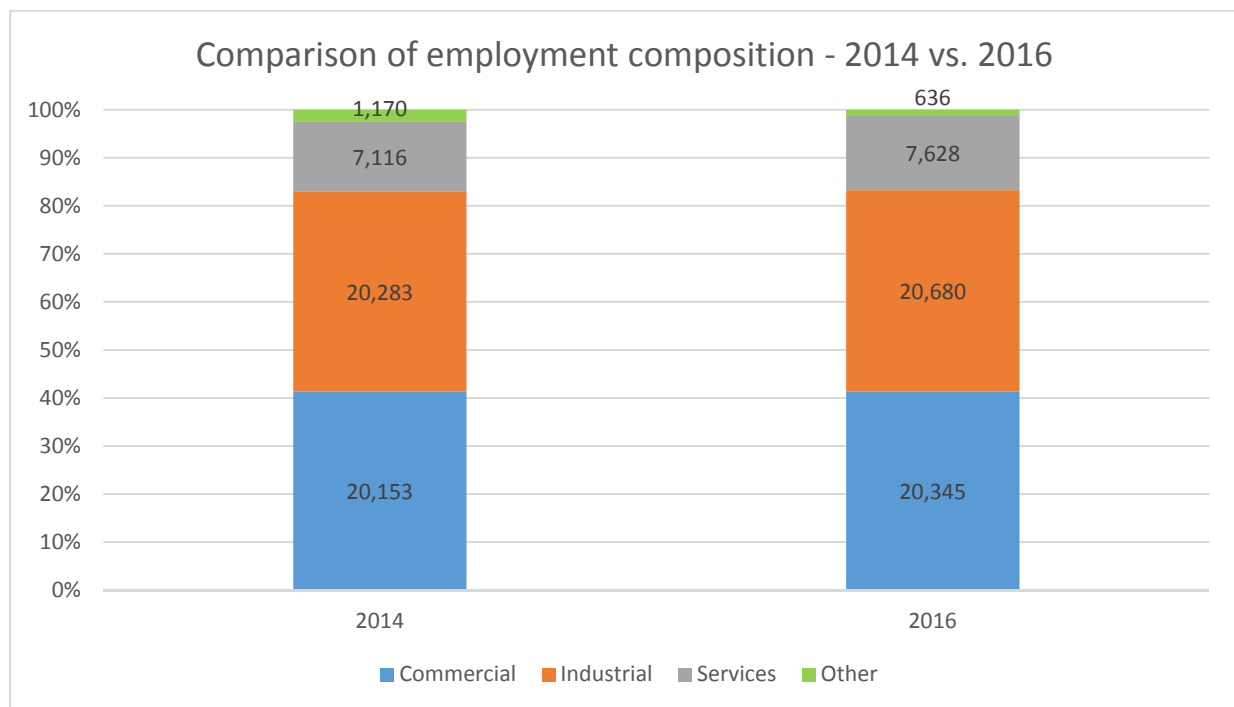


Figure 4 – Comparison of existing employees in 2014 MGAM and MGAM 2016

Table 5 – MGAM 2016 Existing employees

SA2 Name	Com- mercial	Com- munity	Ed - Child care	Ed - school	Ed - Tertiary	General/ Heavy industry	Hospital	Light industry	Other bed	Other Rural	Outdoor Sport and rec	Retail and service	Show- room	Visitor accom.	Total
Andergrove - Beaconsfield	29	92	96	401	0	0	0	43	50	0	0	425	13	216	1,363
East Mackay	1	7	15	83	0	0	0	0	91	0	0	13	0	45	254
Eimeo - Rural View	78	63	29	93	0	0	0	30	0	0	0	274	69	83	720
Eungella Hinterland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mackay	5,213	406	32	174	489	6	0	1,118	139	0	72	4,340	175	168	12,331
Mackay Harbour	267	52	0	0	0	0	0	806	0	452	0	46	0	1	1,624
Mount Pleasant - Glenella	489	119	24	226	0	627	92	651	61	3	4	1,343	655	103	4,397
North Mackay	350	267	27	399	0	0	101	335	32	0	5	572	43	157	2,288
Ooralea - Bakers Creek	603	33	0	14	313	2,923	0	6,443	0	7	0	614	234	76	11,260
Pioneer Valley	75	149	12	202	0	556	0	123	39	11	0	258	5	130	1,559
Sarina	167	314	22	189	0	946	52	1,388	28	21	8	473	88	183	3,880
Seaforth - Calen	9	101	0	99	0	51	0	140	8	52	3	140	5	326	935
Shoal Point - Bucasia	0	3	0	33	0	0	0	408	0	14	0	264	3	25	750
Slade Point	7	16	0	55	0	0	0	615	0	0	0	82	0	5	780
South Mackay	51	257	0	244	0	0	0	2,101	0	0	0	57	0	46	2,754
Walkerston - Eton	42	59	53	111	0	487	0	533	0	75	0	171	0	59	1,590
West Mackay	230	121	26	135	14	0	1,038	349	137	0	0	425	0	330	2,805
TOTAL	7,609	2,059	338	2,457	816	5,596	1,283	15,084	584	636	92	9,496	1,289	1,951	49,290

Table 6 presents the 2006 and 2011 estimated number of jobs by industry classification for the Mackay Region LGA based on the Remplan data incorporating Australian Bureau of Statistics' (ABS) June 2016 Gross State Product, 2013 / 2014 National Input Output Tables and 2011 Census Place of Work Employment Data. Overall this data estimated a total growth of 5,158 jobs. Based on the Remplan data, the total jobs to total population ratio over this period has remained fairly constant at between 37% (in 2006) and 39% (in 2011). This is considered to correlate well with the MGAM 2016 existing total jobs to total population ratio of 40%.

Table 6 – Remplan 2011 estimated jobs

ANZSIC Industry	2006 Jobs	2011 Jobs
Retail Trade	1,944	5,234
Manufacturing	1,061	4,842
Health Care & Social Assistance	4,420	4,596
Construction	433	4,129
Transport, Postal & Warehousing	3,503	3,242
Education & Training	2,108	3,075
Accommodation & Food Services	5,179	2,940
Other Services	2,834	2,661
Professional, Scientific & Technical Services	2,587	2,519
Wholesale Trade	347	2,352
Public Administration & Safety	846	2,090
Mining	829	1,698
Agriculture, Forestry & Fishing	2,000	1,551
Administrative & Support Services	834	1,066
Rental, Hiring & Real Estate Services	1,816	977
Financial & Insurance Services	2,882	744
Electricity, Gas, Water & Waste Services	3,668	451
Information Media & Telecommunications	264	328
Arts & Recreation Services	2,057	275
Total	39,612	44,770

5.2 Future development conversion rates

The model converts future forecast development at the lot level into population and employees using the average residential occupancy rates and GFA conversion rates. These rates have been verified as part of the validation of the existing level of development and are defined for each development type, projection year and ABS Statistical Area level 2 (SA2).

Table 17 in Attachment 1 presents the QGSO's 2015 edition projected future average occupancy rates for residential dwellings in each SA2. These occupancy rates gradually decrease over the projection period. A decreasing occupancy rate results in a higher number of dwellings being required to accommodate the projected population over time.

Table 18 in Attachment 1 identifies the future average floor space (GFA) conversion rates used to convert non-residential GFA into employee numbers. The future average floor space (GFA) conversion rates were assumed to remain constant over the projection period.

5.3 Population and employment growth targets

Development at the lot level is allocated up until higher level population and employment growth targets are reached for each “target area”. The target area boundaries are determined based on available population and employment growth projections, and the level of confidence in these projections for the Mackay region.

To best reflect the expected distribution of population and employment growth in the region, MRC have chosen to adopt the following targets areas for both population and employment:

- Inside the PIA:
 - Bakers Creek PIA
 - Slade Point PIA
 - Mackay Harbour PIA
 - Mt Basset PIA
 - Cremorne PIA
 - Marian PIA
 - Sarina PIA
 - Walkerston PIA
 - Southern PIA (Mackay Urban Area)
 - Mirani PIA
 - Northern PIA (Mackay Urban Area)
- Outside the PIA: This includes townships, rural residential and rural areas in the Mackay Regional Council area.

The Priority Infrastructure Area is shown in Figure 5.

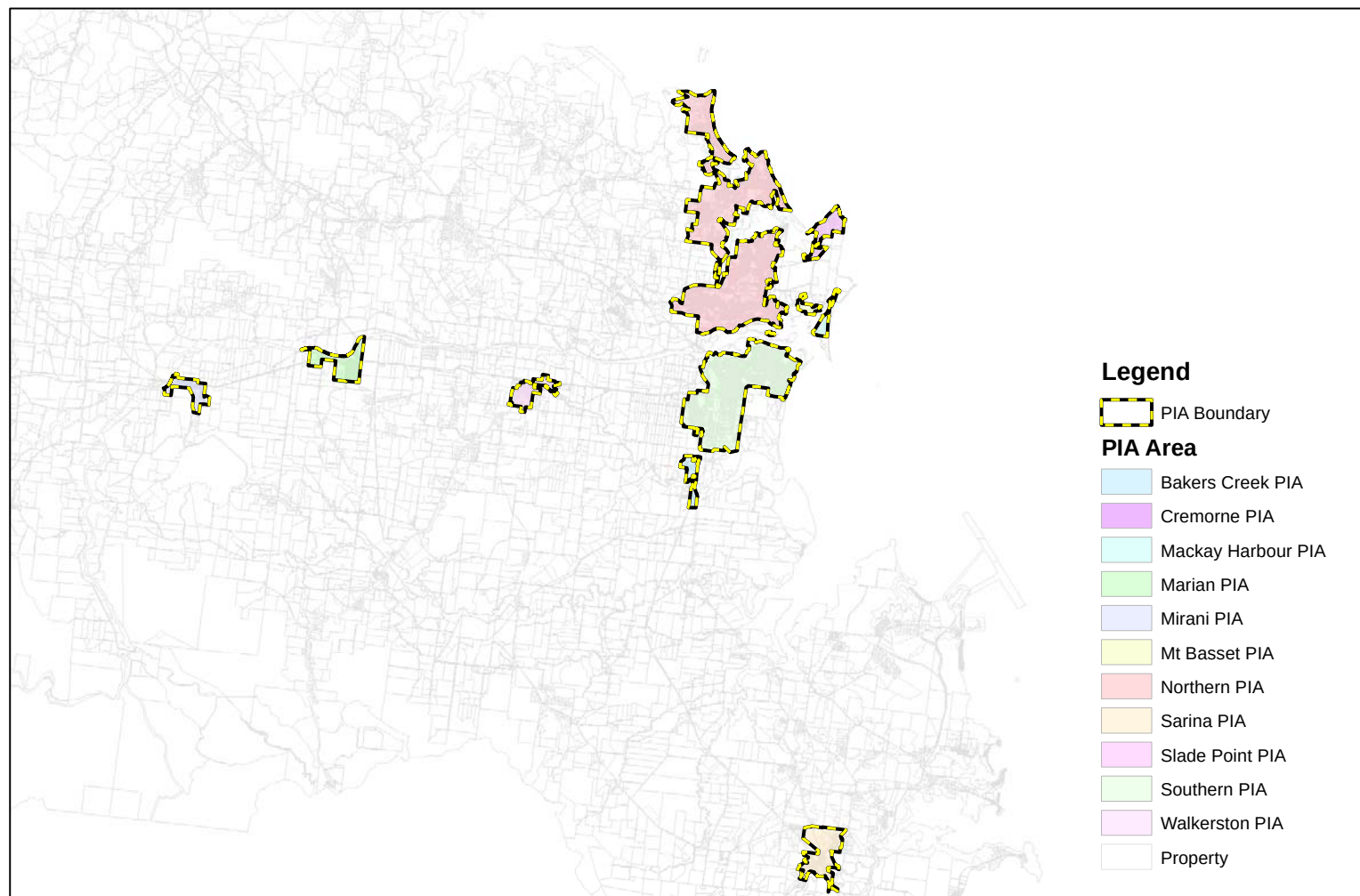


Figure 5 – Priority infrastructure area map

5.3.1 Population targets

Table 7 presents the population targets for the 2016 medium series model run. These targets were calculated by:

- applying the local government area (LGA) level QGSO 2015 edition medium series population growth rates to the estimated existing population as at 2016; and
- distributing 95 per cent (%) of population growth over the projection period to the areas Inside the PIA and five per cent (%) to areas Outside the PIA.

Table 7 – MGAM 2016 medium series growth population targets

Development group	Population target area	2021	2026	2031	2036
Residential	Inside the PIA	102,064	112,310	123,614	135,106
Residential	Outside the PIA	30,545	31,038	31,685	32,785
TOTAL		132,609	143,348	155,299	167,891

It should be noted that the MGAM population targets do not include residents living in long-term accommodation such as nursing and convalescent homes (other beds), or non-resident population (visitor accommodation). Future development required to accommodate these residents is estimated as part of the non-residential GFA projections based on the existing amount of GFA as well as any relevant development application data.

Figure 6 presents a comparison of the 2016 medium series total population targets and the 2014 low series and alternative growth scenarios total population targets out to 2036. This figure demonstrates that the new 2016 medium series growth rates (the gradient of the projections) are similar to the growth rates applied in the 2014 MGAM alternative growth scenario which are lower than the MGAM 2014 (QGSO 2013 Edition) low series growth scenario.

This figure also shows that the 2016 MGAM population targets are considerably lower than previous targets and the QGSO 2015 medium series because the existing population is much lower than previously forecast.

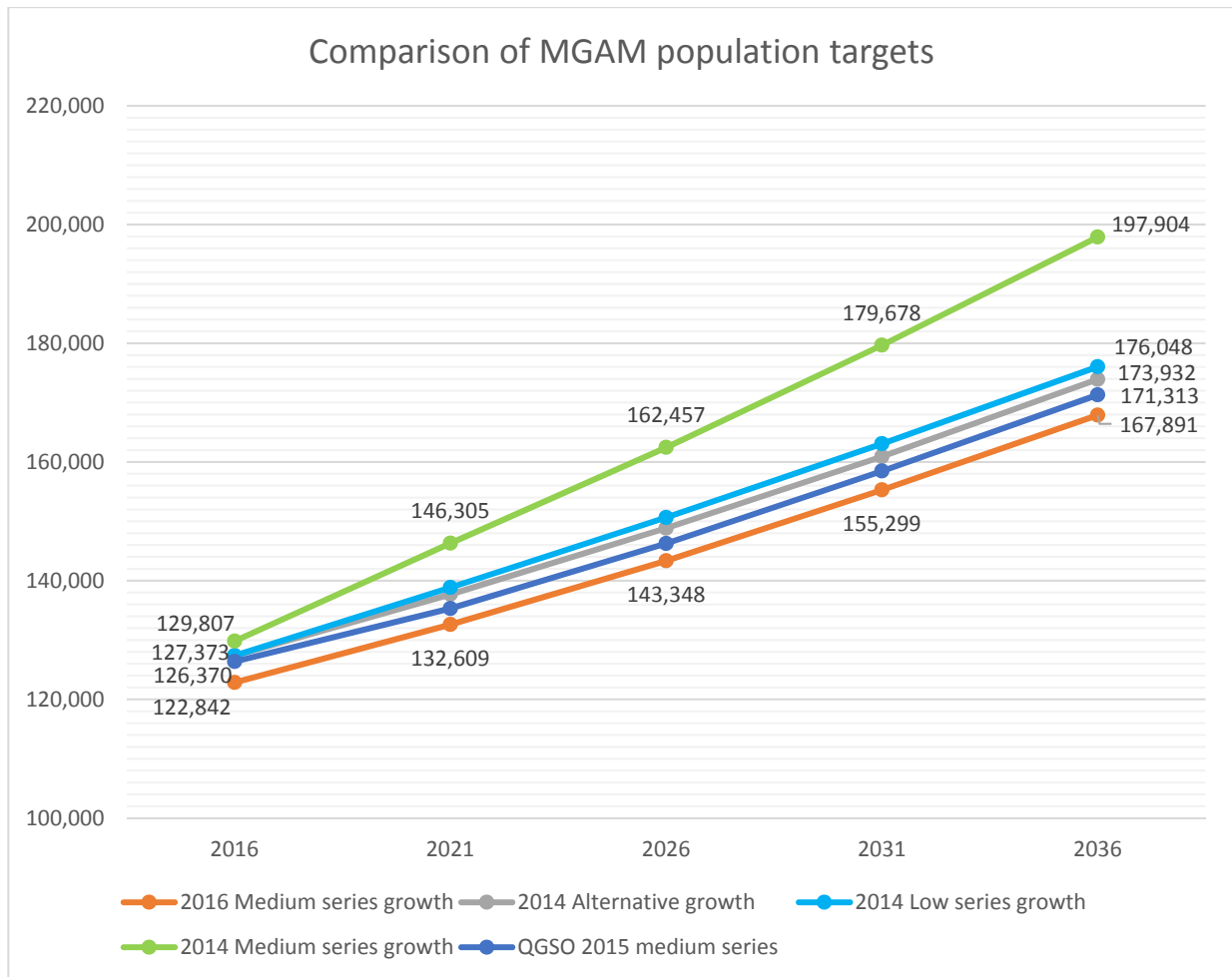


Figure 6 – Comparison of total population targets for MGAM 2016 medium series and 2014 MGAM low, medium and alternative growth scenarios

5.3.2 Employment targets

Table 8 states the MGAM 2016 employment targets by development group for each employment target area. These were calculated assuming a “status-quo” employee to population ratio of 40% and the job distribution by industry.

Table 8 – MGAM 2016 Medium series growth employment targets

Development group	Employment target area	2021	2026	2031	2036
Professional	Inside the PIA	8,071	8,730	9,464	10,237
Retail and Showroom	Inside the PIA	12,492	13,609	14,814	15,626
Industrial	Inside the PIA	14,449	16,242	18,237	20,339
Education	Inside the PIA	4,003	4,331	4,665	5,073
Service	Inside the PIA	3,503	3,816	4,164	4,531
Mining and Other	Inside the PIA	26	26	26	26
Professional	Outside the PIA	76	76	76	76
Retail and Showroom	Outside the PIA	1,144	1,131	1,154	1,636
Industrial	Outside the PIA	7,694	7,694	7,694	7,694

Development group	Employment target area	2021	2026	2031	2036
Education	Outside the PIA	297	316	369	369
Service	Outside the PIA	363	363	363	363
Mining and Other	Outside the PIA	645	645	645	645
Professional	Total	8,147	8,806	9,540	10,313
Retail and Showroom	Total	13,636	14,740	15,968	17,262
Industrial	Total	22,143	23,936	25,931	28,033
Education	Total	4,300	4,647	5,034	5,442
Service	Total	3,866	4,179	4,527	4,894
Mining and Other	Total	671	671	671	671
TOTAL		52,763	56,979	61,671	66,615

Figure 7 provides a comparison of the total employment targets for the MGAM 2016 medium series growth scenario and the 2014 MGAM low, medium and alternative growth scenarios. This comparison demonstrates that:

- the MGAM 2016 employment targets are well below the 2014 MGAM medium growth scenario targets;
- the MGAM 2016 employment targets are 2,000 employees lower than the 2014 MGAM low and alternative growth scenario targets (e.g. 66,615 employees versus 68,558 employees at 2036); and
- the MGAM 2016 employment targets reflect a similar growth rate to these previous targets after 2021 (refer to the slope of the graph).

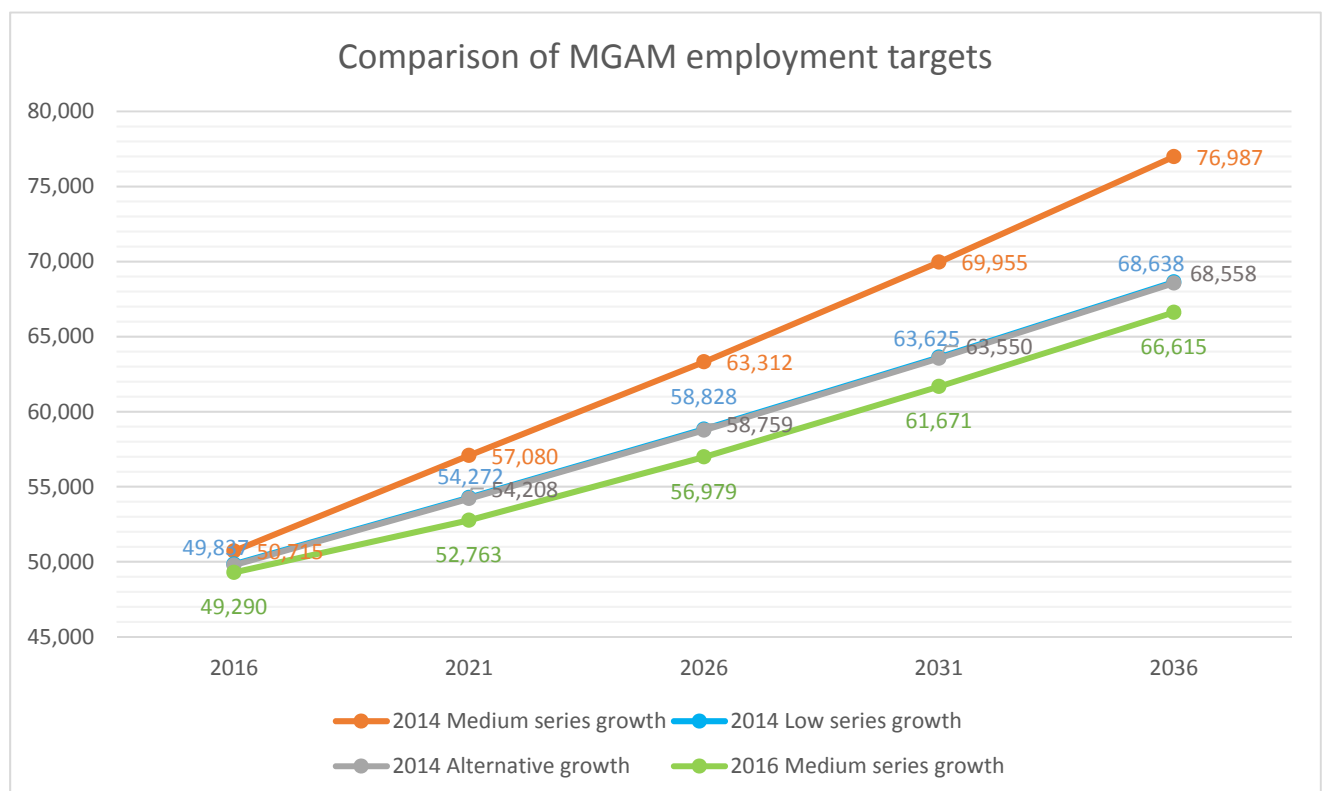


Figure 7 – Comparison of total employment targets for MGAM 2016 and 2014 low, medium and alternative growth scenarios

5.4 Ultimate development

Unless overridden by development application data, the MGAM determines the ultimate development for each land parcel by applying the **planned density** to the **developable area** of the parcel.

5.4.1 Planned density

The planned density represents the lot's likely level of development based on its zone and precinct classification under the planning scheme and prevailing development trends. The planned density is expressed as a number of dwellings per developable hectare for residential development and as a plot ratio for non-residential development.

The planned density adopted for each zone and precinct was prepared in consultation with MRC staff. Each planned density was determined by first having regard to the provisions of the planning scheme. In predominately residential zones, the minimum lot size provisions were a primary input for determining the number of dwellings per developable hectare. In zones where non-residential development and mixed development (combined residential and non-residential development) is likely to occur, building heights and site coverage provisions were the primary inputs for calculating the plot ratio.

In all cases, it was still necessary to determine whether the allowable density under the planning scheme's provisions was realistic. Determining the realistic planned density involved consideration of existing levels of development in the relevant area, current development proposals and industry trends. For example, the planning scheme might allow for eight storey developments in an area, however three storey developments might be more realistic considering current industry trends.

It is important to note that planned densities are an average density. Planned densities accept that development or redevelopment will occur on lots at higher or lower densities than the planned density, however the overall density of new development in an area is assumed to average out at the planned density. It should also be noted that if a land parcel is likely to be subdivided into four or more lots, then the MGAM reduces its ultimate development yield to take into account land required for roads, parks, stormwater and other infrastructure.

The planning scheme zoning GIS layer was inputted to the MGAM. The planned density adopted for each zone and precinct identified in this layer is stated in Table 19 in Attachment 1. An adopted planned density of 12 detached dwellings per developable hectare were applied to low density residential and emerging community zones to reflect likely development yields in the region.

Maximum gross floor area (GFA) controls in centres

The planning scheme sets out maximum allowable amounts of GFA in certain activity centres. Table 9 identifies the maximum GFA cap inputted to the model for each activity centre.

Table 9 – Maximum GFA controls for centres

Centre name	Centre type	Maximum GFA cap (m ² GFA)
Mackay City Centre	Principal Centre	Unlimited
Mount Pleasant	Major Centre	130,000
Rural View	Major Centre	60,000
Sarina	Major Centre	30,000
North Mackay District Centre	District	20,000
Andergrove	District	15,000
West Mackay (Fourways and Parkside)	District	15,000
Walkerston	District	15,000
Marian	District	15,000
Blacks Beach	Strategic Local	5,000
Bucasia	Strategic Local	5,000
Mackay Marina	Strategic Local	5,000
Mirani	Strategic Local	5,000
Ooralea East	Strategic Local	5,000
Sarina Beach Road	Strategic Local	5,000
Slade Point	Strategic Local	5,000
Blacks Beach Road East	Existing Local	5,000
Celeber Drive (Andergrove)	Existing Local	2,500
Evan Street (South Mackay)	Existing Local	2,500
Gasworks (Shakespeare Street, Mackay)	Existing Local	2,500
Martins Corner (Shakespeare Street, Mackay)	Existing Local	2,500
Moore Street (Mackay)	Existing Local	2,500
Pheasant Street	Existing Local	2,500
Ungerer Street (North Mackay)	Existing Local	2,500

Structure plans

A structure plan layer for the Mackay City Centre Local Area Plan was inputted to the model to better reflect the likely level of development in this area under the more detailed land use provisions of the plan.

Table 19 in Attachment 1 includes the detailed planned densities inputted for specific areas within the city centre local area plan.

5.4.2 Development constraints

The developable area (m²) of each parcel is calculated as follows:

Developable area = Parcel area – Area affected by absolute constraints – Area constrained by partial constraints

The following planning scheme overlays have been applied as absolute constraints in the model:

1. Short cycle cropping (Local priority agricultural area)
2. Good Quality Agricultural Land (“priority agricultural area”) – except in Emerging Community Zones
3. Key Resource Area KRA (including 500m buffer)
4. Port infrastructure corridors, and regional infrastructure substations and regional infrastructure buffer
5. HES Wetlands & HES Wetlands trigger area (within 50m)
6. Wetlands – Waterway Management Areas WMA (within 10m)
7. Q100 – only outside the Mackay urban area
8. DSTE – only outside the Mackay urban area

Likewise, the planning scheme overlays stated in Table 10 have been applied as partial constraints in the model. The impact of these partial constraints on the development yield is identified in Table 10.

Table 10 – Partial constraints

Planning scheme overlay	Impact on development
Landslide hazard area (slope 15-25%)	Medium impact on development=25% reduced yield
Wetlands –WMA trigger area	Low impact on development=25% reduced yield
Q100	Low impact on development=25% reduced yield
DSTE –1% AEP plus Climate Change probability	Low impact on development in the Mackay urban area=25% reduced yield
Regional infrastructure corridors other than for ports	Low impact on urban development in the Mackay urban area =25% reduced yield
Agricultural land	Low impact on development in the Mackay urban area=25% reduced yield (unlikely to occur)

5.4.3 Development applications

If available, the model overrides the ultimate development potential of a lot using actual development application data. Council officers provided an updated development applications GIS layer based on current development applications, approvals and developer interest. PIE Solutions verified the changes to the underlying data and the geometry of the new GIS layer before inputting it to the model.

Table 20 in Attachment 1 summarises the updated development applications data used for the MGAM 2016.

5.5 Priority infrastructure area (PIA) boundary

An LGIP must identify a PIA for the local government area. The priority infrastructure area (PIA) identifies the area prioritised for the provision of trunk infrastructure to service existing urban development and at least 10 (but no more than 15) years of projected future urban development.

The Planning Act 2016 (PA) defines the PIA as follows:

“PIA (priority infrastructure area) means an area—

- (a) serviced, or intended to be serviced, with development infrastructure networks; and*
- (b) used, or approved for use, for –*
 - (i) residential purposes, other than rural residential purposes; or*
 - (ii) industrial, retail or commercial purposes; or*
 - (iii) community or government purposes related to a purpose stated in subparagraph (i) or (ii); and*
- (c) that will accommodate at least 10, but no more than 15, years of growth for any of those purposes.”*

In terms of the MGAM 2016, the model ensures that any urban development projected to occur outside the PIA is still taken into account in the projections of development and growth.

The PIA boundary shown in Figure 5 has been determined by MRC taking into consideration the above definition and previous analysis of trunk infrastructure required to service the projected urban development.

Part 2 – MGAM 2016 medium series run results and analysis

6.0 Model run results analysis

The LGIP planning assumptions tables of development and growth by Locality inside the PIA as well as outside the PIA are provided as Table 21 to Table 24 in Attachment 1.

6.1 Residential development projections

The total projected population for Inside the PIA and Outside the PIA is stated in Table 11. Likewise the dwelling projections for Inside the PIA and Outside the PIA are stated in Table 12.

Table 11 – MGAM 2016 total existing and projected population

Target area	2016	2021	2026	2031	2036	Ultimate development
Inside the PIA	92,273	102,089	112,307	124,236	135,105	147,618
Outside the PIA	30,533	30,546	31,038	31,487	32,786	48,786
TOTAL	122,807	132,635	143,345	155,723	167,891	196,404

Table 12 – MGAM 2016 total existing and projected dwellings

Target area	2016	2021	2026	2031	2036	Ultimate development
Inside the PIA	37,830	41,980	46,303	52,039	57,748	64,951
Outside the PIA	12,451	12,478	12,702	12,966	13,573	20,245
TOTAL	50,281	54,458	59,005	65,005	71,321	85,196

Figure 8 compares the population projection results to the population targets inputted to the model. This comparison demonstrates that the model has successfully accommodated the required population growth in each target area (Inside the PIA and Outside the PIA).

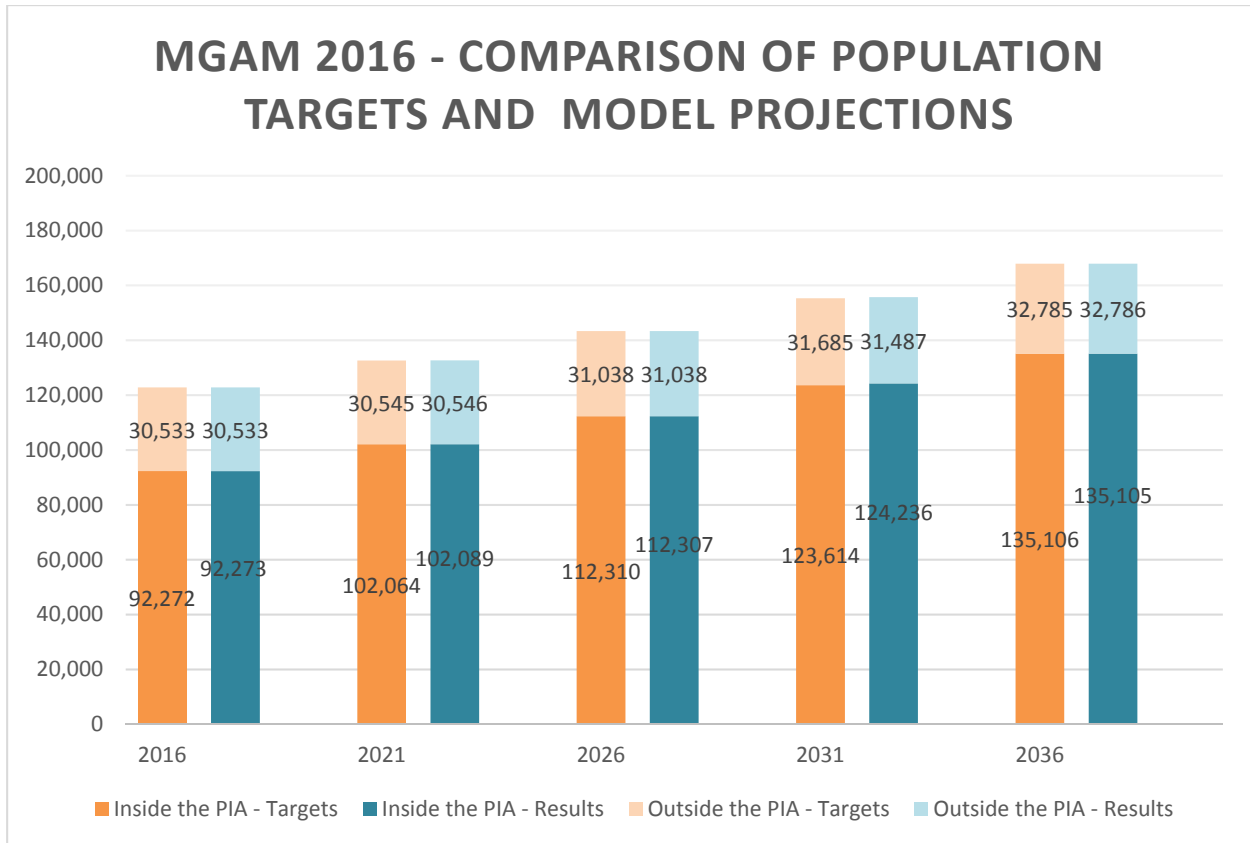


Figure 8 – MGAM 2016 – Comparison of population targets and projected population

The projected dwelling numbers to meet the population targets for Inside the PIA and Outside the PIA from 2016 to 2036 and at ultimate development are presented in Figure 9. This shows that dwelling numbers for the Mackay Region are expected to rise from 50,281 dwellings in 2016 to 71,321 in 2036.

Figure 9 also shows a lower growth in dwellings of 835 and 910 dwellings per year over the first two periods respectively (2016-2021 and 2021-2026) which then steadily increases to a rate of 1,263 dwellings per year in the period 2031-2036.

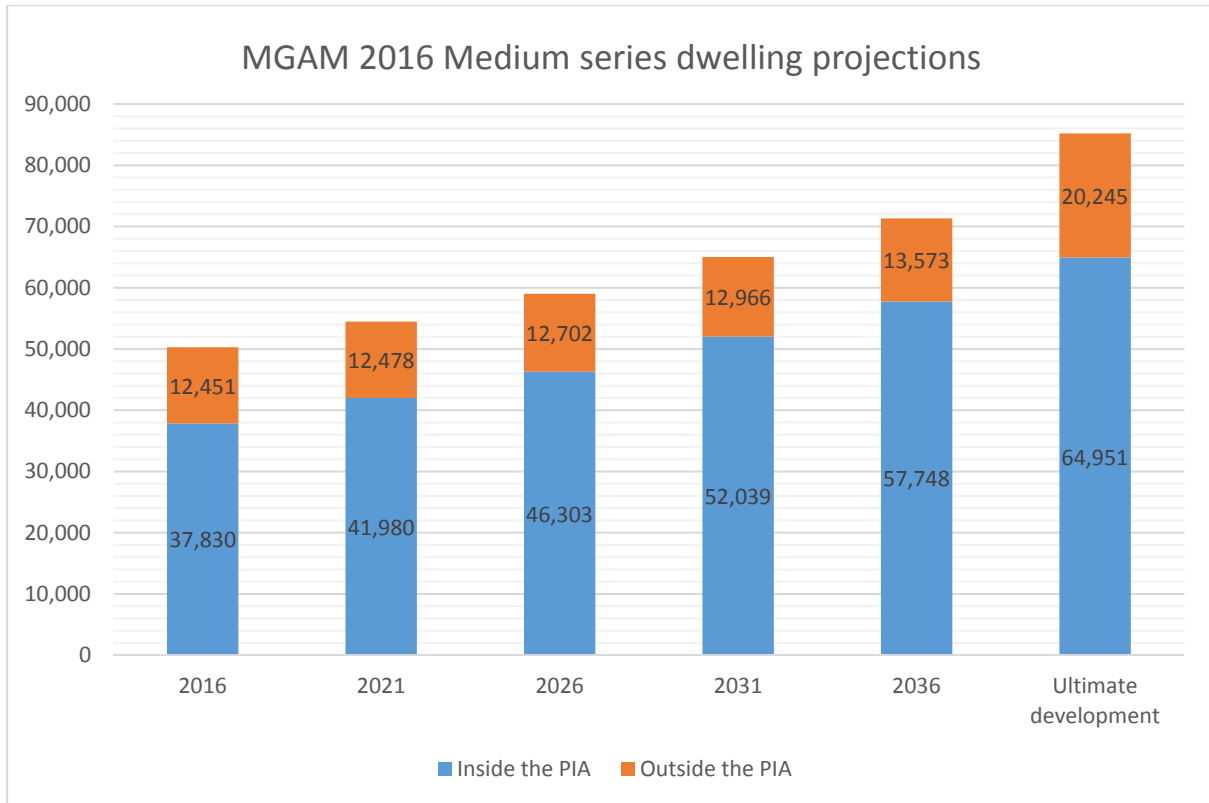


Figure 9 – MGAM 2016 existing and projected dwellings

Figure 10 shows the percentage dwelling growth inside the PIA and outside the PIA for each projection period

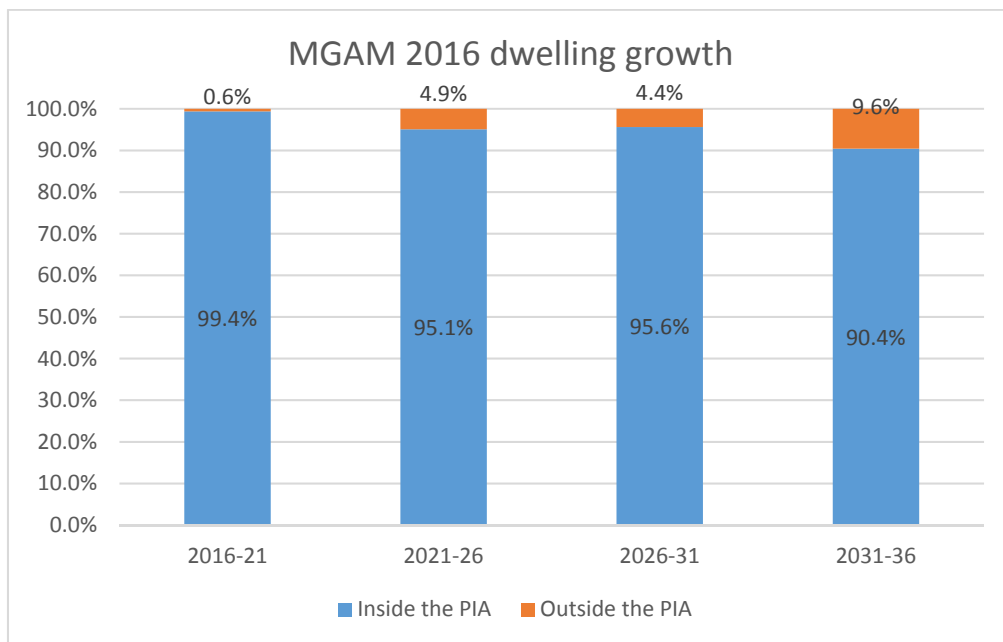


Figure 10 – MGAM 2016 projected dwelling growth

The geographic distribution of dwelling growth is reported by PIA area in Table 13.

The Northern PIA (PIA area for Mackay urban area north of Pioneer River except for Slade Point and Mackay Harbour) receives between 2,500 and 3,200 dwellings in each five year period. This equates to approximately 525 annual growth in dwellings on average over the period 2016 to 2036.

The Southern PIA's (PIA area for Mackay urban area south of the Pioneer River) dwelling numbers are projected to grow steadily from around 100 dwellings per year (2016-2021) up to 460 dwellings per year (2031-2036).

The Walkerston PIA starts with approximately 40 dwellings growth per year for the first 5 years, but then experiences lower growth over the subsequent periods.

The Sarina PIA experiences slower growth at 25 dwellings per year for the first 10 year period, and then ramps up to approximately 65 dwellings per year in the following 10 year period between 2026 and 2036.

Table 13 – MGAM 2016 dwelling growth by PIA area

PIA area	2016-21	2021-26	2026-31	2031-36
Outside PIA	27	224	264	607
Bakers Creek PIA	130	201	183	73
Cremorne	0	0	0	0
Mackay Harbour PIA	191	69	20	80
Marian PIA	376	80	43	75
Mirani PIA	8	144	242	138
Mt Basset PIA	0	0	0	0
Northern PIA	2,529	2,873	3,181	2,624
Sarina PIA	127	130	310	336
Slade Point PIA	90	22	32	19
Southern PIA	512	770	1,599	2,298
Walkerston PIA	188	35	126	66
Total	4,177	4,547	6,000	6,316

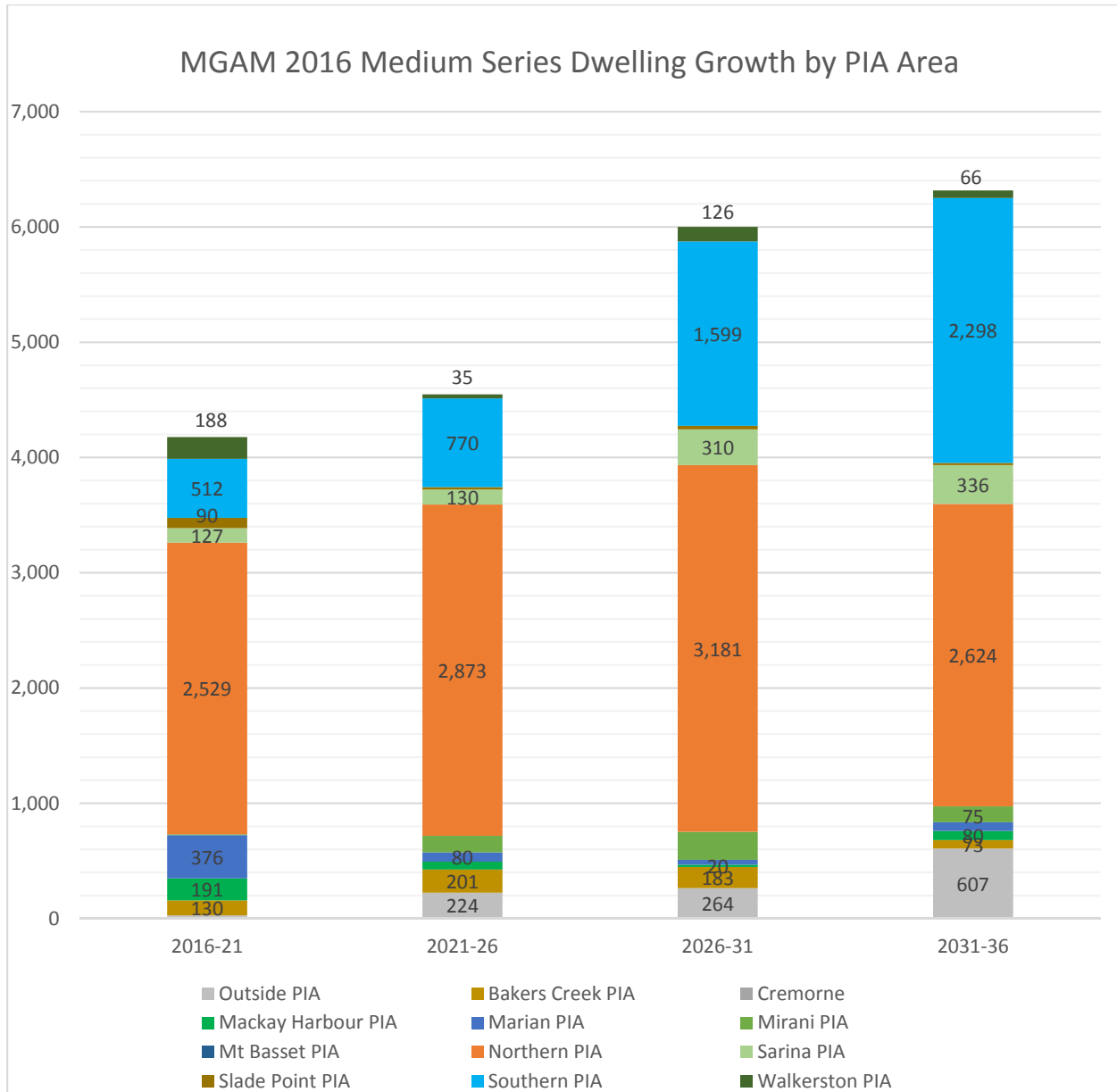


Figure 11 – MGAM 2016 dwelling growth by PIA area

Figure 11 indicates the allocation of dwelling growth over the projection period per PIA area. As indicated by this graph, the majority of growth will occur in the Northern PIA and Southern PIA areas in Mackay.

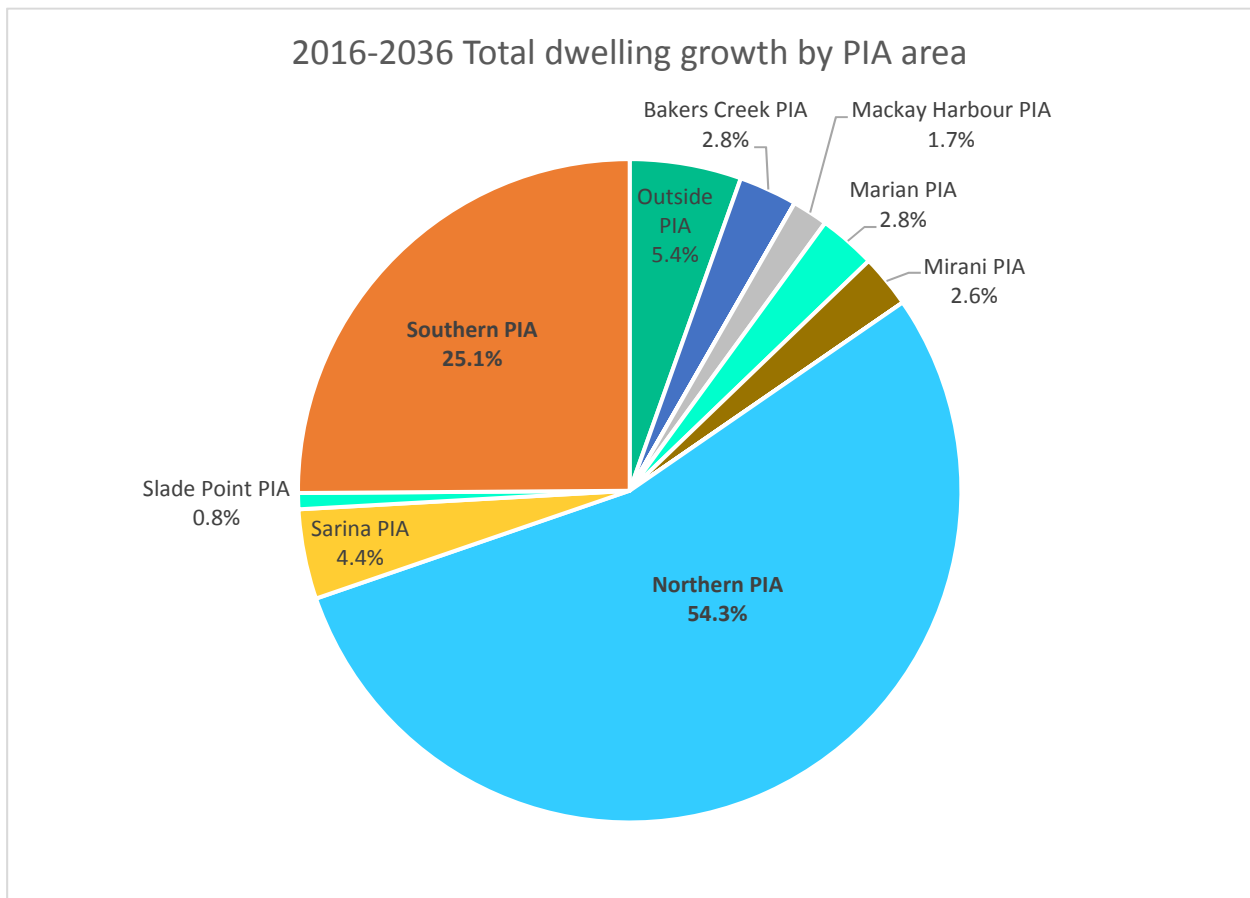


Figure 12 – MGAM 2016 total projected dwelling growth 2016 to 2036

In regards to the overall proportion of growth that is projected to occur outside the current PIA area, the model finds that an average of 5 percent (5%) of all dwelling growth will occur outside the PIA boundary (see Figure 12). This includes growth in smaller townships and on rural residential properties.

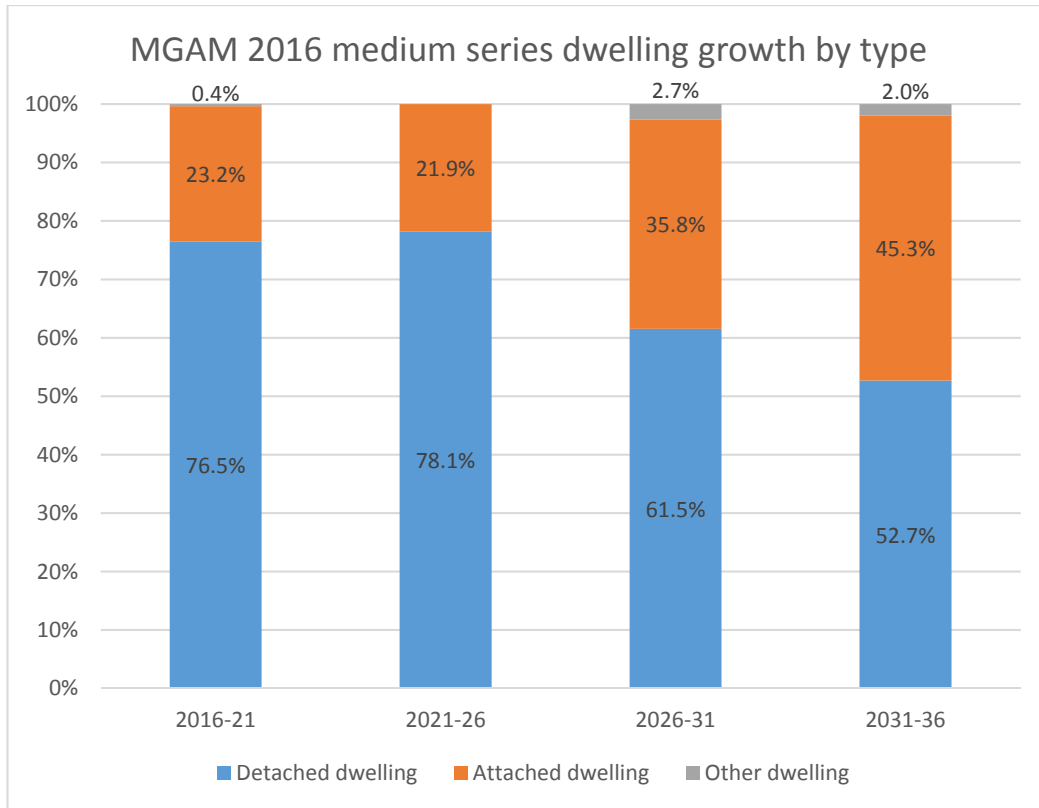


Figure 13 – MGAM 2016 dwelling growth by dwelling type

Overall, the model does not run out of attached dwelling or detached dwelling stock under the growth scenario. This means that there is sufficient land and associated dwelling stock available to accommodate the projected population growth.

The proportion of detached and attached dwelling growth changes significantly after 2026 (see Figure 13). In the first 10 year projection period, the model predicts that just over 75 percent of new dwellings will be detached dwellings. This period is dominated by current development approvals and applications. The proportion of detached dwellings after this first ten year period, then starts to decline to 60 percent in the period 2026 to 2031, and then down to 53 percent in the period 2031 to 2036.

This rate of decline in the detached dwelling proportion could be considered unrealistic and it is likely that the remaining greenfield detached dwelling stock inside the PIA will need to start coming online in the 2026 to 2036 period. The LGIP will be reviewed before this time.

6.2 Non-residential development projections

The total employment projected in each employment target area (Inside the PIA and Outside the PIA) for the medium series growth scenario is summarised in Table 14 and also presented in Figure 14.

These employment projections demonstrate that the model has successfully allocated non-residential development to meet the overall employment targets within a one percent level of accuracy.

Table 14 – MGAM 2016 total existing and projected employees by target area

Target area	2016	2021	2026	2031	2036	Ultimate development
Inside the PIA	39,127	42,626	46,051	51,384	55,708	87,660
Outside the PIA	10,163	10,223	10,230	10,306	10,802	16,380
Total projected employees	49,290	52,849	56,281	61,690	66,509	104,041
Total employment targets	-	53,159	57,412	62,145	67,133	-

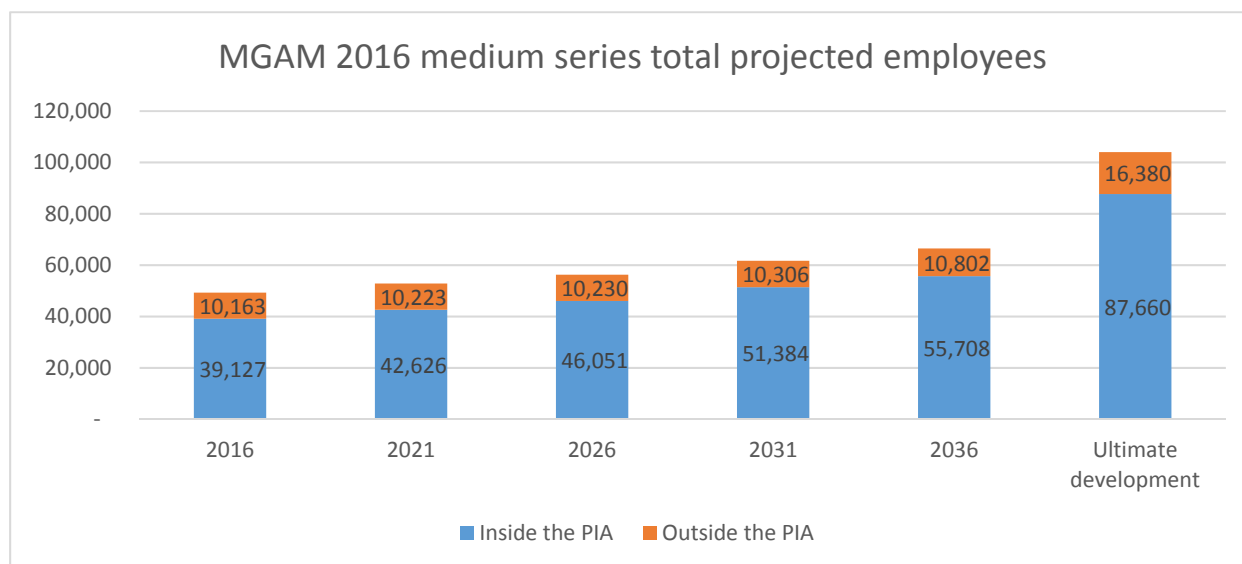


Figure 14 – MGAM 2016 total projected employees

The total projected employees by development type from 2016 to 2036 and at ultimate development are summarised in Table 15. The predominant employment industries are Industrial, Retail and Service and Commercial.

Table 15 – MGAM 2016 total projected employees by development type

Development type	2016	2021	2026	2031	2036	Ultimate development
Commercial	7,609	8,482	8,970	11,020	12,108	17,165
Community	2,059	2,187	2,280	2,380	2,555	2,989
Education - Child Care	338	409	458	500	518	606
Education - School	2,457	2,625	2,872	3,149	3,363	3,934
Education - Tertiary	816	833	851	880	1,014	1,186
General Heavy Industry	5,596	6,152	6,693	6,693	7,148	16,181
Hospital	1,283	1,319	1,347	1,343	1,372	1,606

Development type	2016	2021	2026	2031	2036	Ultimate development
Light Industry	15,084	15,700	16,365	17,788	18,964	36,066
Other Bed	584	660	891	1,183	1,385	1,621
Other Rural	636	672	672	672	672	672
Outdoor Sport and Recreation	92	134	130	130	131	153
Retail and Service	9,496	10,149	10,660	11,292	12,014	14,300
Showroom	1,289	1,526	2,102	2,549	3,141	5,220
Visitor Accommodation	1,951	2,000	1,991	2,112	2,124	2,342
Total	49,290	52,849	56,281	61,690	66,509	104,041

The composition of the employment growth is quite lumpy over the 20 year projection period (see Figure 15). This “lumpiness” is reflective of commercial development patterns and is caused by the under projection of industrial employees in the first ten year period, which the model then rectifies in the final following ten year period to 2036. It is also caused by a surge in professional office floor space in the period 2026 to 2031 which is to rectify an undersupply of this type of development in the first 10 year period.

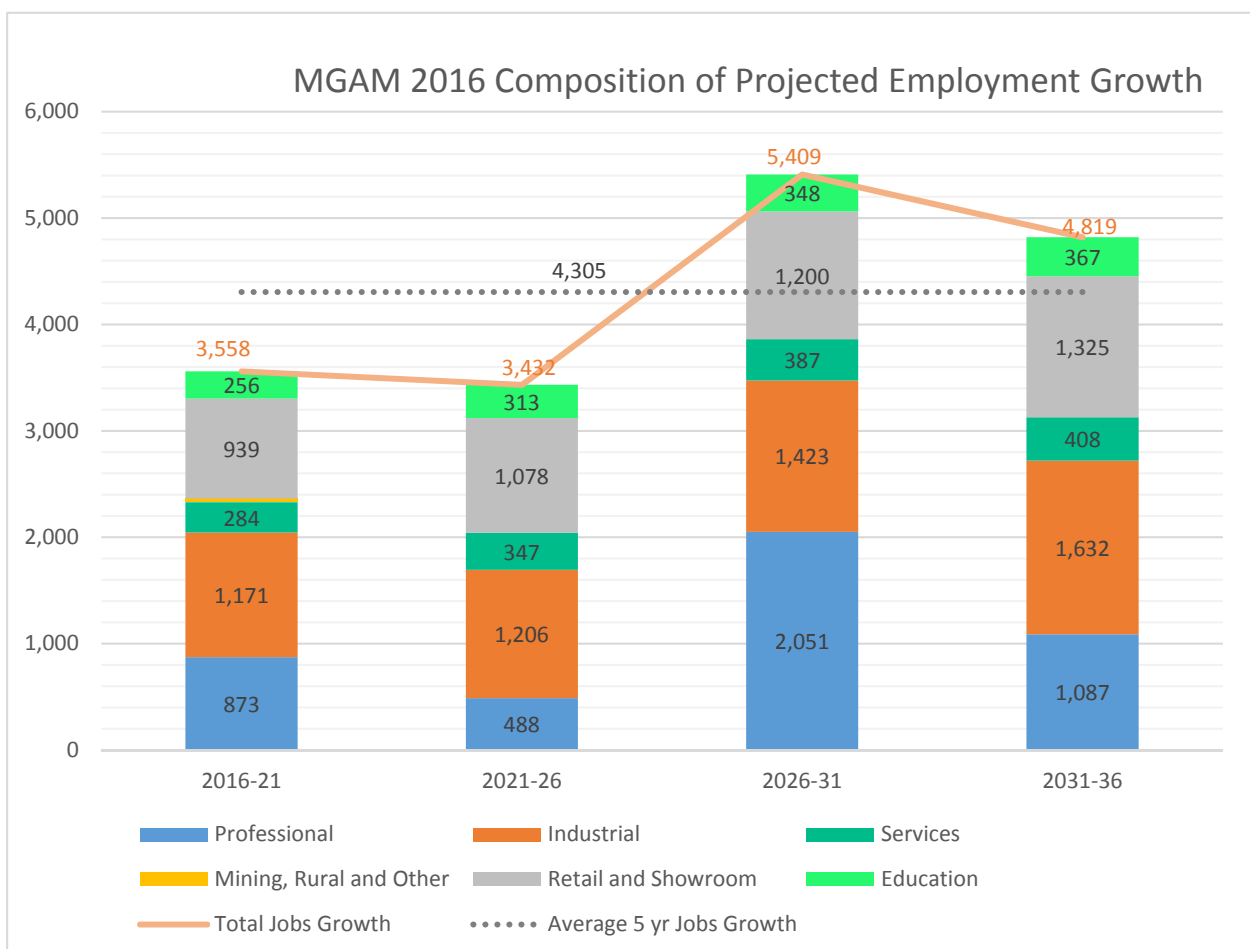


Figure 15 – MGAM 2016 composition of projected employment growth

As shown in Figure 15, an average of 4,305 additional employees is projected for each average 5 year period (or 860 employees per year) between 2016 and 2036. This employment growth comprises:

- Industrial (average 272 employees annually)
- Retail and showroom (average 227 employees annually)
- Commercial (average 225 employees annually)
- Services (average 71 employees annually)
- Education (average 64 employees annually)

Table 16 provides a summary of the projected non-residential floor space (m² GFA) for each development type.

Table 16 – MGAM 2016 existing and projected non-residential floor space (m² GFA)

Development type	Non-residential floor space (m ² GFA)					
	2016	2021	2026	2031	2036	Ultimate development
Commercial	204,310	229,382	242,636	303,827	336,112	487,550
Community	123,538	131,214	136,799	142,779	153,297	183,589
Education - Child Care	16,897	20,469	22,887	24,986	25,892	26,508
Education - School	184,309	196,841	215,371	236,146	252,233	256,632
Education - Tertiary	40,799	41,659	42,538	43,988	50,707	50,707
General Heavy Industry	475,687	522,896	568,884	568,884	607,613	1,375,370
Hospital	72,060	74,100	75,684	75,459	77,300	86,334
Light Industry	1,532,194	1,587,608	1,647,467	1,775,517	1,881,356	3,434,913
Other Bed	35,011	39,627	53,479	70,986	83,127	93,747
Other Rural	70,144	74,106	74,106	74,106	74,106	74,106
Outdoor Sport and Recreation	9,187	13,448	12,990	12,980	13,072	14,272
Retail and Service	572,273	611,461	642,104	680,036	723,343	874,130
Showroom	77,344	91,562	126,149	152,959	188,467	315,486
Visitor Accommodation	201,160	206,041	205,102	217,246	218,417	245,160
Total	3,614,913	3,840,414	4,066,195	4,379,898	4,685,043	7,518,505

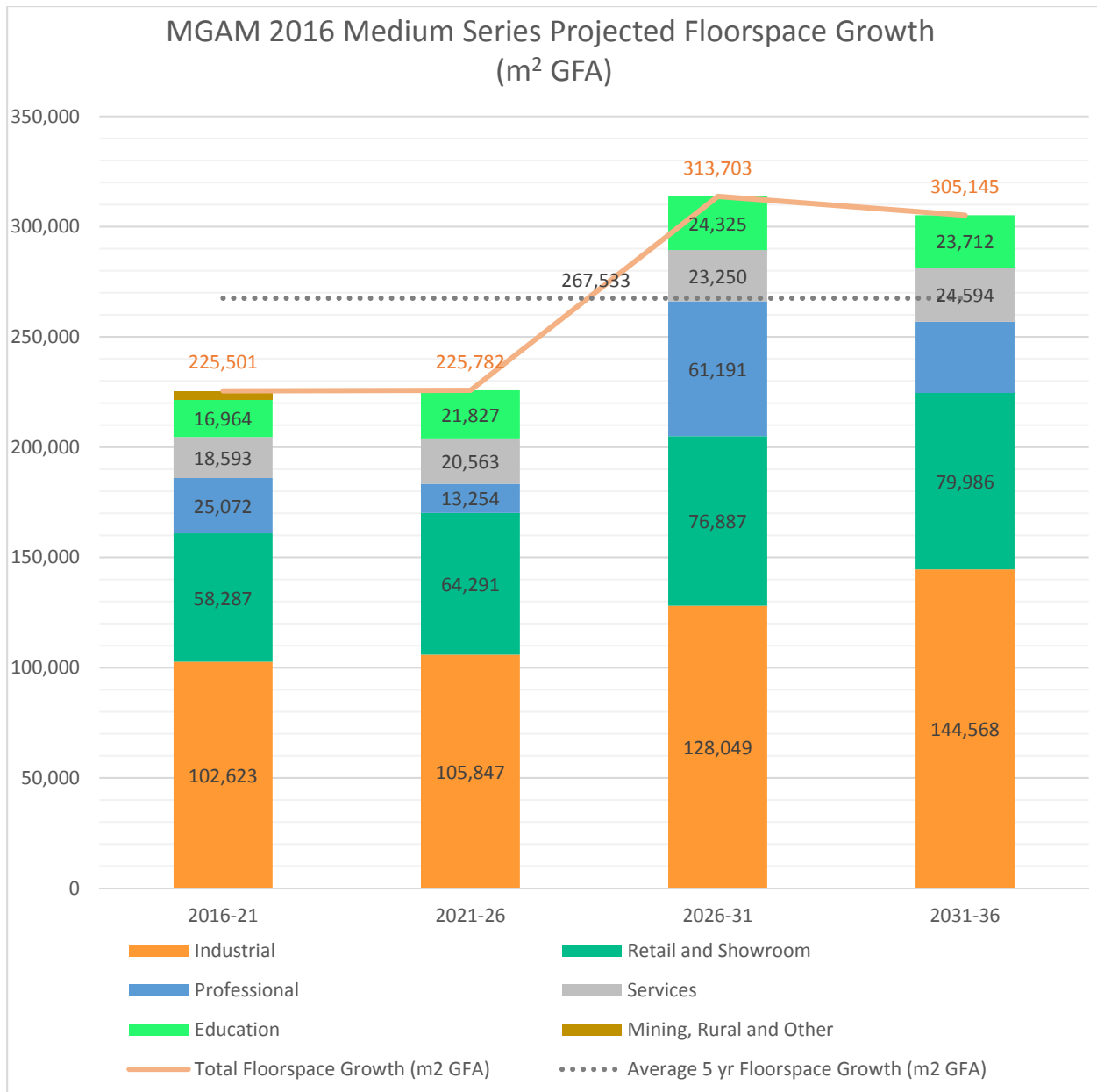


Figure 16 – MGAM 2016 projected floor space growth (m² GFA)

The projected growth in floor space by development category depicted in Figure 16 demonstrates similar patterns as the projected employment growth shown in Figure 15.

Figure 17 presents the geographic distribution of GFA growth by PIA area. As expected these figures demonstrate that over half of the total non-residential GFA growth is projected to occur in the Southern PIA in the Mackay urban area which includes the city centre, West Mackay, Ooralea, Bakers Creek and Paget. The Northern PIA (main urban areas north of the Pioneer River except for Slade Point and Mackay Harbour) is also projected to accommodate a substantial amount of commercial GFA growth. Outside the PIA also experiences notable growth, however this predominantly is located on sites nearby to the PIA in the southern Mackay urban area, including industrial investigation areas.

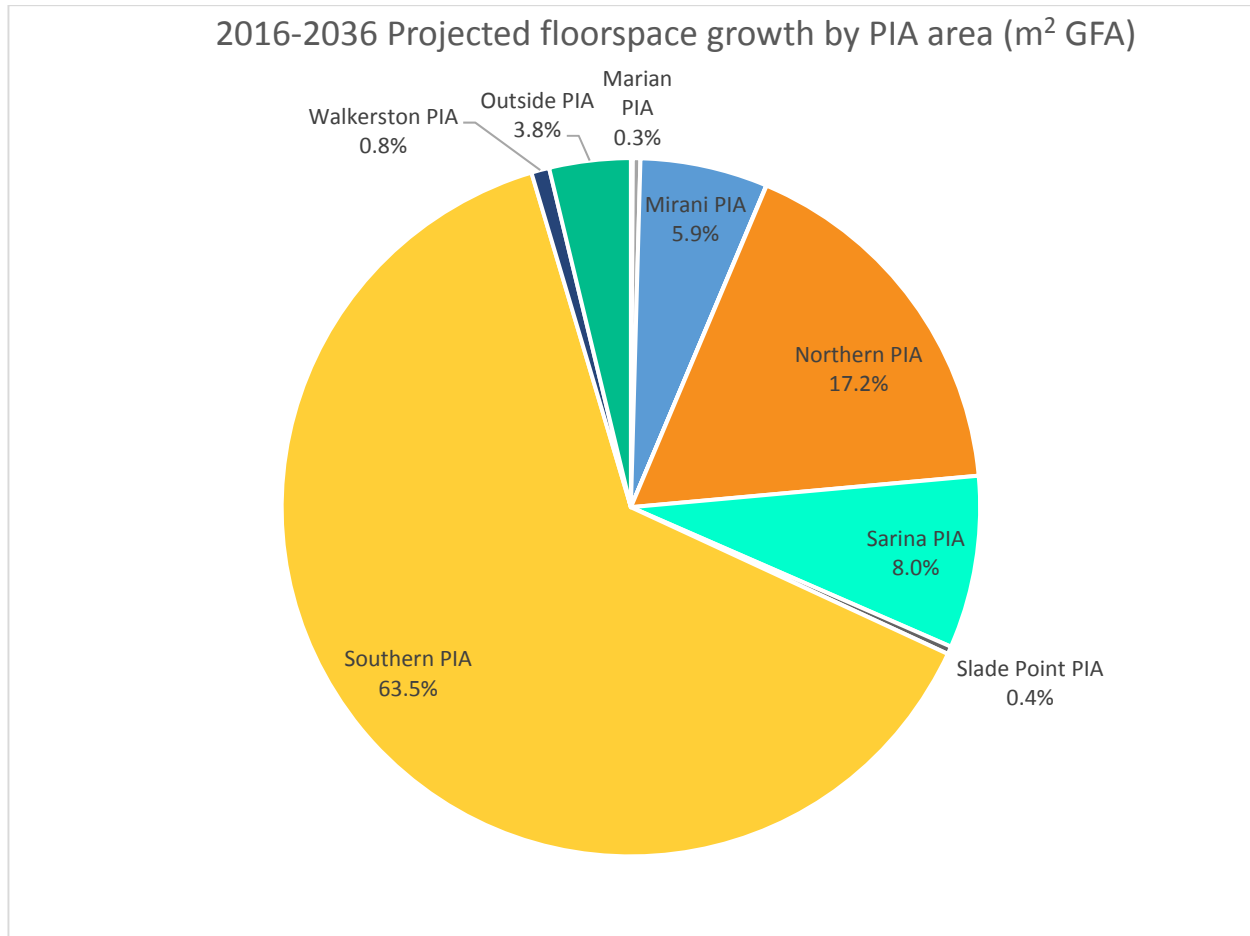


Figure 17 – MGAM 2016 projected floor space growth by PIA area (m² GFA)

6.3 Assessment of PIA capacity

In regards to population growth, the modelling results under the growth scenario show that the PIA can accommodate 15 years of growth with a reasonable distribution between detached and attached/other dwellings.

The PIA can theoretically accommodate more than 20 years of employment growth. This is because the PIA by definition must include existing serviced urban areas and the ultimate capacity of these existing urban areas exceeds the 15 year growth requirement for the PIA.

Attachment 1

Table 17 – Average residential occupancy rates

Projection area (SA2)	2016		2021		2026		2031		2036	
	Detached Dwelling	Attached Other Dwelling	Detached Dwelling	Attached Other Dwelling	Detached Dwelling	Attached Other Dwelling	Detached Dwelling	Attached Other Dwelling	Detached Dwelling	Attached Other Dwelling
Andergrove - Beaconsfield	2.91	1.63	2.90	1.63	2.90	1.62	2.88	1.61	2.86	1.60
East Mackay	2.63	1.59	2.62	1.59	2.62	1.59	2.60	1.58	2.58	1.57
Eimeo - Rural View	2.57	1.77	2.56	1.77	2.56	1.76	2.54	1.75	2.52	1.74
Eungella Hinterland	2.57	1.58	2.57	1.58	2.57	1.58	2.57	1.58	2.57	1.58
Mackay	2.34	1.53	2.34	1.53	2.33	1.52	2.32	1.51	2.30	1.50
Mackay Harbour	2.09	1.69	2.09	1.69	2.08	1.69	2.07	1.68	2.06	1.67
Mount Pleasant - Glenella	2.80	1.94	2.80	1.93	2.79	1.93	2.78	1.92	2.76	1.91
North Mackay	2.58	1.69	2.57	1.69	2.57	1.69	2.55	1.68	2.54	1.67
Ooralea - Bakers Creek	2.35	2.08	2.35	2.08	2.34	2.07	2.33	2.06	2.31	2.05
Pioneer Valley	2.64	1.58	2.63	1.58	2.63	1.58	2.61	1.57	2.59	1.56
Sarina	2.55	1.60	2.55	1.60	2.54	1.60	2.52	1.59	2.51	1.58
Seaforth - Calen	2.22	0.74	2.21	0.74	2.21	0.74	2.20	0.73	2.18	0.73
Shoal Point - Bucasia	2.76	1.49	2.75	1.49	2.75	1.48	2.73	1.47	2.71	1.46
Slade Point	2.76	1.71	2.75	1.70	2.75	1.70	2.73	1.69	2.71	1.68
South Mackay	2.63	1.65	2.62	1.65	2.62	1.65	2.60	1.64	2.58	1.63
Walkerston - Eton	2.71	1.99	2.71	1.99	2.70	1.98	2.68	1.97	2.67	1.96
West Mackay	2.49	1.55	2.48	1.54	2.48	1.54	2.46	1.53	2.44	1.52

Table 18 – Average GFA conversion rates

Development type	Projection area (SA2)	2016	2021	2026	2031	2036	Ultimate development
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	All except Mackay	20	20	20	20	20	20
Commercial	Mackay	30	30	30	30	30	30
Light Industry	All except Mackay Harbour	90	90	90	90	90	90
Light Industry	Mackay Harbour	300	300	300	300	300	300
General Heavy Industry	All except Mackay Harbour	85	85	85	85	85	85
General Heavy Industry	Mackay Harbour	200	200	200	200	200	200
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

Table 19 – Planned densities

Zone	Precinct	ZP Code	Release Year	RD ² DetDw	RD AttDw	RD OthDw	RD Tot Dw	PR ³ OthBd	PR Vis	PR Ret	PR Show	PR Coml	PR Lind	PR GHInd	PR Comy	PR EdCC	PR EdSC	PR EdTE	PR Hosp	PR OutSR	PR OthRu	PR Total
Community Facilities		CMTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conservation		CONS		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
District Centre	ANDERGROVE	CTRDANDE		0	0	0	0	0	0	0.316	0.02	0.04	0	0	0.02	0.004	0	0	0	0	0	0.4
District Centre	MARIAN	CTRDMARI		0	0	0	0	0	0	0.32	0	0.02	0.036	0	0.02	0.004	0	0	0	0	0	0.4
District Centre	NORTH MACKAY	CTRDNORT		0	0	0	0	0	0	0.1	0.04	0.176	0.06	0	0.02	0.004	0	0	0	0	0	0.4
District Centre	WALKERSTON	CTRDWALK		0	0	0	0	0	0	0.24	0.02	0.08	0.036	0	0.02	0.004	0	0	0	0	0	0.4
District Centre	WEST MACKAY	CTRDWEST		0	0	0	0	0	0	0.25	0	0.1	0	0	0.025	0.005	0	0	0	0	0	0.38
Local Centre	Blacks Beach	CTRLBLAC		0	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	0.4
Local Centre	BUCASIA	CTRLBUCA		0	0	0	0	0	0	0.25	0	0.084	0	0	0.008	0.008	0	0	0	0	0	0.35
Local Centre	Celeber Drive	CTRLCELE		0	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	0.4
Local Centre	EBLACKS BEACH	CTRLBLA		0	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	0.4
Local Centre	EVANS STREET	CTRLEVAN		0	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	0.4
Local Centre	FINCH STREET	CTRLFINC		0	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	0.4
Local Centre	GASWORKS	CTRLGASW		0	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	0.4
Local Centre	GEORGE STREET	CTRLGEOR		0	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	0.4
Local Centre	MARINA	CTRLMARI		0	0	0	0	0	0	0.35	0	0.084	0	0	0.008	0.008	0	0	0	0	0	0.45
Local Centre	MARTINS CORNER	CTRLMART		0	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	0.4
Local Centre	MIRANI	CTRLMIRA		0	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	0.4
Local Centre	MOORE STREET	CTRLMOOR		0	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	0.4
Local Centre	OORALEA	CTRLLOORA		0	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	0.4
Local Centre	PHEASANT STREET	CTRLPHEA		0	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	0.4
Local Centre	SARINA BEACH ROAD	CTRLSARI		0	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	0.4
Local Centre	UNGERER STREET	CTRLUNGE		0	0	0	0	0	0	0.3	0	0.084	0	0	0.008	0.008	0	0	0	0	0	0.4
Major Centre	MOUNT PLEASANT	CTRMMOUN		0	0	0	0	0	0	0.4	0.036	0.04	0	0	0.02	0.004	0	0	0	0	0	0.5
Major Centre	RURAL VIEW	CTRMRURA		0	0	0	0	0	0	0.4	0.036	0.04	0	0	0.02	0.004	0	0	0	0	0	0.5
Major Centre	SARINA	CTRMSARI		0	0	0	0	0	0	0.28	0.036	0.04	0.02	0	0.02	0.004	0	0	0	0	0	0.4
Neighbourhood Centre		CTRN		0	0	0	0	0	0	0.3	0	0.056	0.028	0	0.008	0.008	0	0	0	0	0	0.4
Principal Centre		CTRP		0	0	0	0	0.025	0.105	0.63	0.525	0.735	0	0	0.105	0	0	0	0	0	0	2.125
Emerging Community		EC		12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Emerging Community	1 Alexandra Street	EC1		12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

² RD means residential density

³ PR means plot ratio

Zone	Precinct	ZP Code	Release Year	RD ² DetDw	RD AttDw	RD OthDw	RD Tot Dw	PR ² OthBd	PR Vis	PR Ret	PR Show	PR Coml	PR Lind	PR GHInd	PR Comy	PR EdCC	PR EdSC	PR EdTE	PR Hosp	PR OutSR	PR OthRu	PR Total
Emerging Community	2 Andergrove Lakes (residential component)	EC2		12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Emerging Community	3 Mirani	EC3		12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Emerging Community	4 Northern Beaches South	EC4		12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Emerging Community	5 Ooralea	EC5		12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Emerging Community	6 Sarina North	EC6		12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Emerging Community	7. Shoal Point-Bucasia (residential component)	EC7		12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Emerging Community	8. Walkerston	EC8		12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
High Impact Industry	1 Sugar Mill	HI1		0	0	0	0	0	0	0	0	0	0	0.315	0	0	0	0	0	0	0	0
High Impact Industry	2 Air Quality	HI2		0	0	0	0	0	0	0	0	0	0.185	0.315	0	0	0	0	0	0	0	0.5
High Impact Industry	Brewers Rd Sarina	HIBREW		0	0	0	0	0	0	0	0	0	0	0.315	0	0	0	0	0	0	0	0.315
High Impact Industry	Harbour Road North Mackay	HIHARB		0	0	0	0	0	0	0	0	0	0.185	0.315	0	0	0	0	0	0	0	0.5
High Impact Industry	Paget, McLennan Street Ooralea	HIPAGE		0	0	0	0	0	0	0	0	0	0.185	0.315	0	0	0	0	0	0	0	0.5
High Impact Industry	Sugar mill at Pleystowe	HISUGA		0	0	0	0	0	0	0	0	0	0	0.315	0	0	0	0	0	0	0	0.315
Industry Investigation	Boundary Road east precinct	II1		0	0	0	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	0	0.5
Industry Investigation	Cowleys Road precinct	II2		0	0	0	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	0	0.5
Industry Investigation	Glenella precinct	II3		0	0	0	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	0	0.5
Industry Investigation	Marian precinct	II4		0	0	0	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	0	0.5
Industry Investigation	Paget south precinct	II5		0	0	0	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	0	0.5
Industry Investigation	Sarina precinct	II6		0	0	0	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	0	0.5
Low Impact Industry		INDL		0	0	0	0	0	0	0	0	0	0.6	0	0	0	0	0	0	0	0	0.6
Medium Density Residential	Low-medium density precinct	MD1		0	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Density Residential	General medium density precinct	MD2		0	33	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Density Residential	Multi-storey medium density precinct	MD3		0	50	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mixed Use zone	Amenity and convenience precinct	MX1		0	23.3333	0	23.3333	0.025	0.05	0.1	0	0	0	0	0	0	0	0	0	0	0	0.175

Zone	Precinct	ZP Code	Release Year	RD ² DetDw	RD AttDw	RD OthDw	RD Tot Dw	PR ² OthBd	PR Vis	PR Ret	PR Show	PR Coml	PR Lind	PR GHInd	PR Comy	PR EdCC	PR EdSC	PR EdTE	PR Hosp	PR OutSR	PR OthRu	PR Total
Mixed Use zone	Fringe Commercial precinct	MX2		0	18.3333	0	18.3333	0.025	0.05	0.1	0	0.05	0	0	0	0	0	0	0	0	0	0.225
Open Space		OPSP		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
High density residential		RESH		0	133	0	133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Low Density Residential		RESL		12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medium Density Residential		RESM		0	33	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Residential		RRES		0.45	0	0	0.45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural zone	Investigation area precinct	RU1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural zone	Investigation area precinct Ooralea	RUOORINV	2031	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Specialised centre zone	Showroom and hardware precinct	SC1		0	0	0	0	0	0	0	0.5	0	0	0	0	0	0	0	0	0	0	0.5
Specialised centre zone	Tavern precinct	SC2		0	0	0	0	0	0	0.3	0	0	0	0	0	0	0	0	0	0	0	0.3
Sport and Recreation		SPRC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Special Purpose		SPURP		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tourism (Major)		TOUR		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Township		TWNS		7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Table 20 – MGAM 2016 Development data summary

Status	Detached Dwellings	Attached Dwellings	Other Dwellings	Commercial m ² GFA	Community m ² GFA	Education - Child Care m ² GFA	Education - School m ² GFA	Education - Tertiary m ² GFA	General Heavy Industry m ² GFA	Hospital m ² GFA	Light Industry m ² GFA	Other Bed m ² GFA	Other Rural m ² GFA	Retail & Service	Showroom	Outdoor Sport & Rec	Visitor Accom. m ² GFA	Enrolments	Hospital Beds	Other Beds	Visitor Beds
Approved DA	4,543	2,090	195	25,612	6,006	1,772	1,254	30,273	2,660	-	168,374	29,215	4,140	64,401	30,541	4,164	2,850	139	-	838	423
Undecided DA	5,112	497	32	800	-	1,063	-	-	-	-	30,301	5,882	-	21,314	-	-	5,686	143	-	205	303
Potential developer interest	4,611	1,397	90	800	3,000	-	9,960	-	-	9,200	140,484	1,500	-	89,536	-	1,200	-	400	144	50	-
Other	1,620	3,351	-	39,512	3,111	-	4,300	-	-	-	93,089	10,800	-	18,520	13,796	497	-	-	-	360	-
Total	15,886	7,335	317	66,724	12,117	2,835	15,514	30,273	2,660	9,200	432,248	47,397	4,140	193,771	44,337	5,861	8,536	682	144	1,453	726

Table 21 – MGAM 2016 Existing and projected population

Projection Area		Development type	Existing and projected population					
Area	Locality		2016	2021	2026	2031	2036	Ultimate development
Inside PIA	Andergrove	Attached Dwelling	960	1,002	1,128	1,398	1,385	1,857
		Detached Dwelling	8,884	9,270	10,287	10,654	10,623	11,158
		Other Dwelling	207	207	206	204	203	133
		Total	10,051	10,479	11,621	12,257	12,211	13,147
Inside PIA	Bakers Creek	Attached Dwelling	35	35	35	35	35	31
		Detached Dwelling	773	1,078	1,544	1,964	2,116	2,205
		Other Dwelling	-	-	-	-	-	-
		Total	809	1,114	1,580	1,999	2,151	2,236
Inside PIA	Beaconsfield	Attached Dwelling	235	243	344	455	452	397
		Detached Dwelling	5,453	6,332	7,060	7,642	7,749	8,134
		Other Dwelling	275	275	274	530	646	530
		Total	5,964	6,851	7,678	8,626	8,847	9,061
Inside PIA	Blacks Beach	Attached Dwelling	437	559	660	812	1,086	1,364
		Detached Dwelling	3,256	3,445	3,706	3,791	3,829	3,924
		Other Dwelling	-	-	-	-	-	-
		Total	3,693	4,004	4,366	4,603	4,915	5,288
Inside PIA	Bucasia	Attached Dwelling	268	345	511	544	541	642
		Detached Dwelling	3,765	3,960	4,114	4,190	4,200	4,331
		Other Dwelling	-	-	-	-	-	-
		Total	4,033	4,304	4,625	4,735	4,741	4,973
Inside PIA	Cremorne	Attached Dwelling	5	5	5	5	5	5
		Detached Dwelling	31	31	31	31	30	20
		Other Dwelling	-	-	-	-	-	-
		Total	36	36	36	36	35	25
Inside PIA	Dolphin Heads	Attached Dwelling	324	324	322	320	318	408
		Detached Dwelling	285	284	289	368	365	341
		Other Dwelling	-	-	-	-	-	-
		Total	609	608	611	689	684	749
Inside PIA	East Mackay	Attached Dwelling	785	898	1,113	1,335	1,437	1,904
		Detached Dwelling	2,904	2,940	2,979	2,957	2,973	2,721
		Other Dwelling	143	143	143	142	141	141
		Total	3,832	3,982	4,236	4,434	4,551	4,766
Inside PIA	Eimeo	Attached Dwelling	143	143	143	142	141	180
		Detached Dwelling	3,264	4,146	4,492	5,102	5,220	5,406
		Other Dwelling	-	-	-	-	-	-

Projection Area		Development type	Existing and projected population					
Area	Locality		2016	2021	2026	2031	2036	Ultimate development
		Total	3,407	4,290	4,634	5,243	5,361	5,585
Inside PIA	Glenella	Attached Dwelling	165	164	164	246	244	353
		Detached Dwelling	4,220	4,382	4,493	4,499	4,591	4,618
		Other Dwelling	-	-	-	-	-	-
		Total	4,385	4,546	4,657	4,745	4,835	4,972
Inside PIA	Greenmount	Attached Dwelling	8	8	8	8	8	8
		Detached Dwelling	84	112	111	140	139	139
		Other Dwelling	-	-	-	-	-	-
		Total	92	120	119	148	147	147
Inside PIA	Mackay	Attached Dwelling	2,676	2,913	3,346	5,196	8,181	10,591
		Detached Dwelling	1,395	1,371	1,365	1,322	1,320	798
		Other Dwelling	187	187	185	184	183	183
		Total	4,257	4,471	4,897	6,703	9,685	11,572
Inside PIA	Mackay Harbour	Attached Dwelling	465	692	730	725	721	1,036
		Detached Dwelling	21	140	235	275	336	797
		Other Dwelling	-	-	-	-	84	84
		Total	486	832	965	1,001	1,140	1,916
Inside PIA	Marian	Attached Dwelling	36	44	44	44	43	122
		Detached Dwelling	2,909	3,874	4,084	4,165	4,328	5,582
		Other Dwelling	-	-	-	-	-	-
		Total	2,946	3,918	4,128	4,209	4,371	5,704
Inside PIA	Mirani	Attached Dwelling	33	40	40	40	40	368
		Detached Dwelling	1,188	1,191	1,570	2,190	2,530	2,924
		Other Dwelling	11	11	11	11	11	5
		Total	1,232	1,243	1,622	2,241	2,581	3,296
Inside PIA	Mount Pleasant	Attached Dwelling	343	342	342	403	401	558
		Detached Dwelling	4,194	4,407	4,489	4,651	4,985	4,988
		Other Dwelling	549	546	546	543	541	541
		Total	5,087	5,295	5,377	5,598	5,926	6,086
Inside PIA	North Mackay	Attached Dwelling	1,308	1,337	1,509	1,676	1,964	3,441
		Detached Dwelling	5,188	5,309	5,330	5,288	5,351	4,692
		Other Dwelling	357	357	357	354	352	339
		Total	6,853	7,003	7,195	7,319	7,668	8,473
Inside PIA	Ooralea	Attached Dwelling	426	505	555	552	549	385
		Detached Dwelling	2,811	2,944	3,452	3,626	3,816	3,862
		Other Dwelling	-	-	-	-	-	-
		Total	3,237	3,449	4,007	4,178	4,366	4,247

Projection Area		Development type	Existing and projected population					
Area	Locality		2016	2021	2026	2031	2036	Ultimate development
Inside PIA	Paget	Attached Dwelling	12	12	12	12	12	12
		Detached Dwelling	155	160	159	158	157	99
		Other Dwelling	-	-	-	-	-	-
		Total	168	172	172	171	169	112
Inside PIA	Richmond	Attached Dwelling	-	-	-	-	-	-
		Detached Dwelling	314	1,337	1,586	2,503	3,258	3,364
		Other Dwelling	-	-	-	-	-	-
		Total	314	1,337	1,586	2,503	3,258	3,364
Inside PIA	Rural View	Attached Dwelling	174	382	380	378	704	917
		Detached Dwelling	4,133	5,526	7,785	8,908	10,403	10,957
		Other Dwelling	-	-	-	-	-	-
		Total	4,306	5,908	8,165	9,285	11,107	11,874
Inside PIA	Sarina	Attached Dwelling	243	243	243	242	414	1,115
		Detached Dwelling	3,134	3,416	3,733	4,485	5,034	5,323
		Other Dwelling	27	53	53	52	52	52
		Total	3,404	3,712	4,029	4,779	5,500	6,490
Inside PIA	Shoal Point	Attached Dwelling	168	266	362	454	499	645
		Detached Dwelling	1,813	2,146	3,340	5,527	7,402	8,153
		Other Dwelling	-	-	-	-	-	-
		Total	1,982	2,412	3,702	5,980	7,901	8,798
Inside PIA	Slade Point	Attached Dwelling	272	389	397	449	478	490
		Detached Dwelling	3,704	3,748	3,792	3,764	3,736	3,927
		Other Dwelling	-	-	-	-	-	-
		Total	3,976	4,138	4,189	4,213	4,215	4,417
Inside PIA	South Mackay	Attached Dwelling	1,421	1,492	1,492	1,482	1,473	2,332
		Detached Dwelling	6,223	6,225	6,225	6,178	6,130	5,587
		Other Dwelling	2	2	2	2	2	2
		Total	7,645	7,719	7,719	7,662	7,605	7,921
Inside PIA	Walkerston	Attached Dwelling	233	233	232	230	229	227
		Detached Dwelling	2,851	3,334	3,416	3,699	3,862	3,994
		Other Dwelling	-	-	-	-	-	-
		Total	3,084	3,567	3,648	3,930	4,091	4,221
Inside PIA	West Mackay	Attached Dwelling	921	1,063	1,091	1,257	1,410	3,276
		Detached Dwelling	5,296	5,348	5,484	5,524	5,465	4,735
		Other Dwelling	171	169	169	168	167	167
		Total	6,387	6,581	6,745	6,950	7,042	8,178
Inside PIA	Total	Attached Dwelling	12,098	13,681	15,208	18,442	22,771	32,663

Projection Area		Development type	Existing and projected population					
Area	Locality		2016	2021	2026	2031	2036	Ultimate development
		Detached Dwelling	78,247	86,458	95,153	103,603	109,951	112,779
		Other Dwelling	1,928	1,950	1,946	2,192	2,382	2,175
		Total	92,273	102,089	112,307	124,236	135,105	147,618
Outside PIA	Total	Attached Dwelling	530	530	536	561	549	524
		Detached Dwelling	29,970	29,983	30,469	30,894	32,205	48,231
		Other Dwelling	33	33	33	32	32	31
		Total	30,533	30,546	31,038	31,487	32,786	48,786
Mackay Regional Council	Total	Attached Dwelling	12,629	14,211	15,744	19,003	23,321	33,187
		Detached Dwelling	108,217	116,441	125,622	134,496	142,156	161,010
		Other Dwelling	1,961	1,983	1,978	2,224	2,414	2,206
		Total	122,807	132,635	143,345	155,723	167,891	196,404

Table 22 – MGAM 2016 Existing and projected employees

Projection area		Development type	Existing and projected employees					
Area	Locality		2016	2021	2026	2031	2036	Ultimate Development
Inside PIA	Andergrove	Commercial	29	30	30	30	30	70
		Community	35	37	37	37	39	45
		Education - Child Care	84	91	100	111	116	135
		Education - School	282	303	334	370	385	451
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	12	12	12	12	12	12
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	216	221	357	357	357	437
		Showroom	13	13	13	13	13	6
		Visitor Accommodation	198	30	30	30	70	198
		TOTAL	869	737	916	962	1,022	1,354
Inside PIA	Bakers Creek	Commercial	-	-	-	-	-	-
		Community	12	12	12	12	12	15
		Education - Child Care	-	-	-	-	-	-
		Education - School	14	15	17	18	19	22
		Education - Tertiary	-	-	-	-	-	-

		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	51	51	51	51	51	51
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	9	9	9	9	9	9
		Showroom	6	6	6	6	6	6
		Visitor Accommodation	19	-	-	-	-	19
		TOTAL	110	93	95	97	98	122
Inside PIA	Beaconsfield	Commercial	-	-	-	-	-	-
		Community	53	59	60	60	61	71
		Education - Child Care	12	13	14	15	16	19
		Education - School	120	134	153	173	180	210
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	1	1	1	1	1	1
		Other Bed	50	51	33	32	22	26
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	16	16	15	15	84	82
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	18	-	-	-	-	18
		TOTAL	269	274	275	296	363	427
Inside PIA	Blacks Beach	Commercial	-	-	40	40	80	111
		Community	-	-	-	-	-	-
		Education - Child Care	10	11	12	13	14	16
		Education - School	-	-	-	-	91	107
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	1	1	1	1	1	1
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	52	52	67	113	137	144
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	83	40	40	80	111	83
		TOTAL	145	103	160	247	434	462

Inside PIA	Bucasia	Commercial	-	-	-	-	-	53
		Community	3	3	3	3	3	4
		Education - Child Care	-	12	12	12	12	14
		Education - School	33	36	40	44	46	53
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	0	0	0	0	0	0
		Other Bed	-	-	-	-	-	-
		Other Rural	14	14	14	14	14	14
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	51	51	51	51	51	67
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	25	-	-	-	53	25
		TOTAL	127	116	120	124	179	231
Inside PIA	Cremorne	Commercial	-	-	-	-	-	-
		Community	-	-	-	-	-	-
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	3	3	3	3	3	98
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	73	73	73	73	73	26
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	-	-	-	-	-	-
		TOTAL	76	76	76	76	76	124
Inside PIA	Dolphin Heads	Commercial	-	-	-	-	-	-
		Community	-	-	-	-	-	-
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	0	0	0	0	0	0
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-

		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	7	7	7	7	7	7
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	-	-	-	-	-	-
		TOTAL	7	7	7	7	7	7
Inside PIA	East Mackay	Commercial	52	52	52	52	52	52
		Community	-	-	-	-	-	-
		Education - Child Care	15	17	18	20	21	25
		Education - School	83	89	99	109	114	133
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	66	66	66	66	66	66
		Other Bed	91	94	96	95	98	115
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	10	10	22	22	22	22
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	27	52	52	52	52	27
		TOTAL	344	379	404	416	424	439
Inside PIA	Eimeo	Commercial	-	-	-	-	-	-
		Community	-	-	-	-	-	-
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	1	1	1	1	1	1
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	6	6	6	6	6	21
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	1	-	-	-	-	1
		TOTAL	8	7	7	7	7	23
Inside PIA	Glenella	Commercial	10	10	10	10	10	-
		Community	59	61	62	62	64	74
		Education - Child Care	15	17	18	20	21	25
		Education - School	35	38	42	46	48	56
		Education - Tertiary	-	-	-	-	-	-

		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	366	366	659	659	780	871
		Other Bed	57	59	60	60	62	72
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	4	4	3	3	3	4
		Retail and Service	2	2	2	2	2	2
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	-	10	10	10	-	-
		TOTAL	548	566	867	873	990	1,104
Inside PIA	Greenmount	Commercial	-	-	-	-	-	-
		Community	-	-	-	-	-	-
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	-	-	-	-	-	-
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	-	-	-	-	-	-
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	-	-	-	-	-	-
		TOTAL	-	-	-	-	-	-
Inside PIA	Mackay	Commercial	5,161	5,923	6,273	8,291	9,344	13,681
		Community	406	508	533	639	779	911
		Education - Child Care	32	34	49	53	54	63
		Education - School	174	184	200	217	191	223
		Education - Tertiary	489	490	492	494	624	730
		General Heavy Industry	6	6	6	6	6	6
		Hospital	-	-	-	-	-	-
		Light Industry	1,052	1,052	1,058	986	979	1,260
		Other Bed	139	160	167	286	341	399
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	71	72	67	67	68	79
		Retail and Service	4,340	4,595	4,726	5,160	5,342	6,076
		Showroom	175	406	711	1,157	1,512	3,521
		Visitor Accommodation	168	6,273	8,291	9,344	13,681	168
		TOTAL	12,213	19,702	22,571	26,700	32,920	27,117

Inside PIA	Mackay Harbour	Commercial	263	263	263	263	262	260
		Community	36	38	38	38	39	46
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	23	23	23	23	23	91
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	46	46	46	54	54	87
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	51	263	263	262	260	51
		TOTAL	419	632	633	640	638	535
Inside PIA	Marian	Commercial	3	3	3	3	3	23
		Community	24	24	25	25	26	30
		Education - Child Care	-	-	-	-	-	-
		Education - School	53	57	63	70	73	85
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	516	516	516	516	516	516
		Hospital	-	-	-	-	-	-
		Light Industry	1	1	1	1	1	1,056
		Other Bed	-	-	-	-	-	-
		Other Rural	4	4	4	4	4	4
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	136	155	172	172	172	195
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	61	3	3	3	23	61
		TOTAL	797	763	786	793	817	1,969
Inside PIA	Mirani	Commercial	72	72	72	72	72	160
		Community	49	50	99	99	100	117
		Education - Child Care	6	6	7	8	8	10
		Education - School	97	104	115	127	132	155
		Education - Tertiary	0	0	0	0	0	0
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	28	28	28	304	663	663
		Other Bed	35	36	37	37	38	44
		Other Rural	-	-	-	-	-	-

		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	47	47	47	47	47	135
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	19	72	72	72	160	19
		TOTAL	353	416	477	766	1,221	1,303
Inside PIA	Mount Pleasant	Commercial	478	498	498	498	498	743
		Community	36	40	41	41	42	49
		Education - Child Care	9	32	33	34	34	40
		Education - School	180	194	214	237	247	289
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	92	94	96	96	99	116
		Light Industry	75	75	75	75	75	75
		Other Bed	-	-	-	50	50	59
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	1,096	1,483	1,483	1,483	1,483	2,005
		Showroom	655	661	661	661	661	711
		Visitor Accommodation	103	498	498	498	743	103
		TOTAL	2,725	3,576	3,601	3,674	3,934	4,191
Inside PIA	North Mackay	Commercial	350	430	430	430	430	680
		Community	267	279	285	284	289	338
		Education - Child Care	27	29	32	36	37	43
		Education - School	399	429	474	524	546	639
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	152
		Hospital	101	104	106	105	97	113
		Light Industry	332	332	334	334	334	449
		Other Bed	32	33	188	188	189	221
		Other Rural	0	0	0	0	0	0
		Outdoor Sport and Recreation	5	5	5	5	5	6
		Retail and Service	463	465	465	465	465	494
		Showroom	43	43	43	43	43	54
		Visitor Accommodation	107	430	430	430	680	107
		TOTAL	2,125	2,578	2,791	2,844	3,115	3,298
Inside PIA	Ooralea	Commercial	-	10	10	10	10	95
		Community	-	-	-	-	-	-
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	230	245	259	285	288	337

		General Heavy Industry	37	37	37	37	37	199
		Hospital	-	-	-	-	-	-
		Light Industry	233	233	233	394	394	506
		Other Bed	-	43	103	103	163	191
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	262	242	256	256	256	152
		Showroom	1	1	1	1	1	1
		Visitor Accommodation	-	10	10	10	95	-
		TOTAL	763	821	910	1,097	1,245	1,482
Inside PIA	Paget	Commercial	603	603	603	603	603	173
		Community	15	16	16	16	17	19
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	2,359	2,914	3,455	3,455	3,911	12,009
		Hospital	-	-	-	-	-	-
		Light Industry	5,862	6,456	6,820	7,461	7,713	14,471
		Other Bed	-	-	-	-	-	-
		Other Rural	4	4	4	4	4	4
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	317	324	354	369	369	303
		Showroom	226	226	226	226	226	195
		Visitor Accommodation	57	603	603	603	173	57
		TOTAL	9,443	11,145	12,082	12,737	13,016	27,231
Inside PIA	Richmond	Commercial	-	-	-	-	-	-
		Community	-	-	-	-	-	-
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	-	-	-	-	-	-
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	422	422	414	414	414	414
		Showroom	-	-	237	237	389	389
		Visitor Accommodation	-	-	-	-	-	-

		TOTAL	422	422	651	651	802	802
Inside PIA	Rural View	Commercial	78	78	204	196	180	266
		Community	70	72	73	73	75	88
		Education - Child Care	19	21	23	25	26	31
		Education - School	93	100	110	122	127	149
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	28	28	28	28	28	320
		Other Bed	4	5	5	5	5	6
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	210	210	397	440	449	756
		Showroom	69	69	104	104	190	226
		Visitor Accommodation	-	204	196	180	266	-
		TOTAL	571	786	1,140	1,173	1,347	1,843
Inside PIA	Sarina	Commercial	164	164	164	164	164	284
		Community	260	267	273	272	280	328
		Education - Child Care	22	24	26	29	30	36
		Education - School	122	131	145	160	167	196
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	686	686	686	686	686	686
		Hospital	52	54	55	55	56	66
		Light Industry	183	183	183	601	1,051	3,925
		Other Bed	28	28	29	29	30	35
		Other Rural	1	1	1	1	1	1
		Outdoor Sport and Recreation	8	9	9	9	9	10
		Retail and Service	382	382	382	414	414	504
		Showroom	8	8	8	8	8	17
		Visitor Accommodation	103	164	164	164	284	103
		TOTAL	2,018	2,100	2,124	2,592	3,181	6,190
Inside PIA	Shoal Point	Commercial	-	-	-	-	-	-
		Community	-	-	-	-	-	-
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	1	1	1	1	1	1
		Other Bed	-	-	-	-	25	29

		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	213	213	173	150	75	52
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	-	-	-	-	-	-
		TOTAL	214	214	173	151	101	82
Inside PIA	Slade Point	Commercial	7	7	7	7	7	13
		Community	16	13	13	13	13	16
		Education - Child Care	-	12	12	12	12	15
		Education - School	55	59	66	73	76	88
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	615	636	636	636	636	1,289
		Other Bed	-	-	-	-	-	-
		Other Rural	0	0	0	0	0	0
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	82	82	82	82	82	87
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	5	7	7	7	13	5
		TOTAL	780	817	824	831	839	1,511
Inside PIA	South Mackay	Commercial	25	25	25	25	25	30
		Community	263	271	277	276	284	333
		Education - Child Care	-	-	-	-	-	-
		Education - School	244	262	289	320	333	390
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	91	91	91	91	91	183
		Other Bed	-	-	-	-	-	-
		Other Rural	0	0	0	0	0	0
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	57	57	57	57	57	54
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	-	25	25	25	30	-
		TOTAL	681	732	765	795	821	989
Inside PIA	Walkerston	Commercial	8	8	8	8	8	8
		Community	51	31	32	32	33	38
		Education - Child Care	53	57	63	69	72	85
		Education - School	65	69	77	85	128	150

		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	9	9	9	9	9	9
		Other Bed	-	-	-	-	-	-
		Other Rural	3	3	3	3	3	3
		Outdoor Sport and Recreation	-	42	42	42	42	49
		Retail and Service	101	101	101	101	101	101
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	6	8	8	8	8	6
		TOTAL	294	326	340	355	402	447
Inside PIA	West Mackay	Commercial	230	230	201	242	252	386
		Community	121	125	118	116	116	135
		Education - Child Care	26	28	31	35	36	42
		Education - School	135	145	160	177	185	216
		Education - Tertiary	14	15	16	18	19	22
		General Heavy Industry	-	-	-	-	-	-
		Hospital	1,038	1,067	1,090	1,087	1,120	1,310
		Light Industry	350	350	350	350	350	592
		Other Bed	137	141	144	215	279	326
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	425	425	442	495	508	606
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	330	201	242	252	386	330
		TOTAL	2,805	2,726	2,795	2,986	3,250	3,966
Inside PIA	Total	Commercial	7,533	8,406	8,893	10,944	12,031	17,089
		Community	1,777	1,905	1,998	2,097	2,273	2,659
		Education - Child Care	332	403	451	493	512	598
		Education - School	2,183	2,350	2,597	2,874	3,089	3,613
		Education - Tertiary	733	750	768	797	931	1,089
		General Heavy Industry	3,603	4,159	4,700	4,700	5,156	13,568
		Hospital	1,283	1,319	1,347	1,343	1,372	1,606
		Light Industry	9,384	9,998	10,663	12,086	13,262	25,988
		Other Bed	572	649	860	1,099	1,301	1,522
		Other Rural	26	26	26	26	26	26
		Outdoor Sport and Recreation	88	131	126	126	127	148
		Retail and Service	9,041	9,694	10,206	10,815	11,035	12,839
		Showroom	1,196	1,433	2,010	2,457	3,048	5,128
		Visitor Accommodation	1,377	1,403	1,405	1,527	1,544	1,788

		TOTAL	39,127	42,626	46,051	51,384	55,708	87,660
Outside PIA	Total	Commercial	76	76	76	76	76	76
		Community	282	282	282	282	282	330
		Education - Child Care	6	6	6	6	6	7
		Education - School	275	275	275	275	275	321
		Education - Tertiary	83	83	83	83	83	97
		General Heavy Industry	1,993	1,993	1,993	1,993	1,993	2,613
		Hospital	0	0	0	0	0	0
		Light Industry	5,700	5,702	5,702	5,702	5,702	10,078
		Other Bed	12	12	31	84	84	99
		Other Rural	610	646	646	646	646	646
		Outdoor Sport and Recreation	4	4	4	4	4	5
		Retail and Service	455	455	454	478	979	1,461
		Showroom	93	93	93	93	93	93
		Visitor Accommodation	575	597	585	585	579	555
		TOTAL	10,163	10,223	10,230	10,306	10,802	16,380
Mackay Regional Council	Total	Commercial	7,609	8,482	8,970	11,020	12,108	17,165
		Community	2,059	2,187	2,280	2,380	2,555	2,989
		Education - Child Care	338	409	458	500	518	606
		Education - School	2,457	2,625	2,872	3,149	3,363	3,934
		Education - Tertiary	816	833	851	880	1,014	1,186
		General Heavy Industry	5,596	6,152	6,693	6,693	7,148	16,181
		Hospital	1,283	1,319	1,347	1,343	1,372	1,606
		Light Industry	15,084	15,700	16,365	17,788	18,964	36,066
		Other Bed	584	660	891	1,183	1,385	1,621
		Other Rural	636	672	672	672	672	672
		Outdoor Sport and Recreation	92	134	130	130	131	153
		Retail and Service	9,496	10,149	10,660	11,292	12,014	14,300
		Showroom	1,289	1,526	2,102	2,549	3,141	5,220
		Visitor Accommodation	1,951	2,000	1,991	2,112	2,124	2,342
		TOTAL	49,290	52,849	56,281	61,690	66,509	104,041

Table 23 – Existing and projected dwellings

Projection Area		Development type	Existing and projected dwellings					
Area	Locality		2016	2021	2026	2031	2036	Ultimate development
Inside PIA	Andergrove	Attached Dwelling	589	615	696	868	865	1,160
		Detached Dwelling	3,053	3,196	3,547	3,699	3,714	3,901
		Other Dwelling	127	127	127	127	127	83
		Total	3,769	3,938	4,371	4,695	4,707	5,145
Inside PIA	Bakers Creek	Attached Dwelling	17	17	17	17	17	15
		Detached Dwelling	329	459	660	843	916	955
		Other Dwelling	-	-	-	-	-	-
		Total	346	476	677	860	933	970
Inside PIA	Beaconsfield	Attached Dwelling	144	149	212	282	282	248
		Detached Dwelling	1,874	2,184	2,435	2,654	2,710	2,844
		Other Dwelling	169	169	169	329	404	331
		Total	2,187	2,502	2,816	3,265	3,396	3,423
Inside PIA	Blacks Beach	Attached Dwelling	247	316	375	464	624	784
		Detached Dwelling	1,267	1,346	1,448	1,493	1,520	1,557
		Other Dwelling	-	-	-	-	-	-
		Total	1,514	1,661	1,823	1,957	2,144	2,341
Inside PIA	Bucasia	Attached Dwelling	180	231	345	370	370	440
		Detached Dwelling	1,364	1,440	1,496	1,535	1,550	1,598
		Other Dwelling	-	-	-	-	-	-
		Total	1,544	1,671	1,841	1,905	1,920	2,038
Inside PIA	Cremorne	Attached Dwelling	3	3	3	3	3	3
		Detached Dwelling	12	12	12	12	12	8
		Other Dwelling	-	-	-	-	-	-
		Total	15	15	15	15	15	11
Inside PIA	Dolphin Heads	Attached Dwelling	183	183	183	183	183	235
		Detached Dwelling	111	111	113	145	145	135
		Other Dwelling	-	-	-	-	-	-
		Total	294	294	296	328	328	370
Inside PIA	East Mackay	Attached Dwelling	494	565	700	845	915	1,213
		Detached Dwelling	1,104	1,122	1,137	1,137	1,152	1,055
		Other Dwelling	90	90	90	90	90	90
		Total	1,688	1,777	1,927	2,072	2,157	2,357
Inside PIA	Eimeo	Attached Dwelling	81	81	81	81	81	103
		Detached Dwelling	1,270	1,620	1,755	2,009	2,072	2,145
		Other Dwelling	-	-	-	-	-	-

Projection Area		Development type	Existing and projected dwellings					
Area	Locality		2016	2021	2026	2031	2036	Ultimate development
		Total	1,351	1,701	1,836	2,090	2,153	2,248
Inside PIA	Glenella	Attached Dwelling	85	85	85	128	128	185
		Detached Dwelling	1,507	1,565	1,610	1,618	1,663	1,673
		Other Dwelling	-	-	-	-	-	-
		Total	1,592	1,650	1,695	1,746	1,791	1,858
Inside PIA	Greenmount	Attached Dwelling	4	4	4	4	4	4
		Detached Dwelling	31	41	41	52	52	52
		Other Dwelling	-	-	-	-	-	-
		Total	35	45	45	56	56	56
Inside PIA	Mackay	Attached Dwelling	1,749	1,904	2,201	3,441	5,454	7,060
		Detached Dwelling	596	586	586	570	574	347
		Other Dwelling	122	122	122	122	122	122
		Total	2,467	2,612	2,909	4,133	6,150	7,529
Inside PIA	Mackay Harbour	Attached Dwelling	275	409	432	432	432	620
		Detached Dwelling	10	67	113	133	163	387
		Other Dwelling	-	-	-	-	50	50
		Total	285	476	545	565	645	1,057
Inside PIA	Marian	Attached Dwelling	23	28	28	28	28	78
		Detached Dwelling	1,102	1,473	1,553	1,596	1,671	2,155
		Other Dwelling	-	-	-	-	-	-
		Total	1,125	1,501	1,581	1,624	1,699	2,233
Inside PIA	Mirani	Attached Dwelling	21	26	26	26	26	236
		Detached Dwelling	450	453	597	839	977	1,129
		Other Dwelling	7	7	7	7	7	3
		Total	478	486	630	872	1,010	1,368
Inside PIA	Mount Pleasant	Attached Dwelling	177	177	177	210	210	292
		Detached Dwelling	1,498	1,574	1,609	1,673	1,806	1,807
		Other Dwelling	283	283	283	283	283	283
		Total	1,958	2,034	2,069	2,166	2,299	2,382
Inside PIA	North Mackay	Attached Dwelling	774	791	893	998	1,176	2,061
		Detached Dwelling	2,011	2,066	2,074	2,074	2,107	1,847
		Other Dwelling	211	211	211	211	211	203
		Total	2,996	3,068	3,178	3,283	3,494	4,111
Inside PIA	Ooralea	Attached Dwelling	205	243	268	268	268	188
		Detached Dwelling	1,196	1,253	1,475	1,556	1,652	1,672
		Other Dwelling	-	-	-	-	-	-
		Total	1,401	1,496	1,743	1,824	1,920	1,860

Projection Area		Development type	Existing and projected dwellings					
Area	Locality		2016	2021	2026	2031	2036	Ultimate development
Inside PIA	Paget	Attached Dwelling	6	6	6	6	6	6
		Detached Dwelling	66	68	68	68	68	43
		Other Dwelling	-	-	-	-	-	-
		Total	72	74	74	74	74	49
Inside PIA	Richmond	Attached Dwelling	-	-	-	-	-	-
		Detached Dwelling	112	477	568	900	1,180	1,219
		Other Dwelling	-	-	-	-	-	-
		Total	112	477	568	900	1,180	1,219
Inside PIA	Rural View	Attached Dwelling	98	216	216	216	405	527
		Detached Dwelling	1,605	2,148	3,025	3,490	4,108	4,327
		Other Dwelling	-	-	-	-	-	-
		Total	1,703	2,363	3,240	3,705	4,512	4,854
Inside PIA	Sarina	Attached Dwelling	152	152	152	152	262	706
		Detached Dwelling	1,229	1,340	1,470	1,780	2,006	2,121
		Other Dwelling	17	33	33	33	33	33
		Total	1,398	1,525	1,655	1,965	2,301	2,860
Inside PIA	Shoal Point	Attached Dwelling	113	178	245	309	342	442
		Detached Dwelling	657	780	1,214	2,024	2,731	3,008
		Other Dwelling	-	-	-	-	-	-
		Total	770	959	1,459	2,333	3,073	3,450
Inside PIA	Slade Point	Attached Dwelling	159	228	234	266	285	292
		Detached Dwelling	1,342	1,363	1,379	1,379	1,379	1,449
		Other Dwelling	-	-	-	-	-	-
		Total	1,501	1,591	1,613	1,645	1,664	1,741
Inside PIA	South Mackay	Attached Dwelling	861	904	904	904	904	1,431
		Detached Dwelling	2,366	2,376	2,376	2,376	2,376	2,165
		Other Dwelling	1	1	1	1	1	1
		Total	3,228	3,281	3,281	3,281	3,281	3,597
Inside PIA	Walkerston	Attached Dwelling	117	117	117	117	117	116
		Detached Dwelling	1,052	1,230	1,265	1,380	1,446	1,496
		Other Dwelling	-	-	-	-	-	-
		Total	1,169	1,347	1,382	1,497	1,563	1,612
Inside PIA	West Mackay	Attached Dwelling	594	691	709	822	928	2,155
		Detached Dwelling	2,128	2,159	2,216	2,252	2,246	1,947
		Other Dwelling	110	110	110	110	110	110
		Total	2,832	2,960	3,035	3,184	3,284	4,212
Inside PIA	Total	Attached Dwelling	7,351	8,318	9,308	11,439	14,314	20,599

Projection Area		Development type	Existing and projected dwellings					
Area	Locality		2016	2021	2026	2031	2036	Ultimate development
		Detached Dwelling	29,342	32,509	35,842	39,287	41,996	43,044
		Other Dwelling	1,137	1,153	1,153	1,313	1,438	1,309
		Total	37,830	41,980	46,303	52,039	57,748	64,951
Outside PIA	Total	Attached Dwelling	396	396	400	418	406	390
		Detached Dwelling	12,029	12,056	12,276	12,522	13,141	19,830
		Other Dwelling	26	26	26	26	26	24
		Total	12,451	12,478	12,702	12,966	13,573	20,245
Mackay Regional Council	Total	Attached Dwelling	7,747	8,714	9,708	11,857	14,720	20,989
		Detached Dwelling	41,371	44,565	48,118	51,809	55,137	62,874
		Other Dwelling	1,163	1,179	1,179	1,339	1,464	1,333
		Total	50,281	54,458	59,005	65,005	71,321	85,196

Table 24 – MGAM 2016 Existing and projected non-residential floor space (m² GFA)

Projection area		Development type	Existing and projected non-residential floor space (m ² GFA)					
Area	Locality		2016	2021	2026	2031	2036	Ultimate Development
Inside PIA	Andergrove	Commercial	574	609	609	609	609	1,395
		Community	2,124	2,202	2,249	2,242	2,310	2,702
		Education - Child Care	4,223	4,543	5,019	5,553	5,784	6,767
		Education - School	21,120	22,705	25,082	27,756	28,910	33,820
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	1,110	1,110	1,110	1,110	1,110	1,089
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	12,982	13,255	21,435	21,435	21,435	26,208
		Showroom	752	769	769	769	769	355
		Visitor Accommodation	19,800	609	609	609	1,395	19,800
		TOTAL	62,685	45,801	56,882	60,083	62,323	92,136
Inside PIA	Bakers Creek	Commercial	-	-	-	-	-	-
		Community	694	714	729	727	749	876
		Education - Child Care	-	-	-	-	-	-
		Education - School	1,052	1,131	1,249	1,383	1,440	1,685
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	4,566	4,566	4,566	4,566	4,566	4,566
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	548	548	548	548	548	548
		Showroom	372	372	372	372	372	372
		Visitor Accommodation	1,850	-	-	-	-	1,850
		TOTAL	9,082	7,331	7,465	7,596	7,675	9,897
Inside PIA	Beaconsfield	Commercial	-	-	-	-	-	-
		Community	3,199	3,520	3,590	3,580	3,652	4,272
		Education - Child Care	588	632	698	773	805	942
		Education - School	8,965	10,080	11,477	12,987	13,475	15,764

Projection area		Development type	Existing and projected non-residential floor space (m ² GFA)					
Area	Locality		2016	2021	2026	2031	2036	Ultimate Development
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	86	86	86	86	86	86
		Other Bed	2,971	3,065	1,953	1,949	1,333	1,559
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	973	973	872	872	5,014	4,909
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	1,799	-	-	-	-	1,799
		TOTAL	18,581	18,356	18,676	20,248	24,365	29,331
Inside PIA	Blacks Beach	Commercial	-	-	800	800	1,600	2,226
		Community	-	-	-	-	-	-
		Education - Child Care	510	548	606	670	698	817
		Education - School	-	-	-	-	6,860	8,025
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	54	54	54	54	54	54
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	3,098	3,098	4,028	6,778	8,228	8,625
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	8,296	800	800	1,600	2,226	8,296
		TOTAL	11,958	4,500	6,288	9,902	19,666	28,043
Inside PIA	Bucasia	Commercial	-	-	-	-	-	1,065
		Community	172	177	181	180	186	217
		Education - Child Care	-	602	602	602	602	704
		Education - School	2,502	2,690	2,971	3,288	3,425	4,007
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	34	34	34	34	34	34
		Other Bed	-	-	-	-	-	-
		Other Rural	1,583	1,583	1,583	1,583	1,583	1,583

Projection area		Development type	Existing and projected non-residential floor space (m ² GFA)					
Area	Locality		2016	2021	2026	2031	2036	Ultimate Development
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	3,031	3,031	3,031	3,031	3,031	3,999
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	2,514	-	-	-	1,065	2,514
		TOTAL	9,836	8,117	8,402	8,718	9,925	14,122
Inside PIA	Cremorne	Commercial	-	-	-	-	-	-
		Community	-	-	-	-	-	-
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	282	282	282	282	282	8,793
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	4,363	4,363	4,363	4,363	4,363	1,585
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	-	-	-	-	-	-
		TOTAL	4,645	4,645	4,645	4,645	4,645	10,378
Inside PIA	Dolphin Heads	Commercial	-	-	-	-	-	-
		Community	-	-	-	-	-	-
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	12	12	12	12	12	12
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	412	412	412	412	412	412
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	-	-	-	-	-	-
		TOTAL	424	424	424	424	424	424

Projection area		Development type	Existing and projected non-residential floor space (m ² GFA)					
Area	Locality		2016	2021	2026	2031	2036	Ultimate Development
Inside PIA	East Mackay	Commercial	1,550	1,550	1,548	1,548	1,548	1,548
		Community	-	-	-	-	-	-
		Education - Child Care	768	826	912	1,009	1,051	1,230
		Education - School	6,242	6,710	7,413	8,203	8,544	9,995
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	5,908	5,908	5,908	5,908	5,908	5,908
		Other Bed	5,460	5,616	5,736	5,719	5,894	6,895
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	614	614	1,332	1,329	1,329	1,329
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	2,659	1,548	1,548	1,548	1,548	2,659
		TOTAL	23,201	22,771	24,397	25,265	25,823	29,564
Inside PIA	Eimeo	Commercial	-	-	-	-	-	-
		Community	-	-	-	-	-	-
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	83	83	83	83	83	83
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	372	372	372	372	372	1,272
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	50	-	-	-	-	50
		TOTAL	505	455	455	455	455	1,405
Inside PIA	Glenella	Commercial	204	204	204	204	204	-
		Community	3,536	3,637	3,715	3,704	3,817	4,465
		Education - Child Care	769	827	913	1,011	1,053	1,231
		Education - School	2,625	2,822	3,117	3,450	3,593	4,203
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-

Projection area		Development type	Existing and projected non-residential floor space (m ² GFA)					
Area	Locality		2016	2021	2026	2031	2036	Ultimate Development
		Hospital	-	-	-	-	-	-
		Light Industry	32,941	32,941	59,331	59,331	70,239	78,403
		Other Bed	3,420	3,517	3,593	3,582	3,692	4,319
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	352	361	331	330	323	378
		Retail and Service	136	136	136	136	136	136
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	-	204	204	204	-	-
		TOTAL	43,983	44,648	71,545	71,952	83,056	93,135
Inside PIA	Greenmount	Commercial	-	-	-	-	-	-
		Community	-	-	-	-	-	-
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	-	-	-	-	-	-
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	-	-	-	-	-	-
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	-	-	-	-	-	-
		TOTAL	-	-	-	-	-	-
Inside PIA	Mackay	Commercial	154,844	177,684	188,182	248,721	280,333	410,417
		Community	24,361	30,473	31,956	38,337	46,737	54,675
		Education - Child Care	1,579	1,697	2,426	2,626	2,712	3,173
		Education - School	13,022	13,806	14,981	16,304	14,297	16,725
		Education - Tertiary	24,473	24,524	24,601	24,687	31,204	36,503
		General Heavy Industry	489	489	489	489	489	489
		Hospital	-	-	-	-	-	-
		Light Industry	94,695	94,695	95,201	88,709	88,144	113,411
		Other Bed	8,344	9,602	10,011	17,133	20,453	23,927
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	7,114	7,165	6,707	6,701	6,758	7,906

Projection area		Development type	Existing and projected non-residential floor space (m ² GFA)					
Area	Locality		2016	2021	2026	2031	2036	Ultimate Development
		Retail and Service	260,423	275,675	283,576	309,624	320,502	364,580
		Showroom	10,496	24,339	42,635	69,445	90,704	211,266
		Visitor Accommodation	16,750	188,182	248,721	280,333	410,417	16,750
		TOTAL	616,590	848,331	949,487	1,103,109	1,312,752	1,259,823
Inside PIA	Mackay Harbour	Commercial	5,254	5,254	5,254	5,254	5,241	5,206
		Community	2,189	2,251	2,300	2,293	2,363	2,764
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	6,877	6,877	6,877	6,877	6,877	27,327
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	2,753	2,753	2,753	3,223	3,223	5,223
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	5,094	5,254	5,254	5,241	5,206	5,094
		TOTAL	22,167	22,389	22,438	22,888	22,910	45,614
Inside PIA	Marian	Commercial	51	51	51	51	51	458
		Community	1,420	1,460	1,492	1,487	1,533	1,793
		Education - Child Care	-	-	-	-	-	-
		Education - School	3,980	4,279	4,727	5,231	5,448	6,373
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	43,829	43,829	43,829	43,829	43,829	43,829
		Hospital	-	-	-	-	-	-
		Light Industry	116	116	116	116	116	95,013
		Other Bed	-	-	-	-	-	-
		Other Rural	472	472	472	472	472	472
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	8,173	9,323	10,336	10,336	10,336	11,729
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	6,050	51	51	51	458	6,050
		TOTAL	64,091	59,581	61,074	61,573	62,243	165,717
Inside PIA	Mirani	Commercial	1,441	1,441	1,441	1,441	1,441	3,204
		Community	2,939	3,023	5,938	5,929	6,023	7,045

Projection area		Development type	Existing and projected non-residential floor space (m ² GFA)					
Area	Locality		2016	2021	2026	2031	2036	Ultimate Development
		Education - Child Care	302	325	359	397	413	484
		Education - School	7,256	7,800	8,617	9,536	9,932	11,619
		Education - Tertiary	1	1	1	1	1	1
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	2,560	2,560	2,560	27,365	59,680	59,680
		Other Bed	2,100	2,160	2,206	2,200	2,267	2,652
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	2,807	2,807	2,807	2,807	2,807	8,127
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	1,850	1,441	1,441	1,441	3,204	1,850
		TOTAL	21,256	21,558	25,370	51,116	85,768	94,662
Inside PIA	Mount Pleasant	Commercial	9,569	9,966	9,966	9,966	9,966	14,866
		Community	2,161	2,421	2,469	2,462	2,531	2,961
		Education - Child Care	454	1,591	1,642	1,699	1,724	2,017
		Education - School	13,535	14,551	16,074	17,788	18,528	21,674
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	3,673	3,778	3,859	3,847	3,965	4,638
		Light Industry	6,708	6,708	6,708	6,708	6,708	6,708
		Other Bed	-	-	-	3,002	3,002	3,512
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	65,772	88,992	88,992	88,992	88,992	120,326
		Showroom	39,327	39,684	39,684	39,684	39,684	42,680
		Visitor Accommodation	10,283	9,966	9,966	9,966	14,866	10,283
		TOTAL	151,482	177,657	179,361	184,116	189,966	229,666
Inside PIA	North Mackay	Commercial	6,998	8,598	8,598	8,598	8,598	13,604
		Community	16,020	16,750	17,100	17,050	17,342	20,287
		Education - Child Care	1,351	1,452	1,604	1,776	1,849	2,163
		Education - School	29,931	32,177	35,547	39,336	40,972	47,930
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	12,961
		Hospital	4,044	4,146	4,226	4,214	3,877	4,535
		Light Industry	29,893	29,893	30,016	30,016	30,016	40,380

Projection area		Development type	Existing and projected non-residential floor space (m ² GFA)					
Area	Locality		2016	2021	2026	2031	2036	Ultimate Development
		Other Bed	1,890	1,973	11,290	11,284	11,344	13,271
		Other Rural	25	25	25	25	25	25
		Outdoor Sport and Recreation	500	514	525	524	540	631
		Retail and Service	27,768	27,884	27,884	27,884	27,884	29,637
		Showroom	2,556	2,556	2,556	2,556	2,556	3,267
		Visitor Accommodation	10,700	8,598	8,598	8,598	13,604	10,700
		TOTAL	131,676	134,567	147,969	151,861	158,607	199,392
Inside PIA	Ooralea	Commercial	-	200	200	200	200	1,898
		Community	-	-	-	-	-	-
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	11,486	12,243	12,968	14,245	14,410	16,857
		General Heavy Industry	3,138	3,138	3,138	3,138	3,138	16,921
		Hospital	-	-	-	-	-	-
		Light Industry	20,984	20,984	20,984	35,484	35,484	45,537
		Other Bed	-	2,580	6,180	6,180	9,780	11,441
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	15,717	14,506	15,361	15,361	15,361	9,147
		Showroom	84	84	84	84	84	84
		Visitor Accommodation	-	200	200	200	1,898	-
		TOTAL	51,409	53,935	59,115	74,892	80,355	101,885
Inside PIA	Paget	Commercial	12,062	12,062	12,062	12,062	12,062	3,466
		Community	926	952	973	970	1,000	1,169
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	200,500	247,709	293,697	293,697	332,426	1,020,755
		Hospital	-	-	-	-	-	-
		Light Industry	527,558	581,000	613,840	671,464	694,209	1,302,354
		Other Bed	-	-	-	-	-	-
		Other Rural	434	434	434	434	434	434
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	19,026	19,414	21,264	22,144	22,144	18,172

Projection area		Development type	Existing and projected non-residential floor space (m ² GFA)					
Area	Locality		2016	2021	2026	2031	2036	Ultimate Development
		Showroom	13,560	13,560	13,560	13,560	13,560	11,710
		Visitor Accommodation	5,700	12,062	12,062	12,062	3,466	5,700
		TOTAL	779,766	887,193	967,892	1,026,393	1,079,301	2,363,761
Inside PIA	Richmond	Commercial	-	-	-	-	-	-
		Community	-	-	-	-	-	-
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	-	-	-	-	-	-
		Other Bed	-	-	-	-	-	-
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	25,336	25,336	24,836	24,836	24,836	24,836
		Showroom	-	-	14,221	14,221	23,311	23,311
		Visitor Accommodation	-	-	-	-	-	-
		TOTAL	25,336	25,336	39,057	39,057	48,147	48,147
Inside PIA	Rural View	Commercial	1,561	1,561	4,084	3,924	3,602	5,329
		Community	4,185	4,304	4,397	4,384	4,518	5,285
		Education - Child Care	960	1,032	1,140	1,262	1,314	1,537
		Education - School	6,965	7,488	8,272	9,154	9,534	11,153
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	2,526	2,526	2,526	2,525	2,525	28,825
		Other Bed	266	274	279	279	287	336
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	12,575	12,575	23,831	26,420	26,923	45,380
		Showroom	4,153	4,153	6,223	6,223	11,383	13,585
		Visitor Accommodation	-	4,084	3,924	3,602	5,329	-
		TOTAL	33,191	37,996	54,676	57,772	65,415	111,430
Inside PIA	Sarina	Commercial	3,271	3,271	3,271	3,271	3,271	5,682
		Community	15,583	16,027	16,372	16,323	16,822	19,679

Projection area		Development type	Existing and projected non-residential floor space (m ² GFA)					
Area	Locality		2016	2021	2026	2031	2036	Ultimate Development
		Education - Child Care	1,114	1,198	1,323	1,464	1,525	1,783
		Education - School	9,157	9,844	10,875	12,034	12,535	14,664
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	58,336	58,336	58,336	58,336	58,336	58,336
		Hospital	2,087	2,146	2,193	2,186	2,253	2,636
		Light Industry	16,495	16,495	16,495	54,109	94,545	353,261
		Other Bed	1,650	1,697	1,734	1,728	1,781	2,084
		Other Rural	84	84	84	84	84	84
		Outdoor Sport and Recreation	829	853	871	868	895	1,047
		Retail and Service	22,918	22,918	22,918	24,868	24,868	30,230
		Showroom	483	483	483	483	483	1,031
		Visitor Accommodation	10,251	3,271	3,271	3,271	5,682	10,251
		TOTAL	142,258	136,623	138,225	179,026	223,080	500,767
Inside PIA	Shoal Point	Commercial	-	-	-	-	-	-
		Community	-	-	-	-	-	-
		Education - Child Care	-	-	-	-	-	-
		Education - School	-	-	-	-	-	-
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	58	58	58	58	58	58
		Other Bed	-	-	-	-	1,500	1,755
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	12,797	12,797	10,356	9,024	4,529	3,100
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	-	-	-	-	-	-
		TOTAL	12,855	12,855	10,414	9,082	6,087	4,913
Inside PIA	Slade Point	Commercial	148	148	148	148	148	251
		Community	942	762	779	776	800	936
		Education - Child Care	-	620	620	620	620	725
		Education - School	4,142	4,453	4,919	5,444	5,670	6,633
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	55,359	57,211	57,211	57,211	57,211	115,984

Projection area		Development type	Existing and projected non-residential floor space (m ² GFA)					
Area	Locality		2016	2021	2026	2031	2036	Ultimate Development
		Other Bed	-	-	-	-	-	-
		Other Rural	10	10	10	10	10	10
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	4,943	4,942	4,942	4,942	4,942	5,193
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	457	148	148	148	251	457
		TOTAL	66,001	68,294	68,777	69,299	69,652	130,190
Inside PIA	South Mackay	Commercial	509	509	509	509	509	591
		Community	15,804	16,254	16,604	16,554	17,060	19,958
		Education - Child Care	-	-	-	-	-	-
		Education - School	18,267	19,637	21,693	24,006	25,003	29,250
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	8,232	8,232	8,232	8,232	8,232	16,447
		Other Bed	-	-	-	-	-	-
		Other Rural	20	20	20	20	20	20
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	3,390	3,390	3,390	3,390	3,390	3,226
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	-	509	509	509	591	-
		TOTAL	46,222	48,551	50,957	53,220	54,806	69,492
Inside PIA	Walkerston	Commercial	155	155	155	155	155	155
		Community	3,062	1,881	1,922	1,916	1,974	2,310
		Education - Child Care	2,644	2,842	3,140	3,475	3,619	4,234
		Education - School	4,842	5,205	5,750	6,364	9,629	11,264
		Education - Tertiary	-	-	-	-	-	-
		General Heavy Industry	-	-	-	-	-	-
		Hospital	-	-	-	-	-	-
		Light Industry	766	766	766	766	766	766
		Other Bed	-	-	-	-	-	-
		Other Rural	279	279	279	279	279	279
		Outdoor Sport and Recreation	-	4,164	4,164	4,164	4,164	4,871
		Retail and Service	6,032	6,032	6,032	6,032	6,032	6,032
		Showroom	-	-	-	-	-	-

Projection area		Development type	Existing and projected non-residential floor space (m ² GFA)					
Area	Locality		2016	2021	2026	2031	2036	Ultimate Development
		Visitor Accommodation	600	155	155	155	155	600
		TOTAL	18,380	21,480	22,363	23,305	26,773	30,511
Inside PIA	West Mackay	Commercial	4,591	4,591	4,026	4,838	5,046	7,727
		Community	7,289	7,472	7,104	6,933	6,949	8,129
		Education - Child Care	1,320	1,419	1,568	1,735	1,807	2,114
		Education - School	10,113	10,872	12,010	13,291	13,843	16,194
		Education - Tertiary	688	740	817	904	942	1,102
		General Heavy Industry	-	-	-	-	-	-
		Hospital	62,255	64,029	65,406	65,210	67,205	78,618
		Light Industry	31,458	31,458	31,458	31,458	31,458	53,241
		Other Bed	8,220	8,454	8,636	12,870	16,734	19,575
		Other Rural	-	-	-	-	-	-
		Outdoor Sport and Recreation	-	-	-	-	-	-
		Retail and Service	25,500	25,500	26,530	29,711	30,460	36,374
		Showroom	-	-	-	-	-	-
		Visitor Accommodation	32,954	4,026	4,838	5,046	7,727	32,954
		TOTAL	184,388	158,561	162,393	171,996	182,170	256,028
Inside PIA	Total	Commercial	202,782	227,854	241,108	302,299	334,584	479,089
		Community	106,606	114,282	119,867	125,847	136,365	159,524
		Education - Child Care	16,582	20,154	22,572	24,671	25,577	29,921
		Education - School	163,716	176,248	194,778	215,553	231,640	270,979
		Education - Tertiary	36,648	37,508	38,387	39,837	46,556	54,463
		General Heavy Industry	306,292	353,501	399,489	399,489	438,218	1,153,291
		Hospital	72,059	74,099	75,683	75,458	77,299	90,427
		Light Industry	849,361	904,655	964,514	1,092,564	1,198,403	2,358,020
		Other Bed	34,321	38,937	51,619	65,926	78,067	91,325
		Other Rural	2,907	2,907	2,907	2,907	2,907	2,907
		Outdoor Sport and Recreation	8,795	13,056	12,598	12,588	12,680	14,833
		Retail and Service	542,459	581,647	612,338	648,871	662,098	770,335
		Showroom	71,783	86,001	120,588	147,398	182,906	307,660
		Visitor Accommodation	137,657	140,288	140,541	152,685	154,448	173,764
		TOTAL	2,551,968	2,771,137	2,996,988	3,306,092	3,581,749	5,956,539
Outside PIA	Total	Commercial	1,528	1,528	1,528	1,528	1,528	1,528
		Community	16,932	16,932	16,932	16,932	16,932	19,808
		Education - Child Care	315	315	315	315	315	368
		Education - School	20,593	20,593	20,593	20,593	20,593	24,090

Projection area		Development type	Existing and projected non-residential floor space (m ² GFA)					
Area	Locality		2016	2021	2026	2031	2036	Ultimate Development
		Education - Tertiary	4,151	4,151	4,151	4,151	4,151	4,856
		General Heavy Industry	169,395	169,395	169,395	169,395	169,395	222,079
		Hospital	1	1	1	1	1	1
		Light Industry	682,833	682,953	682,953	682,953	682,953	1,076,866
		Other Bed	690	690	1,860	5,060	5,060	5,919
		Other Rural	67,237	71,199	71,199	71,199	71,199	71,199
		Outdoor Sport and Recreation	392	392	392	392	392	459
		Retail and Service	29,814	29,814	29,766	31,165	61,245	90,173
		Showroom	5,561	5,561	5,561	5,561	5,561	5,561
		Visitor Accommodation	63,503	65,753	64,561	64,561	63,969	61,503
		TOTAL	1,062,945	1,069,277	1,069,207	1,073,806	1,103,294	1,584,411
Mackay Regional Council	Total	Commercial	204,310	229,382	242,636	303,827	336,112	480,617
		Community	123,538	131,214	136,799	142,779	153,297	179,332
		Education - Child Care	16,897	20,469	22,887	24,986	25,892	30,289
		Education - School	184,309	196,841	215,371	236,146	252,233	295,070
		Education - Tertiary	40,799	41,659	42,538	43,988	50,707	59,319
		General Heavy Industry	475,687	522,896	568,884	568,884	607,613	1,375,370
		Hospital	72,060	74,100	75,684	75,459	77,300	90,428
		Light Industry	1,532,194	1,587,608	1,647,467	1,775,517	1,881,356	3,434,886
		Other Bed	35,011	39,627	53,479	70,986	83,127	97,245
		Other Rural	70,144	74,106	74,106	74,106	74,106	74,106
		Outdoor Sport and Recreation	9,187	13,448	12,990	12,980	13,072	15,292
		Retail and Service	572,273	611,461	642,104	680,036	723,343	860,508
		Showroom	77,344	91,562	126,149	152,959	188,467	313,221
		Visitor Accommodation	201,160	206,041	205,102	217,246	218,417	235,267
		TOTAL	3,614,913	3,840,414	4,066,195	4,379,898	4,685,043	7,540,950