

# **Sunshine Coast Regional Council Local Government Infrastructure Plan**

## **Background information for Planning Assumptions**

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Version 1



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# 1 Introduction

This report provides background information on the planning assumptions for the development of the Sunshine Coast Council Local Government Infrastructure Plan (LGIP).

The report provides information on:

- 1) The identified Priority Infrastructure Area (Section 2)
- 2) Planning assumptions methodology (Section 3)
- 3) Planning assumptions modelling (Section 4) and
- 4) Source and supporting documents (Section 5).

# 2 Priority Infrastructure Area

The Priority Infrastructure Area (PIA) is the area prioritised by council for the provision of trunk infrastructure for urban development. The priority infrastructure area was identified on the basis of the following criteria:

1. Properties that are currently connected to all infrastructure networks, or have the potential to be connected to trunk infrastructure based on Council's endorsed infrastructure network strategies within the next 10 years
2. Areas included in urban zones – generally not rural or rural residential areas and
3. Areas where suitable and adequate infrastructure exists or where it can be provided most efficiently.

It is noted that development is planned outside the priority infrastructure area, mostly in areas covered by infrastructure agreements, such as the Palmview Structure Plan area and the Kawana Infrastructure Agreement area. There is also some growth expected in rural and rural residential zones, however these areas are located outside the PIA as these are not serviced with all networks of infrastructure.

# 3 Methodology

The planning assumptions (including population, dwellings, jobs and floorspace) state the following:

- (a) The existing and projected population and employment for the planning scheme area and

- (b) The assumptions about the type, scale, location and timing of residential and non-residential development.

The planning assumptions are intended to form a logical and consistent basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.

The methodology used for the preparation of the Sunshine Coast LGIP included the following key tasks:

- 1) Existing population and dwellings – derived from the ABS Census data (2011, 2016)
- 2) Population projections – derived from the ABS projections to 2031. Beyond 2031, council's LGIP considered the QGSO population projections to 2036 and council's Population Assessment Project projections to 2041
- 3) Existing employment – derived from the ABS Census data
- 4) Employment projections – estimated from ABS Census data and internal economic studies
- 5) Dwellings and non residential floor space distribution and timing – estimated on the basis of the following factors:
  - physical constraints on the land (including flooding, vegetation and steep slope);
  - land use planning provisions of the planning scheme;
  - development trends;
  - cost efficient provision of infrastructure;
  - average occupancy rate projections;
  - building footprints and aerial photos or average GFA per employee;
  - existing level of development; and
  - realistic potential for development.
- 6) Average occupancy rate – derived from ABS Census data and internal economic studies.

# 4 Modelling

## Population and employment

Sunshine Coast Council's Population Assessment Project provides a comprehensive bottom up assessment of estimated population, dwellings and employment across the Sunshine Coast to 2031 and beyond.

The Population Assessment Project includes the following key tasks:

- 1) Review existing population data from the ABS, QGSO and other sources
- 2) Review data from council resources including development approvals, population and employment studies
- 3) Collect data on existing land use from council surveys, aerial photography and other information
- 4) Analyse and identify a realistic potential development yield for each panel of land considering the Sunshine Coast Planning Scheme, constraints, development trends, infrastructure provision and other matters
- 5) Input the data into a population and employment model
- 6) Review and summarise findings.

The planning assumptions have been prepared for the following time periods to align with the Australian Bureau of Statistics (ABS) census years:

- A base year of 2016;
- 2021;
- 2026; and
- 2031.

As assessment of the likelihood of a lot developing, as well as the likely development outcome and timing, was conducted on each lot in the region. This development is assigned to a land use type such as attached or detached dwellings for residential uses, or office, retail, commercial accommodation (tourists), community, industrial, education, health or other employment for non-residential development.

The outcomes of the residential assessment outcomes were then compared to the Queensland Government population projections, 2015 edition (medium series) as a top-down cross-check (refer Table 1 below) and Australian Bureau of Statistics, Population by Age and Sex, Regions of Australia, 2012 (Cat no. 3235.0).

**Table 1: QGSO population projections compared with SCRC planning assumptions**

Column 1 Description	Column 2 Population projections			
	2016	2021	2026	2031
QGSO medium series population projection (2015 edition)	293,691	327,352	366,932	409,596
SCRC planning assumptions	298,223	335,580	374,439	412,849

The non-residential assessment outcomes based on employees were then converted to GFA using the industry standard rates outlined below for floor space per employee. The data was then compared with the employment census data (Australian Bureau of Statistics, Quick Stats,

Census 2011, SCRC LGA) to perform a top-down assessment, by extrapolating the proportion of population to employed persons through to 2031. The results show a variation of less than 7%, which is considered appropriate.

**Table 2: Top down employment comparison**

Column 1 Description	Column 2 Employment			
	2016	2021	2026	2031
ABS employment data – Census 2016	125,068			
ABS population data – Census 2016	284,789			
Proportion of employees to population (2016)	43.9%			
SCRC planning assumptions (population)	298,223	335,580	374,439	412,849
SCRC planning assumptions (employment)	110,342	124,998	139,652	154,306
Proportion of employees to population (2016-2031)	37%	37%	37%	37%

A summary of the projected dwellings, population (excluding tourist accommodation) and employment baseline and growth anticipated to occur within the local government area are contained within **Attachment 1 Planning Assumptions Summary**.

### Projection Areas

The Planning Scheme discusses small areas of the region and describes these as Local Plan Areas (LPAs). The planning assumptions, which are compiled at a lot level, are summarised into these LPAs for the LGIP and form the projection areas.

### Development potential of land

The net developable area is the area of land available for development once land that cannot be developed due to constraints (such as vegetation, flood affected land or steep slope) has been removed. The net developable area for areas within the PIA has been calculated by zone using GIS and is shown in Table 3 Net Developable Area for each projection area.

**Table 3: Nett Developable Area**

Nett Developable Area – Urban zones	Developable hectares
District Centre Zone	52
Emerging Community Zone	1,271
High Density Residential Zone	89
High Impact Industry Zone	139
Limited Development (Landscape Residential) Zone	146
Local Centre Zone	94
Low Density Residential Zone	4,209
Low Impact Industry Zone	104
Major Centre Zone	78
Medium Density Residential Zone	647
Medium Impact Industry Zone	236
Principal Centre Zone	35
Rural Residential Zone	3,676
Specialised Centre Zone	86
Tourism Zone	226
Tourist Accommodation Zone	36
	11,124

### Ultimate development

An estimate of the possible ultimate use of each site if developed to its full potential under the current planning scheme. It is not a development scenario that is ever expected to eventuate. The purpose of this calculation is to demonstrate there

is potential for further development within the PIA beyond the planning in the current LGIP.

For residential, this calculation assumes:

- No additional development in the Protected Housing zone;
- A number of dual occupancy dwellings would occur in Low Density Residential zone and development of all vacant land to the allowable minimum lot size;
- 40 dwellings per hectare for Medium Density Residential;
- 50 dwellings per hectare for High Density Residential;
- Emerging community zones are developed to the full potential with the minimum lot size, taking account of local roads and parks; and
- Residential uses eventuate on upper stories of developments in centre zones.

In non-residential zones, the ultimate calculation assumes:

- Generally, one floor of retail and two additional floors of office;
- Industrial zones may be developed to 70% plot ratio; and
- Education sites may be developed to 50% plot ratio.

The development of the areas of Caloundra South, Palmview, Kawana and Maroochydore PDA is restricted by the planning instruments which govern them. Therefore, the ultimate development is build out of the yield forecast in the relevant planning instrument.

### Occupancy rates

The dwelling forecasts from the bottom-up analysis are translated to population projections using household occupancy rates for each SA2 in the region. Table 4 Average persons per household identifies average residential occupancy rates for different types of residential dwelling. These values were calculated from the persons per household rates of ABS Census 2011 data and aggregated to the projection area.

**Table 4: Average persons per household for each SA2**

SA2	Persons per household			
	2016	2021	2026	2031
Aroona - Currimundi	2.33	2.31	2.29	2.27
Beerwah	2.69	2.65	2.61	2.57
Bli Bli	2.76	2.72	2.68	2.64
Buddina - Minyama	2.65	2.6	2.55	2.51
Buderim - North	2.52	2.49	2.46	2.42
Buderim - South	2.3	2.28	2.26	2.22
Caloundra - Kings Beach	1.88	1.87	1.86	1.85
Caloundra - West	2.7	2.67	2.63	2.59
Caloundra Hinterland	2.29	2.27	2.25	2.22
Coolum Beach	2.34	2.3	2.27	2.25
Diddillibah - Rosemount	2.38	2.34	2.31	2.27
Eumundi - Yandina	2.55	2.52	2.48	2.44
Glass House Mountains	2.45	2.42	2.38	2.34
Golden Beach - Pelican Waters	2.4	2.37	2.34	2.31
Landsborough	2.04	2.02	2	1.98
Marcoola - Mudjimba	2.09	2.07	2.05	2.03
Maroochy Hinterland	2.6	2.56	2.52	2.48
Maroochydhore - Kuluin	2.69	2.64	2.6	2.56
Moffat Beach - Battery Hill	2.56	2.52	2.48	2.44
Mooloolaba - Alexandra Headland	2.47	2.44	2.41	2.38
Mountain Creek	2.38	2.36	2.34	2.31
Nambour	2.38	2.36	2.34	2.31
Noosa Hinterland	2.99	2.98	2.97	2.96
Palmwoods	2.23	2.21	2.19	2.17
Parrearra - Warana	2.65	2.61	2.57	2.53
Peregian	2.71	2.66	2.6	2.55
Sippy Downs	2.34	2.32	2.3	2.28
Wurtulla - Birtinya	2.69	2.65	2.61	2.57

### Floor space per employee rates

The GFA for each site was ascertained from the building footprint layer and aerial photos in Council's GIS and rates systems, where available. Where this information did not exist, only then was the employment translated to GFA projections using floor space per employee translation rates. Table 5 Floor space per employee identifies the assumption utilised for each different type of non-residential use when required.

**Table 5: Floor space per employee**

Non-residential use category	GFA per employee
Office	40
Retail	50
Industry	75
Education	25
Health	10
Community	25

## 5 Summary

The planning assumptions provide a geographical overview of the growth projections for residential and non-residential development relative to the priority infrastructure area and are summarised in **Attachment 1 Planning Assumption Summary**.

## 6 Source and supporting documents

- Population and Employment Summary Paper, November 2016
- Australian Bureau of Statistics - <http://www.abs.gov.au/census>
- Sunshine Coast Planning Scheme 2014
- Queensland Government Statistician's Office <http://statistics.qgso.qld.gov.au/qld-regional-profiles>
- SEQ Regional Plan 2009
- Sunshine Coast Regional Economic Development Strategy 2013-2033
- Sunshine Coast Development Indicators Reports.

# Attachment

## Attachment 1: Planning Assumptions summary

Table A1: Existing and projected population

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Beerwah	Attached	954	1,299	2,086	2,332	4,798
	Detached	3,373	3,409	3,833	3,912	7,588
	Total	4,327	4,707	5,919	6,244	12,378
Bli	Attached	1,365	1,623	1,950	2,288	2,288
	Detached	5,086	5,847	6,720	7,271	7,271
	Total	6,451	7,470	8,670	9,560	9,560
Buderim	Attached	8,640	8,876	9,963	10,368	12,455
	Detached	22,887	23,388	23,179	23,110	26,803
	Total	31,526	32,265	33,141	33,477	39,250
Caloundra	Attached	9,819	12,651	15,154	19,572	26,427
	Detached	9,395	9,345	9,417	10,240	13,904
	Total	19,214	21,996	24,571	29,812	40,322
Caloundra West	Attached	4,534	6,036	6,772	6,779	9,518
	Detached	15,027	15,835	16,371	16,184	22,089
	Total	19,560	21,870	23,143	22,963	31,598
Coolum	Attached	5,163	6,292	7,043	7,300	12,143
	Detached	10,501	10,442	10,324	10,276	15,585
	Total	15,664	16,734	17,367	17,576	27,726
Eumundi	Attached	355	646	1,187	1,183	1,303
	Detached	660	767	917	921	1,026
	Total	1,015	1,413	2,104	2,104	2,326
Forest Glen / Kunda Park / Tanawha	Attached	5	5	5	2	132
	Detached	541	543	656	651	1,643
	Total	546	548	661	654	1,802
Glass House Mountains	Attached	0	0	0	0	0
	Detached	1,281	1,913	2,221	2,183	2,981
	Total	1,281	1,913	2,221	2,183	2,981

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Golden Beach / Pelican Waters	Attached	3,918	4,339	4,673	4,676	5,385
	Detached	9,063	9,137	9,900	10,346	14,590
	Total	12,981	13,476	14,573	15,022	19,973
Kawana Waters	Attached	6,519	7,885	8,628	8,928	12,219
	Detached	17,645	17,876	18,800	21,540	26,236
	Total	24,163	25,761	27,428	30,468	38,482
Kenilworth	Attached	145	148	181	193	242
	Detached	233	249	345	433	630
	Total	378	397	526	626	869
Landsborough	Attached	313	546	741	726	1,106
	Detached	1,455	1,456	2,188	2,276	2,712
	Total	1,767	2,002	2,929	3,002	3,816
Maleny	Attached	713	880	939	1,154	2,943
	Detached	1,747	1,935	2,506	2,589	5,273
	Total	2,460	2,814	3,446	3,743	8,210
Maroochy North Shore	Attached	2,893	3,423	3,636	3,915	5,644
	Detached	5,818	5,762	5,714	5,657	8,104
	Total	8,711	9,184	9,350	9,572	13,746
Maroochydhore / Kuluin	Attached	16,535	20,320	23,917	24,858	52,803
	Detached	8,590	8,422	8,899	10,005	21,730
	Total	25,125	28,741	32,816	34,862	74,534
Mooloolaba / Alexandra Headland	Attached	8,684	9,384	10,212	10,980	11,968
	Detached	5,372	5,346	5,365	5,296	6,210
	Total	14,056	14,730	15,577	16,276	18,173
Mooloolah	Attached	140	139	176	172	235
	Detached	1,016	1,073	1,357	1,579	2,161
	Total	1,157	1,212	1,532	1,751	2,395
Nambour	Attached	5,577	7,431	9,779	11,875	20,475
	Detached	11,145	12,061	12,344	12,578	19,500
	Total	16,723	19,492	22,124	24,453	39,975

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Palmwoods	Attached	1,226	1,898	2,556	2,581	2,787
	Detached	2,916	2,914	3,087	3,065	3,217
	Total	4,142	4,813	5,643	5,646	6,004
Peregian South	Attached	3,014	3,517	3,441	3,396	6,269
	Detached	3,045	3,383	4,079	5,001	8,306
	Total	6,058	6,900	7,520	8,396	14,571
Sippy Downs	Attached	4,405	5,972	7,134	7,127	20,682
	Detached	5,277	5,559	5,509	5,457	13,881
	Total	9,682	11,531	12,642	12,584	34,567
Woombye	Attached	688	945	970	955	1,336
	Detached	921	988	1,005	1,012	1,414
	Total	1,609	1,933	1,975	1,968	2,749
Yandina	Attached	664	1,100	1,450	1,612	2,578
	Detached	1,402	1,678	1,808	1,811	2,887
	Total	2,066	2,778	3,258	3,423	5,463
Inside Priority Infrastructure Area (total)	Attached	86,268	105,354	122,593	132,972	215,735
	Detached	144,395	149,327	156,543	163,391	235,741
	Total	230,663	254,681	279,136	296,363	451,476
Outside Priority Infrastructure Area (total)	Attached	5,287	12,610	19,176	30,772	43,580
	Detached	62,272	68,289	76,126	85,714	107,907
	Total	67,560	80,899	95,302	116,486	151,488
Sunshine Coast Council Area (total)	Attached	91,556	117,965	141,769	163,744	259,316
	Detached	206,668	217,616	232,670	249,105	343,648
	Total	298,223	335,580	374,439	412,849	602,964

Table A2: Existing and projected employees

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
Beerwah	Office	389	447	505	563	2,145
	Retail	367	399	431	463	1,764
	Industry	240	301	362	423	1,611
	Education	267	311	355	399	1,520
	Health	114	119	124	129	491
	Community	115	126	137	148	563
	Other	270	300	330	360	1,371
	Total	1,762	2,003	2,244	2,485	9,465
Bli Bli	Office	66	77	88	99	124
	Retail	40	57	74	91	114
	Industry	5	5	5	5	6
	Education	44	66	88	110	138
	Health	0	18	36	54	67
	Community	124	112	100	88	110
	Other	262	285	309	333	418
	Total	541	620	700	780	977
Buderim	Office	1,915	1,937	1,959	1,981	2,231
	Retail	1,016	1,029	1,042	1,055	1,454
	Industry	111	114	117	120	135
	Education	1,401	1,553	1,705	1,857	2,495
	Health	3,369	3,412	3,455	3,498	4,631
	Community	439	416	393	370	459
	Other	1,446	1,455	1,464	1,473	1,927
	Total	9,697	9,916	10,135	10,354	13,332
Caloundra	Office	3,319	3,529	3,739	3,949	7,856
	Retail	1,339	1,561	1,783	2,005	3,989
	Industry	2,707	2,786	2,865	2,944	5,857
	Education	740	810	880	950	1,890
	Health	2,171	2,384	2,597	2,810	5,590
	Community	771	828	885	942	1,874

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Other	697	757	817	877	1,744
	Total	11,744	12,655	13,566	14,477	28,800
Caloundra West	Office	258	294	330	366	2,141
	Retail	659	686	713	740	4,330
	Industry	91	265	439	613	3,587
	Education	408	476	544	612	3,581
	Health	126	176	226	276	1,615
	Community	431	441	451	461	2,697
	Other	814	827	840	853	4,992
	Total	2,787	3,165	3,543	3,921	22,943
Cooloom	Office	943	1,044	1,145	1,246	5,704
	Retail	662	685	708	731	3,346
	Industry	979	1,049	1,119	1,189	5,443
	Education	76	84	92	100	457
	Health	180	201	222	243	1,112
	Community	216	226	236	246	1,126
	Other	795	815	835	855	3,914
	Total	3,851	4,104	4,357	4,610	21,102
Eumundi	Office	236	265	294	323	1,194
	Retail	198	199	200	201	743
	Industry	34	36	38	40	147
	Education	32	38	44	50	184
	Health	32	33	34	35	129
	Community	134	141	148	155	573
	Other	76	73	70	67	247
	Total	742	785	828	871	3,217
Forest Glen / Kunda Park / Tanawha	Office	390	390	390	390	1,272
	Retail	175	180	185	190	620
	Industry	1,792	1,855	1,918	1,981	6,465
	Education	166	193	220	247	806
	Health	0	0	0	0	0

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Community	18	18	18	18	58
	Other	19	24	29	34	110
	Total	2,560	2,660	2,760	2,860	9,331
Glass House Mountains	Office	261	300	339	378	1,954
	Retail	125	140	155	170	879
	Industry	16	18	20	22	113
	Education	105	109	113	117	605
	Health	129	133	137	141	729
	Community	75	84	93	102	527
	Other	64	75	86	97	501
	Total	775	859	943	1,027	5,308
Golden Beach / Pelican Waters	Office	418	445	472	499	582
	Retail	265	282	299	316	365
	Industry	12	14	16	18	26
	Education	155	176	197	218	287
	Health	17	42	67	92	168
	Community	103	90	77	64	70
	Other	518	551	583	615	1,286
	Total	1,488	1,600	1,711	1,822	2,784
Kawana Waters	Office	3,796	3,885	3,974	4,063	8,891
	Retail	2,471	2,665	2,859	3,053	6,681
	Industry	1,097	1,204	1,311	1,418	3,103
	Education	438	487	536	585	1,280
	Health	1,062	1,066	1,070	1,074	2,350
	Community	166	183	200	217	474
	Other	1,055	1,217	1,379	1,541	3,372
	Total	10,085	10,707	11,329	11,951	26,151
Kenilworth	Office	84	91	98	105	661
	Retail	77	84	91	98	617
	Industry	30	35	40	45	283
	Education	0	0	0	0	63

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Health	0	1	2	3	18
	Community	29	34	39	44	277
	Other	22	27	32	37	52
	Total	242	272	302	332	1,971
Landsborough	Office	414	476	538	600	2,460
	Retail	360	366	372	378	1,550
	Industry	189	227	265	303	1,242
	Education	43	48	53	58	237
	Health	65	65	65	65	266
	Community	81	115	149	183	750
	Other	91	100	110	120	492
	Total	1,243	1,397	1,552	1,707	6,997
Maleny	Office	366	417	468	519	696
	Retail	246	260	274	288	365
	Industry	95	105	115	125	177
	Education	227	252	277	302	415
	Health	78	104	130	156	337
	Community	150	153	156	159	311
	Other	287	272	257	242	532
	Total	1,449	1,563	1,677	1,791	2,833
Maroochy North Shore	Office	577	733	889	1,045	1,437
	Retail	366	374	382	390	467
	Industry	1,559	1,648	1,737	1,826	2,362
	Education	76	84	92	100	137
	Health	23	24	25	26	31
	Community	130	159	188	217	430
	Other	383	374	365	356	331
	Total	3,114	3,396	3,678	3,960	5,195
Maroochydhore / Kuluin	Office	7,757	8,471	9,185	9,899	25,001
	Retail	5,641	5,943	6,245	6,547	16,535
	Industry	1,873	1,946	2,019	2,092	5,283

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Education	427	477	527	577	1,457
	Health	876	903	930	957	2,417
	Community	692	749	806	863	2,179
	Other	802	827	852	877	2,215
	Total	18,068	19,316	20,564	21,812	55,087
Mooloolaba / Alexandra Headland	Office	1,975	2,010	2,045	2,080	2,281
	Retail	1,251	1,336	1,421	1,506	1,758
	Industry	221	225	229	233	255
	Education	130	146	162	178	223
	Health	164	199	234	269	372
	Community	387	371	355	339	371
	Other	415	453	491	529	642
	Total	4,543	4,740	4,937	5,134	5,902
Mooloolah	Office	6	20	34	48	311
	Retail	89	90	91	92	596
	Industry	5	5	5	5	32
	Education	15	17	19	21	136
	Health	0	0	0	0	0
	Community	12	12	12	12	77
	Other	67	73	79	85	551
	Total	194	217	240	263	1,703
Nambour	Office	2,032	2,258	2,484	2,710	7,991
	Retail	1,045	1,131	1,217	1,303	3,842
	Industry	1,048	1,143	1,238	1,333	3,930
	Education	890	920	950	980	2,889
	Health	8,160	8,291	8,422	8,553	25,222
	Community	691	675	659	643	1,896
	Other	913	935	957	979	2,887
	Total	14,779	15,353	15,927	16,501	48,657

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
Palmwoods	Office	307	332	357	382	1,120
	Retail	258	266	274	282	827
	Industry	326	331	336	341	1,000
	Education	67	74	81	88	258
	Health	64	74	84	94	275
	Community	68	70	72	74	217
	Other	194	195	196	197	578
	Total	1,284	1,342	1,400	1,458	4,275
Peregian South	Office	121	129	137	145	261
	Retail	150	158	166	174	313
	Industry	10	10	10	10	18
	Education	221	255	289	323	582
	Health	65	74	83	92	165
	Community	72	79	86	93	167
	Other	214	219	223	227	240
	Total	853	924	994	1,064	1,746
Sippy Downs	Office	146	349	552	755	5,110
	Retail	195	447	699	951	6,437
	Industry	104	120	136	152	1,028
	Education	2,638	2,997	3,356	3,715	25,147
	Health	0	102	204	306	2,071
	Community	162	227	292	357	2,416
	Other	335	334	333	332	2,247
	Total	3,580	4,576	5,572	6,568	44,456
Woombye	Office	131	142	153	164	328
	Retail	127	134	141	148	296
	Industry	74	74	74	74	148
	Education	0	0	0	0	93
	Health	0	0	0	0	0
	Community	6	9	12	15	30
	Other	92	95	98	101	202

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Total	430	454	478	502	1,097
Yandina	Office	480	500	520	540	3,694
	Retail	254	255	256	257	1,758
	Industry	929	987	1,045	1,103	7,545
	Education	61	68	75	82	560
	Health	80	80	80	80	547
	Community	42	45	48	51	348
	Other	170	164	158	152	1,039
	Total	2,016	2,099	2,182	2,265	15,491
Inside Priority Infrastructure Area (total)	Office	26,387	28,541	30,695	32,849	85,445
	Retail	17,376	18,727	20,078	21,429	59,646
	Industry	13,547	14,503	15,459	16,415	49,796
	Education	8,627	9,641	10,655	11,669	45,440
	Health	16,775	17,501	18,227	18,953	48,603
	Community	5,114	5,363	5,612	5,861	18,000
	Other	10,000	10,447	10,893	11,339	31,890
	Total	97,826	104,723	111,619	118,515	338,820
Outside Priority Infrastructure Area (total)	Office	2,198	5,224	8,250	11,276	20,138
	Retail	692	1,779	2,866	3,953	7,059
	Industry	1,078	1,262	1,446	1,630	2,911
	Education	970	1,680	2,390	3,100	5,536
	Health	683	2,040	3,397	4,754	8,490
	Community	574	685	796	907	1,619
	Rural	2,307	2,450	2,592	2,734	3,161
	Other	4,014	4,645	5,276	5,907	7,800
	Total	12,516	20,275	28,033	35,791	56,714
Sunshine Coast Council Area (total)	Office	28,585	33,765	38,945	44,125	105,583
	Retail	18,068	20,506	22,944	25,382	66,705
	Industry	14,625	15,765	16,905	18,045	52,707
	Education	9,597	11,321	13,045	14,769	50,976
	Health	17,458	19,541	21,624	23,707	57,093

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Community	5,688	6,048	6,408	6,768	19,619
	Rural	2,307	2,450	2,592	2,734	3,161
	Other	14,014	15,092	16,169	17,246	39,690
	Total	110,342	124,998	139,652	154,306	395,534

Table A3: Existing and projected residential dwellings

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
Beerwah	Attached	355	490	799	907	1,866
	Detached	1,254	1,286	1,469	1,522	2,952
	Total	1,609	1,776	2,268	2,430	4,817
Bli Bli	Attached	495	597	728	867	867
	Detached	1,843	2,150	2,507	2,754	2,748
	Total	2,337	2,746	3,235	3,621	3,615
Buderim	Attached	3,536	3,671	4,171	4,416	5,305
	Detached	9,482	9,777	9,790	9,918	11,503
	Total	13,018	13,448	13,961	14,334	16,806
Caloundra	Attached	4,834	6,353	7,707	10,062	13,586
	Detached	3,808	3,843	3,953	4,365	5,927
	Total	8,642	10,196	11,660	14,427	19,513
Caloundra West	Attached	1,717	2,298	2,611	2,651	3,722
	Detached	5,880	6,240	6,523	6,534	8,918
	Total	7,596	8,538	9,133	9,185	12,639
Coolum	Attached	2,216	2,745	3,112	3,254	5,413
	Detached	4,498	4,550	4,558	4,578	6,943
	Total	6,715	7,295	7,670	7,832	12,355
Eumundi	Attached	139	256	479	485	534
	Detached	259	304	370	377	420
	Total	398	561	848	862	953

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
Forest Glen / Kunda Park / Tanawha	Attached	2	2	2	1	66
	Detached	215	218	267	269	679
	Total	217	220	269	270	744
Glass House Mountains	Attached	0	0	0	0	0
	Detached	523	791	933	933	1,274
	Total	523	791	933	933	1,274
Golden Beach / Pelican Waters	Attached	1,633	1,831	1,997	2,024	2,331
	Detached	3,775	3,854	4,229	4,478	6,315
	Total	5,408	5,685	6,226	6,502	8,645
Kawana Waters	Attached	2,527	3,124	3,467	3,649	4,994
	Detached	6,708	6,922	7,390	8,586	10,458
	Total	9,235	10,046	10,857	12,234	15,452
Kenilworth	Attached	56	58	72	78	98
	Detached	90	97	137	174	253
	Total	145	155	209	252	350
Landsborough	Attached	153	270	371	367	559
	Detached	713	721	1,094	1,149	1,369
	Total	866	991	1,465	1,516	1,927
Maleny	Attached	311	387	418	520	1,326
	Detached	763	852	1,114	1,166	2,375
	Total	1,074	1,240	1,531	1,686	3,698
Maroochy North Shore	Attached	1,384	1,653	1,774	1,929	2,781
	Detached	2,784	2,784	2,788	2,786	3,991
	Total	4,168	4,437	4,561	4,715	6,771
Maroochydhore / Kuluin	Attached	6,147	7,697	9,199	9,710	20,626
	Detached	3,195	3,191	3,424	3,909	8,490
	Total	9,342	10,888	12,623	13,619	29,117
Mooloolaba / Alexandra Headland	Attached	3,516	3,846	4,237	4,613	5,028
	Detached	2,175	2,191	2,226	2,225	2,609
	Total	5,691	6,037	6,463	6,839	7,636

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
Mooloolah	Attached	69	69	88	87	119
	Detached	498	531	678	797	1,091
	Total	567	600	766	884	1,209
Nambour	Attached	2,343	3,149	4,179	5,141	8,864
	Detached	4,682	5,111	5,277	5,448	8,446
	Total	7,026	8,260	9,456	10,588	17,309
Palmwoods	Attached	550	859	1,167	1,189	1,284
	Detached	1,308	1,319	1,410	1,413	1,483
	Total	1,857	2,178	2,577	2,602	2,767
Peregian South	Attached	1,112	1,322	1,323	1,332	2,459
	Detached	1,123	1,272	1,569	1,961	3,257
	Total	2,236	2,594	2,892	3,293	5,715
Sippy Downs	Attached	1,891	2,587	3,116	3,149	9,138
	Detached	2,256	2,397	2,396	2,395	6,092
	Total	4,147	4,985	5,513	5,544	15,229
Woombye	Attached	289	400	414	414	579
	Detached	387	419	430	438	612
	Total	676	819	844	852	1,190
Yandina	Attached	260	436	585	661	1,057
	Detached	550	666	729	742	1,183
	Total	810	1,102	1,314	1,403	2,239
Inside Priority Infrastructure Area (total)	Attached	35,535	44,102	52,015	57,505	92,602
	Detached	58,768	61,487	65,260	68,919	99,388
	Total	94,303	105,589	117,275	126,424	191,990
Outside Priority Infrastructure Area (total)	Attached	2,049	4,937	7,580	12,231	17,322
	Detached	25,200	27,967	31,735	36,374	75,882
	Total	27,249	32,904	39,315	48,605	63,112
Sunshine Coast Council Area (total)	Attached	37,583	49,039	59,595	69,736	109,924
	Detached	83,968	89,454	96,995	105,293	175,270
	Total	121,552	138,493	156,591	175,029	255,102

Table A4: Existing and projected non-residential floor space

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m <sup>2</sup> GFA)				
		2016	2021	2026	2031	Ultimate development
Beerwah	Office	16,519	19,363	22,207	25,051	95,457
	Retail	14,247	14,808	15,369	15,930	60,701
	Industry	8,696	15,810	22,924	30,038	114,460
	Education	7,620	8,843	10,066	11,289	43,017
	Health	6,287	7,235	8,183	9,131	34,794
	Community	6,652	7,182	7,712	8,242	31,406
	Other	6,594	8,093	9,592	11,091	42,262
	Total	66,615	81,334	96,053	110,772	422,097
Bli Bli	Office	1,680	2,037	2,394	2,751	3,461
	Retail	2,013	2,506	2,999	3,492	4,393
	Industry	447	447	447	447	562
	Education	2,790	3,745	4,700	5,655	7,114
	Health	1,563	1,596	1,629	1,662	2,091
	Community	118	220	322	424	533
	Other	410	468	526	584	735
	Total	9,021	11,019	13,017	15,015	18,888
Buderim	Office	142,356	143,533	144,710	145,887	164,359
	Retail	52,797	58,779	64,760	70,741	97,554
	Industry	637	644	651	658	744
	Education	36,210	39,645	43,080	46,515	62,502
	Health	57,603	62,513	67,424	72,335	95,773
	Community	8,649	9,074	9,500	9,926	12,323
	Other	10,148	10,939	11,730	12,521	16,385
	Total	308,400	325,127	341,855	358,583	449,638
Caloundra	Office	180,540	202,247	223,953	245,659	488,762
	Retail	80,219	86,852	93,485	100,118	199,194
	Industry	122,920	127,146	131,372	135,598	269,785
	Education	21,150	23,665	26,180	28,695	57,091
	Health	15,546	16,416	17,286	18,156	36,123
	Community	20,310	24,900	29,489	34,078	67,801

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m <sup>2</sup> GFA)				
		2016	2021	2026	2031	Ultimate development
	Other	3,395	3,902	4,410	4,918	9,785
	Total	444,079	485,128	526,175	567,222	1,128,542
Caloundra West	Office	11,114	11,902	12,690	13,478	78,879
	Retail	16,337	19,740	23,143	26,546	155,358
	Industry	1,464	25,360	49,256	73,152	428,116
	Education	11,737	13,716	15,695	17,674	103,436
	Health	6,303	9,064	11,825	14,586	85,363
	Community	5,552	7,581	9,610	11,639	68,116
	Other	1,754	2,489	3,225	3,961	23,181
	Total	54,261	89,852	125,444	161,036	942,449
Cooloom	Office	110,344	111,543	112,742	113,941	521,657
	Retail	77,815	71,315	64,814	58,313	266,975
	Industry	45,567	51,641	57,715	63,789	292,046
	Education	2,160	2,400	2,640	2,880	13,186
	Health	2,317	4,528	6,739	8,950	40,976
	Community	20,733	21,103	21,473	21,843	100,004
	Other	25,976	26,431	26,886	27,341	125,176
	Total	284,912	288,961	293,009	297,057	1,360,019
Eumundi	Office	5,380	6,932	8,483	10,034	37,107
	Retail	9,373	9,287	9,201	9,115	33,708
	Industry	1,332	1,336	1,340	1,344	4,970
	Education	1,740	1,930	2,120	2,310	8,543
	Health	1,907	1,907	1,907	1,907	7,052
	Community	4,750	4,844	4,938	5,032	18,609
	Other	450	492	534	576	2,130
	Total	24,933	26,728	28,523	30,318	112,119
Forest Glen / Kunda Park / Tanawha	Office	23,730	23,392	23,054	22,716	74,142
	Retail	10,537	10,993	11,449	11,905	38,856
	Industry	290,475	296,043	301,611	307,179	1,002,587
	Education	4,740	5,510	6,280	7,050	23,010
	Health	0	0	0	0	0

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m <sup>2</sup> GFA)				
		2016	2021	2026	2031	Ultimate development
	Community	742	742	742	742	2,422
	Other	2,611	2,636	2,661	2,686	8,767
	Total	332,834	339,316	345,797	352,278	1,149,784
Glass House Mountains	Office	5,242	5,932	6,622	7,312	37,815
	Retail	5,031	4,565	4,098	3,631	18,778
	Industry	200	230	259	288	1,489
	Education	10,500	9,380	8,260	7,140	36,925
	Health	500	500	500	500	2,586
	Community	793	1,027	1,261	1,495	7,732
	Other	200	250	300	350	1,810
	Total	22,467	21,884	21,300	20,716	107,135
Golden Beach / Pelican Waters	Office	39,337	40,012	40,687	41,362	47,725
	Retail	3,829	3,851	3,872	3,893	4,354
	Industry	300	350	400	450	660
	Education	2,103	2,275	2,447	2,619	3,452
	Health	6,020	6,654	7,287	7,920	10,802
	Community	1,106	1,106	1,106	1,106	1,217
	Other	90	367	644	921	1,927
	Total	52,785	54,615	56,443	58,271	70,136
Kawana Waters	Office	166,937	166,349	165,762	165,175	361,482
	Retail	73,673	76,070	78,467	80,864	176,969
	Industry	142,242	143,233	144,224	145,215	317,800
	Education	13,342	14,917	16,491	18,065	39,535
	Health	24,106	26,783	29,461	32,139	70,335
	Community	2,760	4,684	6,608	8,532	18,672
	Other	3,566	3,475	3,384	3,293	7,207
	Total	426,626	435,511	444,397	453,283	991,999
Kenilworth	Office	2,441	2,574	2,706	2,838	17,886
	Retail	2,810	2,810	2,810	2,810	17,709
	Industry	2,238	2,588	2,938	3,288	20,722
	Education	0	0	0	0	1,891

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m <sup>2</sup> GFA)				
		2016	2021	2026	2031	Ultimate development
	Health	537	537	537	537	3,384
	Community	1,281	1,406	1,531	1,656	10,436
	Other	0	0	0	0	0
	Total	9,307	9,915	10,522	11,129	70,137
Landsborough	Office	9,486	11,201	12,917	14,633	60,018
	Retail	13,384	13,899	14,414	14,929	61,232
	Industry	8,119	12,650	17,181	21,712	89,052
	Education	1,230	1,365	1,500	1,635	6,706
	Health	625	625	625	625	2,563
	Community	1,898	2,889	3,880	4,871	19,979
	Other	100	133	166	199	816
	Total	34,842	42,762	50,683	58,604	240,366
Maleny	Office	21,520	23,544	25,568	27,592	37,032
	Retail	18,155	19,261	20,368	21,475	27,275
	Industry	7,651	8,690	9,729	10,768	15,271
	Education	6,480	7,200	7,920	8,640	11,880
	Health	777	7,700	14,622	21,544	46,542
	Community	460	998	1,537	2,076	4,061
	Other	0	10	20	30	66
	Total	55,043	67,403	79,764	92,125	142,127
Maroochy North Shore	Office	35,306	39,246	43,186	47,126	64,838
	Retail	14,060	14,528	14,995	15,462	18,550
	Industry	111,446	119,396	127,346	135,296	175,062
	Education	2,160	2,400	2,640	2,880	3,960
	Health	550	570	590	610	737
	Community	2,362	5,568	8,774	11,980	23,756
	Other	0	0	0	0	0
	Total	165,884	181,708	197,531	213,354	286,903
Maroochydhore / Kuluin	Office	425,667	448,708	471,749	494,790	1,249,670
	Retail	258,723	268,169	277,615	287,061	725,018
	Industry	184,558	189,000	193,443	197,886	499,792

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m <sup>2</sup> GFA)				
		2016	2021	2026	2031	Ultimate development
	Education	12,210	13,635	15,060	16,485	41,635
	Health	6,945	7,171	7,397	7,623	19,253
	Community	26,136	27,793	29,450	31,107	78,566
	Other	15,118	17,421	19,723	22,025	55,628
	Total	929,357	971,897	1,014,437	1,056,977	2,669,561
Mooloolaba / Alexandra Headland	Office	73,548	75,301	77,054	78,807	86,439
	Retail	110,029	110,745	111,461	112,177	123,041
	Industry	3,490	3,490	3,490	3,490	3,828
	Education	5,110	5,622	6,134	6,646	7,290
	Health	13,513	13,852	14,190	14,528	15,935
	Community	5,802	5,865	5,928	5,991	6,571
	Other	4,761	4,703	4,645	4,587	5,031
	Total	216,254	219,578	222,902	226,226	248,136
Mooloolah	Office	356	646	936	1,226	7,955
	Retail	2,602	2,691	2,779	2,867	18,603
	Industry	202	224	246	268	1,739
	Education	2,110	2,361	2,612	2,863	18,577
	Health	0	0	0	0	0
	Community	153	162	172	182	1,181
	Other	0	45	90	135	876
	Total	5,423	6,129	6,835	7,541	48,931
Nambour	Office	70,484	75,406	80,327	85,248	251,390
	Retail	93,626	101,980	110,334	118,688	350,003
	Industry	57,482	64,393	71,305	78,217	230,657
	Education	30,008	34,859	39,710	44,561	131,407
	Health	9,171	11,989	14,808	17,627	51,981
	Community	15,126	16,678	18,230	19,782	58,336
	Other	11,651	12,888	14,125	15,362	45,301
	Total	287,547	318,193	348,839	379,485	1,119,075
Palmwoods	Office	11,165	11,257	11,350	11,443	33,574
	Retail	18,124	17,108	16,093	15,078	44,239

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m <sup>2</sup> GFA)				
		2016	2021	2026	2031	Ultimate development
	Industry	1,299	1,557	1,815	2,073	6,082
	Education	354	393	432	471	1,382
	Health	5,267	4,952	4,637	4,322	12,681
	Community	71	196	321	446	1,309
	Other	1,467	1,350	1,233	1,116	3,274
	Total	37,746	36,813	35,881	34,949	102,541
Peregian South	Office	6,099	6,514	6,930	7,346	13,242
	Retail	15,000	13,192	11,384	9,576	17,262
	Industry	344	359	373	387	698
	Education	22,100	20,055	18,010	15,965	28,779
	Health	5,000	4,672	4,344	4,016	7,239
	Community	7,050	6,433	5,816	5,199	9,372
	Other	0	0	0	0	0
	Total	55,593	51,225	46,857	42,489	76,592
Sippy Downs	Office	5,460	9,426	13,392	17,358	117,501
	Retail	28,563	34,123	39,683	45,243	306,261
	Industry	6,192	6,251	6,310	6,369	43,113
	Education	18,720	25,791	32,862	39,933	270,317
	Health	515	2,811	5,107	7,403	50,113
	Community	2,320	2,734	3,148	3,562	24,112
	Other	8	8	8	8	54
	Total	61,778	81,144	100,510	119,876	811,471
Woombye	Office	1,877	2,072	2,267	2,462	4,927
	Retail	4,691	4,692	4,694	4,696	9,399
	Industry	2,062	2,062	2,062	2,062	4,127
	Education	0	0	0	0	1,001
	Health	0	0	0	0	0
	Community	1,257	1,301	1,345	1,389	2,780
	Other	2,091	2,673	3,255	3,837	7,679
	Total	11,978	12,800	13,623	14,446	28,912
Yandina	Office	8,817	9,158	9,499	9,840	67,313

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m <sup>2</sup> GFA)				
		2016	2021	2026	2031	Ultimate development
	Retail	8,779	8,939	9,099	9,259	63,339
	Industry	63,621	67,941	72,262	76,583	523,888
	Education	1,740	1,930	2,120	2,310	15,802
	Health	1,800	1,801	1,802	1,803	12,334
	Community	900	1,026	1,152	1,278	8,743
	Other	447	452	457	462	3,160
	Total	86,104	91,247	96,391	101,535	694,579
Inside Priority Infrastructure Area (total)	Office	1,375,405	1,448,295	1,521,185	1,594,075	3,922,629
	Retail	934,418	970,903	1,007,386	1,043,869	2,838,770
	Industry	1,062,983	1,140,841	1,218,699	1,296,557	4,047,249
	Education	216,314	241,637	266,959	292,281	938,436
	Health	166,851	193,876	220,900	247,924	608,657
	Community	136,981	155,512	174,045	192,578	578,036
	Other	90,837	99,225	107,614	116,003	361,251
	Total	3,983,788	4,250,289	4,516,788	4,783,287	13,295,028
Outside Priority Infrastructure Area (total)	Office	113,661	150,103	186,545	222,987	398,248
	Retail	49,903	105,512	161,121	216,730	387,074
	Industry	33,498	43,188	52,878	62,568	111,745
	Education	33,530	50,173	66,816	83,459	149,055
	Health	71,729	121,566	171,403	221,240	395,128
	Community	28,174	31,430	34,685	37,940	67,760
	Other	16,111	18,705	21,299	23,893	42,672
	Total	346,607	520,677	694,747	868,817	1,551,682
	Office	1,489,066	1,598,398	1,707,730	1,817,062	4,320,877
Sunshine Coast Council Area (total)	Retail	984,321	1,076,415	1,168,507	1,260,599	3,225,844
	Industry	1,096,481	1,184,029	1,271,577	1,359,125	4,158,994
	Education	249,844	291,810	333,775	375,740	1,087,491
	Health	238,580	315,442	392,303	469,164	1,003,786
	Community	165,156	186,942	208,730	230,518	645,795
	Other	106,948	117,930	128,913	139,896	403,923
	Total	4,330,395	4,770,966	5,211,535	5,652,104	14,846,710



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