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Part 4 Priority infrastructure plan

4.1 Preliminary

4.1.1 Relationship to the Sustainable Planning Act 2009 (repealed)

This priority infrastructure plan has been prepared in accordance with the *Sustainable Planning Act 2009* (repealed).

4.1.2 Purpose

The purpose of this priority infrastructure plan is as follows:-

- (a) to integrate and coordinate land use planning and *infrastructure* planning; and
- (b) to ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.

4.1.3 Structure of the priority infrastructure plan

This priority infrastructure plan is structured as follows:-

- (a) **section 4.2 (Planning assumptions)**, states the projections of future urban growth and the assumptions of demand for each trunk infrastructure network, which have informed the preparation of this priority infrastructure plan;
- (b) **section 4.3 (Priority infrastructure area)**, states the priority infrastructure area which is the prioritised area to accommodate future urban growth;
- (c) **section 4.4 (Desired standard of service)**, states the desired standard of performance for each trunk infrastructure network;
- (d) **section 4.5 (Plans for trunk infrastructure)**, states the existing and planned trunk infrastructure for the following trunk infrastructure networks:-
 - (i) stormwater quality trunk network;
 - (ii) transport trunk network (roads network);
 - (iii) transport trunk network (*active transport*); and
 - (iv) public parks and land for community facilities trunk network;
- (e) **section 4.6 (Schedule of maps, works and plans for trunk infrastructure)**, includes the following:-
 - (i) list of the priority infrastructure area maps; and
 - (ii) the schedule of works for trunk infrastructure for each trunk infrastructure network; and
- (f) **section 4.7 (Extrinsic material)**, states the extrinsic material which assists in the interpretation of this priority infrastructure plan under the *Statutory Instruments Act 1992*.

4.1.4 Definitions

Terms used in this priority infrastructure plan are defined in **Schedule 1 (Definitions)** of the planning scheme.

4.2 Planning assumptions

4.2.1 Purpose

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 which are used to derive the demand for a trunk infrastructure network giving a consistent basis for the planning of the trunk infrastructure network and the determination of the priority infrastructure area.

4.2.2 Population and employment

- (1) The existing and projected population for residential development within and outside the priority infrastructure area is stated in **section 4.2.9 (Existing and projected population)**.
- (2) The existing and projected employment for non-residential development within and outside the priority infrastructure area is stated in **section 4.2.11 (Existing and projected employment)**.

4.2.3 Dwellings and non-residential floor space

- (1) The existing and projected *dwellings* for residential development is stated in **section 4.2.10 (Existing and projected dwellings and land area)**.
- (2) The existing and projected non-residential floor space for non-residential development is stated in **section 4.2.12 (Existing and projected non-residential floor space and land area)**.
- (3) The distribution and timing of *dwellings* for residential development and non-residential floor space for non-residential development to accommodate the projected population and employment have been estimated based on the following factors:-
 - (a) the existing level of development as at the *base date*;
 - (b) the physical and other constraints of land;
 - (c) the land use planning provisions of the local planning instrument;
 - (d) current development applications and development approvals;
 - (e) development trends;
 - (f) the cost efficient provision of trunk infrastructure;
 - (g) the average occupancy rate for conversion of the projection of *dwellings* to population;
 - (h) the average floor space conversion rate or building footprints for conversion of the projection of employment to non-residential floor space;
 - (i) interstate and overseas migration;
 - (j) the South East Queensland Regional Plan 2009-2031 outcomes and settlement pattern;
 - (k) land availability; and
 - (l) regional, sub regional and local economic development strategies and policies.
- (4) The average occupancy rate used for the conversion of the projection of *dwellings* into population is stated in **section 4.2.9 (Existing and projected population)**.