

Development Projections Modelling

PREPARED FOR REDLAND CITY COUNCIL

JANUARY 2022



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Executive Summary

PIE Solutions have been engaged by Redland City Council (**Council**) to prepare development projections to inform an update to the Local Government Infrastructure Plan (**LGIP**). These development projections have been produced using modelling developed in-house by PIE Solutions.

PIE Solutions have over a decade's worth of experience developing urban modelling to underpin strategic infrastructure planning. Over this time, PIE Solutions have developed a direct method of urban modelling that recognises that the future development of a city or region cannot be predicted at a high resolution in any meaningful way. This approach to modelling seeks to reduce the number of inputs and assumptions used to a bare minimum. This results in a simple and transparent model on which infrastructure planning can be reliably undertaken.

The outputs of the modelling undertaken for Council are summarised for residential and non-residential development in Tables 1 and 2 overleaf. The key insights drawn from the modelling are as follows:

- As of 2021 there are currently **64,575** dwellings in the Redland Local Government Area (**LGA**) housing an estimated **161,027** residents. **53,218** of these dwellings are detached. The remaining **11,447** dwellings are attached stock.
- Under the current planning scheme there is capacity for **94,938** dwellings in total across the LGA (**+11,190** detached / **+19,173** attached).
- Based on the latest projections from the Queensland Government Statistician's Office (**QGSO**), by 2051 there will be an estimated **81,279** dwellings (**61,043** detached / **20,236** attached) housing an estimated **196,422** persons.
- As of 2021 there is currently **2.7 million** square metres of gross floor area (**GFA**) used by an estimated **51,910** employees.
- Under the current planning scheme there is capacity for **5.5 million** (+2.8 million) square metres of GFA for non-residential land uses. The majority (42%) of which is available for retail (or uses able to be developed in retail precincts). The other main contributors are industrial (16%), commercial (15%) and education (15%).
- Based on the latest projections from the QGSO and Council, by 2051 there will be an estimated **3.8 million** square metres of non-residential GFA used by an estimated **76,437** employees.

Table 1 – Summary of Residential Development (Dwellings)

	2021	2026	2031	2036	2041	2046	2051	CAP.
Residents	161,027	170,996	179,241	185,631	192,431	194,411	196,422	N/A
Detached Dwellings	53,128	54,582	56,919	58,837	60,341	60,699	61,043	64,318
Attached Dwellings	11,447	14,159	16,359	17,793	19,101	19,655	20,236	30,620
Total Dwellings	64,575	68,741	73,278	76,630	79,442	80,354	81,279	94,938

Table 2 – Summary of Non-Residential Development (Gross Floor Area)

	2021	2026	2031	2036	2041	2046	2051	CAP.
Employees	51,910	56,042	60,390	64,329	68,299	72,334	76,437	N/A
Commercial GFA	227,565	261,065	297,765	335,015	377,365	420,632	464,835	647,102
Community GFA	92,620	96,436	100,612	104,788	109,180	113,641	118,173	175,431
Education GFA	535,732	537,195	553,251	568,227	582,843	597,726	612,881	886,006
Health GFA	146,161	171,933	196,863	218,422	238,155	258,238	278,678	356,512
Industrial GFA	615,553	655,386	730,366	792,236	854,106	916,500	927,565	1,070,147
Other GFA	433,395	447,797	452,011	455,459	458,283	460,988	463,541	465,646
Retail GFA	781,026	815,207	881,504	938,484	992,615	1,047,232	1,102,338	1,964,178
Total GFA	2,832,052	2,985,019	3,212,372	3,412,631	3,612,548	3,814,957	3,968,010	5,565,022

1.0 Introduction

The purpose of the modelling prepared by PIE Solutions is to support the drafting of an update to the Redland LGIP. This report and the modelling described herein, partially fulfill two requirements of an LGIP as outlined in the Minister's Guidelines and Rules (**MGR**) 2020 being:

1. Planning Assumptions – This report (refer to pages 44-45 of the MGR, version 1.1)
2. Development Projections – The modelling documented in this report (refer to pages 45-46 of the MGR, version 1.1)

Consistent with the MGR, the primary purpose of the above deliverables is to enable future timings to be set for the provision of trunk infrastructure across all LGIP networks where Redland City Council is the main provider being:

- Water
- Sewer
- Transport
- Storm water
- Parks and land for community facilities

The modelling undertaken by PIE Solutions provides the base information, in the form of residential dwelling and non-residential floor space projections, from which the infrastructure demand projections for each network listed above can be extrapolated. This infrastructure demand modelling will then be used to support strategic level infrastructure planning and assist with identification, prioritisation, and scheduling of trunk infrastructure to be incorporated in the updated LGIP.

This remainder of this report provides a detailed breakdown of the method, processed and outputs of the development projections modelling prepared by PIE for Redland City Council.

2.0 Method

The development projections modelling undertaken by PIE Solutions is undertaken in three sequential steps as follows:

1. **Determine the level of current development** – For each property in the municipality, measure the type, scale, and distribution of current residential and non-residential development across the municipality. This is undertaken in the Current Development Module (refer Section 4.0)
2. **Determine development capacity** – Calculate the latent residential and non-residential capacity of each property in the city based on the current development provisions within the Redland planning scheme or other planning instruments. This is undertaken in the Development Capacity Module (refer Section 5.0)
3. **Allocate anticipated growth to properties** – Given high level residential dwelling and non-residential floorspace projections, use development application data and the development capacity calculations to allocate these projections down to a property level across a fixed set of growth horizons. This is undertaken in the Growth Allocation Module (refer Section 6.0).

A common set of parameters is shared across each of the modules to ensure consistency. These parameters are summarised in Table 3 below. Where a module uses specific internal parameters, these are detailed in the relevant section of this report.

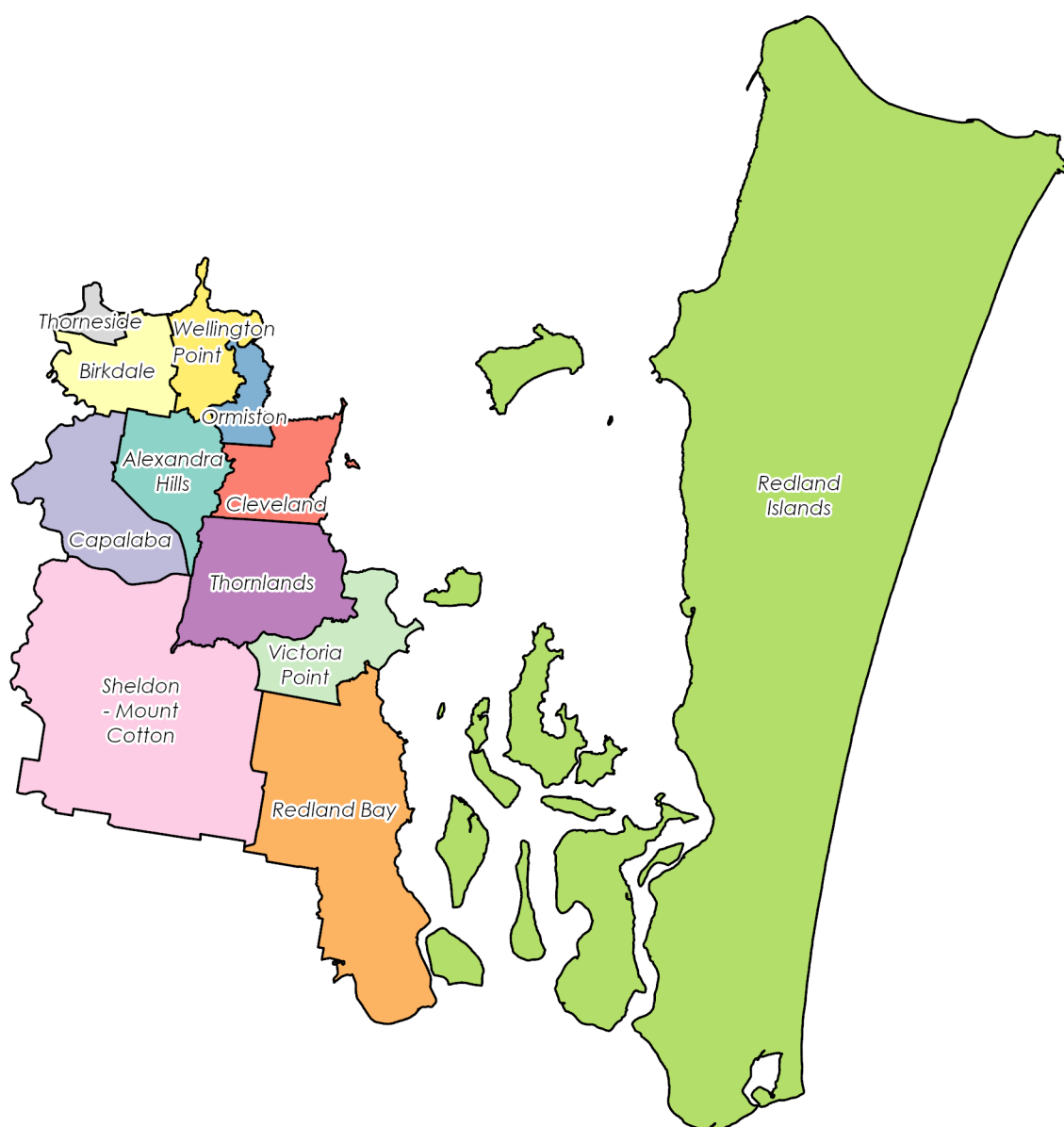
Table 3 – Common Parameters

CATEGORY	PARAMETERS
Model Horizons	Base year: 2021 (the year used for measuring current development)
	Allocation years: 2026, 2031, 2036, 2041, 2046, 2051
Development Measures	Residential: Dwelling units
	Non-Residential: Square metres of GFA
Development Categories	Residential - Detached Dwelling – Single dwelling on a lot characterised by a suburban dwelling house, inclusive of rural dwellings. - Attached Dwelling – Any type of dwelling other than a detached dwelling including dual occupancies, duplexes, low, medium, and high-density multi-unit dwellings, townhouses, flats, and long-term accommodation such as boarding houses and retirement villages.

	Non-Residential: <i>NOTE: The identification of non-residential development for the base year can be made with a high degree of accuracy given available information. When considering future development, these categories become more fluid. For instance, commercial and retail precincts in future horizons will be inclusive of other uses (such as education and health) that can operate out of them in line with the planning scheme.</i> – Commercial – Characterised by offices but inclusive of any use that can be operated out of a commercial precinct including, education (e.g. childcare), health (e.g. medical centre) and retail businesses. – Community – Characterised by places of assembly and emergency services uses. – Education – Characterised by childcare centres, schools, and tertiary education institutions. – Health – Characterised by hospitals, medical centres, doctors, and veterinary surgeries. – Industrial – Characterised by light, general, special, and heavy industries. – Retail – Characterised by shops, shopping centres, food and drink outlets (e.g. restaurant), bulky goods (e.g. nursery) and service stations. Inclusive of any use that can be operated out of a retail precinct. – Other – All other uses than those listed above. Includes short-term accommodation and rural uses.
Reporting Geographies	Municipal: – Redland LGA Statistical: <i>NOTE: For reference the statistical areas below are illustrated in Figure 1 overleaf.</i> – Alexandra Hills SA2 – Birkdale SA2 – Capalaba SA2 – Cleveland SA2 – Ormiston SA2 – Redland Bay SA2 – Redland Islands SA2

	- Sheldon - Mount Cotton SA2 - Thorneside SA2 - Thornlands SA2 - Victoria Point SA2 - Wellington Point SA2
	Custom: - Redland (Mainland) – All SA2s excluding Redland Islands

Figure 1 – Redland Statistical Areas (SA2)



3.0 Current Development Module

3.1 PROCESS

The aim of the current development module is to measure the type, scale, and distribution of the current residential and non-residential development across the municipality. The module uses minimal high-value inputs to achieve this aim. The process is as follows.

1. Prepare, clean and structure module inputs
 - The primary inputs are:
 - a. The Queensland Digital Cadastral Database (**DCDB**)
 - b. The Council property database
 - c. Building footprint data
 - See **Appendix A – Current Development Module Inputs** for full details on all inputs used in this module.
2. Link Council property data to DCDB base lots
 - The DCDB base lots are used as the foundation spatial layer due to standardisation and availability across all Queensland local government areas.
 - The Redland property database, specifically the rating property use attributes, are joined to the DCDB with exceptions and non-joins managed in the process.
 - The data join is assisted using the Redland 'current-land' spatial layer which is the cadastral source of truth managed by Council.
3. Identify aggregate properties and create a property base spatial layer
 - Current development cannot be measured directly from either the DCDB or property database. There are many instances of 'aggregate properties' that need to be unified to process correctly. These include holdings with multiple parcels but only one use, and developments such as townhouses or strata-titled units where each unit is recoded as a single dwelling unit, the same designation given to detached dwellings.
 - The aggregate properties are identified based on there being:
 - a. A common Building Unit Plan (**BUP**) recorded in the DCDB
 - b. A common feature name recorded in the DCDB
 - c. A common holding number in the Council property database
 - d. Shared common property
 - e. Multiple Council properties linked to a single DCDB base lot
 - The parcels that make up the aggregate properties are then merged to create a single property geometry. This is re-combined with all other 'non-aggregate' properties to create the property base spatial layer.
4. Measure current development
 - To simplify how the current development is measured on each property, the corresponding land use, sourced from the Council property database, is mapped

to a more general development group, see **Appendix B – Current Development Field Mapping**.

- The mapping contains several attributes which control how the development is measured on each lot as follows:
 - a. **Tag** – Identifies how the lot should be processed: whether it is residential or non-residential, if it should be excluded, or if it requires special treatment such as property use IND004 (Commercial / Industrial) which is identified as industrial if it falls within an industrial zone or commercial otherwise.
 - b. **Measure** – Identifies how the measurement will be made: 'Count' is used for residential uses and represents the number of dwellings recorded per property. 'GFA' is used for non-residential uses with the floor area measurement taken directly from the building footprints dataset. 'Unit' is a special case for some residential uses where a count of dwelling must be derived from a floor area measurement. The 'Unit Size' field corresponds to the dwelling unit sizes parameter given in Section 4.3 of this report.
- Using this data mapping the current residential and non-residential development is measured for each property in the property base spatial layer.

3.2 PARAMETERS

Table 4 below presents all the parameters unique to the current development module. This limited set of parameters alongside the attributes presented in Appendix B are an exhaustive list of the assumptions that drive the measurement process.

Table 4 – Current Development Module Parameters

CATEGORY	PARAMETERS
Dwelling Unit Sizes	Townhouses and Villas: 150 m ²
	Multi-unit Dwellings: 90 m ²

3.3 RESULTS

The following headline measures are drawn from the outputs of the current development module:

- There are currently **64,575** residential dwellings in the Redland LGA. **53,128** of these are detached dwellings with the remaining **11,447** dwellings being attached stock. See Figure 2 – Current Residential Dwellings (2021) below for the spatial distribution of the current dwelling stock across the Redland LGA.
- Of this attached stock there are **1,811** long-term accommodation rooms, suites or villas, the majority of which are located within retirement villages.
- The residential dwelling counts have been validated against Australian Bureau of Statistics (ABS) census and building approvals data. This validation shows a delta of

+234 dwellings in the current development measures. This equates to a percentage difference of **0.4%** from the ABS statistics.

- For non-residential uses, there is an estimated **2.8 million** square metres of GFA. Of this retail is the most significant contributor with 781,000 square metres (27%) followed by industrial, 615,000 square metres (21%), and education, 536,000 square metres (18.9%). See Figure 3 – *Current Non-Residential Floorspace (2021)* overleaf for the spatial distribution of non-residential floorspace by industry across the Redland LGA.

Figure 2 – Current Residential Dwellings (2021)

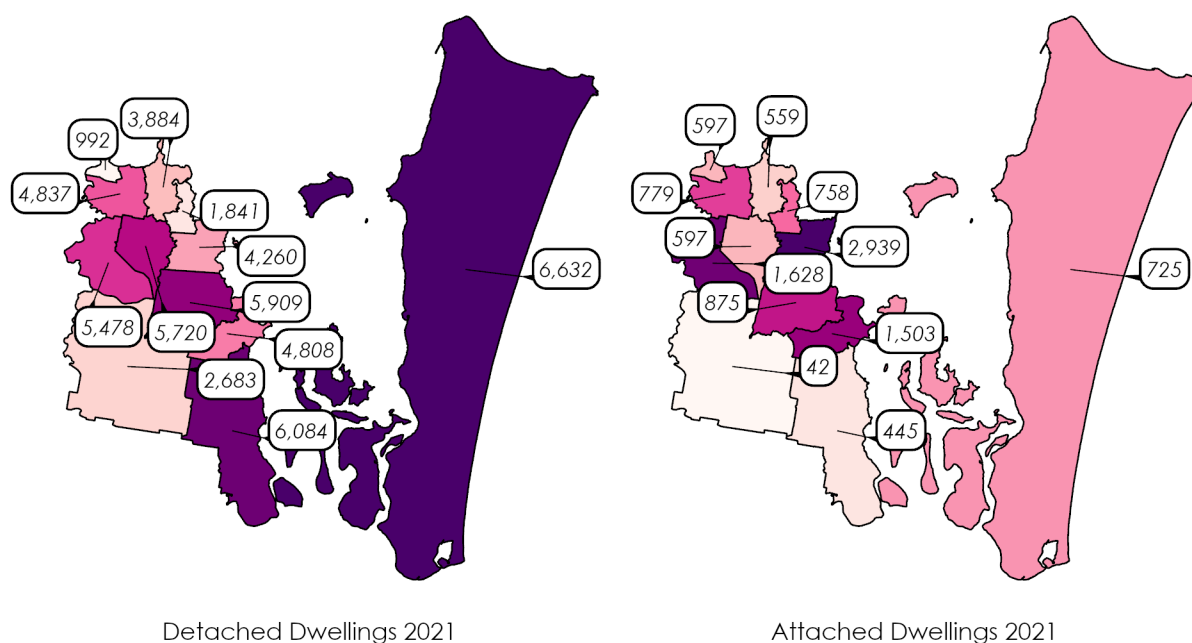
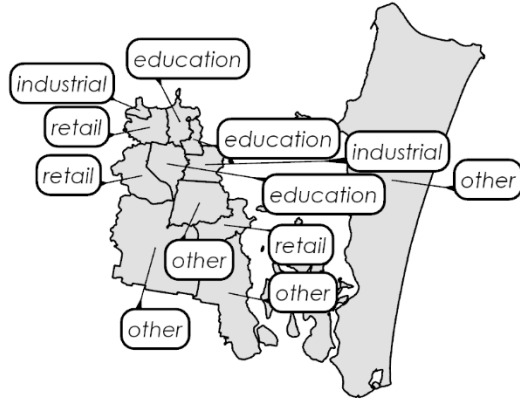
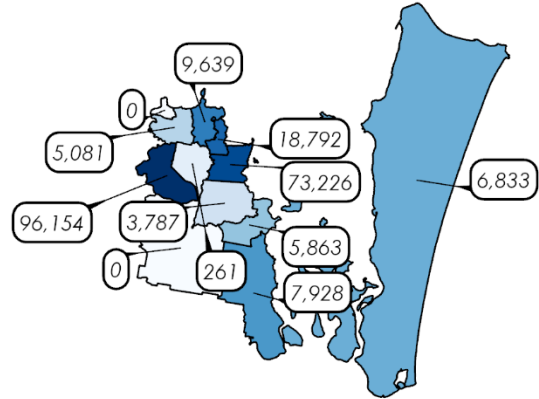


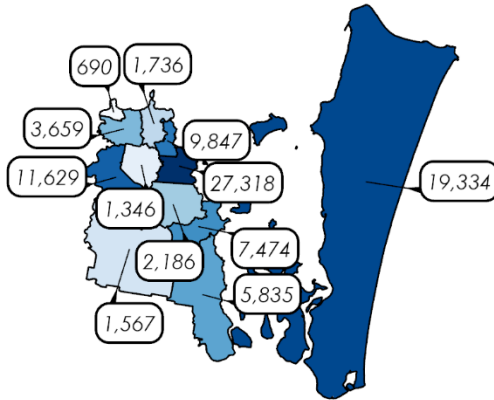
Figure 3 – Current Non-Residential Floorspace (2021)



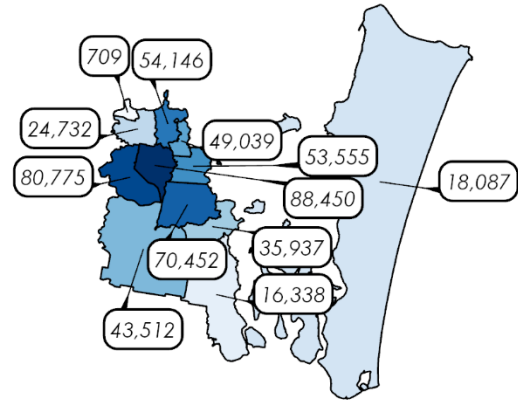
Largest Industry (GFA) 2021



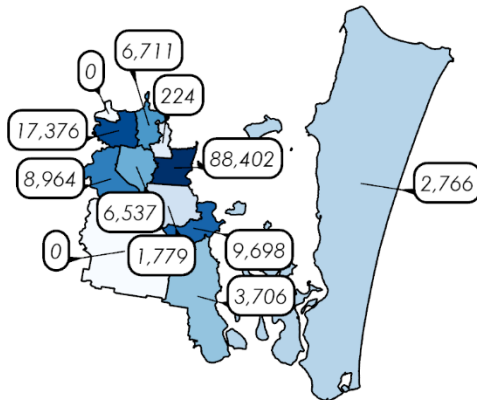
Commercial GFA 2021



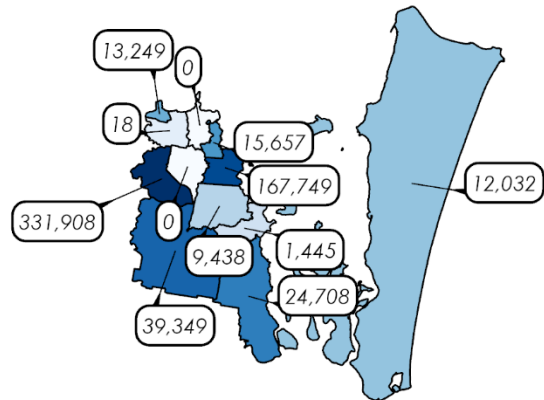
Community GFA 2021



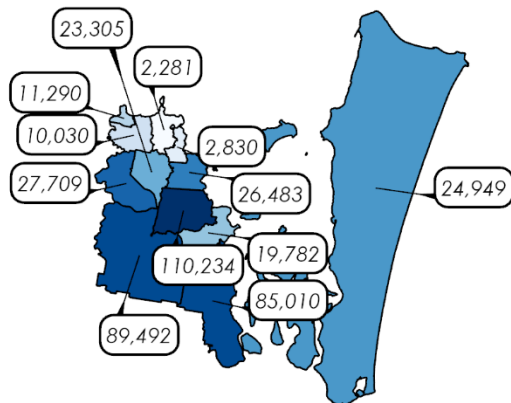
Education GFA 2021



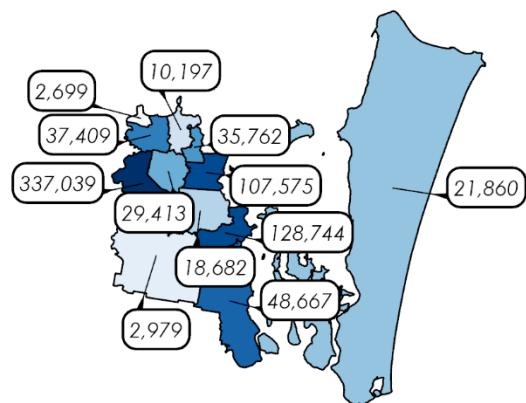
Health GFA 2021



Industrial GFA 2021



Other GFA 2021



Retail GFA 2021

4.0 Development Capacity Module

4.1 PROCESS

The aim of the development capacity module is to calculate the latent residential and non-residential capacity of each lot in the city based on the current zoning and development provisions within the Redland planning scheme or other planning instruments. This module uses the Redland planning scheme as the key input to drive calculations. Minimal inputs and assumptions have been adopted to enable direct and repeatable calculations. The process is summarised as follows:

1. Prepare development constraint layers:
 - In general, PIE have adopted an approach to development constraints that is consistent with the recommendations given in the *SEQ Growth Monitoring: Best Practice Research – Land Suitability Report* (Version 3, September 2018) prepared by RPS for the Queensland Department of State Development, Manufacturing, Infrastructure and Planning. For more detail on these recommendations see *Section 7.4: Constraints* on page 88 of the report.
 - Under this approach there are a range of constraints that need to be considered. For the Redland model, 29 discrete constraint layers were combined from a variety of sources. See **Appendix C – Development Constraints** for full details on the source and application of each constraint layer.
 - Using the parameters assigned to each constraint layer (see *Appendix C*), a process is run which combines all inputs into the following aggregated spatial layers consistent with the Land Suitability Report development constraint impact categories, being:
 - a. New community
 - b. Broad hectare subdivision
 - c. Minor infill redevelopment
 - d. Major infill redevelopment
 - e. Industrial
 - The constraint or 'impact' on development is registered as a single variable in the range of 0 to 1 (0 to 100%). Where there are multiple overlapping constraint regions within each category only the maximum (most severe) impact is recorded.
2. Calculate effective developable area for each property (by constraint category):
 - The compiled constraint category layers are overlayed against each property in the property base spatial layer (output from the current development module) to calculate the resulting 'effective developable area'.
 - This procedure divides each property by the overlapping constraint regions, calculates the constrained area for each 'piece' of the property based on the impact variable, and then adds these up to get the resulting effective developable area of the property.

3. Prepare development controls layer:

- As with the constraint layers, all areas with discrete development controls need to be combined or 'flattened' into a single spatial layer. These development controls are spread across:
 - a. Planning scheme zones
 - b. Planning scheme zone precincts
 - c. Structure plans
 - d. Local area plans
 - e. Priority Development Areas (PDA)
 - f. Mater plans (incl. preliminary approvals and development plans)
- **Appendix D – Development Controls** provides a comprehensive list of all controls and associated development variables used in the Redland modelling.
- When combining the controls into a single spatial layer, the planning scheme zones form the base. Precedence is then given to any overlapping controls in the order listed above.
- See *Appendix D – Table D2* for full details on the input layers that were used to define the spatial extent of each control. It must be noted that PIE Solutions manually prepared the boundaries for all for all the structure, master and local area plans due to a lack of readily available spatial data.

4. Split properties by development control:

- Not all properties fall neatly within a single development control area. There are many instances (particularly for larger sites) where multiple development controls divide a property. To ensure that the controls can be applied directly these properties are 'subdivided' accordingly.

5. Calculate development capacity:

- The procedure for calculating development capacity for each property is as follows:
 - a. Drop any properties that are subject to a development control that is 'stable' or 'excluded' (see the 'future development' column in *Appendix D*).
 - b. For properties that are subject to a development control with 'minimum frontage', or 'minimum area' variables, drop those that fall under the given thresholds.
 - c. For properties with a 'future development' type of 'infill' assign these to the correct infill category based on an interim measure of unconstrained development capacity. These future development types link directly to the constraint categories introduced earlier. The assignment occurs as follows:
 - If property has capacity for over 50 dwellings and a propensity for detached stock (see the 'dwelling propensity' column in *Appendix D*) identify as 'subdivision' (broad hectare subdivision).
 - If the property has capacity for over 50 dwellings and a propensity for attached stock identify as 'infill major'.

- If the property has capacity for under 50 dwelling identify as 'infill minor'.
- If the property has a non-residential plot ratio of over 1.0 identify as 'infill major'.
- d. The precomputed effective developable area is then imported for each property based on the assigned future development / development constraint category.
- e. The residential and non-residential capacities are calculated for each property by applying the 'residential density' and 'plot ratio' values of the linked development control (see respective columns in Appendix D) to the effective developable area.
- f. For those properties subject to a development control that has a dwelling cap an additional sub-step is run. In this sub-step all properties within the subject control are grouped. A portion of the dwelling cap is then allocated to each property based on the share the raw dwelling capacity of the property contributes to the sum of raw dwelling capacity across all properties subject to the development control.
- g. With the residential capacity finalised the dwellings are assigned to the appropriate development category as follows:
 - If a property is subject to a development control with a propensity for detached dwellings, all capacity will be identified as detached stock.
 - On the other hand if the control has a propensity attached dwellings, all capacity will be identified as attached stock.
- h. The non-residential capacity is split into the appropriate development categories based on a percentage split. This split is defined by an input matrix. See **Appendix E – Non-Residential Development Category Matrix**.
- i. Any properties that have been split to accommodate the development controls are 're-amalgamated' and the residential and non-residential capacity is updated accordingly.
- j. The final step of the process then looks at the measure of current development for each property. If the calculated capacity exceeds the current development by the given 'conversion factor' (see respective column in Appendix D) the calculated capacity is maintained. If the calculated capacity falls under the conversion factor threshold, then the current development measure is adopted as the capacity for the site.
- Whilst development application data is not factored into the development capacity module directly (it is handled in the growth allocation module discussed in Section 6.1) it does impact on the final development capacity figures that are reported here. This occurs follows:
 - a. Where a property is subject to an application for residential development the capacity is set to the number and category of proposed dwellings.
 - b. Where a property is subject to an application for non-residential development and that development exceeds the calculated capacity then the capacity

of set to the scale and category of proposed floor area. If less, the calculated capacity is kept.

4.2 PARAMETERS

Table 6 below presents all the parameters unique to the development capacity module. This limited set of parameters alongside the attributes presented the associated appendices are an exhaustive list of the assumptions that drive the calculation of latent capacity.

Table 6 – Development Capacity Module Parameters

CATEGORY	PARAMETERS
Development Constraint / Future Development Categories	New Community: Large, master planned communities that generally consist of over 500 new residential allotments and may comprise new open spaces, community facilities and new commercial / retail uses. Usually subject to an Emerging Community (EC) zoning.
	Broad Hectare Subdivision: New residential subdivision between 50 - 500 lots and characterised by detached dwelling stock. May include open spaces and other ancillary uses but is predominantly residential.
	Major Urban Redevelopment: Residential and mixed-use redevelopment in established urban areas. Usually more than 50 new attached dwellings or non-residential sites with significant plot-ratio uplift.
	Minor Urban Redevelopment: Small scale urban infill redevelopment. Usually 1 – 50 attached residential dwellings or small-scale non-residential development.
	Industrial: Industrial development including any uses that can reasonably situated within an industrial precinct.
Conversion Factor	Standard: 0.3 – All properties with this factor require a calculated capacity uplift 30% greater than the existing development measure to 'convert'
	Industrial: 0.0 – The full calculated capacity of the property will be identified regardless of the value of uplift. This factor has been introduced under the assumption that floor area can more easily be added to existing industrial development via incremental additions.

4.3 RESULTS

The following headline measures are drawn from the outputs of the development capacity module:

- Based on current development controls, there is capacity for **94,938** residential dwellings in the Redland LGA. **64,318** of these could convert as detached dwellings with the remaining **30,620** dwellings being attached stock. See *Figure 4 – Residential Dwelling Capacity* below for the spatial distribution of the dwelling capacity across the Redland LGA.
- Based on the same development controls, there is an estimated capacity of over **5.5 million** square metres of non-residential GFA. Of this retail is the most significant contributor with just over 1.9 million square metres (35%) followed by industrial, 1 million square metres (19%), education, 886,000 square metres (15%) and commercial, 647,000 square metres (11%). See *Figure 5 – Non-Residential Floorspace Capacity* overleaf for the spatial distribution of non-residential floorspace capacity by industry across the Redland LGA.

Figure 3 – Residential Dwelling Capacity

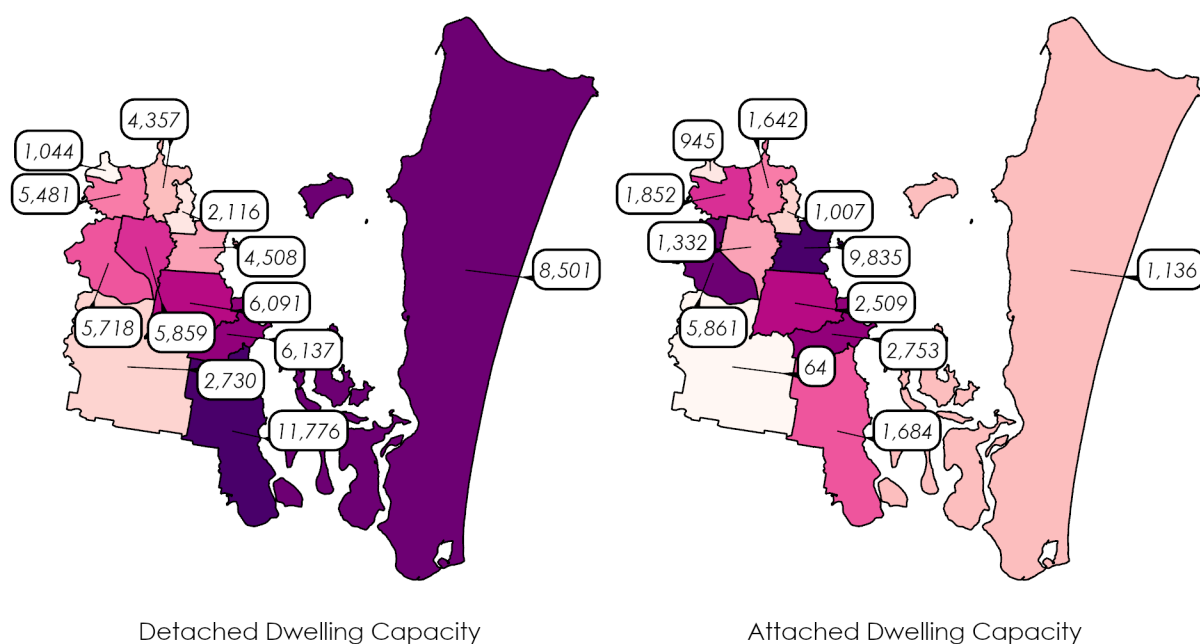
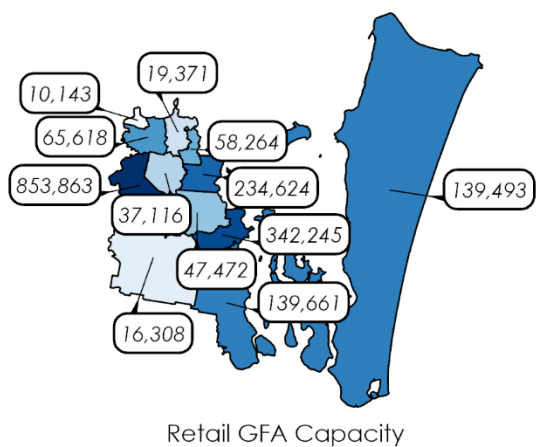
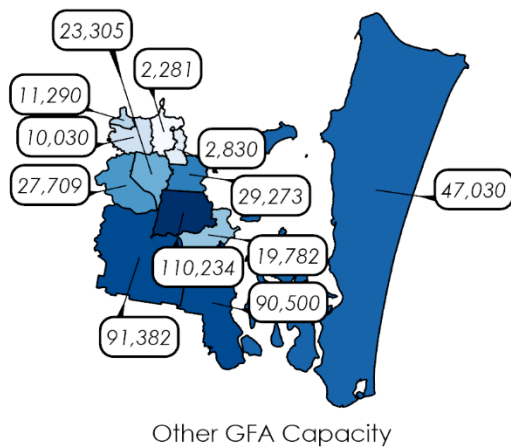
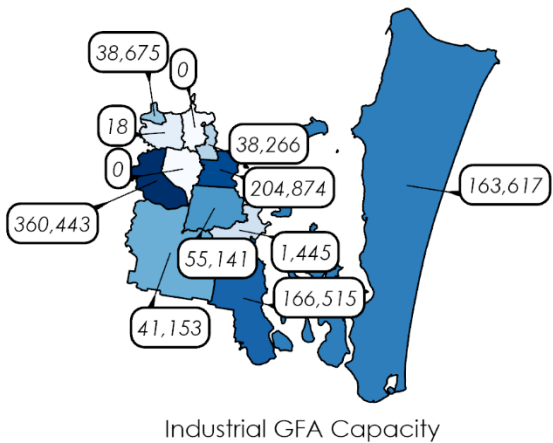
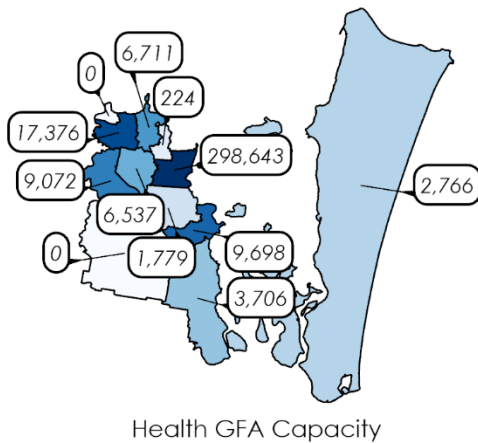
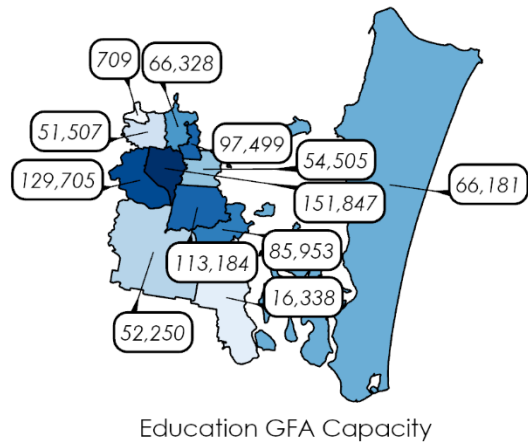
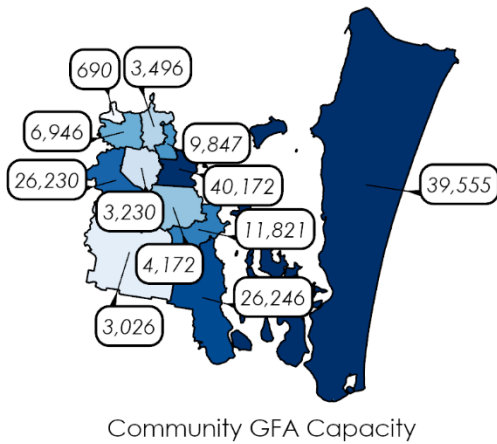
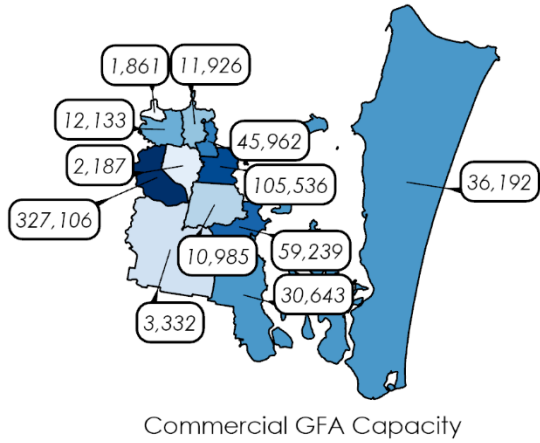
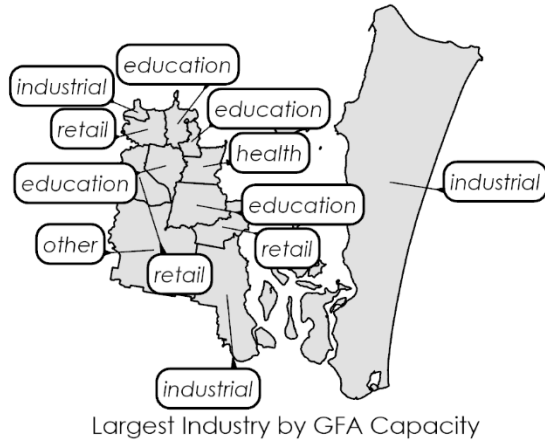


Figure 5 – Non-Residential Floorspace Capacity



5.0 Growth Allocation Module

5.1 PROCESS

The aim of the growth allocation module is to use development application data and the development capacity calculations to allocate high level population and employment projections down to a property level across a fixed set of growth horizons.

Importantly, this module does not seek to predict the sequence or precise location of urban growth, rather it attempts to disaggregate projections from a large geography to a smaller one. This disaggregation, or 'allocation' is driven by the scale and availability of spare development capacity within each projection area. The pattern, or sequence of growth, produced in this allocation is purely coincidental. Any discernible pattern is a direct result of the measure of spare capacity each property has available in relation to all other properties at each horizon.

Urban growth cannot be reliably modelled at high resolution. The outputs of the growth allocation module are not so much true, as they are useful in testing assumptions and assisting with strategic infrastructure planning. The process adopted in the growth allocation module is described as follows:

1. Prepare development projections:

- The *Queensland Government Projected Population (Medium Series) 2016 to 2041* (QGSO, 2018) are used as the base projections for residential population. These are provided for the Redland LGA at **Appendix F – Population Projections**.
- The *Queensland Government Regional Employment Projections 2010-11 to 2040-41* (Queensland Treasury, 2016) are used as the base projections for non-residential employment. On request from Council the industrial employee projections have been superseded with revised projections produced by CDM Smith and detailed in the *Section 13 Addendum: Revised Industrial Land Estimates of the Southern Thornlands Economic Feasibility Assessment* (CDM Smith, 2020). The two sets of projections are provided for the Redland LGA at **Appendix G – Employment Projections**.
- In their given form the population and employment projections cannot be allocated directly. They first need to be converted into a unit that links to the development capacity measures being, residential dwellings and non-residential floorspace respectively.
- Conveniently the QGSO provide detailed dwelling projections. It is assumed these correspond directly to the population projections introduced above. As such the *Queensland Government Projected Dwellings (Medium Series) 2016 to 2041* (QGSO, 2019) are used as the base for residential dwellings. These projections are provided for the Redland LGA at **Appendix H – Residential Dwelling Projections**.
- It must be noted that in the base year (2021) there will be discrepancies between the QGSO dwelling projections for that year and the current number of dwellings calculated as part of this modelling. That is because the QGSO figures are a projection based on the 2016 Census data, whereas the current development measures are taken directly from recent source data. The re-basing of the input

projections is out of scope for this modelling. As such it is assumed that the population figures for 2021 are directly linked to the current number of dwellings measured in the initial module. The growth allocation process only seeks distribute the net growth (increase) between horizons, as such the difference in the base year is not compounding.

- In lieu of any official non-residential floor space projections from the Queensland Government, the employment projections were converted into GFA using the conversions rates first specified in the 2016 Redland LGIP. These are re-stated in *Section 6.2* of this report.
- To enable this conversion, the ANZSIC industry divisions used in the employment projections needed to be mapped to the corresponding development category. This was enabled by measuring the distribution of employment at a lower ANZSIC level by SA2 using the 2016 Census data. For some categories, including health and education, a distribution heuristic was applied to account for jobs in these sectors that will reasonably be accommodated in other precincts. It is important to note here that the non-residential development categories are not directly analogous to employment industries. Rather, they are meant to represent a more general land-use designation that is meaningful for forecasting demand on infrastructure networks.
- Unlike the population or dwellings, the employment projections are provided only at the LGA level. To enable the non-residential allocation process, the projections were split into two sub-areas: the Redland Islands (SA2) and the mainland (all other SA2s). The distribution of employment in the 2016 Census was again used to facilitate this disaggregation.
- The resulting floor space projections by non-residential development category are provided at **Appendix I – Non-Residential Floor Space Projections**.
- Please note: all the source base projections end in 2041. Council required development projections to 2051. The projections in the period 2046 / 2051 are set using the annual average growth rate of preceding periods.

2. Prepare development assessment data:

- Council provided a table of all recently approved, and currently active, material change of use development applications (Sourced, Nov. 2021).
- This data was subsequently cleaned and mapped to the appropriate development categories. See **Appendix J – Development Applications and Approvals** for a full breakdown of this data.

3. Allocate growth projections:

- The allocation process run in a loop that progresses through each of the 5-year horizons set in the base projections. The first allocation horizon is 2026 and the final is 2051.
- In these allocation loops each projection area is handled independently of the others. For example: a property in Thornlands cannot be allocated residential growth from the Cleveland SA2.
- It must also be noted that the development categories are processed independently as well. So that detached dwelling projections cannot be

allocated spare capacity identified for attached dwellings. Similarly commercial floor space projections cannot be allocated to a property with capacity for industrial development. Where possible, the fluidity of non-residential uses is accounted for in the projections themselves.

- Prior to the allocation process being run in full, the development application and approvals data is handled for each property in the 2026 horizon as follows:
 - a. Overwrite the calculated development capacity with the development data (handling the exceptions discussed in Section 5.1 of this report).
 - b. Allocate all development capacity in the 2026 horizon regardless of the availability of growth projections within the projection area.
 - c. Update the growth projections to account for the growth consumed by proposed development. Where more growth is consumed than is available in the 2026 horizon this taken from the subsequent horizons.
- With the development application and approvals data handled, the allocation process proper is run (for each projection area, in each horizon, by development category) as follows:
 - a. Select only those properties with spare capacity.
 - b. Organise these properties by the amount of space capacity (largest to smallest).
 - c. Allocate the projected growth to each property in order based on spare capacity.
 - d. Stop the allocation when either the projected growth for this horizon, or properties with available spare capacity are exhausted.
 - e. Move onto the next horizon.
- To ensure that one, or a few, large sites are not allocated all the projected growth immediately, the actual allocation is based on the relative scale of each property's spare capacity rather than its spare capacity directly. So, a property with 50% of the total spare capacity within a given projection area will only be allocated 50% of the projected growth.
- Even with this feature there is still an overall condition that the greatest share of growth will be allocated to the larger sites with more available spare capacity in the initial growth horizons.

5.2 PARAMETERS

Table 6 – Growth Allocation Module Parameters

CATEGORY	PARAMETERS
Non-Residential Floor Area Conversion Rates	Commercial: 25 employees per square metre of GFA
	Community:

	72 employees per square metre of GFA
Education:	72 employees per square metre of GFA
Health:	72 employees per square metre of GFA
Industrial:	115 employees per square metre of GFA
Retail:	77 employees per square metre of GFA
Other:	72 employees per square metre of GFA

5.3 RESULTS

The following headline statistics are drawn from the outputs of the growth allocation module:

- In 2051 there will potentially be **81,279** residential dwellings in the Redland LGA (**61,043** detached / **20,236** attached) housing an estimated **196,422** persons. This is a growth of **30,363** dwellings in 30 years.
- The fastest growing period will be the 10 years from 2021 to 2031 which will possibly see an additional **8,703** dwellings (**3,791** detached / **4,912** attached).
- The highest growth in detached dwellings to 2051 will potentially occur in Redland Bay with an additional **2,983** dwellings. It must be noted that the 2018 population projections do not consider potential increased growth due to large new development schemes such as Shoreline.
- The highest growth in attached dwellings to 2051 will potentially occur in Cleveland with an additional **6,094** dwellings. More than half these dwellings could be located in the Toondah Harbour Priority Development Area which has a nominal capacity for 3,600 attached dwellings.
- Beyond dwellings, by 2051 there will be an estimated **3.8 million** square metres of non-residential GFA used by an estimated **76,437** employees.
- The greatest share of floor space in 2051 will be available for retail and other suitable uses with over **1.1 million** square metres. Followed by industrial at 927,000, education at 613,000 and commercial at 465,000 square metres respectively.
- As the capacity for growth is driven predominantly by the planning scheme zones the distribution of non-residential development is not uniform across the LGA. Capalaba does the 'heavy-lifting' when it comes to retail and commercial growth. Redland Bay and Thornlands the same when considering Industrial growth (although industrial is more evenly spread).

- The growth in community, education and health is concentrated in the few specialised zones that are earmarked for these uses. It is recognised however that many of the businesses that employ people in these industries will be located in other suitable precincts including retail, commercial and even residential.

6.0 Outputs

The final outputs that accompany this report are:

1. A spatial geodatabase containing the outputs from the final growth allocation module being:
 - A properly level feature class describing the current residential development (detached and attached dwellings) as of 2021, the allocated residential development in the period 2026 – 2051, the full residential development capacity and the spare capacity left after the allocation process has been computed.
 - A property level feature class describing the same information as above except covering all the non-residential development categories.
 - A summary of residential development (current, capacity and allocated) across all Redland SA2s.
 - The same as previous except for non-residential development.
2. A summary Excel workbook that provides a full breakdown at the SA2 level of:
 - Current residential and non-residential development as of 2021.
 - A validation of the current residential measures.
 - Residential and non-residential development capacity.
 - The allocation of residential and non-residential growth between 2021 and 2051.

For completeness, PIE solutions have also made available a copy of the source geodatabases used across all modules. These contain all model inputs, outputs and data that is generated during runtime.

7.0 Application

As stated, the primary purpose of the modelling prepared discussed in this report is to support the drafting of an update to the Redland LGIP. The outputs listed above provide the base information to enable the setting of infrastructure demand projections for each infrastructure network covered in the LGIP. The infrastructure demand projections and modelling are covered in more detail in the respective extrinsic material associated with each network.

Whilst the growth allocation outputs have been provided to support the calibration of network planning models, it is suggested that all strategic planning should directly consider the capacity calculations. These figures represent what type and scale of development is possible under the current planning scheme and other adopted development controls. Any decisions regarding the provision of infrastructure that would actively limit or prevent growth in a particular area below the capacity ceiling should be clearly articulated as part of the network planning process.

Appendix A - Current Development Module Inputs

Table A1 – Current Development Module Input Register

INPUT NAME & SOURCE NAME (SRCN)	SOURCE	SOURCE DATE
DCDB Cadastre Spatial Layer SRCN: Catadstral_data_QLD_CADASTRE_DCDB	<i>Queensland Spatial Catalogue</i> Queensland Government (Department of Resources)	11 Jun 2021
DCDB Building Unit Plan Table SRCN: Cadastral_data_QLD_CADASTRE_BUP_LOT	<i>Queensland Spatial Catalogue</i> Queensland Government (Department of Resources)	11 Jun 2021
Redland 'Current Land' Spatial Layer SRCN: CUL_BND_OWN_CURRENTLAND_P	<i>Information Management Team</i> Redland City Council (Organisational Services)	07 Jul 2021
Redland 'Zone and Overlay Report' SRCN: CUL_URB_PLAN15_ZONE_OVERLAY_REPORT_P	<i>Information Management Team</i> Redland City Council (Organisational Services)	07 Jul 2021
Redland Property Data Tables SRCN: TICK 83182 All Current Properties	<i>Information Management Team</i> Redland City Council (Organisational Services)	10 Sep 2021
Geoscape Building Footprints (2016) SRCN: RCC_CHAS_GeoscapeBuildingFootprints	<i>Information Management Team</i> Redland City Council (Organisational Services)	14 Jun 2021
Redland LGA Statistical Areas (SA2 – ASGS 2016 Vol. 1) SRCN: SA2_2016_AUST	<i>Australian Bureau of Statistics</i> Australian Government	19 Jul 2021

Appendix B – Current Development Field Mapping

Field Codes:

- PU – Property Use
- PT – Property Type
- TAG – Tag
- RDC – Residential Development Category
- NRDC – Non-Residential Development Category
- NRDC(A) – Alternate No-Residential Development Category
- M – Measure
- UC – Unit Count
- US – Unit Size (in square metres)

Table B1 – Property Use to Development Category Field Mapping

PU	PT	TAG	RDC	NRDC	NRDC(A)	M	UC	US
COM006	Outdoor sales	Non-Residential		Bulky Goods		GFA		
COM007	Tourist park	Residential	Accommodation - Short-Term			GFA		
COM008	Chemist	Non-Residential		Retail and Services		GFA		
COM009	Childcare Centre	Non-Residential		Childcare		GFA		
COM010	Complex (Shops / Offices)	Allocate even		Retail and Services	Office	GFA		
COM011	Dentist Surgery	Non-Residential		Health Services		GFA		
COM015	Port service	Non-Residential		Light and General Industrial		GFA		
COM017	Fuel Filling Station	Non-Residential		Retail and Services		GFA		
COM018	Intensive Horticulture	Non-Residential		Rural		GFA		
COM020	Hardware and Trade Supplies	Non-Residential		Bulky Goods		GFA		
COM021	Hotel	Residential	Accommodation - Short-Term			GFA		
COM023	Shopping Centre - Major	Non-Residential		Retail and Services		GFA		
COM024	Mini Storage Units	Non-Residential		Light and General Industrial		GFA		
COM025	Short-term accommodation	Residential	Accommodation - Short-Term			GFA		
COM026	Office/s	Non-Residential		Office		GFA		
COM027	Landing	No Development		Not Applicable		None		
COM028	Resort complex	Residential	Accommodation - Short-Term			GFA		

PU	PT	TAG	RDC	NRDC	NRDC(A)	M	UC	US
COM029	Restaurant	Non-Residential		Food and Drink		GFA		
COM030	Sales office	Non-Residential		Office		GFA		
COM031	Service station	Non-Residential		Retail and Services		GFA		
COM032	Shop	Non-Residential		Retail and Services		GFA		
COM033	Showroom	Non-Residential		Retail and Services		GFA		
COM035	Food and Drink Outlet	Non-Residential		Food and Drink		GFA		
COM036	Veterinary service	Non-Residential		Health Services		GFA		
COM037	Winery	Non-Residential		Rural		GFA		
COM043	Intensive animal industry	Non-Residential		Rural		GFA		
COM044	Bulk landscape supplies	Non-Residential		Bulky Goods		GFA		
COM045	Warehouse	Non-Residential		Light and General Industrial		GFA		
COM046	Timber Yard	Non-Residential		Light and General Industrial		GFA		
COM049	Food Manufacturer	Non-Residential		Light and General Industrial		GFA		
COM050	Flower Farm	Non-Residential		Rural		GFA		
COM051	Paid parking station	Non-Residential		Other		GFA		
COM053	Transport depot	Non-Residential		Light and General Industrial		GFA		
COM054	Fuel Depot	Non-Residential		Light and General Industrial		GFA		
COM056	Depot (Truck)	Non-Residential		Light and General Industrial		GFA		
COM057	Doctors Surgery	Non-Residential		Health Services		GFA		
COM058	Hospital (Private)	Non-Residential		Hospital		GFA		
COM059	Health Care Service	Non-Residential		Health Services		GFA		
COM060	Equestrian Centre	Non-Residential		Other		GFA		
COM061	Outdoor sport and recreation	Non-Residential		Other		GFA		
COM062	Sporting Complex	Non-Residential		Other		GFA		
COM063	Swimming Pool (Commercial)	Non-Residential		Other		GFA		

PU	PT	TAG	RDC	NRDC	NRDC(A)	M	UC	US
COM064	Tennis Court (Commercial)	No Development		Not Applicable		None		
COM065	Marine Facility	Non-Residential		Light and General Industrial		GFA		
COM066	Health Clinic (Private)	Non-Residential		Health Services		GFA		
COM068	Nursery	Non-Residential		Bulky Goods		GFA		
COM069	Theatre	Non-Residential		Indoor Entertainment and Recreation		GFA		
COM070	Body Corporate (Commercial)	Common		Not Applicable		None		
COM071	Shopping centre - Neighbourhood	Non-Residential		Retail and Services		GFA		
COM072	Shopping centre - Large	Non-Residential		Retail and Services		GFA		
COM074	Shopping centre - Convenience	Non-Residential		Retail and Services		GFA		
COM083	Commercial mixed use	Allocate even		Office	Retail and Services	GFA		
COM093	Shop/s	Non-Residential		Retail and Services		GFA		
CUL001	Aboriginal Display Centre	Non-Residential		Places of Assembly		GFA		
CUL002	Community use	Non-Residential		Places of Assembly		GFA		
CUL003	Arts Complex	Non-Residential		Places of Assembly		GFA		
CUL004	Museum	Non-Residential		Places of Assembly		GFA		
EDU001	Educational establishment	Non-Residential		Education		GFA		
EDU002	School (Private)	Non-Residential		Education		GFA		
EDU003	School (Handicapped)	Non-Residential		Education		GFA		
EDU004	School (High)	Non-Residential		Education		GFA		
EDU005	School (Special School)	Non-Residential		Education		GFA		
EDU006	School (Pre & Kindergarten)	Non-Residential		Childcare		GFA		
EDU007	Tennis Court (School)	No Development		Not Applicable		None		
GOV001	Emergency services	Non-Residential		Emergency Services		GFA		
GOV002	Court House	Non-Residential		Places of Assembly		GFA		

PU	PT	TAG	RDC	NRDC	NRDC(A)	M	UC	US
GOV003	Fire Station	Non-Residential		Emergency Services		GFA		
GOV004	Police Station	Non-Residential		Emergency Services		GFA		
GOV005	Post Office (Official)	Non-Residential		Retail and Services		GFA		
GOV006	Government (Various)	Non-Residential		Other		GFA		
GOV007	Amenities Block (RCC)	Non-Residential		Other		GFA		
GOV008	Camping Ground (RCC)	Residential	Accommodation - Short-Term			GFA		
GOV009	Cemetery	Non-Residential		Other		GFA		
GOV010	Hall (Community)	Non-Residential		Places of Assembly		GFA		
GOV011	Library (RCC)	Non-Residential		Places of Assembly		GFA		
GOV012	Park	No Development		Not Applicable		None		
GOV013	Park / Amenities Block	No Development		Not Applicable		None		
GOV014	Public Shelter	No Development		Not Applicable		None		
GOV015	Transfer Station / Landfill Site	Non-Residential		Other		GFA		
GOV016	Depot (RCC)	Non-Residential		Light and General Industrial		GFA		
GOV018	Ferry Terminal (RCC)	Non-Residential		Other		GFA		
GOV019	Government Water Reserve	No Development		Not Applicable		None		
GOV020	Water Treatment Plant	Non-Residential		Other		GFA		
IND002	Auto Wrecker	Non-Residential		Light and General Industrial		GFA		
IND003	Industry - Marine	Non-Residential		Light and General Industrial		GFA		
IND004	Commercial / Industrial	Allocate by zone		Light and General Industrial	Office	GFA		
IND011	Motor Mechanic / Auto Workshop	Non-Residential		Light and General Industrial		GFA		
IND012	Panel Beater	Non-Residential		Light and General Industrial		GFA		
IND014	Extractive industry	Non-Residential		Heavy and Special Industrial		GFA		
IND016	Workshop / Light Industrial	Non-Residential		Light and General Industrial		GFA		
IND017	Industrial unit/s	Non-Residential		Light and General Industrial		GFA		

PU	PT	TAG	RDC	NRDC	NRDC(A)	M	UC	US
INF001	Air Space	No Development		Not Applicable		None		
INF002	Access Restriction Strip	No Development		Not Applicable		None		
INF003	Access	No Development		Not Applicable		None		
INF004	Bikeway	No Development		Not Applicable		None		
INF006	Drain	No Development		Not Applicable		None		
INF007	Lake	No Development		Not Applicable		None		
INF008	Pipeline	No Development		Not Applicable		None		
INF009	Pontoon / Jetty (Non commercial)	No Development		Not Applicable		None		
INF010	Road / Road Reserve	No Development		Not Applicable		None		
INF011	Walkway / Boardwalk	No Development		Not Applicable		None		
INF012	Pumping Station (Sewerage)	Non-Residential		Other		GFA		
INF013	Sewerage Farm	Non-Residential		Other		GFA		
INF014	Substation	Non-Residential		Other		GFA		
INF015	Airstrip	No Development		Not Applicable		None		
INF016	Bus Interchange	No Development		Not Applicable		None		
INF017	Helipad	No Development		Not Applicable		None		
INF018	Marina (Infrastructure)	No Development		Not Applicable		None		
INF019	Water Meter (Parks)	No Development		Not Applicable		None		
INF020	Parent record, non-residential master meter	Common		Not Applicable		None		
INF021	Parent record, residential master meter	Common		Not Applicable		None		
INF022	Telecommunications facility	Non-Residential		Other		GFA		
INF023	Car park	No Development		Not Applicable		None		
INF024	Water Meter (RCC)	No Development		Not Applicable		None		

PU	PT	TAG	RDC	NRDC	NRDC(A)	M	UC	US
INF025	Water Reservoir	No Development		Not Applicable		None		
INF026	Hard Landfill / Fill Storage Site	Non-Residential		Other		GFA		
MED002	Hospital	Non-Residential		Hospital		GFA		
MED005	Community care centre	Non-Residential		Care Accommodation		GFA		
ORG001	Club - Gaming machine licence	Non-Residential		Places of Assembly		GFA		
ORG002	Club (Restricted Licence)	Non-Residential		Places of Assembly		GFA		
ORG003	Club	Non-Residential		Places of Assembly		GFA		
ORG004	Club (Various)	Non-Residential		Places of Assembly		GFA		
ORG005	Community organisation	Non-Residential		Places of Assembly		GFA		
REL001	Place of worship	Non-Residential		Places of Assembly		GFA		
REL003	Hall (Church)	Non-Residential		Places of Assembly		GFA		
RES001	Dwelling house (Approved)	Residential	Detached Dwelling			Count	1	
RES002	Dual occupancy	Residential	Multiple Dwelling			Count	2	
RES003	Duplex	Residential	Multiple Dwelling			Count	2	
RES004	One Dwelling / One Duplex	Residential	Multiple Dwelling			Count	1	
RES005	Cabins (Holiday Rental)	Residential	Accommodation - Short-Term			GFA		
RES006	Multiple Dwelling	Residential	Multiple Dwelling			Unit		90
RES007	Dwelling / Relatives Apartment	Residential	Detached Dwelling			Count	2	
RES008	Flats	Residential	Multiple Dwelling			Unit		90
RES010	Town Houses	Residential	Multiple Dwelling			Unit		150
RES012	Residential care facility	Non-Residential		Care Accommodation		GFA		
RES013	Retirement facility	Residential	Accommodation - Long-Term			Unit		150
RES014	Body Corporate (Residential)	Common		Not Applicable		None		
RES016	Nursery/Dwelling	Split	Detached Dwelling	Bulky Goods		Count	1	
RES018	Kennel/Cattery Dwelling	Split	Detached Dwelling	Other		Count	1	

PU	PT	TAG	RDC	NRDC	NRDC(A)	M	UC	US
RES020	Shop/Dwelling	Split	Detached Dwelling	Retail and Services		Count	1	
RES021	Shops/Dwelling	Split	Detached Dwelling	Retail and Services		Count	1	
RES022	Post Office/Dwelling	Split	Detached Dwelling	Retail and Services		Count	1	
RES023	Poultry Farm/Dwelling	Split	Detached Dwelling	Rural		Count	1	
RES024	Rooming accommodation	Residential	Accommodation - Long-Term			Unit		50
RES025	Guest House(With Cabins)	Residential	Accommodation - Short-Term			GFA		
RES026	Home-based business	Split	Detached Dwelling	Light and General Industrial		Count	1	
ROS002	Domestic outbuilding or facility	No Development		Not Applicable		None		
ROS003	Domestic Garage	No Development		Not Applicable		None		
RSV001	Koala Sanctuary	No Development		Not Applicable		None		
RSV002	Reserve	No Development		Not Applicable		None		
RSV003	Beachfront	No Development		Not Applicable		None		
SPT001	Swimming Pool (RCC)	Non-Residential		Other		GFA		
SPT004	Sportsfield	No Development		Not Applicable		None		
VAC003	Vacant land	No Development		Not Applicable		None		

Appendix C – Development Constraints

Table C1 – Development Constraint Impacts

CONSTRAINT CATEGORY	CONSTRAINT TYPE	SEQ GMP TYPE	IMPACT TYPE	IMPACT NEW COMMUNITY	IMPACT SUBDIVISION	IMPACT MAJOR INFILL	IMPACT MINOR INFILL	IMPACT INDUSTRIAL
Hazard	Costal Inundation	Costal Hazards - High Storm Tide	Soft	100%	100%	75%	100%	75%
Hazard	Costal Erosion	Costal Hazards - Erosion Prone	Soft	75%	75%	50%	75%	75%
Hazard	Flood	Flood (Q100)	Hard	100%	100%	75%	100%	75%
Hazard	Landslide Severe	Slope >25%	Hard	75%	100%	25%	100%	100%
Hazard	Landslide Moderate	Slope 15-25%	Soft	25%	25%	25%	25%	75%
Land Use	Infrastructure Site	Infrastructure	Hard	100%	100%	100%	100%	100%
Land Use	Infrastructure Buffer	Infrastructure Buffers	Soft	50%	75%	50%	75%	0%
Land Use	Extractive Resource Site	Extractive Resource	Hard	100%	100%	100%	100%	100%
Land Use	Extractive Resource Buffer	Extractive Resource Separation/Buffers	Soft	75%	100%	100%	100%	0%
Land Use	Easement		Hard	100%	100%	100%	100%	100%
Cultural Protection	Heritage	Heritage Place	Hard	100%	100%	75%	100%	100%
Environmental Protection	Waterways and Wetlands	Waterways/Wetland (excluding buffers)	Soft	75%	75%	75%	75%	75%
Environmental Protection	Waterways and Wetlands	Waterways/Wetland (excluding buffers)	Soft	75%	75%	75%	75%	75%
Environmental Protection	Waterways and Wetlands	Waterways/Wetland (excluding buffers)	Hard	100%	100%	100%	100%	100%
Environmental Protection	Waterways and Wetlands	Waterways/Wetland (excluding buffers)	Hard	100%	100%	100%	100%	100%
Environmental Protection	Biodiversity (Fauna)	Environment: MSES/MLES	Soft	50%	50%	25%	50%	50%
Environmental Protection	Biodiversity (Vegetation)	Environment: MSES/MLES	Soft	50%	50%	25%	50%	50%
Environmental Protection	Biodiversity (Vegetation)	Environment: MSES/MLES	Soft	50%	50%	25%	50%	50%

CONSTRAINT CATEGORY	CONSTRAINT TYPE	SEQ GMP TYPE	IMPACT TYPE	IMPACT NEW COMMUNITY	IMPACT SUBDIVISION	IMPACT MAJOR INFILL	IMPACT MINOR INFILL	IMPACT INDUSTRIAL
Environmental Protection	Biodiversity (Vegetation)	Environment: MSES/MLES	Soft	50%	50%	25%	50%	50%
Environmental Protection	Biodiversity (Vegetation)	Environment: MSES/MLES	Soft	50%	50%	25%	50%	50%
Environmental Protection	Biodiversity (Vegetation)	Environment: MSES/MLES	Soft	50%	50%	25%	50%	50%
Environmental Protection	Biodiversity (Fauna)	Environment (High Value)	Hard	100%	100%	100%	100%	100%
Environmental Protection	Biodiversity (Fauna)	Environment (High Value)	Hard	100%	100%	100%	100%	100%
Environmental Protection	Protected Areas	Environment (High Value)	Hard	100%	100%	100%	100%	100%
Environmental Protection	Protected Areas	Environment (High Value)	Hard	100%	100%	100%	100%	100%
Environmental Protection	Protected Areas	Environment (High Value)	Hard	100%	100%	100%	100%	100%
Environmental Protection	Protected Areas	Environment (High Value)	Hard	100%	100%	100%	100%	100%
Environmental Protection	Protected Areas	Environment (High Value)	Hard	100%	100%	100%	100%	100%
Environmental Protection	Protected Areas	Environment (High Value)	Hard	100%	100%	100%	100%	100%
Environmental Protection	Biodiversity (Fauna)	Environment (High Value)	Hard	100%	100%	100%	100%	100%

Table C2 – Development Constraint Source Layers

CONSTRAINT CATEGORY	CONSTRAINT TYPE	DATA LAYER	DATA FILTER	DATA SOURCE
Hazard	Costal Inundation	CUL_URB_PLN15_FLOODPRONE_P	WHERE 'CLASS' IN ('2016 Storm Tide Inundation Area','2016-2100 Storm Tide Inundation Area)	Redland City Council
Hazard	Costal Erosion	CUL_URB_PLN15_EROSION_P	ALL	Redland City Council
Hazard	Flood	CUL_URB_PLN15_FLOODPRONE_P	WHERE 'CLASS' = 'Flood Regulation Line'	Redland City Council
Hazard	Landslide Severe	CUL_URB_PLN15_LANDSLIDEHAZ_P	WHERE 'RISK' IN ('VH', 'H')	Redland City Council
Hazard	Landslide Moderate	CUL_URB_PLN15_LANDSLIDEHAZ_P	WHERE 'RISK' = 'M'	Redland City Council
Land Use	Infrastructure Site	CUL_URB_PLN15_ENERGEX_EMT_P	ALL	Redland City Council
Land Use	Infrastructure Buffer	CUL_URB_PLN15_INFRA_BUFFER_EMT_P	ALL	Redland City Council
Land Use	Extractive Resource Site	CUL_URB_PLN15_RESOURCEAREAS_P	WHERE 'CLASS' IN ('Key Regional Resource','Local Resource','Mining Tenement')	Redland City Council
Land Use	Extractive Resource Buffer	CUL_URB_PLN15_RESOURCEAREAS_P	WHERE 'CLASS' IN ('Key Regional Resource Buffer','Local Resource Buffer','Mining Tenement Separation Area')	Redland City Council
Land Use	Easement	CUL_BND_OWN_EASEMENTS_P	ALL	Redland City Council

CONSTRAINT CATEGORY	CONSTRAINT TYPE	DATA LAYER	DATA FILTER	DATA SOURCE
Cultural Protection	Heritage	CUL_URB_PLN15_HER_SIGNIFIC_P	ALL	Redland City Council
Environmental Protection	Waterways and Wetlands	CUL_URB_PLN15_WAT_CORRIDOR_P	WHERE 'CLASS' = 'MLES'	Redland City Council
Environmental Protection	Waterways and Wetlands	CUL_URB_PLN15_WAT_BODIES_P	ALL	Redland City Council
Environmental Protection	Waterways and Wetlands	MSES__High_ecological_significance_wetlands	ALL	QLD. Spatial Catalogue
Environmental Protection	Waterways and Wetlands	MSES__High_ecological_value_waters__wetlands	ALL	QLD. Spatial Catalogue
Environmental Protection	Biodiversity (Fauna)	MSES__wildlife_habitat__special_least_concern_animal	ALL	QLD. Spatial Catalogue
Environmental Protection	Biodiversity (Vegetation)	MSES__Regulated_vegetation__essential_habitat	WHERE 'RVM_CAT' = 'C'	QLD. Spatial Catalogue
Environmental Protection	Biodiversity (Vegetation)	MSES__Regulated_vegetation__category_B_endangered_or_of_concern	ALL	QLD. Spatial Catalogue
Environmental Protection	Biodiversity (Vegetation)	MSES__Regulated_vegetation__category_C_endangered_or_of_concern	ALL	QLD. Spatial Catalogue
Environmental Protection	Biodiversity (Vegetation)	MSES__Regulated_vegetation__100m_from_wetland	ALL	QLD. Spatial Catalogue
Environmental Protection	Biodiversity (Vegetation)	MSES__Legally_secured_offset_area__vegetation_offsets	ALL	QLD. Spatial Catalogue
Environmental Protection	Biodiversity (Fauna)	MSES__wildlife_habitat__koala_habitat_area__core	ALL	QLD. Spatial Catalogue
Environmental Protection	Biodiversity (Fauna)	MSES__wildlife_habitat__koala_habitat_area__locally_refined	ALL	QLD. Spatial Catalogue
Environmental Protection	Protected Areas	MSES__Protected_area__nature_refuges	ALL	QLD. Spatial Catalogue
Environmental Protection	Protected Areas	MSES__Protected_area__estates	ALL	QLD. Spatial Catalogue
Environmental Protection	Protected Areas	MSES__Marine_park__highly_protected_zones	ALL	QLD. Spatial Catalogue
Environmental Protection	Protected Areas	MSES__fish_habitat_area	ALL	QLD. Spatial Catalogue
Environmental Protection	Protected Areas	MSES__Regulated_vegetation__essential_habitat	WHERE 'RVM_CAT' = 'A or B'	QLD. Spatial Catalogue
Environmental Protection	Biodiversity (Fauna)	MSES__wildlife_habitat__endangered_or_vulnerable_wildlife	ALL	QLD. Spatial Catalogue

Appendix D – Development Controls

Table D1 – Development Control Parameters

CODE	CONTRAL NAME	SOURCE	AUTHORITY	FUTURE DEVELOPMENT	DWELLING PROPENSITY	MIN. FRONTAGE	MIN. AREA	RESIDENTIAL DENSITY	DWELLING CAP	PLOT RATIO	CONVERSION FACTOR
CAP-CF	Capalaba - Community Facilities	Structure Plan	Council	Infill	None			0		0.24	0
CAP-CMR1	Capalaba - Commercial Precinct 1	Structure Plan	Council	Infill	None			0		2.5	0.3
CAP-CMR2	Capalaba - Commercial Precinct 2	Structure Plan	Council	Infill	None			0		2.5	0.3
CAP-CMR3	Capalaba - Commercial Precinct 3	Structure Plan	Council	Infill	None			0		2.5	0.3
CAP-MDR	Capalaba - Medium Density Residential Precinct	Structure Plan	Council	Infill	Attached			124	1800	0	0.3
CAP-MU1	Capalaba - Mixed Use Precinct 1	Structure Plan	Council	Infill	Attached			124	600	0.1	0.3
CAP-MU2	Capalaba - Mixed Use Precinct 2	Structure Plan	Council	Infill	Attached			124	600	0.1	0.3
CAP-MU3	Capalaba - Mixed Use Precinct 3	Structure Plan	Council	Infill	Attached			124	200	0.1	0.3
CAP-ROS	Capalaba - Recreation and Open Space	Structure Plan	Council	Excluded	None			0		0	0
CAP-RTL1	Capalaba - Retail Precinct 1	Structure Plan	Council	Infill	None			0		2.5	0
CAP-RTL2	Capalaba - Retail Precinct 2	Structure Plan	Council	Infill	None			0		2.5	0.3
CAP-RTL3	Capalaba - Retail Precinct 3	Structure Plan	Council	Infill	None			0		2.5	0.3
CF	Community Facilities	Scheme	Council	Stable	None			0		0	0
CF1	Community Facilities - Cemeteries and Crematoria Precinct	Scheme	Council	Infill	None			0		0.1	0
CF2	Community Facilities - Community Facilities Precinct	Scheme	Council	Infill	None			0		0.24	0
CF3	Community Facilities - Educational Establishments Precinct	Scheme	Council	Infill	None			0		0.2	0
CF4	Community Facilities - Emergency Services Precinct	Scheme	Council	Infill	None			0		0.2	0
CF5	Community Facilities - Places of Worship Precinct	Scheme	Council	Stable	None			0		0.24	0
CF6	Community Facilities - Infrastructure Precinct	Scheme	Council	Excluded	None			0		0	0

CODE	CONTRAL NAME	SOURCE	AUTHORITY	FUTURE DEVELOPMENT	DWELLING PROPENSITY	MIN. FRONTAGE	MIN. AREA	RESIDENTIAL DENSITY	DWELLING CAP	PLOT RATIO	CONVERSION FACTOR
CF7	Community Facilities - Future Transport Precinct	Scheme	Council	Excluded	None			0		0	0
CF8	Community Facilities - Commonwealth Facilities Precinct	Scheme	Council	Excluded	None			0		0.1	0
CF9	Community Facilities - Passenger Ferry Terminals Precinct	Scheme	Council	Excluded	None			0		0.1	0
CLV-CF	Cleveland - Community Facilities	Structure Plan	Council	Infill	None			0		0.24	0
CLV-CMR1	Cleveland - Commercial Precinct 1	Structure Plan	Council	Infill	None			0		2.5	0.3
CLV-MDR	Cleveland - Medium Density Residential	Structure Plan	Council	Infill	Attached			124		0	0.3
CLV-MU1	Cleveland - Mixed Use Precinct 1	Structure Plan	Council	Infill	Attached			124	900	0.1	0.3
CLV-MU2	Cleveland - Mixed Use Precinct 2	Structure Plan	Council	Infill	Attached			124	700	0.1	0.3
CLV-MU3	Cleveland - Mixed Use Precinct 3	Structure Plan	Council	Infill	Attached			124	380	0.1	0.3
CLV-MU4	Cleveland - Mixed Use Precinct 4	Structure Plan	Council	Infill	Attached			124	100	0.1	0.3
CLV-ROS	Cleveland - Recreation and Open Space	Structure Plan	Council	Excluded	None			0		0	0
CN	Conservation	Scheme	Council	Excluded	None			0		0	0
CR	Character Residential	Scheme	Council	Infill	Detached			15		0	0
DC	District Centre	Scheme	Council	Infill	Attached			44		0.6	0.3
EC	Emerging Communities	Scheme	Council	New Community	Detached			21		0.01	0
EM	Environmental Management	Scheme	Council	Excluded	None			0		0	0
LC	Local Centre	Scheme	Council	Infill	Attached			6		0.45	0.3
LDR	Low Density Residential	Scheme	Council	Infill	Detached	10	400	15		0	0.3
LDR1	Low Density Residential - Large Lot Residential Precinct	Scheme	Council	Infill	Detached	20	2000	5		0	0.3
LDR2	Low Density Residential - Park Residential Precinct	Scheme	Council	Infill	Detached	40	6000	1.67		0	0.3
LDR3	Low Density Residential - Point Lookout Residential Precinct	Scheme	Council	Infill	Detached	10	400	15		0	0.3

CODE	CONTRAL NAME	SOURCE	AUTHORITY	FUTURE DEVELOPMENT	DWELLING PROPENSITY	MIN. FRONTAGE	MIN. AREA	RESIDENTIAL DENSITY	DWELLING CAP	PLOT RATIO	CONVERSION FACTOR
LDR4	Low Density Residential - Kinross Road Precinct	Scheme	Council	Infill	Detached	30	1600	6.25		0	0.3
LDR5	Low Density Residential - Canal and Lakeside Estates Precinct	Scheme	Council	Infill	Detached	10	400	15		0	0.3
LI	Low Impact Industry	Scheme	Council	Industrial	None			0		0.6	0
LMDR	Low-medium Density Residential	Scheme	Council	Infill	Attached	10	400	21		0	0.3
LMDR1	Low-medium Density Residential - South East Thornlands Precinct	Scheme	Council	Infill	Attached	10	400	21		0	0.3
LMDR2	Low-medium Density Residential - Kinross Road Precinct	Scheme	Council	Infill	Attached	10	400	21		0	0.3
MC	Major Centre	Scheme	Council	Infill	None			0		1	0.3
MDR	Medium Density Residential	Scheme	Council	Infill	Attached	20	800	60		0	0.3
MDR1	Medium Density Residential - Parkland Living Capalaba Precinct	Scheme	Council	Infill	Attached	20	800	80		0	0.3
MDR2	Medium Density Residential - Mount Cotton Road Capalaba Precinct	Scheme	Council	Infill	Attached	20	800	60		0	0.3
MDR3	Medium Density Residential - Shore Street Easty Cleveland Precinct	Scheme	Council	Infill	Attached	20	800	80		0	0.3
MDR4	Medium Density Residential - Cleveland Precinct	Scheme	Council	Infill	Attached	20	800	60		0	0.3
MDR5	Medium Density Residential - Esplanade Redland Bay Precinct	Scheme	Council	Infill	Attached	20	800	60		0	0.3
MDR6	Medium Density Residential - South East Thornlands Precinct	Scheme	Council	Infill	Attached	20	800	44		0	0.3
MDR7	Medium Density Residential - Eprapah Creek South East Thornlands Precinct	Scheme	Council	Infill	Attached	20	800	44		0	0.3
MDR8	Medium Density Residential - Kinross Road and Boundary Road Precinct	Scheme	Council	Infill	Attached	20	800	44		0	0.3
MDR9	Medium Density Residential - Kinross Road	Scheme	Council	Infill	Attached	20	800	44		0	0.3
MI	Medium Impact Industry	Scheme	Council	Industrial	None			0		0.6	0

CODE	CONTRAL NAME	SOURCE	AUTHORITY	FUTURE DEVELOPMENT	DWELLING PROPENSITY	MIN. FRONTAGE	MIN. AREA	RESIDENTIAL DENSITY	DWELLING CAP	PLOT RATIO	CONVERSION FACTOR
MU	Mixed Use	Scheme	Council	Infill	None	25	2000	0		0.5	0.3
NC	Neighbourhood Centre	Scheme	Council	Infill	Attached			0		1	0.3
NSI-INV	North Stradbroke Island - Investigation Area	Instruction	Council	Excluded	None			0		0	0
PC	Principal Centre	Scheme	Council	Infill	Attached			124		2.5	0.3
R	Rural	Scheme	Council	Stable	Detached	100	100000	0		0	0
ROS	Recreation and Open Space	Scheme	Council	Excluded	None			0		0	0
SC	Specialised Centre	Scheme	Council	Infill	None			0		0.7	0.3
SHL-LDR	Shoreline - Low Density Residential Precinct	Master Plan	Developer	New Community	Detached			21	4000	0	0
SHL-NC	Shoreline - Neighbourhood Centre	Master Plan	Developer	New Community	None			0		1	0
SHN-LDR	Shoreline North - Low Density Residential Precinct	Instruction	Developer	New Community	Detached			21	1200	0	0
SHS-INV	Shoreline South - Investigation Area	Instruction	Developer	Excluded	None			0		0	0
TA	Tourist Accommodation	Scheme	Council	Infill	None			44		0.2	0.3
TDH-CF9	Toondah Harbour - Community Facilities - Passenger Ferry Terminals Precinct	Priority Development Area	EDQ	Excluded	None			0		0	0
TDH-MDR	Toondah Harbour - Medium Density Residential	Priority Development Area	EDQ	Excluded	Attached			124	1200	0	0.3
TDH-MU	Toondah Harbour - Mixed Use Precinct	Priority Development Area	EDQ	Infill	Attached			124	2400	0.1	0.3
VCP-CN	Victoria Point - Conservation	Local Area Plan	Council	Excluded	None			0		0	0
VCP-EM	Victoria Point - Environmental Management	Local Area Plan	Council	Excluded	None			0		0	0
VCP-LDR	Victoria Point - Low Density Residential Precinct	Local Area Plan	Council	New Community	Detached			21		0	0
VCP-LMDR	Victoria Point - Low-medium Density Residential Precinct	Local Area Plan	Council	New Community	Attached			21		0	0
VCP-MDR	Victoria Point - Medium Density Residential Precinct	Local Area Plan	Council	New Community	Attached			44		0	0

CODE	CONTRAL NAME	SOURCE	AUTHORITY	FUTURE DEVELOPMENT	DWELLING PROPENSITY	MIN. FRONTAGE	MIN. AREA	RESIDENTIAL DENSITY	DWELLING CAP	PLOT RATIO	CONVERSION FACTOR
VCP-NC	Victoria Point - Neighbourhood Centre	Local Area Plan	Council	New Community	None			0		0.5	0
VCP-ROS	Victoria Point - Recreation and Open Space	Local Area Plan	Council	Excluded	None			0		0	0
WMI	Waterfront and Marine Industry	Scheme	Council	Industrial	None			0		0.5	0
WNC-CF9	Weinam Creek - Community Facilities - Passenger Ferry Terminals Precinct	Priority Development Area	EDQ	Excluded	None			0		0	0
WNC-MU1	Weinam Creek - Mixed Use Precinct 1	Priority Development Area	EDQ	Infill	Attached			124	340	0.1	0.3
WNC-MU2	Weinam Creek - Mixed Use Precinct 2	Priority Development Area	EDQ	Infill	Attached			124	300	0.1	0.3
WNC-MU3	Weinam Creek - Mixed Use Precinct 3	Priority Development Area	EDQ	Infill	Attached			124	200	0.1	0.3
WNC-ROS	Weinam Creek - Recreation and Open Space	Priority Development Area	EDQ	Excluded	None			0		0	0

Table D2 – Development Control Layers Input Register

INPUT NAME & SOURCE NAME (SRCN)	SOURCE	SOURCE DATE
Redland 'Zones Boundaries' Spatial Layer SRCN: CUL_URB_PLAN15_RPSZONEBRY_P	Information Management Team Redland City Council (Organisational Services)	07 Jul 2021
Redland Structure Plan Boundaries CUSTOM_FC_StructurePlans	PIE Solutions	30 Sep 2021

Appendix E – Non-Residential Development Category Matrix

Table E1 – Non-Residential Development Control to Development Category Matrix

CODE	COMMERCIAL	COMMUNITY	EDUCATION	HEALTH	INDUSTRIAL	OTHER	RETAIL
CAP-CF	-	100%	-	-	-	-	-
CAP-CMR1	100%	-	-	-	-	-	-
CAP-CMR2	100%	-	-	-	-	-	-
CAP-CMR3	100%	-	-	-	-	-	-
CAP-MDR	-	-	-	-	-	-	-
CAP-MU1	20%	-	-	-	-	-	80%
CAP-MU2	20%	-	-	-	-	-	80%
CAP-MU3	20%	-	-	-	-	-	80%
CAP-ROS	-	-	-	-	-	-	-
CAP-RTL1	-	-	-	-	-	-	100%
CAP-RTL2	-	-	-	-	-	-	100%
CAP-RTL3	-	-	-	-	-	-	100%
CF	-	100%	-	-	-	-	-
CF1	-	100%	-	-	-	-	-
CF2	-	100%	-	-	-	-	-
CF3	-	-	100%	-	-	-	-
CF4	-	100%	-	-	-	-	-
CF5	-	100%	-	-	-	-	-
CF6	-	-	-	-	-	100%	-
CF7	-	-	-	-	-	100%	-
CF8	-	-	-	-	-	100%	-
CF9	-	-	-	-	-	100%	-
CLV-CF	-	100%	-	-	-	-	-

CODE	COMMERCIAL	COMMUNITY	EDUCATION	HEALTH	INDUSTRIAL	OTHER	RETAIL
CLV-CMR1	100%	-	-	-	-	-	-
CLV-MDR	-	-	-	-	-	-	-
CLV-MU1	20%	-	-	-	-	-	80%
CLV-MU2	20%	-	-	-	-	-	80%
CLV-MU3	20%	-	-	-	-	-	80%
CLV-MU4	20%	-	-	-	-	-	80%
CLV-ROS	-	-	-	-	-	-	-
CN	-	-	-	-	-	-	-
CR	-	-	-	-	-	-	-
DC	20%	-	-	-	-	-	80%
EC	20%	-	-	-	-	-	80%
EM	-	-	-	-	-	-	-
LC	20%	-	-	-	-	-	80%
LDR	-	-	-	-	-	-	-
LDR1	-	-	-	-	-	-	-
LDR2	-	-	-	-	-	-	-
LDR3	-	-	-	-	-	-	-
LDR4	-	-	-	-	-	-	-
LDR5	-	-	-	-	-	-	-
LI	-	-	-	-	100%	-	-
LMDR	-	-	-	-	-	-	-
LMDR1	-	-	-	-	-	-	-
LMDR2	-	-	-	-	-	-	-
MC	20%	-	-	-	-	-	80%
MDR	-	-	-	-	-	-	-

CODE	COMMERCIAL	COMMUNITY	EDUCATION	HEALTH	INDUSTRIAL	OTHER	RETAIL
MDR1	-	-	-	-	-	-	-
MDR2	-	-	-	-	-	-	-
MDR3	-	-	-	-	-	-	-
MDR4	-	-	-	-	-	-	-
MDR5	-	-	-	-	-	-	-
MDR6	-	-	-	-	-	-	-
MDR7	-	-	-	-	-	-	-
MDR8	-	-	-	-	-	-	-
MDR9	-	-	-	-	-	-	-
MI	-	-	-	-	100%	-	-
MU	20%	-	-	-	-	-	80%
NC	20%	-	-	-	-	-	80%
NSI-INV	-	-	-	-	-	-	-
PC	20%	-	-	-	-	-	80%
R	-	-	-	-	-	100%	-
ROS	-	-	-	-	-	-	-
SC	-	-	-	100%	-	-	-
SHL-LDR	-	-	-	-	-	-	-
SHL-NC	20%	-	-	-	-	-	80%
SHN-LDR	-	-	-	-	-	-	-
SHS-INV	-	-	-	-	-	-	-
TA	-	-	-	-	-	100%	-
TDH-CF9	-	-	-	-	-	-	-
TDH-MDR	-	-	-	-	-	-	-
TDH-MU	20%	-	-	-	-	-	80%

CODE	COMMERCIAL	COMMUNITY	EDUCATION	HEALTH	INDUSTRIAL	OTHER	RETAIL
VCP-CN	-	-	-	-	-	-	-
VCP-EM	-	-	-	-	-	-	-
VCP-LDR	-	-	-	-	-	-	-
VCP-LMDR	-	-	-	-	-	-	-
VCP-MDR	-	-	-	-	-	-	-
VCP-NC	20%	-	-	-	-	-	80%
VCP-ROS	-	-	-	-	-	-	-
WMI	-	-	-	-	100%	-	-
WNC-CF9	-	-	-	-	-	-	-
WNC-MU1	20%	-	-	-	-	-	80%
WNC-MU2	20%	-	-	-	-	-	80%
WNC-MU3	20%	-	-	-	-	-	80%
WNC-ROS	20%	-	-	-	-	-	80%

Appendix F – Population Projections

Table F1 – QGSO Redland LGA Medium Series Population Projections (Persons)

SA2_NAME	2021	2026	2031	2036	2041	2046*	2051*
Alexandra Hills	16,874	16,597	16,295	15,944	15,633	15,585	15,537
Birkdale	15,832	16,371	16,588	16,907	17,263	17,338	17,414
Capalaba	18,725	19,433	20,078	20,379	20,721	20,828	20,937
Cleveland	16,811	19,573	21,870	23,475	25,145	25,650	26,165
Ormiston	6,189	6,506	6,711	6,829	6,916	6,957	6,999
Redland Bay	17,648	19,785	22,189	24,317	27,127	27,700	28,285
Redland Islands	10,378	11,500	12,721	13,739	14,834	15,119	15,410
Sheldon - Mount Cotton	8,333	8,353	8,423	8,482	8,498	8,508	8,519
Thorneside	4,101	4,342	4,348	4,348	4,358	4,379	4,399
Thornlands	17,356	18,499	18,987	19,403	19,598	19,793	19,990
Victoria Point	16,226	16,971	17,670	18,331	18,709	18,854	19,000
Wellington Point	12,555	13,064	13,361	13,477	13,631	13,699	13,767

* The 2056 / 2051 horizons are projected by applying the annual average growth rate calculated from preceding periods

Appendix G – Employment Projections

Table G1 – Queensland Treasury Redland LGA Employment Projections (Employees)

DIVISION	2021	2026	2031	2036	2041
Agriculture, Forestry and Fishing	357	366	379	391	402
Mining	211	258	330	419	516
Manufacturing	4,143	4,317	4,555	4,831	5,151
Electricity, Gas, Water and Waste Services	373	579	909	1,192	1,389
Construction	7,861	8,863	9,416	9,733	9,960
Wholesale Trade	1,480	1,527	1,580	1,634	1,693
Retail Trade	7,012	6,958	6,860	6,688	6,506
Accommodation and Food Services	4,544	4,916	5,316	5,732	6,152
Transport, Postal and Warehousing	1,549	1,630	1,706	1,769	1,835
Information Media and Telecommunications	603	635	674	706	739
Financial and Insurance Services	944	902	898	953	1,039
Rental, Hiring and Real Estate Services	912	1,083	1,270	1,456	1,672
Professional, Scientific and Technical Services	2,918	3,388	3,900	4,422	5,053
Administrative and Support Services	1,817	2,096	2,394	2,682	3,012
Public Administration and Safety	2,018	2,202	2,400	2,602	2,812
Education and Training	4,898	5,448	6,006	6,526	7,032
Health Care and Social Assistance	7,766	8,683	9,570	10,338	11,041
Arts and Recreation Services	546	576	611	647	686
Other Services	2,224	2,309	2,390	2,447	2,504

Table H2 – CDM Smith Revised Redland LGA Industrial Sector Employment Projections (Employees)

SECTORS	2021	2026	2031	2036	2041
All Industrial Sectors	12,825	12,285	13,477	14,015	14,553

Table H3 – Combined Employment Projections Allocated by Development Category (Employees)

DEVELOPMENT CATEGORY	2021	2026	2031	2036	2041	2046*	2051*
Commercial	11,210	12,550	14,018	15,508	17,202	18,933	20,701
Community	627	680	738	796	857	919	982
Education	1,959	2,179	2,402	2,610	2,813	3,020	3,230
Health	3,106	3,473	3,828	4,135	4,416	4,702	4,993
Industrial	12,294	12,825	13,477	14,015	14,553	15,096	15,643
Other	6,390	7,124	7,855	8,453	8,943	9,441	9,948
Retail	16,324	17,211	18,072	18,812	19,515	20,224	20,940

* The 2056 / 2051 horizons are projected by applying the annual average growth rate calculated from preceding periods

Appendix H – Residential Dwelling Projections

Table H1 – QGSO Redland LGA Medium Series Detached Dwelling Projections (Dwellings)

SA2 NAME	2021	2026	2031	2036	2041	2046*	2051*
Alexandra Hills	5,878	5,955	6,020	6,067	6,115	6,130	6,145
Birkdale	4,895	5,087	5,177	5,324	5,471	5,503	5,535
Capalaba	5,607	5,709	5,806	6,003	6,198	6,234	6,270
Cleveland	4,454	4,659	4,762	4,763	4,764	4,791	4,818
Ormiston	1,928	2,039	2,119	2,200	2,263	2,283	2,303
Redland Bay	5,904	6,510	7,237	7,909	8,772	8,943	9,117
Redland Islands	6,735	7,330	7,967	8,440	8,909	9,052	9,197
Sheldon - Mount Cotton	2,698	2,711	2,743	2,769	2,774	2,779	2,784
Thorneside	1,071	1,158	1,162	1,163	1,164	1,173	1,182
Thornlands	5,365	5,653	5,742	5,769	5,771	5,816	5,861
Victoria Point	5,113	5,427	5,736	6,031	6,227	6,294	6,361
Wellington Point	3,977	4,161	4,257	4,306	4,355	4,379	4,403

* The 2056 / 2051 horizons are projected by applying the annual average growth rate calculated from preceding periods

Table H2 – QGSO Redland LGA Medium Series Attached Dwelling Projections (Dwellings)

SA2 NAME	2021	2026	2031	2036	2041	2046*	2051*
Alexandra Hills	403	404	425	440	455	460	465
Birkdale	720	797	872	902	932	945	958
Capalaba	1,600	2,031	2,440	2,490	2,540	2,599	2,659
Cleveland	3,198	4,737	6,169	7,320	8,469	8,880	9,311
Ormiston	591	665	731	732	733	741	749
Redland Bay	243	400	511	537	565	593	622
Redland Islands	221	221	221	221	221	221	221
Sheldon - Mount Cotton	7	8	9	10	11	12	13
Thorneside	596	603	603	603	603	604	605
Thornlands	487	606	710	878	926	959	994
Victoria Point	1,243	1,287	1,333	1,380	1,391	1,398	1,405
Wellington Point	473	474	501	502	503	505	507

* The 2056 / 2051 horizons are projected by applying the annual average growth rate calculated from preceding periods

Appendix I – Non-Residential Floor Space Projections

Table I1 – Redland LGA Non-Residential Floor Space Projections (Gross Floor Area)

PROJECTION AREA	DEV. CATEGORY	2021	2026	2031	2036	2041	2046	2051
Mainland	Commercial	219,416.30	251,716.71	287,102.53	323,018.66	363,852.17	405,569.38	448,189.44
Mainland	Community	87,655.13	91,266.57	95,218.72	99,170.87	103,327.44	107,549.46	111,837.97
Mainland	Education	520,497.87	535,887.45	551,486.88	566,037.02	580,237.40	594,697.02	609,420.60
Mainland	Health	142,556.64	168,329.08	193,258.84	214,817.81	234,550.94	254,634.34	275,074.24
Mainland	Industrial	601,163.00	660,800.45	734,027.59	794,451.22	854,874.85	915,810.26	977,261.79
Mainland	Other	340,037.81	388,654.25	437,071.99	476,680.48	509,135.60	542,140.80	575,705.40
Mainland	Retail	752,946.14	818,789.63	882,703.11	937,634.55	989,819.42	1,042,472.25	1,095,597.24
Redland Islands	Commercial	8,148.79	9,348.38	10,662.56	11,996.43	13,512.93	15,062.24	16,645.09
Redland Islands	Community	4,964.84	5,169.40	5,393.25	5,617.10	5,852.53	6,091.67	6,334.57
Redland Islands	Education	15,234.08	15,684.51	16,141.08	16,566.94	16,982.56	17,405.77	17,836.70
Redland Islands	Health	3,603.96	4,255.51	4,885.76	5,430.79	5,929.66	6,437.39	6,954.12
Redland Islands	Industrial	14,390.17	15,817.72	17,570.58	19,016.95	20,463.32	21,921.95	23,392.92
Redland Islands	Other	29,596.76	33,828.31	38,042.58	41,490.08	44,314.96	47,187.72	50,109.17
Redland Islands	Retail	28,079.61	30,535.11	32,918.63	34,967.19	36,913.32	38,876.90	40,858.09

Appendix J – Development Applications and Approvals

Field Codes:

- AA – Attached Dwellings (Dwellings)
- DD – Detached Dwellings (Dwellings)
- CML – Commercial (GFA)
- CTY – Community (GFA)
- EDU – Education (GFA)
- HLT – Health (GFA)
- IND – Industrial (GFA)
- REF – Retail (GFA)
- OTH – Other (GFA)

Table J1 – Recent Development Applications and Approvals

APPID	APP_DETAIL	ADDRESS	DECISION	AD	DD	CML	CTY	EDU	HLT	IND	RET	OTH
MCU013891	Multiple Dwellings - 12 Townhouses	64 Finucane Road Capalaba QLD 4157	Devel Permit Approved In FULL Subject To Condition	12	-	-	-	-	-	-	-	-
MCU17/0111	Minor Change - MC011582 - Apartment Buildings x 72	7 Taylor Crescent Cleveland QLD 4163	Development Permit	72	-	-	-	-	-	-	-	-
MCU18/0037	Request to Change - Multiple Dwelling x 14	100 Sturgeon Street Ormiston QLD 4160	Approved	14	-	-	-	-	-	-	-	-
MCU013865	Detached Dwelling, Tourist Accommodation (8 rooms) and a Community Use	77-83 Duncan Road Sheldon QLD 4157	Devel Permit Approved In FULL Subject To Condition	-	-	-	185	-	-	-	-	720
MCU18/0001	Combined Display and Sales Activity (Vehicle Sales Yard) and Vehicle Repair Premises	184-186 Redland Bay Road Capalaba QLD 4157	Devel Permit Approved In FULL Subject To Condition	-	-	-	-	-	-	-	-	-
MCU17/0138	Multiple Dwelling x 4	11 Boat Street Victoria Point QLD 4165	Development Permit	4	-	-	-	-	-	-	-	-
MCU013782	Apartment Building (41 Units)	11 Fernbourne Road Wellington Point QLD 4160	Prelim Approval Apporved In PART Subject Condition	41	-	-	-	-	-	-	-	-
MCU17/0053	Multiple Dwelling (6 Units)	2 Michelle Court Cleveland QLD 4163	Development Permit	6	-	-	-	-	-	-	-	-
MCU18/0043	Shop and Warehouse	HILLTOP 2/150 Redland Bay Road Capalaba QLD 4157	Development Permit	-	-	-	-	-	-	-	235	-
MCU18/0181	Change to Development Approval - MC013143 Vehicle Depot	529-531 Redland Bay Road Capalaba QLD 4157	Approved	-	-	-	-	-	-	760	-	-
MCU18/0075	Multiple Dwelling x 4	13 Oxford Street Alexandra Hills QLD 4161	Development Permit	4	-	-	-	-	-	-	-	-
MCU17/0088	Multiple Dwelling x 8	116 Mount Cotton Road Capalaba QLD 4157	Development Permit	8	-	-	-	-	-	-	-	-

APPID	APP_DETAIL	ADDRESS	DECISION	AD	DD	CML	CTY	EDU	HLT	IND	RET	OTH
MCU18/0240	Change to Development Approval MCU013908 Multiple Dwellings (4 Townhouses)	207-209 Birkdale Road Birkdale QLD 4159	Approved	4	-	-	-	-	-	-	-	-
MCU17/0088.02	Change to Development Approval - MCU17/0088 Multiple Dwelling x 8	116 Mount Cotton Road Capalaba QLD 4157	Approved	8	-	-	-	-	-	-	-	-
MCU18/0274	Extension to Currency Period - MCU013451 Shop (Alterations and additions to existing ALDI Store)	35-37 Mount Cotton Road Capalaba QLD 4157	Approved	-	-	-	-	-	-	-	204	-
MCU17/0053.01	Change to Development Approval - MCU17/0053 Change to Development Approval	2 Michelle Court Cleveland QLD 4163	Approved	6	-	-	-	-	-	-	-	-
MCU18/0195	Vehicle Depot	125 Giles Road Redland Bay QLD 4165	Development Permit	-	-	-	-	-	-	1500	-	-
MCU013482	Apartment Building x 43 (3 Stages)	18 Hamilton Street Redland Bay QLD 4165	Devel Permit Approved In FULL Subject To Condition	43	-	-	-	-	-	-	-	-
MCU013675	Combined - Tourist Accommodation (11 units) and Shop and Refreshment Establishment	124 Dickson Way Point Lookout QLD 4183	Devel Permit Approved In FULL Subject To Condition	-	-	-	-	-	-	-	45	990
MCU18/0289	Change to Development Approval - MCU013281 - Vehicle Repair Premises (Panel Beating and Spray Painting)	451 Boundary Road Thornlands QLD 4164	Approved	-	-	-	-	-	-	145	-	-
MCU17/0145	Apartment Building x 9	5 Michelle Court Cleveland QLD 4163	Development Permit	9	-	-	-	-	-	-	-	-
MCU18/0220	Change to Development Approval MCU013287 - Preliminary approval affecting the planning scheme for MCU for mixed use development	156-168 Serpentine Creek Road Redland Bay QLD 4165	Approved	-	-	-	-	-	-	-	-	-
MCU18/0269	Multiple Dwelling X 45	7 Fernbourne Road Wellington Point QLD 4160	Development Permit	45	-	-	-	-	-	-	-	-
MCU18/0244	Dual Occupancy and Reconfiguring a Lot Standard Format 1 into 2 Lots	70 Delancey Street Ormiston QLD 4160	Development Permit	4	-	-	-	-	-	-	-	-
MCU19/0019	Change to Development Approval - MCU012380 Shop, Refreshment Establishment, Education Facility and Reconfiguring a Lot (1 into 3 Lots)	623-635 Main Road Wellington Point QLD 4160	Approved	-	-	-	-	-	-	-	-	-
MCU18/0247	Hardware and trade supplies	14 John Street Russell Island QLD 4184	Development Permit	-	-	-	-	-	-	-	240	-

APPID	APP_DETAIL	ADDRESS	DECISION	AD	DD	CML	CTY	EDU	HLT	IND	RET	OTH
MCU18/0201	Multiple Dwelling x 11	21 Horatio Street Ormiston QLD 4160	Development Permit	11	-	-	-	-	-	-	-	-
MCU19/0004	Tourist park	182-206 Mount View Road Mount Cotton QLD 4165	Development Permit	-	-	-	-	-	-	-	-	1170
MCU18/0206	Tourist Accommodation x3 and Caretaker's Dwelling x1	46 Scarborough Terrace Macleay Island QLD 4184	Development Permit	1	-	-	-	-	-	-	-	270
MCU17/0139	Multiple Dwelling x 4 -Stage 1 of 2 stages	99 Freeth Street West Ormiston QLD 4160	Development Permit	4	-	-	-	-	-	-	-	-
MCU19/0005	Short-term accommodation - Motel	21 Canaipa Road Russell Island QLD 4184	Development Permit	-	-	-	-	-	-	-	-	630
MCU18/0208	Multiple Dwelling x 8	28 Base Street Victoria Point QLD 4165	Development Permit	8	-	-	-	-	-	-	-	-
MCU17/0090	Tourist Accommodation	147-205 Rocky Passage Road Redland Bay QLD 4165	Preliminary Approval	-	-	-	-	-	-	-	-	5490
MCU19/0069	Extension to Currency Period - MCU013527 Multiple Dwelling x 3	144 Russell Street Cleveland QLD 4163	Approved	3	-	-	-	-	-	-	-	-
MCU17/0088.03	Change to development approval - MCU17/0088 - Multiple Dwelling x 8	116 Mount Cotton Road Capalaba QLD 4157	Approved	8	-	-	-	-	-	-	-	-
MCU18/0259	Combined MCU and ROL - Multiple dwelling X 51	2-10 Beveridge Road Thornlands QLD 4164	Development Permit	51	-	-	-	-	-	-	-	-
MCU18/0159	Change to Development Approval - Mixed Use - Stages 5A&B - Commercial Office, Apartment Building and Tourist Accommodation over two stages	219-221 Bloomfield Street Cleveland QLD 4163	Development Permit	44	-	450	-	-	-	-	-	-
MCU19/0086	Extension to currency period - MCU013502 Multiple Dwelling x 4	15 Oxford Street Alexandra Hills QLD 4161	Approved	4	-	-	-	-	-	-	-	-
MCU19/0099	Extension to Currency Period - MCU012588 Apartment Building Originally (36 Units) Now 29 Units	4-6 Wharf Street Cleveland QLD 4163	Approved	29	-	-	-	-	-	-	-	-
MCU18/0148	MIXED DEVELOPMENT - Aged Persons and Special Needs Housing, Shop, Refreshment Establishment and Commercial Office	4-10 Doig Street Cleveland QLD 4163	Development Permit	-	-	-	-	-	-	-	900	-
MCU19/0017	Health care services	58-68 Delancey Street Ormiston QLD 4160	Development Permit	-	-	-	-	-	-	-	-	-
MCU19/0119	Extension to Currency Period - Combined Use - Tourist Accommodation, Residential Apartment, Shops (relates to MCU013524)	138-144 Bloomfield Street Cleveland QLD 4163	Approved	14	-	-	-	-	-	-	124	90

APPID	APP_DETAIL	ADDRESS	DECISION	AD	DD	CML	CTY	EDU	HLT	IND	RET	OTH
MCU19/0105	Change to Development Approval MC011721 - Display and Sale Activity & Vehicle Repair Premise	115 Redland Bay Road Capalaba QLD 4157	Approved	-	-	-	-	-	-	-	2128	-
MCU19/0051	Low impact industry - MC009294 - Car Repair Station	519-521 Redland Bay Road Capalaba QLD 4157	Approved	-	-	-	-	-	-	249	-	-
MCU19/0092	Multiple dwelling	15 Valley Road Wellington Point QLD 4160	Development Permit	14	-	-	-	-	-	-	-	-
MCU18/0251	Warehouse	14-16 Fernbrook Avenue Russell Island QLD 4184	Development Permit	-	-	-	-	-	-	440	-	-
MCU19/0084	Medium impact industry	5 Junner Street Dunwich QLD 4183	Development Permit	2	-	-	-	-	-	587	-	-
MCU19/0129	Minor Change to Approval - MC007201 Multiple Dwellings x 13	161 Colburn Avenue Victoria Point QLD 4165	Approved	13	-	-	-	-	-	-	-	-
MCU18/0201.03	Change to Development Approval - MCU18/0201 Multiple Dwelling x 11	21 Horatio Street Ormiston QLD 4160	Approved	11	-	-	-	-	-	-	-	-
MCU19/0091	Multiple dwelling x15	4 Masters Avenue Victoria Point QLD 4165	Development Permit	15	-	-	-	-	-	-	-	-
MCU19/0125	Change to Development Approval - MCU013760 Multiple Dwellings x 18	39 Valantine Road Birkdale QLD 4159	Approved	18	-	-	-	-	-	-	-	-
MCU19/0165	Extension to Currency Period - MCU013630 Apartments x8	28 Taylor Crescent Cleveland QLD 4163	Approved	8	-	-	-	-	-	-	-	-
MCU18/0208.02	Minor Change to Approval - Multiple Dwelling x 8	28 Base Street Victoria Point QLD 4165	Approved	8	-	-	-	-	-	-	-	-
MCU19/0135	Multiple dwelling x 10	18 Chermside Street Wellington Point QLD 4160	Devel Permit Approved In FULL Subject To Condition	10	-	-	-	-	-	-	-	-
MCU19/0169	Change Application - MC005690 - Multiple Dwellings x 36	Kirribilli Gardens 239-249 Mooroondu Road Thorneside QLD 4158	Approved	36	-	-	-	-	-	-	-	-
MCU17/0082.01	Change to Development Approval - MCU17/0082 - Vehicle Depot	50A Enterprise Street Cleveland QLD 4163	Approved	-	-	-	-	-	-	98	-	-
MCU19/0077	Other Change - C582 Conv- AGED CARE FACILITY	337-343 Redland Bay Road Thornlands QLD 4164	Development Permit	15	-	-	-	-	-	-	-	-
MCU19/0153	Change to Development Approval - MCU013463 Vehicle Depot	678-682 Mount Cotton Road Sheldon QLD 4157	Approved	-	-	-	-	-	-	184	-	-
MCU19/0123	Short-term accommodation- (4 x glamping tents)	38-42 Russell Terrace Macleay Island QLD 4184	Development Permit	-	-	-	-	-	-	-	-	360

APPID	APP_DETAIL	ADDRESS	DECISION	AD	DD	CML	CTY	EDU	HLT	IND	RET	OTH
MCU19/0150	Multiple dwelling (11 units) and Office	26 Wellesley Street Wellington Point QLD 4160	Development Permit	11	-	-	-	-	-	-	-	-
MCU19/0171	Multiple dwelling (4 units)	3 Boat Street Victoria Point QLD 4165	Development Permit	4	-	-	-	-	-	-	-	-
MCU20/0021	Dwelling houses x 10	15 Albert Street Victoria Point QLD 4165	Development Permit	-	10	-	-	-	-	-	-	-
MCU19/0054	(5) storey, mixed-use development comprising fifteen (15) Multiple Dwellings and one (1) Shop	121 Queen Street Cleveland QLD 4163	Development Permit	15	-	-	-	-	-	-	150	-
MCU20/0037	Extension to Currency Period - MCU013595 Apartment Building - 47 Units	196 Middle Street Cleveland QLD 4163	Approved	47	-	-	-	-	-	-	-	-
MCU19/0130	Indoor sport and recreation	894-906 German Church Road Redland Bay QLD 4165	Development Permit	-	-	-	-	-	-	-	360	-
MCU013906	Apartment Building (26 x 3 bedroom units), Refreshment Establishment, Shop and Commercial Office	17-19 Passage Street Cleveland QLD 4163	Devel Permit Approved In FULL Subject To Condition	26	-	-	-	-	-	-	225	-
MCU19/0175	Multiple dwelling x 10	40-46 Passage Street Cleveland QLD 4163	Development Permit	10	-	-	-	-	-	-	-	-
MCU20/0009	Multiple dwelling x12	180 Finucane Road Alexandra Hills QLD 4161	Development Permit	12	-	-	-	-	-	-	-	-
MCU19/0131	Combined MCU and ROL - 1 into 2 Lots and 10 townhouses	35 Beveridge Road Thornlands QLD 4164	Development Permit	10	-	-	-	-	-	-	-	-
MCU19/0182	Preliminary Approval - Commercial Office and Shop	185-189 Shore Street West Cleveland QLD 4163	Preliminary Approval	-	-	-	-	-	-	-	2440	-
MCU20/0027	Shopping centre	133-149 Broadwater Terrace Redland Bay QLD 4165	Development Permit	-	-	-	-	-	-	-	3400	-
MCU19/0174	Warehouse	80 Shore Street West Ormiston QLD 4160	Development Permit	-	-	-	-	-	-	5815	-	-
MCU20/0045	Showroom and Medium impact industry	30-36 Gordon Road Redland Bay QLD 4165	Development Permit	-	-	-	-	-	-	950	-	-
MCU20/0054	Showroom	98 Redland Bay Road Capalaba QLD 4157	Development Permit	-	-	-	-	-	-	-	600	-
MCU18/0208.03	Change to Development Approval - MCU18/0208 - Multiple Dwelling x8	28 Base Street Victoria Point QLD 4165	Approved	8	-	-	-	-	-	-	-	-
MCU20/0053	Health care services	153-157 Bloomfield Street Cleveland QLD 4163	Development Permit	-	-	-	-	-	385	-	-	-
MCU20/0095	Change to Development Approval MC006379 - Shop/Refreshment Establishment/Commercial Premises & Accommodation Units x30	Raby Bay Harbour Body Corporate 152-166 Shore Street West Cleveland QLD 4163	Approved	-	-	-	-	-	-	-	-	2700

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MCU20/0099	Extension to Currency Period - MC011582 Apartment Buildings x 72	7 Taylor Crescent Cleveland QLD 4163	Approved	72	-	-	-	-	-	-	-	-
MCU20/0089	Warehouse - new mezzanine floor	Meregold 65-67 Steel Street Capalaba QLD 4157	Development Permit	-	-	-	-	-	-	60	-	-
MCU20/0118	Change to Development Approval MCU013811 - Multiple Dwelling x 4	218 Finucane Road Alexandra Hills QLD 4161	Approved	4	-	-	-	-	-	-	-	-
MCU20/0122	Extension to Currency Period - MCU013728 - Multiple Dwelling x 4	36 Taylor Crescent Cleveland QLD 4163	Approved	4	-	-	-	-	-	-	-	-
MCU17/0138.01	Change to Development Approval - MCU17/0138 Multiple Dwelling x 4	11 Boat Street Victoria Point QLD 4165	Approved	4	-	-	-	-	-	-	-	-
MCU20/0134	Change to Conv- C2950 - MULTIPLE DWELLINGS - THREE	120 Tramican Street Point Lookout QLD 4183	Approved	3	-	-	-	-	-	-	-	-
MCU20/0123	Low impact industry - including ancillary showroom and offices	48 Smith Street Capalaba QLD 4157	Development Permit	-	-	-	-	-	-	280	-	-
MCU20/0113	Multiple dwelling x 3	8 Moore Street Victoria Point QLD 4165	Development Permit	3	-	-	-	-	-	-	-	-
MCU20/0135	Change to Development Approval MCU013760 - multiple dwellings x 18	39 Valantine Road Birkdale QLD 4159	Approved	18	-	-	-	-	-	-	-	-
MCU20/0088	Other Change to existing approval MCU013394 - Multiple Dwellings x 28 (also refer to MCU20/0088.06)	7 Daveson Road Capalaba QLD 4157	Preliminary Approval	28	-	-	-	-	-	-	-	-
MCU20/0130	Multiple dwelling x 36	148 Finucane Road Alexandra Hills QLD 4161	Development Permit	36	-	-	-	-	-	-	-	-
MCU20/0158	Home Based Business- Commercial kitchen within a dwelling including grease trap	30 Collingwood Road Birkdale QLD 4159	Development Permit	-	-	-	-	-	-	-	-	-
MCU19/0162.02	Change to Development Approval - MCU19/0162 - Showroom, Hardware and trade supplies	76-78 Redland Bay Road Capalaba QLD 4157	Approved	-	-	-	-	-	-	-	610	-
MCU21/0017	Change to development approval - MC010396 - Apartment Building	18 Taylor Crescent Cleveland QLD 4163	Approved	35	-	-	-	-	-	-	-	-
MCU21/0021	Extension to Currency Period - MCU013600 Apartment Building - 33 Units (previously 39)	45-47 North Street Cleveland QLD 4163	Approved	33	-	-	-	-	-	-	-	-
MCU21/0025	Material Change of Use - Extension to Currency Period - MCU012975 Multiple Dwelling x 4	241 Bloomfield Street Cleveland QLD 4163	Approved	4	-	-	-	-	-	-	-	-

APPID	APP_DETAIL	ADDRESS	DECISION	AD	DD	CML	CTY	EDU	HLT	IND	RET	OTH
MCU21/0035	Change to Development Approval for MCU013527 Multiple Dwelling x 3	144 Russell Street Cleveland QLD 4163	Approved	3	-	-	-	-	-	-	-	-
MCU20/0165	Material change of use for Multiple dwelling x 8	11 Colburn Avenue Victoria Point QLD 4165	Development Permit	8	-	-	-	-	-	-	-	-
MCU20/0146	Material change of Use for Multiple dwelling - 3 Units	207-211 Esplanade Redland Bay QLD 4165	Development Permit	3	-	-	-	-	-	-	-	-
MCU20/0069	Multiple Dwelling x 6	2 Cooinda Street Wellington Point QLD 4160	Development Permit	6	-	-	-	-	-	-	-	-
MCU21/0049	Extension to Currency period MCU012368 for Mixed use for Multiple Dwellings x 87 Commercial Offices & Shops	219-221 Bloomfield Street Cleveland QLD 4163	Approved	87	-	-	-	-	-	-	-	-
MCU21/0015	Material change of use for Multiple dwelling x32	DEAMAR LODGE 1/228-230 Middle Street Cleveland QLD 4163	Development Permit	32	-	-	-	-	-	-	-	-
MCU20/0088.06	Change to Development Approval - MCU20/0088 Other Change to existing approval MCU013394 - Multiple Dwellings x 28 (amended to Multiple dwelling x 70)	7 Daveson Road Capalaba QLD 4157	Approved	70	-	-	-	-	-	-	-	-
MCU20/0142	Health care services - Extension	Capalaba Shopping Village 189-201 Old Cleveland Road Capalaba QLD 4157	Development Permit	-	-	-	-	-	108	-	-	-
MCU21/0018	Material change of use for Multiple dwelling X 5	32 Valantine Road Birkdale QLD 4159	Development Permit	5	-	-	-	-	-	-	-	-
MCU20/0086	Child care centre (Extension)	21-23 Valley Road Wellington Point QLD 4160	Development Permit	-	-	-	-	271	-	-	-	-
MCU21/0092	Extension to currency period of existing approval MCU013939 - Multiple Dwelling x 4	14 Island Street Cleveland QLD 4163	Approved	4	-	-	-	-	-	-	-	-
MCU21/0052	Extension to Currency Period for MC010910 for Apartment Building x 28 (Originally x 18 units)	193 Esplanade Redland Bay QLD 4165	Approved	28	-	-	-	-	-	-	-	-
MCU21/0100	Change to Development Approval MCU013271 for Multiple Dwelling x 14	307 Old Cleveland Road East Capalaba QLD 4157	Approved	14	-	-	-	-	-	-	-	-
MCU19/0175.02	Change to Development Approval MCU19/0175 Multiple dwelling x 10	40-46 Passage Street Cleveland QLD 4163	Approved	10	-	-	-	-	-	-	-	-
MCU21/0086	Material Change of Use for Dwelling house x 50	41-47 Fernbourne Road Wellington Point QLD 4160	Development Permit	50	-	-	-	-	-	-	-	-

APPID	APP_DETAIL	ADDRESS	DECISION	AD	DD	CML	CTY	EDU	HLT	IND	RET	OTH
MCU21/0068	Change to Development Approval for MC005157 INDUSTRY CLASS 4 - EXTENSION TO POULTRY ABATTOIR	22-48 Hillview Road Mount Cotton QLD 4165	Approved	-	-	-	-	-	-	1620	-	-
MCU21/0083	Change to development approval MCU013164 - Multiple Dwelling x 18	48-54 Holland Crescent Capalaba QLD 4157	Approved	18	-	-	-	-	-	-	-	-
MCU21/0013	Material change of use for a retirement facility	673-685 Redland Bay Road Victoria Point QLD 4165	Development Permit	226	-	-	-	-	-	-	-	-
MCU21/0096	Material Change of Use for Multiple Dwelling x 6	190 Delancey Street Ormiston QLD 4160	Development Permit	6	-	-	-	-	-	-	-	-
MCU21/0069	Material change of use for Shop and Office	26 Wellesley Street Wellington Point QLD 4160	Development Permit	-	-	-	-	-	-	-	320	-
MCU21/0129	Extension to Currency Period MCU013712 for multiple dwellings x 6	12 Mary Street Birkdale QLD 4159	Approved	6	-	-	-	-	-	-	-	-
MCU21/0116	Change to Development Approval MCU012975 Multiple Dwelling x 4	241 Bloomfield Street Cleveland QLD 4163	Approved	4	-	-	-	-	-	-	-	-
MCU20/0079	Material change of use for Multiple dwelling - 20 units	Pittwin On The Park 400/21-23 Pittwin Road North Capalaba QLD 4157	Development Permit	20	-	-	-	-	-	-	-	-
MCU21/0084	Multiple Dwelling X 5	21 Peel Street Redland Bay QLD 4165	Development Permit	5	-	-	-	-	-	-	-	-
MCU21/0119	Material change of use for Multiple dwelling x3 and Reconfiguring a lot for standard format 1 into 3 lots	4 Allenby Road Alexandra Hills QLD 4161	Development Permit	3	-	-	-	-	-	-	-	-
MCU21/0022	Change to Development Approval - MC008666 MCU Rezoning to Industry - Integrated Employment Centre	Redlands Business Park 678 German Church Road Redland Bay QLD 4165	Development Permit	-	-	-	-	-	-	-	-	-
MCU21/0107	Material Change of Use for Multiple Dwelling	4-6 Government Road Redland Bay QLD 4165	Development Permit	28	-	-	-	-	-	-	-	-
MCU21/0160	Change to Development Approval MCU013896 Multiple Dwelling - 5 Townhouses	175 Middle Street Cleveland QLD 4163	Approved	5	-	-	-	-	-	-	-	-
MCU21/0140	Material Change of Use for short term accommodation for 5 units	6 Meegera Place Point Lookout QLD 4183	Development Permit	-	-	-	-	-	-	-	-	450
MCU21/0121	Material Change of Use for Marine Industry	94-96 Beveridge Road Thornlands QLD 4164	Development Permit	-	-	-	-	-	-	904	-	-
MCU21/0114	Material Change of use for Warehouse	130-136 Redland Bay Road Capalaba QLD 4157	Development Permit	-	-	-	-	-	-	860	-	-

APPID	APP_DETAIL	ADDRESS	DECISION	AD	DD	CML	CTY	EDU	HLT	IND	RET	OTH
MCU21/0154	Material Change of Use for Multiple Dwelling 4 units	5 Michelle Court Cleveland QLD 4163	Development Permit	4	-	-	-	-	-	-	-	-
MCU21/0158	Material Change of Use for Multiple dwelling (8 town houses) and Reconfiguring a lot 1 into 8 plus new road	10 St Anthony Drive Alexandra Hills QLD 4161	Development Permit	8	-	-	-	-	-	-	-	-
MCU21/0103	Material Change of use for Multiple Dwelling (10 Townhouses)	42 Channel Street Cleveland QLD 4163	Development Permit	10	-	-	-	-	-	-	-	-
MCU21/0153	Material Change of Use for Multiple Dwelling 4 units	133 Russell Street Cleveland QLD 4163	Development Permit	4	-	-	-	-	-	-	-	-
MCU21/0111	Material change of use for Medium Impact Industry	15 Sandra Street Russell Island QLD 4184	Deemed Approval	-	-	-	-	-	-	225	-	-



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