LOCAL GOVERNMENT INFRASTRUCTURE PLAN
SUPPORTING DOCUMENT
PLANNING ASSUMPTIONS SUMMARY REPORT

2016

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1.0 INTRODUCTION

1.1 PREAMBLE

1.1.1 In 2003 the State Government passed the *Integrated Planning and Other Legislation Amendment Act 2003* (IPOLAA). IPOLAA contained provisions completely overhauling the infrastructure provisions of the *Integrated Planning Act 1997* (IPA) and the transitional provisions for obtaining developer infrastructure contributions. IPA as amended by IPOLAA also required that Council prepare a Priority Infrastructure Plan (PIP) for incorporation into the Planning Scheme.

1.1.2 On 19 June 2012 Council adopted a Priority Infrastructure Plan (PIP) that came into force and effect on 9 July 2012.

1.1.3 On 1 July 2014 amendments (*Sustainable Planning (Infrastructure Charges) and Other Legislation Amendment* (SPICOLA)) to the *Sustainable Planning Act 2009* (SPA) commenced that statutorily converted the PIP into a Local Government Infrastructure Plan (LGIP) and required that a 'new' LGIP be prepared within a prescribed timeframe. The amendments to the SPA were accompanied by Statutory Guideline 03/14 – Local government infrastructure plans (LGIP Guideline).

1.1.4 This Local Government Infrastructure Plan Supporting Document – Planning Assumptions Summary Report 2016 has been prepared for the LGIP in accordance with the LGIP Guideline.

1.2 BACKGROUND

1.2.1 In 2005 the State Government approved the South East Queensland Regional Plan 2005-2026 (SEQ RP 2026) which provided a framework to encourage increased rates of growth in the Ipswich LGA. The SEQ RP 2026 included a target of a total of 77,200 new dwellings to be constructed in the Ipswich LGA between 2004 and 2026.

1.2.2 In March 2007, Ipswich City Council finalised the *Population and Employment Capacity Study*. The report contains the population and employment assumptions underlying the PIP. The principal tool utilised for the purposes of the study was the Ipswich Population Modeller (IPM).

1.2.3 In modelling increases in dwellings and population, the IPM was calibrated against (aligned with) the SEQ RP 2026.

1.2.4 In modelling increases to non-residential floor space and jobs growth for the land use / development categories of retail, commercial and industrial, a 'floor space per capita' methodology was used for retail and an approach based on service capacity, development trends and development approvals was used for the commercial and industrial land use / development categories.

1.2.5 IPOLAA also required that the PIP include a Priority Infrastructure Area (PIA) that primarily allocated population growth to areas within the City based substantially upon principles of infrastructure efficiency for a 10 to 15 year period. The PIA had a considerable impact on the timing and spatial location of the population growth and infrastructure development within the Western Corridor, particularly in the Ipswich LGA.

1.2.6 The PIP provided the planning and infrastructure charging framework for the 'ultimate' trunk infrastructure networks in the Ipswich LGA (ie to meet the demand arising from the full development of the residential and non-residential land in the Ipswich LGA to the full capacity provided for in the Ipswich Planning Scheme) based on the IPM outputs relating to:

- residential projections prepared to meet the SEQ RP 2026;
- non-residential growth projections; and
- a spatial distribution of residential and non-residential growth within and outside the PIA (the PIA having sufficient capacity to accommodate projected growth up to 2021).

1.3 OVERVIEW

1.3.1 The LGIP Guideline requires that the LGIP must state assumptions about population and employment growth, and the type, scale, location and timing of development (collectively known as the planning assumptions). The purpose of this supporting document is to provide a summary overview of the planning assumptions used in preparing the LGIP, and which have been prepared in accordance with the LGIP Guideline.

1.3.2 This supporting document builds upon and updates the planning assumptions contained in the *Population and Employment Capacity Study March 2007* that was prepared in support of the PIP. As with the PIP and supporting documents, this supporting document has been developed using residential and employment (non-residential) estimates and projections modelled in the Ipswich Population Modeller (IPM).

1.3.3 The planning assumptions have used 30 June 2016 for estimating ‘current’ residential and non-residential development levels as the base year from which residential and non-residential growth has been projected.

1.3.4 The planning assumptions and the LGIP have also retained the use of forward projections to ‘ultimate development’, being the planned development capacity in the Ipswich Planning Scheme. The advantage of using ‘ultimate development’ is that planned infrastructure (including service corridors) can be identified and conceptually located so that network providers can confidently plan to deliver capacity to service development over the longer term. Maintaining the approach also ensures continuity and consistency between the PIP and LGIP.

1.3.5 The planning assumptions have been used as inputs into the trunk infrastructure network modelling and the Schedule of Works (SOW) Model (except as outlined in 1.3.6 below).

1.3.6 The trunk infrastructure networks in the Ripley Valley Priority Development Area (Ripley Valley PDA) have not been included in the LGIP in accordance with the LGIP Guideline, as infrastructure planning, charging and delivery in the Ripley Valley PDA is regulated under the *Economic Development Act 2012*.

However, for the purpose of developing this supporting document, the planning assumptions include the Ripley Valley PDA to ensure the proper consideration of the inter-relationship between servicing development within and outside of the Ripley Valley PDA. Additionally, regard has been given to projected development in the Ripley Valley PDA in assessing the capacity of the PIA to meet projected growth to 2031 (ie development in the Ripley Valley PDA has been treated as being within the PIA) in accordance with the LGIP Guideline.

2.0 IPSWICH POPULATION MODELLER (IPM)

2.1 GENERAL

2.1.1 The Ipswich Population Modeller (IPM) provides information on the type, scale, location and timing of development that underpins the LGIP.

2.1.2 The key features of the IPM include functionality to integrate data from a range of sources to model on an 'individual lot' basis:

- current estimate of dwellings and population, and non-residential floor space and jobs; and
- projected increases in dwellings and population, and non-residential floor space and jobs overtime (interims) through to 'ultimate' development.

2.2 POPULATION AND EMPLOYMENT (EXISTING)

2.2.1 The IPM estimates the existing levels of population and employment in the City by:

(i) Dwellings and Population:

- using waste service bin data to identify the occupation of new dwellings on an individual lot basis and applying an occupancy rate factor for either a detached or attached dwelling to estimate the population;
- the occupancy rate factors for estimating the current population is based on the 2011 ABS Census and varies by Statistical Area (SA).

(ii) Non-residential Floor Space and Jobs:

- using digital orthographic data and site inspections to identify building footprints and the number of storeys to determine floor areas on an individual lot basis and, cross-referencing with the Local Government Code in Council's Rate Base and site knowledge to determine land use / development category;
- applying a floor space to jobs conversion factor based on the land use /development categories to estimate jobs.

2.3 POPULATION AND EMPLOYMENT (PROJECTED)

2.3.1 To project future growth, the IPM utilises the Area Classification (zoning /land use designation) and constraints information from the Ipswich Planning Scheme 2006 to determine the development rights and planning intent for individual sites in the Ipswich LGA. These are used to establish an ultimate development yield (Planned Density) for each individual lot (ie assumes that the lot is developed to the maximum provided for in the Ipswich Planning Scheme) that, when aggregated, provide an overall estimated planned capacity (residential and non-residential) for the City. Where an existing land use is to be replaced overtime (eg an existing dwelling located in an industrial area) then the existing use is removed in the IPM and may result in a reduction in either the number of dwellings or floor space / jobs in certain areas over time.

The adopted nominal yields (Planned Density) for residential dwellings and non-residential floor space for zones / land use designations are included in Appendix A.

2.3.2 The dwelling occupancy rates used to determine the projected population at ultimate development are based upon the South East Queensland Regional Plan 2009-2031 (SEQ RP 2031). The dwelling occupancy rates used by the IPM in projecting future population at ultimate are:

- Detached housing - 2.74 persons per dwelling
- Attached housing - 1.58 persons per dwelling

The IPM adjusts the current occupancy rate (refer to 2.2.1(i)) over the interim periods to the ultimate occupancy rates.

For ultimate development the IPM makes assumptions about the proportions (mix) of attached and detached dwellings to be applied to each of the residential zones / land use designations.

2.3.3 Non-residential development has been broken down into four main development types. The IPM applies an average floor space to jobs conversions factor to estimate employment. The development types and floor space to jobs conversion rate are set out in Table 2.1.

Table 2.1: DEVELOPMENT TYPE AND FLOOR SPACE TO JOBS CONVERSION FACTOR

DEVELOPMENT TYPE	CONVERSION FACTOR (JOBS)
RETAIL	40
COMMERCIAL	25
INDUSTRIAL	100
OTHER (General)	200
OTHER (Education)	127
OTHER (Defence)	64
OTHER (Hospital)	30

2.4 PROJECTION AREAS

2.4.1 For the purpose of the planning assumptions (existing and projected) the Ipswich LGA has been divided into 31 Projection Areas (refer to Figure 1). These are discrete geographical areas that have been defined taking into account identifiable edges/boundaries such as creeks or major roads, commonalities in development form (eg industrial areas, rural areas, and infill or greenfield areas) and infrastructure service areas/catchments.

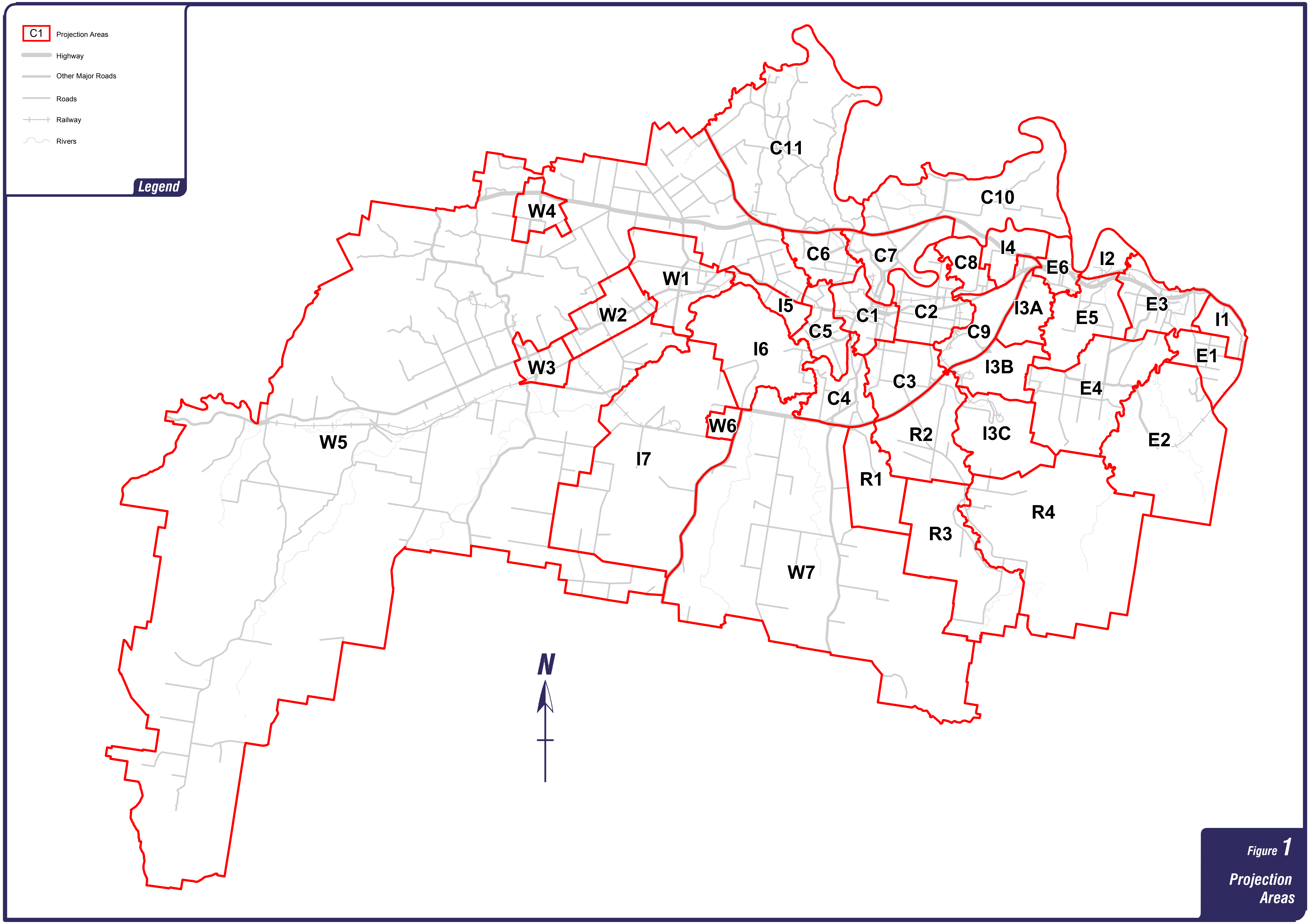

Figure 1
Projection Areas

3.0 RESIDENTIAL AND EMPLOYMENT PLANNING ASSUMPTIONS

3.1 GENERAL

3.1.1 The growth assumptions used in the IPM inputs (eg planning sectors, zones/land use categories, planned densities and yield assumptions for each zone) remained the same as for those used for the PIP except to reflect:

- the planned increase in residential development in Springfield and Springfield Town Centre (Major Planning Scheme Amendment Package 01/2007);
- the outcomes of the Ipswich Regional Centre Strategy that included changes to planned residential and non-residential development in the Ipswich City Centre (Major Planning Scheme Amendment Package 02/2009); and
- changes to managing development of flood prone land including rezoning of land (Major Planning Scheme Amendment Package 02/2013).

3.2 RESIDENTIAL

3.2.1 The sequence and timing of residential development included in the planning assumptions for the PIP were reviewed having regard to development that has occurred in the intervening period and planning application and approval information. These were then calibrated to meet the South East Queensland Regional Plan 2009-2031 residential population target of 435,000 people at 2031 for the Ipswich LGA, with an aligned dwelling projection (attached and detached) based on Ipswich City Council assumptions for dwelling mix and occupancy rates (refer 2.3.2).

3.2.2 In sequencing the residential development a focus was placed on the PIA timeframe of 2016 to 2031 (ie residential growth was focussed on areas within the PIA up until 2031). In addition, residential development was also focussed in the Ripley Valley PDA.

3.2.3 The review has resulted in the following major changes to the residential planning assumptions for the LGIP when compared to those of the PIP:

- an increase in the overall residential population in the Ipswich LGA at ultimate development to 518,668 persons and 230,870 dwellings, with the increase primarily occurring within the Ipswich City Centre and Springfield Town Centre;
- accelerated growth (brought forward the timing of delivery) in the Ripley Valley PDA (planning sectors R1, R2 and R4) based on the commencement of development in these sectors and the availability of infrastructure; and
- reduced rates of delivery (ie delivery to occur over a longer time period) in Rosewood, parts of Springfield and South Redbank Plains (planning sectors W3, E2 and E4) having regard to current growth rates.

3.2.4 Appendix B provides a detailed breakdown of the residential projections (population and dwellings) by projection area.

3.3 EMPLOYMENT

3.3.1 An overall objective of achieving ‘employment containment’ in the city (ie jobs to match the forecast resident labour force having regard to likely numbers of people of working age and the participation rate) has been used as the basis for projecting employment. This approach is consistent with Council’s planning and economic development objectives. Given the relatively young average age of the resident population of the city and that the housing provided is expected to continue attracting young couples and families, it is projected that the proportion of the population of working age and those residents participating in the workforce will continue to increase. Regard has also been given to broad employment sector changes (restructuring) that are expected to occur in the Ipswich economy in the future and to the employment growth required to service the increasing population and also that which will meet a broader regional demand. The high level assumptions about each of the non-residential development types (employment sectors) are set out in Table 3.1 below.

Table 3.1: LGIP DEVELOPMENT TYPE (EMPLOYMENT SECTOR) GROWTH ASSUMPTIONS

LGIP DEVELOPMENT TYPE	HIGH LEVEL GROWTH ASSUMPTIONS
RETAIL	Generally grow in line with population growth (local demand and with limited regional demand)
COMMERCIAL	Grow faster than population growth (regional demand component focussed on Regional Activity Centres and local demand)
INDUSTRIAL	Maintain overall growth, however grow at lower rate than population growth (regional demand component and local demand) as a result of economic restructuring (declining employment category proportionally)
OTHER	Grow faster than population growth (regional demand component and local demand) with Education component assumed to grow at rate of population growth (regional demand (tertiary) component and local demand (schools))

3.3.2 The growth in jobs has been calibrated against the projected population increases (refer to 3.2) and applying the assumptions outlined in Table 3.1, linked to the zoning of land / land use designation to project employment growth up to the planned capacity (ie where planned capacity is reached then no further growth in that development type is projected as ultimate development has been reached).

3.3.3 Regard was had to available specific information to inform jobs growth (e.g. specific information available regarding planned expansion of RAAF Base Amberley and information used from the latest Queensland Schools Planning Commission regarding rates of provision and location of new schools).

3.3.4 Travelling (or unallocated) jobs that are not attributable to a specific location or land use have been excluded from the employment planning assumptions in this supporting document.

3.3.5 For the purposes of the Planning Assumptions contained within the LGIP, future non-residential demand for projection area I7 has been truncated at 2041 to reflect and align with population growth to planned ultimate for the region. There is additional demand for projection area I7 beyond 2041 which has been presented in this Extrinsic Material. This equates to a difference in the ultimate industrial employment of 65,368 jobs and non-residential floorspace of 6,536,872 m².

3.3.6 Appendix C provides a detailed breakdown of the non-residential projections (floor space and jobs) by projection area.

4.0 REVIEW OF PRIORITY INFRASTRUCTURE AREA

4.1 GENERAL

4.1.1 The LGIP Guideline requires that an LGIP must identify a Priority Infrastructure Area (PIA) which has the purpose of accommodating at least 10 years but no more than 15 years of growth for non-rural purposes. Although the base year of the LGIP is 2016, to ensure that between 10 and 15 years of growth is identified in the PIA, it was determined to review the capacity of the PIA in the PIP to meet projected non-rural growth (residential and employment) up to 2031.

4.1.2 Inclusion of land in the PIA indicates that the land is serviceable with trunk infrastructure before 2031. The significant costs of creating additional development fronts and the major obligations which will be involved in ongoing servicing of existing fronts are such that extension of the PIA into new development areas (ie those outside of the PIA in the PIP) should be minimised unless there is a significant shortfall in capacity. Non-inclusion of areas in the PIA does not preclude development during the life of the LGIP, rather it will allow Council to recoup infrastructure costs through mechanisms such as infrastructure agreements and to require payment of 'bring forward' costs where necessary.

4.1.3 To undertake the review of the PIA, the development capacity and sequencing of development used in the IPM to project demand (refer to Section 3.0 - Residential and Employment Assumptions) was analysed relative to the PIA identified in the PIP.

4.1.4 The LGIP Guideline states that it would be reasonable to take into account significant urban development that is planned to occur outside the local government's desired PIA, such as in a Priority Development Area. A failure to take into account such areas would lead to a larger PIA, and more infrastructure being planned than is necessary. Accordingly, development in the Ripley Valley PDA has been assessed as if it were included in the PIA (ie where growth has been projected or there is capacity in the in the Ripley Valley PDA it reduces the capacity required in the PIA).

4.1.5 Figure 2 identifies the extent of the PIA included in the LGIP and identifies the Ripley Valley PDA.

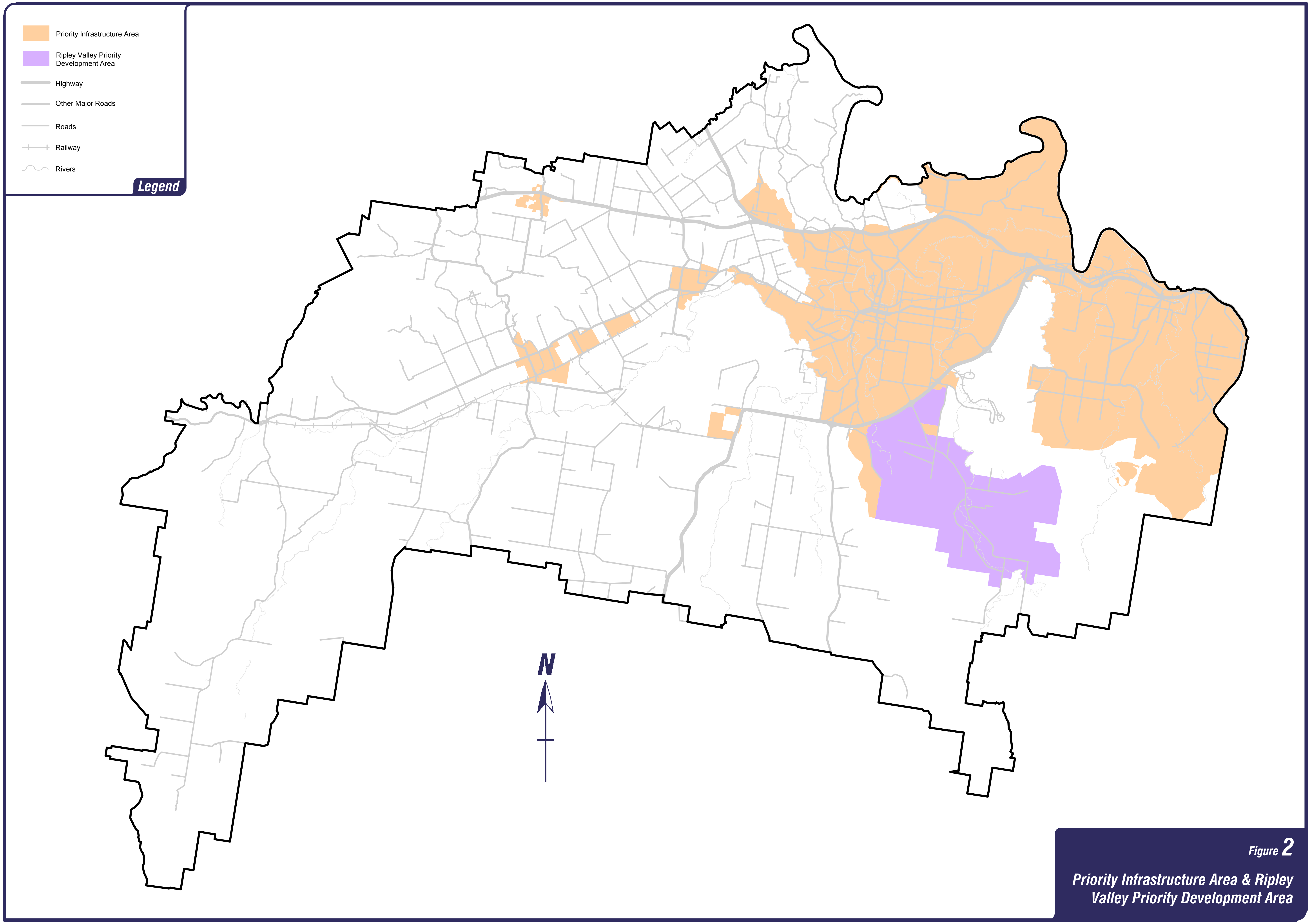

Figure 2

Priority Infrastructure Area & Ripley Valley Priority Development Area

4.2 RESIDENTIAL

4.2.1 Table 4.1 below provides a summary of the projected dwellings and residential capacity analysis of the PIA and Ripley Valley PDA to accommodate projected residential growth (dwellings) to 2031.

Table 4.1: PROJECTED RESIDENTIAL AND CAPACITY ANALYSIS TO 2031

Area	Dwellings (Base Year)	Additional Projected Dwellings (Base Year to 2031)	Additional Dwelling Capacity (Base Year to Ultimate)
Inside PIA	70,765	62,846	91,937
Inside Ripley Valley PDA	1,557	34,885	47,896
TOTAL	72,322	97,731	139,833
Whole of City	74,787	112,095	156,083

4.2.2 The projected number of dwellings to be delivered in the PIA and Ripley Valley PDA by 2031 is 97,731, a minor shortfall of 14,364 dwellings when compared to the overall projected additional dwellings growth for the whole of the city at 2031, as some of the residential growth will be delivered on land outside of the PIA. However, the ultimate additional residential capacity inside the PIA is 91,937 dwellings and 47,896 dwellings inside the Ripley Valley PDA, 139,833 dwellings in total. This provides further capacity for the development of dwellings inside the PIA and the Ripley Valley PDA which exceeds the 14,364 shortfall of dwellings at 2031 in the PIA (ie the PIA has capacity to accommodate the projected growth in dwellings to 2031).

4.2.3 The above review confirms that there is sufficient land supply capacity inside the PIA and Ripley Valley PDA to accommodate the projected residential (dwellings) growth without needing to expand the PIA.

4.2.4 At the time of preparing this report, a draft South East Queensland Regional Plan (Shaping SEQ *Draft South East Queensland Regional Plan October 2016*) has been released for public consultation. It is noted that the draft SEQ RP projects a reduced residential population / dwelling target to be delivered within the Ipswich LGA by 2031 relative to the current SEQ RP targets. If the new targets are formally adopted this would reduce the shortfall between the projected dwellings in the PIA and Ripley Valley PDA and the regional planning targets for 2031, resulting in projected residential growth being accommodated wholly within the PIA and Ripley Valley PDA.

4.3 EMPLOYMENT

4.3.1 Table 4.2 below provides a summary of the projected employment and non-residential capacity analysis of the PIA and Ripley Valley PDA to accommodate projected jobs growth to 2031.

Table 4.2: PROJECTED EMPLOYMENT AND CAPACITY ANALYSIS TO 2031

Area	Jobs (Base Year)	Additional Projected Jobs (Base Year to 2031)	Additional Jobs Capacity (Base Year to Ultimate)
Inside PIA	59,976	65,359	158,878
Inside Ripley Valley PDA	217	8,300	12,323
TOTAL	60,193	73,659	171,201
Whole of City	68,592	84,740	288,182

4.3.2 The projected number of jobs to be delivered in the PIA and Ripley Valley PDA by 2031 is 73,659, a minor shortfall of jobs when compared to the overall projected additional jobs growth for the whole of the city at 2031, as some of the employment will be delivered on land outside of the PIA. However, the ultimate additional employment capacity inside the PIA is 158,878 jobs and 12,323 jobs inside the Ripley Valley PDA, 171,201 in total. This provides further capacity for the development of jobs inside the PIA and the Ripley Valley PDA which exceeds the 11,081 shortfall of jobs at 2031 in the PIA (ie the PIA has the capacity to accommodate the projected employment growth at 2031).

4.3.3 The above review confirms that there is sufficient employment land supply capacity inside the PIA and Ripley Valley PDA to accommodate the projected employment growth to 2031 without needing to expand the PIA.

4.4 SUMMARY

4.4.1 The review of the existing PIA capacity to accommodate the projected residential and employment growth to 2031 has identified that the current PIA, when the Ripley Valley PDA is taken into consideration, remains sufficient and does not need to be expanded to accommodate projected growth. Accordingly, the PIA as identified in Figure 2 is to be retained in the LGIP.

APPENDIX A – IPSWICH POPUALTION MODELLER – PLANNED DENSITY ASSUMPTIONS

Table A.1.1: ADOPTED NOMINAL YIELDS (PLANNED DENSITY) FOR RESIDENTIAL DWELLINGS AND NON-RESIDENTIAL FLOOR SPACE FOR ZONES / LAND USE DESIGNATIONS

Column 1 Area classification	Column 2 LGIP development type (Sub Area)	Column 3 Planned density	
Zone		Non-residential m² GFA/ha	Residential density (dwellings/ha)
Urban Areas Locality			
Large Lot Residential	Detached dwelling		2.5
Residential Low Density	Detached dwelling (RL1)		5
	Detached dwelling (RL2)		12
Residential Medium Density	Attached dwelling (RM2, RM3)		50
	Attached dwelling (RM1)		75
Character Areas – Housing	Detached dwelling (CHL)		10
	Attached dwelling (CHM)		50
Future Urban	Detached dwelling (FU3)		2.5
	Detached dwelling (FU-RL5)		8
	Detached dwelling (FU2, FU2-RL4, FU4-RL2, FU5)		10
	Detached dwelling (FU2-RL3)		12
	Detached dwelling (FU2-RL1, FU2-RL2)		13
	Attached dwelling (FU2-RM2, FU4-RM2)		50
	Attached dwelling (FU2-RM1, FU2-SA3, FU4-RM1)		75
	Retail (FU2-LN, FU2-MN)	2,500	
	Retail (FU4-PBA, FU4-SCA)	4,000	
	Commercial (FU4-PBA, FU4-SCA)	1,000	
	Commercial (FU2-LN, FU2-MN)	2,500	
	Industrial (FU4-RBIL, FU4-SOA3)	5,000	
Major Centres	Retail	4,000	
	Commercial	1,000	
Local Retail and Commercial	Retail	2,500	
	Commercial	2,500	
Local Business and Industry	Industrial	5,000	
Local Business and Industry Investigation	Industrial	2,000	
Local Business and Industry Buffer	Industrial	667	
Character Areas – Mixed Use	Detached dwelling		10
	Commercial	3,000	
Business Incubator	Industrial	5,000	
Bundamba Racecourse Stables Area	Detached dwelling		10

Column 1 Area classification	Column 2 LGIP development type (Sub Area)	Column 3 Planned density	
Zone		Non-residential m² GFA/ha	Residential density (dwellings/ha)
Recreation			
Conservation			
Limited Development (Constrained)	Detached dwelling		1 / lot
Special Uses	Detached dwelling (SU55)		1
	Detached dwelling (SU14, SU26)		10
	Detached dwelling (FU2-SA2)		8
	Detached dwelling (FU2-SA1, FU2-SA4)		13
	Attached dwelling (SU41, SU42, SU43, SU44, SU45)		40
	Attached dwelling (SU12, SU13)		50
	Retail (SU68, SU76)	2,500	
	Retail (SU35, SU36, SU37, SU38, SU40, SU47)	5,000	
	Commercial (SU53)	2,400	
	Commercial (SU68, SU76)	2,500	
	Commercial (SU30, SU31, SU46, SU49, SU50, SU58, SU80)	5,000	
	Industrial (SU74, SU75)	133	
	Industrial (SU54)	3,000	
	Industrial (SU67)	4,000	
	Industrial (SU25, SU72, SU73)	5,000	
Special Opportunity Areas	Detached dwelling (SA45)		1 / lot
	Detached dwelling (SA40)		1
	Detached dwelling (SA7, SA26, SA39, SA41, SA42, FU4-SOA1, FU4-SOA5)		2.5
	Detached dwelling (SA30)		3
	Detached dwelling (SA2, SA15, SA16, SA21, SA33, SA34, SA35, SA36, SA37, FU4-SOA2, FU4-SOA4)		10
	Detached dwelling (SA31)		13
	Attached dwelling (SA8, SA10)		30
	Attached dwelling (SA4, SA22, SA23, SA24)		50
	Attached dwelling (SA6)		75
	Retail (SA19)	1,200	
	Retail (SA13, SA14, SA43, SA45)	2,500	
	Commercial (SA28)	400	
	Commercial (SA45)	1,000	
	Commercial (SA19)	1,200	
	Commercial (SA2)	1,600	

Column 1 Area classification	Column 2 LGIP development type (Sub Area)	Column 3 Planned density	
Zone		Non-residential m² GFA/ha	Residential density (dwellings/ha)
	Commercial (SA13, SA14, SA43)	2,500	
	Industrial (SA28)	667	
	Industrial (SA32)	1,333	
	Industrial (SA5, SA9, SA25, SA29)	5,000	
City Centre Locality			
CBD Primary Retail	Attached dwelling		75
	Retail	32,000	
	Commercial	8,000	
CBD North – Secondary Business	Retail	10,000	
CBD Primary Commercial	Attached dwelling		75
	Retail	8,000	
	Commercial	32,000	
CBD Top of Town	Attached dwelling		20
	Retail	6,000	
	Commercial	4,000	
CBD Medical Services	Attached dwelling		15
	Commercial	10,000	
CBD Residential High Density	Attached dwelling (RHD1)		100
	Attached dwelling (RHD)		150
Regionally Significant Business Enterprise and Industry Areas Locality			
Regional Business and Industry	Industrial (RB2L, RB2M)	4,000	
	Industrial (RB1L, RBIM, RB3L, RB3M, RB4L, RB4M)	5,000	
Regional Business and Industry Investigation	Industrial (RBIA1.3)	1,750	
	Industrial (RBIA2, RBIA2.1, RBIA3, RBIA3.1)	2,600	
	Industrial (RBIA1, RBIA1.4, RBIA4, CSE)	5,000	
Regional Business and Industry Buffer			
Special Uses			
Business Park			
Recreation			
Amberley Locality			
Amberley Air Base and Aviation Zone	Attached dwelling		250
Rosewood Locality			
Town Centre	Retail (TCS)	2,500	
	Retail (TCP)	4,000	
	Commercial (TCP)	500	
	Commercial (TCS)	2,500	
Service Trades and Showgrounds	Industrial	4,000	
Character Areas – Housing	(CHL)		

Column 1 Area classification	Column 2 LGIP development type (Sub Area)	Column 3 Planned density	
Zone		Non-residential m² GFA/ha	Residential density (dwellings/ha)
	(CHM)		
Residential Low Density	Detached dwelling		12
Residential Medium Density			
Urban Investigation Areas	Detached dwelling		10
Recreation			
Special Uses			
Townships Locality			
Township Residential	Detached dwelling (TR1)		2
	Detached dwelling (TR)		2.5
Township Character Housing	Detached dwelling (TCH1)		2
	Detached dwelling (TCH)		2.5
Township Character Mixed	Detached dwelling		10
	Commercial	800	
Township Business	Retail	2,500	
	Commercial	2,500	
Showgrounds, Sport, Recreation, Service Trades and Trotting			
Special Use			
Rural Areas Locality			
Rural A (Agricultural)	Detached dwelling		1 / lot
Rural B (Pastoral)	Detached dwelling		1 / lot
Rural C (Rural Living)	Detached dwelling		1 / lot
Rural D (Conservation)	Detached dwelling		1 / lot
Rural E (Special Land Management)	Detached dwelling		1 / lot
Special Uses			
Springfield Locality			
Springfield Community Residential	Detached dwelling		12
Brookwater Activity Centre	Attached dwelling		150 dwellings
	Retail	300	
	Commercial	700	
Neighbourhood Centres	Retail	2,500	
	Commercial	2,500	
Springfield Town Centre 1	Attached dwelling		2415 dwellings
	Retail	3,658	
	Commercial	537	
Springfield Town Centre 3/9	Attached dwelling		1,900 dwellings
	Commercial	2,516	
Springfield Town Centre 4	Attached dwelling		2,700 dwellings
	Retail	85	
	Commercial	85	
Springfield Town Centre 5	Attached dwelling		6,500 dwellings
	Commercial	1,500	

Column 1 Area classification	Column 2 LGIP development type (Sub Area)	Column 3 Planned density	
Zone		Non-residential m^2 GFA/ha	Residential density (dwellings/ha)
Springfield Town Centre 6	Commercial	1,405	
	Industrial	5,150	
Springfield Town Centre 7	Attached dwelling		300 dwellings
	Commercial	4,722	
Springfield Town Centre 10	Attached dwelling		600 dwellings
Springfield Town Centre 12	Attached dwelling		2,500 dwellings
	Commercial	2,937	
Springfield Town Centre 13	Attached dwelling		800 dwellings
	Commercial	1,333	
Springfield Town Centre 14	Attached dwelling		300 dwellings
	Commercial	357	
Springfield Town Centre 15	Attached dwelling		1,000 dwellings
Springfield Town Centre 18	Attached dwelling		640 dwellings
	Retail	2,000	
	Commercial	2,000	
Springfield Town Centre 19	Attached dwelling		1,500 dwellings
	Commercial	576	
Springfield Town Centre 20	Attached dwelling		1,400 dwellings
Springfield Town Centre 21	Attached dwelling		300 dwellings

APPENDIX B – RESIDENTIAL PLANNING ASSUMPTIONS

Table B1.1: RESIDENTIAL PROJECTIONS (POPULATION AND DWELLINGS) BY PLANNING PROJECTION AREA

Table B1.1A - Population Projections

Projection area	Existing and projected residential population					
	2016	2021	2026	2031	2036	Ultimate
C1	6,738	8,853	10,969	13,062	15,139	20,561
C2	18,071	19,779	21,089	22,399	23,709	27,814
C3	17,509	19,834	20,193	20,502	20,732	22,372
C4	7,125	7,967	8,083	8,200	8,316	9,243
C5	7,386	8,585	8,734	8,858	8,980	9,940
C6	9,604	12,964	13,299	13,535	13,771	14,730
C7	8,581	10,959	11,697	12,433	13,169	16,606
C8	3,347	3,838	3,969	4,101	4,232	4,507
C9	5,584	7,775	9,402	9,597	9,792	11,229
C10	8,551	10,755	11,995	13,236	13,390	14,414
C11	2,077	2,301	2,348	2,394	2,440	2,662
E1	6,893	6,905	6,918	6,930	6,943	7,042
E2	26,762	40,847	61,900	73,352	78,778	83,881
E3	13,526	15,741	16,081	16,420	16,759	18,285
E4	28,034	35,472	42,615	46,424	47,281	52,057
E5	9,129	16,325	17,151	17,686	18,002	19,283
E6	3,404	3,724	3,862	3,999	4,137	4,653
I1	0	0	0	0	0	0
I2	6	6	0	0	0	0
I3A	64	58	53	48	43	3
I3B	11	11	9	7	5	1
I3C	3	3	3	3	3	3
I4	39	38	33	27	22	2
I5	28	27	21	16	10	0
I6	27	27	22	16	11	0
I7	275	275	271	266	262	40
R1 (ICC)	2,553	4,849	7,368	7,439	7,481	7,591
R2 (ICC)	1,319	1,320	1,359	1,397	1,436	2,036
R3 (ICC)	14	14	20	27	339	651
R4 (ICC)	3	3	2	2	2	1
R1 (PDA)	469	1,720	6,661	6,663	6,663	6,669
R2 (PDA)	1,290	8,079	23,026	36,373	48,934	51,369
R3 (PDA)	76	76	5,087	10,369	12,709	14,640
R4 (PDA)	1,028	7,141	13,564	21,119	25,528	29,868
W1	1,598	1,736	8,432	21,372	21,593	22,761
W2	1,116	1,117	2,728	19,594	20,714	20,802
W3	3,004	4,401	6,488	8,097	8,301	8,862
W4	646	653	1,043	1,049	1,055	1,105

Projection area	Existing and projected residential population					
	2016	2021	2026	2031	2036	Ultimate
W5	4,195	4,199	4,938	5,764	6,502	7,272
W6	1,302	1,594	1,841	2,089	2,336	4,312
W7	827	848	941	1,034	1,127	1,401
Ipswich City Council	202,215	270,820	354,216	435,897	470,644	518,668

Table B1.1B - Dwelling Projections

Projection area	LGIP development type	Existing and projected residential dwellings					
		2016	2021	2026	2031	2036	Ultimate
C1	Attached Dwelling	794	2,275	3,756	5,221	6,675	10,149
	Detached Dwelling	2,114	2,003	1,892	1,781	1,670	1,534
	Total	**2,908**	**4,278**	**5,648**	**7,002**	**8,345**	**11,683**
C2	Attached Dwelling	1,249	2,424	3,395	4,366	5,337	7,517
	Detached Dwelling	6,260	6,171	6,057	5,942	5,827	5,951
	Total	**7,508**	**8,595**	**9,452**	**10,308**	**11,164**	**13,468**
C3	Attached Dwelling	670	1,737	1,814	1,888	1,954	2,311
	Detached Dwelling	5,851	6,140	6,258	6,358	6,430	7,024
	Total	**6,521**	**7,877**	**8,072**	**8,247**	**8,384**	**9,335**
C4	Attached Dwelling	195	252	283	314	345	594
	Detached Dwelling	2,389	2,692	2,723	2,755	2,786	3,036
	Total	**2,584**	**2,944**	**3,006**	**3,069**	**3,131**	**3,630**
C5	Attached Dwelling	197	165	175	186	196	281
	Detached Dwelling	2,574	3,059	3,114	3,159	3,204	3,557
	Total	**2,772**	**3,224**	**3,289**	**3,345**	**3,401**	**3,837**
C6	Attached Dwelling	554	486	472	540	608	695
	Detached Dwelling	3,138	4,456	4,597	4,634	4,671	4,996
	Total	**3,691**	**4,941**	**5,069**	**5,174**	**5,279**	**5,691**
C7	Attached Dwelling	622	980	1,337	1,694	2,051	3,308
	Detached Dwelling	3,046	3,907	3,954	4,000	4,046	4,469
	Total	**3,668**	**4,887**	**5,291**	**5,694**	**6,097**	**7,776**
C8	Attached Dwelling	121	113	231	349	468	738
	Detached Dwelling	1,187	1,384	1,365	1,346	1,326	1,282
	Total	**1,308**	**1,497**	**1,596**	**1,695**	**1,794**	**2,020**
C9	Attached Dwelling	232	217	254	290	326	550
	Detached Dwelling	1,949	2,769	3,346	3,399	3,453	3,878
	Total	**2,181**	**2,987**	**3,599**	**3,689**	**3,779**	**4,428**
C10	Attached Dwelling	16	14	13	12	10	0
	Detached Dwelling	2,753	3,598	4,078	4,559	4,642	5,231
	Total	**2,769**	**3,612**	**4,092**	**4,571**	**4,653**	**5,231**
C11	Attached Dwelling	2	2	1	1	0	0
	Detached Dwelling	640	741	775	808	842	971
	Total	**642**	**743**	**776**	**809**	**843**	**971**

Projection area	LGIP development type	Existing and projected residential dwellings					
		2016	2021	2026	2031	2036	Ultimate
E1	Attached Dwelling	30	27	25	22	20	0
	Detached Dwelling	2,349	2,366	2,384	2,402	2,419	2,560
	Total	**2,378**	**2,393**	**2,409**	**2,424**	**2,439**	**2,560**
E2	Attached Dwelling	271	2,824	9,826	17,116	20,417	23,563
	Detached Dwelling	9,015	12,841	16,798	17,097	17,372	17,918
	Total	**9,286**	**15,665**	**26,624**	**34,212**	**37,789**	**41,480**
E3	Attached Dwelling	868	965	1,103	1,243	1,383	1,554
	Detached Dwelling	4,068	4,840	4,901	4,962	5,021	5,620
	Total	**4,936**	**5,805**	**6,005**	**6,205**	**6,404**	**7,174**
E4	Attached Dwelling	1,424	2,784	4,160	4,445	4,619	4,815
	Detached Dwelling	8,453	10,597	12,549	13,825	14,087	16,128
	Total	**9,877**	**13,381**	**16,709**	**18,270**	**18,706**	**20,944**
E5	Attached Dwelling	420	554	723	892	1,061	1,460
	Detached Dwelling	2,791	5,382	5,602	5,715	5,748	6,116
	Total	**3,211**	**5,936**	**6,325**	**6,607**	**6,810**	**7,576**
E6	Attached Dwelling	82	78	96	115	133	144
	Detached Dwelling	1,044	1,171	1,220	1,269	1,317	1,560
	Total	**1,126**	**1,249**	**1,316**	**1,383**	**1,451**	**1,704**
I1	Attached Dwelling	0	0	0	0	0	0
	Detached Dwelling	0	0	0	0	0	0
	Total	**-**	**-**	**-**	**-**	**-**	**-**
I2	Attached Dwelling	0	0	0	0	0	0
	Detached Dwelling	2	2	0	0	0	0
	Total	**2**	**2**	**-**	**-**	**-**	**-**
I3A	Attached Dwelling	0	0	0	0	0	0
	Detached Dwelling	24	22	20	18	16	0
	Total	**24**	**22**	**20**	**18**	**16**	**-**
I3B	Attached Dwelling	0	0	0	0	0	0
	Detached Dwelling	4	4	3	2	2	0
	Total	**4**	**4**	**3**	**2**	**2**	**0**
I3C	Attached Dwelling	0	0	0	0	0	0
	Detached Dwelling	1	1	1	1	1	1
	Total	**1**	**1**	**1**	**1**	**1**	**1**
I4	Attached Dwelling	0	0	0	0	0	0
	Detached Dwelling	14	13	11	9	8	1
	Total	**14**	**13**	**11**	**9**	**8**	**1**
I5	Attached Dwelling	0	0	0	0	0	0
	Detached Dwelling	10	10	8	6	4	0
	Total	**10**	**10**	**8**	**6**	**4**	**-**

Projection area	LGIP development type	Existing and projected residential dwellings					
		2016	2021	2026	2031	2036	Ultimate
I6	Attached Dwelling	0	0	0	0	0	0
	Detached Dwelling	9	9	7	5	4	0
	Total	**9**	**9**	**7**	**5**	**4**	**-**
I7	Attached Dwelling	0	0	0	0	0	0
	Detached Dwelling	93	93	92	91	90	14
	Total	**93**	**93**	**92**	**91**	**90**	**14**
R1 (ICC)	Attached Dwelling	2	2	2	1	1	0
	Detached Dwelling	883	1,728	2,658	2,688	2,708	2,781
	Total	**885**	**1,730**	**2,660**	**2,689**	**2,709**	**2,781**
R2 (ICC)	Attached Dwelling	2	2	5	8	11	10
	Detached Dwelling	412	417	435	453	471	737
	Total	**414**	**419**	**440**	**461**	**482**	**746**
R3 (ICC)	Attached Dwelling	0	0	0	0	62	124
	Detached Dwelling	5	5	7	9	61	112
	Total	**5**	**5**	**7**	**9**	**123**	**236**
R4 (ICC)	Attached Dwelling	0	0	0	0	0	0
	Detached Dwelling	1	1	1	1	0	0
	Total	**1**	**1**	**1**	**1**	**1**	**0**
R1 (PDA)	Attached Dwelling	0	0	0	0	0	0
	Detached Dwelling	173	631	2,438	2,439	2,439	2,441
	Total	**173**	**631**	**2,438**	**2,439**	**2,439**	**2,441**
R2 (PDA)	Attached Dwelling	659	2,602	9,263	15,925	22,360	22,364
	Detached Dwelling	80	1,441	3,078	4,130	5,017	5,911
	Total	**739**	**4,043**	**12,341**	**20,055**	**27,377**	**28,275**
R3 (PDA)	Attached Dwelling	3	3	943	1,916	2,394	2,770
	Detached Dwelling	22	22	1,289	2,632	3,043	3,368
	Total	**25**	**25**	**2,232**	**4,548**	**5,437**	**6,138**
R4 (PDA)	Attached Dwelling	584	3,775	3,781	3,798	4,296	4,791
	Detached Dwelling	36	482	2,839	5,602	6,717	7,808
	Total	**620**	**4,257**	**6,619**	**9,400**	**11,013**	**12,599**
W1	Attached Dwelling	2	2	1,750	2,459	2,471	2,484
	Detached Dwelling	524	577	2,017	6,227	6,304	6,745
	Total	**526**	**580**	**3,767**	**8,686**	**8,775**	**9,229**
W2	Attached Dwelling	4	4	85	4,034	4,034	4,034
	Detached Dwelling	363	364	908	4,833	5,248	5,281
	Total	**367**	**368**	**993**	**8,867**	**9,282**	**9,315**
W3	Attached Dwelling	40	37	181	323	468	615
	Detached Dwelling	975	1,503	2,193	2,709	2,710	2,883
	Total	**1,015**	**1,541**	**2,374**	**3,032**	**3,178**	**3,499**

Projection area	LGIP development type	Existing and projected residential dwellings					
		2016	2021	2026	2031	2036	Ultimate
W4	Attached Dwelling	8	7	7	6	5	0
	Detached Dwelling	208	213	358	362	366	401
	Total	**216**	**220**	**364**	**368**	**372**	**401**
W5	Attached Dwelling	12	12	9	6	3	0
	Detached Dwelling	1,411	1,412	1,711	2,043	2,342	2,652
	Total	**1,423**	**1,424**	**1,720**	**2,049**	**2,345**	**2,652**
W6	Attached Dwelling	228	376	525	674	823	2,012
	Detached Dwelling	317	344	351	357	364	414
	Total	**545**	**720**	**876**	**1,031**	**1,186**	**2,426**
W7	Attached Dwelling	69	82	94	106	118	221
	Detached Dwelling	240	240	272	305	337	385
	Total	**309**	**322**	**366**	**410**	**454**	**605**
Ipswich City Council	Attached Dwelling	9,359	22,800	44,307	67,950	82,651	97,102
	Detached Dwelling	65,429	83,650	102,310	118,932	123,113	133,768
	Total	**74,787**	**106,450**	**146,617**	**186,882**	**205,763**	**230,870**

APPENDIX C – NON-RESIDENTIAL PLANNING ASSUMPTIONS

Table C1.1: NON-RESIDENTIAL PROJECTIONS (FLOOR SPACE AND JOBS) BY PLANNING PROJECTION AREA

Table C1.1A - GFA Projections

Projection area	LGIP development type	Existing and projected non-residential floor space (GFA m²)					
		2016	2021	2026	2031	2036	Ultimate
C1	Retail	187,822	271,363	356,081	478,749	642,849	646,184
	Commercial	195,342	251,175	350,258	544,175	795,600	1,153,638
	Industrial	32,109	37,872	43,635	48,544	52,978	100,880
	Warehousing	-	-	-	-	-	-
	Other	67,187	78,939	91,697	95,000	108,767	107,526
	Total	**482,459**	**639,349**	**841,671**	**1,166,468**	**1,600,195**	**2,008,227**
C2	Retail	62,820	72,213	83,754	103,489	128,730	135,915
	Commercial	25,818	34,741	43,664	52,587	61,511	84,213
	Industrial	14,312	13,845	13,379	12,912	12,446	10,460
	Warehousing	-	-	-	-	-	-
	Other	10,276	9,577	8,879	8,181	7,482	9,838
	Total	**113,224**	**130,376**	**149,676**	**177,169**	**210,169**	**240,426**
C3	Retail	13,407	14,011	14,615	15,220	18,667	19,790
	Commercial	17,129	18,550	19,903	21,247	22,638	26,450
	Industrial	69,760	76,018	99,836	121,481	148,392	361,022
	Warehousing	-	-	-	-	-	-
	Other	4,342	4,716	5,090	5,464	5,838	17,351
	Total	**104,637**	**113,295**	**139,445**	**163,412**	**195,535**	**424,613**
C4	Retail	23,933	122,849	123,354	123,352	123,350	123,335
	Commercial	16,098	39,131	38,123	37,585	37,269	31,508
	Industrial	57,690	74,487	94,558	138,113	202,962	600,222
	Warehousing	-	-	-	-	-	-
	Other	2,109	2,187	1,763	1,511	1,947	5,432
	Total	**99,830**	**238,654**	**257,799**	**300,561**	**365,529**	**760,497**
C5	Retail	3,683	3,517	3,351	3,185	3,019	1,691
	Commercial	2,810	2,715	2,621	2,526	2,432	1,691
	Industrial	564	517	4,996	4,949	4,902	4,525
	Warehousing	-	-	-	-	-	-
	Other	991	1,144	1,298	1,451	1,605	2,832
	Total	**8,048**	**7,894**	**12,265**	**12,111**	**11,957**	**10,739**

Projection area	LGIP development type	Existing and projected non-residential floor space (GFA m²)					
		2016	2021	2026	2031	2036	Ultimate
C6	Retail	15,047	17,660	18,764	20,308	21,537	28,546
	Commercial	4,782	4,943	5,105	6,226	7,347	10,558
	Industrial	3,966	1,018	926	833	741	-
	Warehousing	-	-	-	-	-	-
	Other	1,852	2,760	4,288	5,771	7,254	19,387
	Total	**25,647**	**26,381**	**29,082**	**33,138**	**36,879**	**58,491**
C7	Retail	94,167	129,753	138,949	157,694	196,627	199,495
	Commercial	34,302	134,851	144,186	153,431	162,666	198,821
	Industrial	40,430	43,666	45,784	53,594	61,404	324,433
	Warehousing	-	-	-	-	-	-
	Other	58,281	14,021	21,891	29,760	37,630	113,477
	Total	**227,181**	**322,290**	**350,810**	**394,480**	**458,327**	**836,226**
C8	Retail	11	10	9	8	7	-
	Commercial	1,967	1,823	1,632	1,441	1,250	-
	Industrial	50,611	50,695	50,778	50,861	51,534	55,153
	Warehousing	-	-	-	-	-	-
	Other	21	125	228	332	436	1,267
	Total	**52,610**	**52,652**	**52,647**	**52,643**	**53,228**	**56,420**
C9	Retail	22,437	19,726	18,219	16,712	15,205	3,150
	Commercial	4,452	4,595	4,738	4,880	5,023	6,165
	Industrial	30,963	38,607	46,251	53,901	61,553	122,745
	Warehousing	-	-	-	-	-	-
	Other	8,614	8,838	9,086	9,334	9,582	11,598
	Total	**66,466**	**71,767**	**78,295**	**84,828**	**91,364**	**143,658**
C10	Retail	7,886	9,510	10,397	11,285	12,173	17,438
	Commercial	3,132	3,306	3,479	3,653	3,768	4,359
	Industrial	5,273	16,368	27,464	38,560	50,850	155,987
	Warehousing	-	-	-	-	-	-
	Other	1,581	5,979	10,377	14,775	19,173	54,357
	Total	**17,873**	**35,163**	**51,718**	**68,273**	**85,964**	**232,142**
C11	Retail	2,500	3,603	4,706	5,810	6,913	15,740
	Commercial	1,553	2,735	3,917	5,099	6,282	15,740
	Industrial	4,976	6,020	6,700	7,381	8,062	16,051
	Warehousing	-	-	-	-	-	-
	Other	2,818	2,600	3,829	5,059	6,288	5,988
	Total	**11,846**	**14,958**	**19,153**	**23,349**	**27,545**	**53,519**
E1	Retail	2,019	2,016	2,013	2,009	2,006	1,981
	Commercial	2,044	2,039	2,033	2,028	2,023	1,981
	Industrial	-	-	-	-	-	5
	Warehousing	-	-	-	-	-	-
	Other	262	240	218	197	175	-
	Total	**4,325**	**4,295**	**4,264**	**4,234**	**4,204**	**3,966**

Projection area	LGIP development type	Existing and projected non-residential floor space (GFA m²)					
		2016	2021	2026	2031	2036	Ultimate
E2	Retail	123,802	126,855	144,121	166,487	174,688	182,322
	Commercial	75,390	89,769	130,389	172,512	281,156	292,917
	Industrial	4,729	8,837	36,985	65,134	102,583	130,733
	Warehousing	-	-	-	-	-	-
	Other	12,789	32,937	64,578	118,899	177,326	185,144
	Total	**216,709**	**258,398**	**376,073**	**523,032**	**735,754**	**791,115**
E3	Retail	22,441	25,898	29,518	32,822	41,998	46,024
	Commercial	27,534	29,457	31,379	33,302	35,225	41,789
	Industrial	19,395	24,999	31,080	37,161	43,242	95,142
	Warehousing	-	-	-	-	-	-
	Other	4,089	4,541	4,992	5,444	5,896	9,927
	Total	**73,459**	**84,894**	**96,970**	**108,729**	**126,361**	**192,881**
E4	Retail	21,747	41,796	57,283	73,975	82,145	86,382
	Commercial	16,658	27,691	34,294	37,066	39,838	42,254
	Industrial	10,296	21,495	31,308	41,122	50,935	129,451
	Warehousing	-	-	-	-	-	-
	Other	931	1,302	1,674	2,045	2,416	5,860
	Total	**49,633**	**92,284**	**124,559**	**154,208**	**175,334**	**263,946**
E5	Retail	41,439	42,635	43,387	44,139	44,892	50,327
	Commercial	4,319	4,647	6,084	7,518	8,951	20,856
	Industrial	1,068	6,408	11,747	17,087	22,427	65,145
	Warehousing	-	-	-	-	-	-
	Other	616	3,026	3,344	3,662	3,980	6,892
	Total	**47,442**	**56,715**	**64,563**	**72,406**	**80,250**	**143,220**
E6	Retail	1,527	1,477	1,426	1,376	1,326	923
	Commercial	1,468	1,423	1,377	1,332	1,287	923
	Industrial	13,319	17,644	21,609	25,573	29,538	63,414
	Warehousing	-	-	-	-	-	-
	Other	142	286	429	573	716	1,864
	Total	**16,457**	**20,829**	**24,842**	**28,854**	**32,866**	**67,125**
I1	Retail	-	-	-	-	-	-
	Commercial	2,045	2,045	2,045	2,045	2,045	-
	Industrial	491,910	520,525	555,965	583,846	633,135	921,228
	Warehousing	210,819	223,082	238,271	250,220	271,344	394,812
	Other	608	608	608	608	608	878
	Total	**705,382**	**746,260**	**796,889**	**836,719**	**907,132**	**1,316,918**
I2	Retail	15	15	7	-	-	-
	Commercial	5,358	5,358	5,234	5,107	5,101	-
	Industrial	90,287	112,562	158,636	204,710	241,320	379,404
	Warehousing	210,670	262,645	370,150	477,656	563,080	885,276
	Other	-	-	-	-	-	-
	Total	**306,330**	**380,580**	**534,028**	**687,472**	**809,502**	**1,264,680**

Projection area	LGIP development type	Existing and projected non-residential floor space (GFA m²)					
		2016	2021	2026	2031	2036	Ultimate
I3A	Retail	-	-	-	-	-	-
	Commercial	-	-	-	-	-	-
	Industrial	33,793	36,495	42,402	49,794	57,908	576,524
	Warehousing	14,483	15,641	18,172	21,340	24,818	247,082
	Other	-	-	-	-	-	-
	Total	**48,276**	**52,136**	**60,574**	**71,135**	**82,725**	**823,605**
I3B	Retail	-	-	-	-	-	-
	Commercial	-	-	-	-	-	-
	Industrial	25,623	25,623	40,252	46,669	54,517	520,434
	Warehousing	10,981	10,981	17,251	20,001	23,364	223,043
	Other	-	-	-	-	-	-
	Total	**36,604**	**36,604**	**57,502**	**66,670**	**77,881**	**743,477**
I3C	Retail	-	-	-	-	-	-
	Commercial	-	-	-	-	-	-
	Industrial	23,808	35,941	70,966	144,314	215,397	801,235
	Warehousing	10,203	15,403	30,414	61,849	92,313	343,386
	Other	-	-	-	-	-	-
	Total	**34,011**	**51,344**	**101,380**	**206,162**	**307,710**	**1,144,621**
I4	Retail	11,038	11,038	11,038	11,038	11,038	11,038
	Commercial	2,404	2,404	2,401	2,396	2,390	182
	Industrial	140,621	178,617	236,193	278,463	331,302	725,709
	Warehousing	140,621	178,617	236,193	278,463	331,302	725,709
	Other	468	468	468	468	468	-
	Total	**295,153**	**371,143**	**486,293**	**570,827**	**676,500**	**1,462,638**
I5	Retail	-	-	-	-	-	-
	Commercial	-	-	-	-	-	-
	Industrial	120,032	179,316	237,398	296,808	355,706	1,091,066
	Warehousing	-	-	-	-	-	-
	Other	-	-	-	-	-	-
	Total	**120,032**	**179,316**	**237,398**	**296,808**	**355,706**	**1,091,066**
I6	Retail	-	-	-	-	-	-
	Commercial	895	895	716	537	358	-
	Industrial	1,153	16,153	30,923	45,692	60,462	573,930
	Warehousing	-	-	-	-	-	-
	Other	-	-	-	-	-	-
	Total	**2,048**	**17,048**	**31,639**	**46,229**	**60,820**	**573,930**
I7	Retail	-	-	-	-	-	-
	Commercial	6,423	6,423	6,423	6,423	6,423	-
	Industrial	6,416	50,016	125,016	225,016	325,010	3,911,886
	Warehousing	6,416	50,016	125,016	225,016	325,010	3,911,886
	Other	-	-	-	-	-	-
	Total	**19,256**	**106,456**	**256,456**	**456,456**	**656,443**	**7,823,772**

Projection area	LGIP development type	Existing and projected non-residential floor space (GFA m²)					
		2016	2021	2026	2031	2036	Ultimate
R1 (ICC)	Retail	2,321	2,321	3,000	3,000	3,000	3,000
	Commercial	155	155	200	200	200	200
	Industrial	-	-	-	-	-	-
	Warehousing	-	-	-	-	-	-
	Other	-	-	-	-	-	-
	Total	**2,476**	**2,476**	**3,200**	**3,200**	**3,200**	**3,200**
R2 (ICC)	Retail	121	134	149	163	397	500
	Commercial	4	24	43	63	179	337
	Industrial	5,487	13,112	27,249	41,385	55,542	129,565
	Warehousing	-	-	-	-	-	-
	Other	654	599	545	490	436	-
	Total	**6,266**	**13,869**	**27,985**	**42,102**	**56,554**	**130,402**
R3 (ICC)	Retail	-	-	-	-	-	-
	Commercial	-	-	-	-	-	-
	Industrial	-	-	-	-	-	-
	Warehousing	-	-	-	-	-	-
	Other	-	-	-	-	-	-
	Total	**-**	**-**	**-**	**-**	**-**	**-**
R4 (ICC)	Retail	0	0	0	0	1	1
	Commercial	0	0	0	0	0	0
	Industrial	0	0	0	0	0	0
	Warehousing	-	-	-	-	-	-
	Other	-	-	-	-	-	-
	Total	**0**	**0**	**0**	**0**	**2**	**2**
R1 (PDA)	Retail	-	1,000	6,000	6,000	6,000	6,000
	Commercial	-	83	500	500	500	500
	Industrial	-	-	0	0	0	0
	Warehousing	-	-	-	-	-	-
	Other	-	-	-	-	-	-
	Total	**-**	**1,083**	**6,500**	**6,500**	**6,500**	**6,500**
R2 (PDA)	Retail	3,998	24,745	72,815	120,885	166,682	169,068
	Commercial	0	4,250	17,129	30,216	47,672	61,055
	Industrial	175	1,936	6,963	12,042	17,983	27,818
	Warehousing	-	-	-	-	-	-
	Other	1,372	1,372	1,372	1,372	686	-
	Total	**5,545**	**32,303**	**98,278**	**164,515**	**233,024**	**257,940**
R3 (PDA)	Retail	0	0	11,564	23,597	24,880	24,903
	Commercial	-	-	4,439	9,009	9,470	9,477
	Industrial	-	-	907	1,838	1,931	1,933
	Warehousing	-	-	-	-	-	-
	Other	-	-	-	-	-	-
	Total	**0**	**0**	**16,911**	**34,445**	**36,282**	**36,313**

Projection area	LGIP development type	Existing and projected non-residential floor space (GFA m²)					
		2016	2021	2026	2031	2036	Ultimate
R4 (PDA)	Retail	2,600	17,734	19,749	27,881	29,609	31,167
	Commercial	174	1,425	1,527	2,056	2,160	2,264
	Industrial	872	4,623	4,630	4,649	4,670	4,689
	Warehousing	-	-	-	-	-	-
	Other	-	-	-	-	-	-
	Total	**3,646**	**23,783**	**25,906**	**34,586**	**36,439**	**38,119**
W1	Retail	2,766	9,748	16,483	49,053	79,459	91,883
	Commercial	1,105	2,819	4,533	6,619	8,795	22,971
	Industrial	36	214	53,098	98,629	152,448	278,552
	Warehousing	-	-	-	-	-	-
	Other	17	100	184	268	351	1,020
	Total	**3,923**	**12,882**	**74,298**	**154,568**	**241,052**	**394,425**
W2	Retail	-	-	-	-	-	-
	Commercial	-	-	-	-	-	-
	Industrial	502	3,012	5,523	8,033	10,544	30,626
	Warehousing	-	-	-	-	-	-
	Other	-	-	-	-	-	-
	Total	**502**	**3,012**	**5,523**	**8,033**	**10,544**	**30,626**
W3	Retail	10,119	10,145	18,000	26,036	34,103	42,585
	Commercial	6,193	6,081	10,424	14,796	19,167	22,780
	Industrial	5,083	22,947	40,640	43,496	46,352	70,404
	Warehousing	-	-	-	-	-	-
	Other	4,723	4,794	4,462	4,130	3,798	3,966
	Total	**26,118**	**43,967**	**73,526**	**88,457**	**103,420**	**139,734**
W4	Retail	1,003	1,633	2,263	2,894	3,524	8,565
	Commercial	1,259	2,937	4,615	6,293	7,971	21,371
	Industrial	2,608	4,634	6,660	8,687	10,713	26,924
	Warehousing	-	-	-	-	-	-
	Other	3,887	4,078	4,270	4,461	4,653	6,186
	Total	**8,757**	**13,283**	**17,809**	**22,335**	**26,861**	**63,045**
W5	Retail	2,092	2,092	2,200	2,308	2,416	2,523
	Commercial	5,164	5,164	6,345	6,000	5,656	6,839
	Industrial	5,324	5,324	4,884	4,443	4,003	3,562
	Warehousing	-	-	-	-	-	-
	Other	34,795	34,795	115,524	244,452	373,380	376,852
	Total	**47,375**	**47,375**	**128,953**	**257,203**	**385,454**	**389,777**
W6	Retail	640	671	702	734	765	1,015
	Commercial	17	100	183	266	349	1,015
	Industrial	0	0	0	0	0	0
	Warehousing	-	-	-	-	-	-
	Other	-	-	-	-	-	-
	Total	**657**	**771**	**885**	**1,000**	**1,114**	**2,029**

Projection area	LGIP development type	Existing and projected non-residential floor space (GFA m²)					
		2016	2021	2026	2031	2036	Ultimate
W7	Retail	773	773	852	932	1,011	1,090
	Commercial	7,548	7,548	5,933	4,319	2,704	1,090
	Industrial	0	0	0	0	0	0
	Warehousing	-	-	-	-	-	-
	Other	1,428	1,428	3,618	5,807	7,997	9,491
	Total	**9,749**	**9,749**	**10,403**	**11,058**	**11,712**	**11,670**
Ipswich City Council	Retail	684,174	986,940	1,214,774	1,531,143	1,879,019	1,952,578
	Commercial	473,540	701,299	895,873	1,183,453	1,595,406	2,083,942
	Industrial	1,313,194	1,649,548	2,215,341	2,815,721	3,483,493	12,310,855
	Warehousing	604,194	756,385	1,035,467	1,334,545	1,631,231	6,731,193
	Other[1]	224,853	221,461	364,711	569,514	788,888	957,133
	Total	**3,299,956**	**4,315,634**	**5,726,167**	**7,434,376**	**9,378,037**	**24,035,702**

[1] GFA has not been included for Defence or Education within the Other LGIP development type.

Table C1.1B - Jobs Projections

Projection area	LGIP development type	Existing and projected non - residential jobs					
		2016	2021	2026	2031	2036	Ultimate
C1	Retail	4,696	6,784	8,902	11,969	16,071	16,155
	Commercial	7,814	10,047	14,010	21,767	31,824	46,146
	Industrial	321	379	436	485	530	1,009
	Other	3,005	3,503	4,294	4,834	5,773	5,840
	Total	**15,835**	**20,713**	**27,643**	**39,055**	**54,198**	**69,149**
C2	Retail	1,570	1,805	2,094	2,587	3,218	3,398
	Commercial	1,033	1,390	1,747	2,103	2,460	3,369
	Industrial	143	138	134	129	124	105
	Other	311	323	335	346	358	491
	Total	**3,058**	**3,656**	**4,309**	**5,166**	**6,161**	**7,362**
C3	Retail	335	350	365	380	467	495
	Commercial	685	742	796	850	906	1,058
	Industrial	698	760	998	1,215	1,484	3,610
	Other	123	129	136	202	209	304
	Total	**1,841**	**1,982**	**2,296**	**2,648**	**3,065**	**5,467**
C4	Retail	598	3,071	3,084	3,084	3,084	3,083
	Commercial	644	1,565	1,525	1,503	1,491	1,260
	Industrial	577	745	946	1,381	2,030	6,002
	Other	131	141	149	151	156	180
	Total	**1,951**	**5,523**	**5,703**	**6,119**	**6,760**	**10,526**
C5	Retail	92	88	84	80	75	42
	Commercial	112	109	105	101	97	68
	Industrial	6	5	50	49	49	45
	Other	83	87	90	94	97	125
	Total	**294**	**289**	**329**	**324**	**319**	**280**

Projection area	LGIP development type	Existing and projected non - residential jobs					
		2016	2021	2026	2031	2036	Ultimate
C6	Retail	376	441	469	508	538	714
	Commercial	191	198	204	249	294	422
	Industrial	40	10	9	8	7	-
	Other	151	160	173	246	258	360
	Total	**758**	**810**	**856**	**1,011**	**1,098**	**1,496**
C7	Retail	2,354	3,244	3,474	3,942	4,916	4,987
	Commercial	1,372	5,394	5,767	6,137	6,507	7,953
	Industrial	404	437	458	536	614	3,244
	Other	420	206	254	301	348	791
	Total	**4,550**	**9,281**	**9,953**	**10,916**	**12,385**	**16,976**
C8	Retail	0	0	0	0	0	-
	Commercial	79	73	65	58	50	-
	Industrial	506	507	508	509	515	552
	Other	182	223	263	304	344	668
	Total	**767**	**803**	**836**	**870**	**910**	**1,220**
C9	Retail	561	493	455	418	380	79
	Commercial	178	184	190	195	201	247
	Industrial	310	386	463	539	616	1,227
	Other	157	163	169	175	181	231
	Total	**1,205**	**1,226**	**1,276**	**1,327**	**1,378**	**1,784**
C10	Retail	197	238	260	282	304	436
	Commercial	125	132	139	146	151	174
	Industrial	53	164	275	386	508	1,560
	Other	65	90	115	139	164	361
	Total	**440**	**624**	**788**	**953**	**1,127**	**2,531**
C11	Retail	62	90	118	145	173	393
	Commercial	62	109	157	204	251	630
	Industrial	50	60	67	74	81	161
	Other	14	13	19	25	31	30
	Total	**188**	**273**	**360**	**448**	**536**	**1,214**
E1	Retail	50	50	50	50	50	50
	Commercial	82	82	81	81	81	79
	Industrial	-	-	-	-	-	0
	Other	1	1	1	1	1	-
	Total	**134**	**133**	**133**	**132**	**132**	**129**
E2	Retail	3,095	3,171	3,603	4,162	4,367	4,558
	Commercial	3,016	3,591	5,216	6,900	11,246	11,717
	Industrial	47	88	370	651	1,026	1,307
	Other	1,282	2,260	3,208	5,742	8,174	8,209
	Total	**7,440**	**9,110**	**12,397**	**17,456**	**24,814**	**25,791**

Projection area	LGIP development type	Existing and projected non - residential jobs					
		2016	2021	2026	2031	2036	Ultimate
E3	Retail	561	647	738	821	1,050	1,151
	Commercial	1,101	1,178	1,255	1,332	1,409	1,672
	Industrial	194	250	311	372	432	951
	Other	335	339	342	511	515	545
	Total	**2,192**	**2,415**	**2,646**	**3,035**	**3,406**	**4,318**
E4	Retail	544	1,045	1,432	1,849	2,054	2,160
	Commercial	666	1,108	1,372	1,483	1,594	1,690
	Industrial	103	215	313	411	509	1,295
	Other	433	728	713	811	821	905
	Total	**1,746**	**3,096**	**3,830**	**4,554**	**4,977**	**6,050**
E5	Retail	1,036	1,066	1,085	1,103	1,122	1,258
	Commercial	173	186	243	301	358	834
	Industrial	11	64	117	171	224	651
	Other	169	243	247	475	479	509
	Total	**1,389**	**1,559**	**1,692**	**2,050**	**2,183**	**3,253**
E6	Retail	38	37	36	34	33	23
	Commercial	59	57	55	53	51	37
	Industrial	133	176	216	256	295	634
	Other	126	143	159	176	192	325
	Total	**356**	**413**	**466**	**519**	**572**	**1,019**
I1	Retail	-	-	-	-	-	-
	Commercial	82	82	82	82	82	-
	Industrial	7,027	7,436	7,942	8,341	9,045	13,160
	Other	3	3	3	3	3	4
	Total	**7,112**	**7,521**	**8,027**	**8,426**	**9,130**	**13,165**
I2	Retail	0	0	0	-	-	-
	Commercial	214	214	209	204	204	-
	Industrial	3,010	3,752	5,288	6,824	8,044	12,647
	Other	-	-	-	-	-	-
	Total	**3,224**	**3,967**	**5,497**	**7,028**	**8,248**	**12,647**
I3A	Retail	-	-	-	-	-	-
	Commercial	-	-	-	-	-	-
	Industrial	483	521	606	711	827	8,236
	Other	-	-	-	-	-	-
	Total	**483**	**521**	**606**	**711**	**827**	**8,236**
I3B	Retail	-	-	-	-	-	-
	Commercial	-	-	-	-	-	-
	Industrial	366	366	575	667	779	7,435
	Other	-	-	-	-	-	-
	Total	**366**	**366**	**575**	**667**	**779**	**7,435**

Projection area	LGIP development type	Existing and projected non - residential jobs					
		2016	2021	2026	2031	2036	Ultimate
I3C	Retail	-	-	-	-	-	-
	Commercial	-	-	-	-	-	-
	Industrial	340	513	1,014	2,062	3,077	11,446
	Other	-	-	-	-	-	-
	Total	**340**	**513**	**1,014**	**2,062**	**3,077**	**11,446**
I4	Retail	276	276	276	276	276	276
	Commercial	96	96	96	96	96	7
	Industrial	2,812	3,572	4,724	5,569	6,626	14,514
	Other	2	2	2	2	2	-
	Total	**3,187**	**3,947**	**5,098**	**5,943**	**7,000**	**14,797**
I5	Retail	-	-	-	-	-	-
	Commercial	-	-	-	-	-	-
	Industrial	1,200	1,793	2,374	2,968	3,557	10,911
	Other	-	-	-	-	-	-
	Total	**1,200**	**1,793**	**2,374**	**2,968**	**3,557**	**10,911**
I6	Retail	-	-	-	-	-	-
	Commercial	36	36	29	21	14	-
	Industrial	12	162	309	457	605	5,739
	Other	5,750	6,249	6,750	6,902	7,103	7,104
	Total	**5,797**	**6,447**	**7,088**	**7,380**	**7,722**	**12,843**
I7	Retail	-	-	-	-	-	-
	Commercial	257	257	257	257	257	-
	Industrial	128	1,000	2,500	4,500	6,500	78,238
	Other	-	-	-	-	-	-
	Total	**385**	**1,257**	**2,757**	**4,757**	**6,757**	**78,238**
R1 (ICC)	Retail	58	58	75	75	75	75
	Commercial	6	6	8	8	8	8
	Industrial	-	-	-	-	-	-
	Other	3	63	69	69	129	129
	Total	**67**	**127**	**152**	**152**	**212**	**212**
R2 (ICC)	Retail	3	3	4	4	10	12
	Commercial	0	1	2	3	7	13
	Industrial	55	131	273	414	555	1,296
	Other	3	3	3	2	2	0
	Total	**61**	**138**	**281**	**423**	**575**	**1,322**
R3 (ICC)	Retail	-	-	-	-	-	-
	Commercial	-	-	-	-	-	-
	Industrial	-	-	-	-	-	-
	Other	-	-	-	-	-	-
	Total	**-**	**-**	**-**	**-**	**-**	**-**

Projection area	LGIP development type	Existing and projected non - residential jobs					
		2016	2021	2026	2031	2036	Ultimate
R4 (ICC)	Retail	0	0	0	0	0	0
	Commercial	0	0	0	0	0	0
	Industrial	0	0	0	0	0	0
	Other	-	0	0	0	0	0
	Total	**0**	**0**	**0**	**0**	**0**	**0**
R1 (PDA)	Retail	-	25	150	150	150	150
	Commercial	-	3	20	20	20	20
	Industrial	-	-	0	0	0	0
	Other	2	35	68	174	416	417
	Total	**2**	**64**	**238**	**344**	**586**	**587**
R2 (PDA)	Retail	100	618	1,821	3,022	4,167	4,227
	Commercial	-	170	685	1,208	1,907	2,442
	Industrial	2	19	69	120	180	278
	Other	7	157	214	783	1,223	1,340
	Total	**108**	**965**	**2,789**	**5,134**	**7,476**	**8,287**
R3 (PDA)	Retail	0	0	289	590	622	623
	Commercial	-	-	178	360	379	379
	Industrial	-	-	9	18	19	19
	Other	-	-	12	278	610	613
	Total	**0**	**0**	**488**	**1,247**	**1,630**	**1,634**
R4 (PDA)	Retail	65	444	494	697	740	779
	Commercial	7	57	61	83	87	91
	Industrial	9	46	46	46	47	47
	Other	27	392	443	967	1,100	1,116
	Total	**108**	**939**	**1,044**	**1,793**	**1,974**	**2,033**
W1	Retail	69	244	412	1,226	1,986	2,297
	Commercial	44	113	181	265	352	919
	Industrial	0	2	531	986	1,524	2,786
	Other	21	27	32	482	488	533
	Total	**135**	**385**	**1,157**	**2,959**	**4,350**	**6,534**
W2	Retail	-	-	-	-	-	-
	Commercial	-	-	-	-	-	-
	Industrial	5	30	55	80	105	306
	Other	-	-	0	137	137	137
	Total	**5**	**30**	**55**	**217**	**242**	**443**
W3	Retail	253	254	450	651	853	1,065
	Commercial	248	243	417	592	767	911
	Industrial	51	229	406	435	464	704
	Other	167	180	192	203	215	321
	Total	**718**	**907**	**1,465**	**1,881**	**2,298**	**3,001**

Projection area	LGIP development type	Existing and projected non - residential jobs					
		2016	2021	2026	2031	2036	Ultimate
W4	Retail	25	41	57	72	88	214
	Commercial	50	117	185	252	319	855
	Industrial	26	46	67	87	107	269
	Other	32	36	40	43	47	78
	Total	**134**	**241**	**347**	**454**	**561**	**1,416**
W5	Retail	52	52	55	58	60	63
	Commercial	207	207	254	240	226	274
	Industrial	53	53	49	44	40	36
	Other	359	359	862	1,606	2,351	2,468
	Total	**671**	**671**	**1,220**	**1,949**	**2,677**	**2,840**
W6	Retail	16	17	18	18	19	25
	Commercial	1	4	7	11	14	41
	Industrial	0	0	0	0	0	0
	Other	-	-	-	-	-	-
	Total	**17**	**21**	**25**	**29**	**33**	**66**
W7	Retail	19	19	21	23	25	27
	Commercial	302	302	237	173	108	44
	Industrial	-	-	-	-	-	-
	Other	7	7	18	29	40	47
	Total	**328**	**328**	**277**	**225**	**173**	**118**
Ipswich City Council	Retail	17,104	24,673	30,370	38,279	46,975	48,814
	Commercial	18,942	28,052	35,835	47,338	63,816	83,358
	Industrial	19,174	24,059	32,508	41,502	51,147	190,420
	Other	13,373	16,266	19,376	26,214	31,968	34,182
	Total	**68,593**	**93,051**	**118,088**	**153,333**	**193,907**	**356,774**