

PART 2 - PROJECTIONS AND ASSUMPTIONS ABOUT THE FUTURE

2.1 Population and Housing Projections

It is considered appropriate to have regard to the Maximum Probable Population Capacity and respective dwelling numbers so as to enable infrastructure planning to assess the theoretical maximum demands placed on infrastructure networks by future development. Therefore the PIP table on Population and Housing Projections addresses the theoretical maximum for both population and dwelling units.

The Population and Housing Projections for the PIA, areas outside the PIA and combined totals for The Noosa Plan are shown in Table 2.1 - Population & Housing Projections.

The methodology and outcomes used in deriving these projections is explained in the reference and supporting information: *“Priority Infrastructure Plan – Preparation Methodology Report (Parts 1 & 2) (October 2006)”* and based on the planning document *“Population Carrying Capacity in Noosa Shire - Paul Summers Planning Strategies (January 2004)”* relating to *“The Noosa Plan”* IPA based planning scheme.

The population and dwelling projections provided in Table 2.1 are based on the statistical potential using the *“Maximum Probable Population”* being the combined peak *“residential and visitor populations”* as defined in the above reference and supporting planning document. This is not to be confused with other commonly used terms describing *“resident only population capacity”* statistics.

2.2 Employment Projections

With the exception of rural industries and rural retreats, employment will generally be provided within the PIA boundary on land included in the following zones:

- Visitor Mixed Use;
- Neighbourhood Centre;
- Business Centre;
- Shire Business Centre;
- Village Mix;
- Industry; and
- Community Services.

This list is not exclusive and a significant number of jobs may be created in other zones, however for the purpose of this PIP, it should cover the majority of the employment offered in The Noosa Plan area.

The Employment and Use Area Projections for the PIA are shown in Table 2.2 - Employment Projections.

The methodology used in deriving these projections is explained in the reference and supporting information: *“Priority Infrastructure Plan – Preparation Methodology Report (Parts 1 & 2) (October 2006)”* and *“Employment Projections by Industry and IPA Planning Region Noosa Shire Council - AEC Economics Brisbane (August 2006)”*.

2.3 Assumptions about Future Development

The assumptions about future development for each PIA Sub-area is compiled having regard to both the:

- Amount and Timing of Growth data from PIP Table 2.1 - Population & Housing Projections and Table 2.2 - Employment Projections; and
- Intensity from interpretation of the Planning Scheme requirements.

The Assumptions about Future Development for the PIA is depicted in Table 2.3 - Assumptions about Future Development.

The methodology used in deriving these assumptions is explained in the reference and supporting information: *“Priority Infrastructure Plan – Preparation Methodology Report (Parts 1 & 2) (October 2006)”*.

2.4 State Sign Off

Schedule 8A State sign off for Parts 1 and 2 was received on 16 August 2007

Table 2.1 - Population and Housing Projections

a) PIA

PIA Location (Sub-area)	Dwelling Type		Existing and Projected * "MAXIMUM PROBABLE Population" (Resident + Visitor)					Existing and Projected * "MAXIMUM PROBABLE Dwelling Units" (Resident + Visitor)					
			EXISTING Capacity (2006)	1-5 years (2011)	6-10 years (2016)	11-15 years (2021)	Ultimate	Occupancy Rate	EXISTING Capacity (2006)	1-5 years (2011)	6-10 years (2016)	11-15 years (2021)	Ultimate
Coastal Area (comprising the sum of Eastern Beaches, Noosa Heads, Noosaville and Tewantin (excluding Doonan) Localities)	Detached Houses	Increase Cumulative	25,133	1,693 26,826	1,457 28,283	990 29,273	30,616	2.55	9,847	667 10,514	579 11,093	395 11,488	12,006
	Semi - Attached	Increase Cumulative	4,705	315 5,020	407 5,428	270 5,698	6,113	2.13	2,210	149 2,358	190 2,549	127 2,675	2,868
	Attached (Multi Unit)	Increase Cumulative	11,031	1,109 12,140	1,347 13,487	1,107 14,594	15,084	1.87	5,962	586 6,548	695 7,243	569 7,813	8,087
	Other	Increase Cumulative	2,106	170 2,276	155 2,431	121 2,553	2,649	1.18	1,818	144 1,962	116 2,078	92 2,170	2,240
	TOTAL	Increase Cumulative	42,975	3,287 46,262	3,366 49,628	2,489 52,117	54,462	2.16	19,837	1,546 21,383	1,581 22,963	1,183 24,146	25,201
Cooroy Town	Detached Houses	Increase Cumulative	2,078	145 2,223	50 2,273	14 2,288	2,499	2.48	837	59 896	20 916	6 922	1,007
	Semi - Attached	Increase Cumulative	232	16 248	6 254	2 255	279	2.05	113	8 121	3 124	1 124	136
	Attached (Multi Unit)	Increase Cumulative	457	32 489	11 500	3 503	550	1.39	329	23 352	8 360	2 362	396
	Other	Increase Cumulative	104	7 111	2 114	1 114	125	1.00	104	7 111	2 114	1 114	125
	TOTAL	Increase Cumulative	2,871	201 3,072	69 3,141	20 3,161	3,453	2.08	1,384	97 1,480	33 1,514	10 1,523	1,664
Pomona Town	Detached Houses	Increase Cumulative	1,211	85 1,296	29 1,325	9 1,333	1,608	2.54	477	33 510	11 522	3 525	633
	Semi - Attached	Increase Cumulative	178	12 190	4 194	1 196	236	2.62	68	5 73	2 74	0 75	90
	Attached (Multi Unit)	Increase Cumulative	0	0 0	0 0	0 0	0	n/a	0	0 0	0 0	0 0	0
	Other	Increase Cumulative	15	1 16	0 16	0 17	20	1.00	15	1 16	0 16	0 17	20
	TOTAL	Increase Cumulative	1,404	98 1,502	34 1,536	10 1,546	1,864	2.51	560	39 599	13 612	4 616	743
Boreen Point Village	Detached Houses	Increase Cumulative	476	33 510	11 521	3 524	582	2.02	236	17 252	6 258	2 260	288
	Semi - Attached	Increase Cumulative	0	0 0	0 0	0 0	0	n/a	0	0 0	0 0	0 0	0
	Attached (Multi Unit)	Increase Cumulative	0	0 0	0 0	0 0	0	n/a	0	0 0	0 0	0 0	0
	Other	Increase Cumulative	41	3 44	1 45	0 45	50	1.67	25	2 26	1 27	0 27	30
	TOTAL	Increase Cumulative	517	36 554	12 566	4 570	632	1.99	260	18 279	6 285	2 287	318
Cooran Village	Detached Houses	Increase Cumulative	665	47 712	16 728	5 732	883	2.18	305	21 326	7 334	2 336	405
	Semi - Attached	Increase Cumulative	0	0 0	0 0	0 0	0	n/a	0	0 0	0 0	0 0	0
	Attached (Multi Unit)	Increase Cumulative	0	0 0	0 0	0 0	0	n/a	0	0 0	0 0	0 0	0
	Other	Increase Cumulative	8	1 8	0 8	0 8	10	1.00	8	1 8	0 8	0 8	10
	TOTAL	Increase Cumulative	673	47 720	16 736	5 741	893	2.15	313	22 334	7 342	2 344	415
Cooriobah Village	Detached Houses	Increase Cumulative	298	19 317	0 317	0 317	317	2.76	108	7 115	0 115	0 115	115
	Semi - Attached	Increase Cumulative	0	0 0	0 0	0 0	0	n/a	0	0 0	0 0	0 0	0
	Attached (Multi Unit)	Increase Cumulative	0	0 0	0 0	0 0	0	n/a	0	0 0	0 0	0 0	0
	Other	Increase Cumulative	0	0 0	0 0	0 0	0	n/a	0	0 0	0 0	0 0	0
	TOTAL	Increase Cumulative	298	19 317	0 317	0 317	317	2.76	108	7 115	0 115	0 115	115
Kin Kin Village	Detached Houses	Increase Cumulative	190	13 203	5 208	1 209	232	2.42	79	6 84	2 86	1 87	96
	Semi - Attached	Increase Cumulative	0	0 0	0 0	0 0	0	n/a	0	0 0	0 0	0 0	0
	Attached (Multi Unit)	Increase Cumulative	0	0 0	0 0	0 0	0	n/a	0	0 0	0 0	0 0	0
	Other	Increase Cumulative	8	1 9	0 9	0 9	10	1.00	8	1 9	0 9	0 9	10
	TOTAL	Increase Cumulative	198	14 212	5 217	1 218	242	2.28	87	6 93	2 95	1 96	106
TOTAL PIA (Urban Areas) =	Detached Houses	Increase Cumulative	30,051	2,035 32,086	1,568 33,654	1,023 34,677	36,737	2.52	11,889	809 12,698	625 13,323	409 13,732	14,550
	Semi - Attached	Increase Cumulative	5,115	344 5,459	417 5,876	273 6,149	6,628	2.14	2,391	161 2,552	195 2,747	128 2,875	3,094
	Attached (Multi Unit)	Increase Cumulative	11,488	1,141 12,629	1,358 13,987	1,110 15,097	15,634	1.84	6,292	609 6,900	703 7,604	572 8,175	8,483
	Other	Increase Cumulative	2,282	183 2,464	159 2,624	122 2,746	2,864	1.18	1,977	155 2,132	120 2,253	93 2,346	2,435
	TOTAL	Increase Cumulative	48,936	3,702 52,638	3,502 56,140	2,529 58,669	61,863	2.17	22,548	1,734 24,282	1,643 25,926	1,201 27,127	28,562

b) Balance Area

Location	Dwelling Type		Existing and Projected * "MAXIMUM PROBABLE Population" (Resident + Visitor)					Existing and Projected * "MAXIMUM PROBABLE Dwelling Units" (Resident + Visitor)							
			EXISTING Capacity (2006)	1-5 years (2011)	6-10 years (2016)	11-15 years (2021)	Ultimate	Occupancy Rate	EXISTING Capacity (2006)	1-5 years (2011)	6-10 years (2016)	11-15 years (2021)	Ultimate		
Balance Rural Areas Outside PIA	Detached Houses	Increase Cumulative	14,331	795	260	75	15,462	17,444	2.77	5,179	287	94	27	5,588	6,304
	Semi - Attached	Increase Cumulative	0	0	0	0	0	0	n/a	0	0	0	0	0	0
	Attached (Multi Unit)	Increase Cumulative	0	0	0	0	0	0	n/a	0	0	0	0	0	0
	Other	Increase Cumulative	1,216	67	22	6	1,312	1,480	1.18	1,030	57	19	5	1,111	1,254
	TOTAL	Increase Cumulative	15,547	863	282	82	16,773	18,924	2.50	6,209	345	113	33	6,699	7,558
TOTAL NOOSA PLAN AREA	Detached Houses	Increase Cumulative	44,382	2,830	1,828	1,098	50,138	54,181	2.60	17,068	1,096	719	436	19,319	20,854
	Semi - Attached	Increase Cumulative	5,115	344	417	273	6,149	6,628	2.14	2,391	161	195	128	2,875	3,094
	Attached (Multi Unit)	Increase Cumulative	11,488	1,141	1,358	1,110	15,097	15,634	1.84	6,292	609	703	572	8,175	8,483
	Other	Increase Cumulative	3,497	250	182	129	4,058	4,344	1.18	3,007	213	139	98	3,457	3,689
	TOTAL	Increase Cumulative	64,483	4,565	3,784	2,610	75,442	80,787	2.24	28,757	2,079	1,756	1,234	33,826	36,120

* NOTE:

The terms "MAXIMUM PROBABLE Population" and "MAXIMUM PROBABLE Dwelling Units" relates to the combined statistical potential for both "Residential" and "Visitor" numbers as contained in the reference and supporting planning document "Population Carrying Capacity in Noosa Shire - Paul Summers Planning Strategies (January 2004)" relating to "The Noosa Plan" IPA based planning scheme. Further explanation is provided in Section 2.1

Table 2.3 - Assumptions about Future Development

PIA Location (area)	Type Material Change of Use, Lot Reconfiguration or Building Work for:	Scale				Timing				
		Amount of Growth (2006-2021)		Intensity (Based on Noosa Plan averaged use areas in PIA)		1-5 years (2006-2011)	6-10 years (2011-2016)	11-15 years (2016-2021)		
		Qty	Unit	Qty	Unit #4					
Coastal Area (comprising Eastern Beaches, Noosa Heads, Noosaville and Tewantin (excluding Doonan) Localities)	Detached Dwellings	1,641	dwelling houses	16	dwelling/ha	667	579	395		
	Semi - Attached Dwellings	466	dwelling units	30	dwelling/ha (3 bedroom or equivalent at 100 persons/ha)	149	190	127		
	Attached Dwellings (Multi- unit residential)	1,850	dwelling units	48	dwelling/ha (3 bedroom or equivalent at 160 persons/ha)	586	695	569		
	Other residential	353	specific units (Type specific per Noosa Plan uses eg. room, bed, cabin; caravan/camp site etc.)	40	sites/ha (caravan or cabin park)	144	116	92		
				100	persons/ha (retirement village, aged care or other)					
	Retail	27,808	m2 retail use urea	6,320	m2 ua/ha	11,014	9,651	7,143		
	Commercial	28,457	m2 commercial use urea	6,320	m2 ua/ha	10,509	9,898	8,051		
	Industry	-1,981	m2 industrial use urea	5,500	m2 ua/ha	3,214	-1,104	-4,091		
	Community and Government services	34,089	m2 community services use area	3,750	m2 ua/ha	13,151	11,377	9,560		
	Schools	612	Primary students	8	m2(GFA)/student (PRIMARY)	254	211	147		
				320	Secondary students	12	m2(GFA)/student (SECONDARY)	133	110	77
				35	Tertiary & Other Adult students	13	m2 (GFA)/student (TERTIARY - FULL Campus)	14	12	9
				1,304		5	m2 (GFA)/student (TERTIARY - SUB Campus) + OTHER ADULT	718	396	190
	Cooroy Town	Detached Dwellings	84	dwelling houses	16	dwelling/ha	59	20	6	
Semi - Attached Dwellings		11	dwelling units	30	dwelling/ha (3 bedroom or equivalent at 100 persons/ha)	8	3	1		
Attached Dwellings (Multi- unit residential)		33	dwelling units	30	dwelling/ha (3 bedroom or equivalent at 100 persons/ha)	23	8	2		
Other residential		10	specific units (Type specific per Noosa Plan uses eg. room, bed, cabin; caravan/camp site etc.)	40	sites/ha (caravan or cabin park)	7	2	1		
				100	persons/ha (retirement village, aged care or other)					
Retail		3,251	m2 retail use urea	5,000	m2 ua/ha	1,289	1,127	834		
Commercial		3,337	m2 commercial use urea	5,000	m2 ua/ha	1,234	1,163	941		
Industry		-216	m2 industrial use urea	4,000	m2 ua/ha	350	-120	-446		
Community and Government services		30,431	m2 community services use area	2,000	m2 ua/ha	11,740	10,156	8,534		
Schools		117	Primary students	8	m2(GFA)/student (PRIMARY)	48	40	28		
	223			Secondary students	12	m2(GFA)/student (SECONDARY)	93	77	54	
Pomona Town #1	Detached Dwellings	48	dwelling houses	5	dwelling/ha (outside sewer area)	33	11	3		
				10	dwelling/ha (inside sewer area)					
	Semi - Attached Dwellings	7	dwelling units	20	dwelling/ha	5	2	0		
	Attached Dwellings (Multi- unit residential)	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
	Other residential	2	specific units (Type specific per Noosa Plan uses eg. room, bed, cabin; caravan/camp site etc.)	40	sites/ha (caravan or cabin park)	1	0	0		
				66	persons/ha (retirement village, aged care or other)					
	Retail	1,641	m2 retail use urea	5,000	m2 ua/ha	651	569	421		
	Commercial	1,685	m2 commercial use urea	5,000	m2 ua/ha	623	587	475		
	Industry	-125	m2 industrial use urea	4,000	m2 ua/ha	203	-70	-258		
	Community and Government services	2,809	m2 community services use area	2,000	m2 ua/ha	1,084	937	788		
Schools	58	Primary students	8	m2(GFA)/student (PRIMARY)	24	20	14			
			32	Secondary students	12	m2(GFA)/student (SECONDARY)	13	11	8	
			-400	Tertiary & Other Adult students	5	m2 (GFA)/student (TERTIARY - SUB Campus) + OTHER ADULT	-400	0	0	
Boreen Point Village #3	Detached Dwellings	24	dwelling houses	5	dwelling/ha	17	6	2		
	Semi - Attached Dwellings	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
	Attached Dwellings (Multi- unit residential)	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
	Other residential	2	specific units (Type specific per Noosa Plan uses eg. room, bed, cabin; caravan/camp site etc.)	40	sites/ha (caravan or cabin park)	2	1	0		
				16	persons/ha (retirement village, aged care or other)					
	Retail	355	m2 retail use urea	5,000	m2 ua/ha	141	123	91		
	Commercial	365	m2 commercial use urea	5,000	m2 ua/ha	135	127	103		
	Industry	n/a	m2 industrial use urea	n/a	m2 ua/ha	n/a	n/a	n/a		
	Community and Government services	10	m2 community services use area	2,000	m2 ua/ha	4	3	3		
Schools	n/a	n/a	n/a	n/a	n/a	n/a	n/a			

PIA Location (area)	Type Material Change of Use, Lot Reconfiguration or Building Work for:	Scale				Timing		
		Amount of Growth (2006-2021)		Intensity (Based on Noosa Plan averaged use areas in PIA)		1-5 years (2006-2011)	6-10 years (2011-2016)	11-15 years (2016-2021)
		Qty	Unit	Qty	Unit # 4			
Cooran Village # 2	Detached Dwellings	31	dwelling houses	5	dwelling/ha	21	7	2
	Semi - Attached Dwellings	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Attached Dwellings (Multi-unit residential)	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Other residential	1	specific units (Type specific per Noosa Plan uses eg. room, bed, cabin; caravan/camp site etc.)	40	sites/ha (caravan or cabin park)	1	0	0
				33	persons/ha (retirement village, aged care or other)			
	Retail	456	m2 retail use urea	5,000	m2 ua/ha	181	158	117
	Commercial	468	m2 commercial use urea	5,000	m2 ua/ha	173	163	132
	Industry	n/a	m2 industrial use urea	n/a	m2 ua/ha	n/a	n/a	n/a
	Community and Government services	171	m2 community services use area	2,000	m2 ua/ha	66	57	48
Schools	35	Primary students	8	m2(GFA)/student (PRIMARY)	15	12	9	
Cooriobah Village	Detached Dwellings	7	dwelling houses	10	dwelling/ha	7	0	0
	Semi - Attached Dwellings	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Attached Dwellings (Multi-unit residential)	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Other residential	n/a	specific units (Type specific per Noosa Plan uses eg. room, bed, cabin; caravan/camp site etc.)	n/a	sites/ha (caravan or cabin park)	n/a	n/a	n/a
				n/a	persons/ha (retirement village, aged care or other)			
	Retail	21	m2 retail use urea	500	m2 ua/ha	21	0	0
	Commercial	109	m2 commercial use urea	500	m2 ua/ha	50	59	0
	Industry	n/a	m2 industrial use urea	n/a	m2 ua/ha	n/a	n/a	n/a
	Community and Government services	n/a	m2 community services use area	n/a	m2 ua/ha	n/a	n/a	n/a
Schools	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Kin Kin Village # 3	Detached Dwellings	8	dwelling houses	5	dwelling/ha	6	2	1
	Semi - Attached Dwellings	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Attached Dwellings (Multi-unit residential)	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Other residential	1	specific units (Type specific per Noosa Plan uses eg. room, bed, cabin; caravan/camp site etc.)	40	sites/ha (caravan or cabin park)	1	0	0
				16	persons/ha (retirement village, aged care or other)			
	Retail	330	m2 retail use urea	5,000	m2 ua/ha	131	115	85
	Commercial	339	m2 commercial use urea	5,000	m2 ua/ha	125	118	96
	Industry	-48	m2 industrial use urea	3,000	m2 ua/ha	77	-26	-98
	Community and Government services	365	m2 community services use area	2,000	m2 ua/ha	141	122	102
Schools	14	Primary students	8	m2(GFA)/student (PRIMARY)	6	5	3	
TOTAL PIA	Detached Dwellings	1,843	dwelling houses			809	625	409
	Semi - Attached Dwellings	477	n/a			156	193	127
	Attached Dwellings (Multi-unit residential)	1,890	n/a			613	705	572
	Other residential	369	specific units (Type specific per Noosa Plan uses eg. room, bed, cabin; caravan/camp site etc.)			155	120	93
	Retail	33,863	m2 retail use urea			13,428	11,743	8,692
	Commercial	34,760	m2 commercial use urea			12,848	12,116	9,796
	Industry	-2,369	m2 industrial use urea			3,844	-1,320	-4,893
	Community and Government services	67,875	m2 community services use area			26,185	22,654	19,036
Schools	836	Primary students			347	288	201	
	575	Secondary students			239	198	138	
	939	Tertiary + Other Adult students			332	408	199	

NOTE:

#1 - Some areas may not have Council sewerage available

#2 - No Council sewerage available

#3 - No Council sewerage & water available

#4 - Unit - dwellings / ha are based on lot areas & not gross land areas