

# Valuation Advisory

Prepared for Moreton Bay Regional Council (MBRC)

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18 June 2020

ATT: Greg Chemello  
Chief Executive Officer  
Moreton Bay Regional Council

Dear Greg,

## Moreton Bay Regional Council (MBRC) – Local Government Infrastructure Plan Suburb-based Land Valuation Report

We refer to your instructions whereby you have instructed Jones Lang LaSalle Advisory Services Pty Limited (**JLL**) to provide a Suburb-based Land Valuation Report for the Moreton Bay Regional Council (MBRC) for the purpose of providing advice for the preparation of the MBRC Local Government Infrastructure Plan.

We have been requested to provide the following assessments:

- Suburb-based land values for Unconstrained and Constrained Land – Current as at December 2016; and
- Suburb-based land values for Unconstrained and Constrained Land – Current as at December 2018.

Reliance on this assessment is permitted only:

- By a party expressly identified by the report as being permitted to rely on it;
- When the given party has received the report directly from JLL; and
- For a purpose expressly identified by the report as being a permitted use of the report.

Our assessment has been prepared solely for the information of the MBRC for the specific purpose to which it refers. The assessment is confidential to MBRC and JLL does not intend that any other person accept or rely on it. JLL consents to this report being included in the preparation of the MBRC Local Government Infrastructure Plan; noting JLL was involved only in the preparation of this Suburb-based Land Valuation Report. No liability for negligence or otherwise is assumed by JLL for the material contained in the MBRC Local Government Infrastructure Plan.

JLL accepts no responsibility for any statements in this letter other than for the stated purpose. This letter is issued on the basis that no liability attaches to the companies in the Jones Lang LaSalle Group other than JLL in relation to any statements contained in the report.

### **Valuation Dates**

We have been instructed to provide the land values for both December 2016 and December 2018.

Accordingly, the provided indicative land values are current as at **31 December 2016** and **31 December 2018** respectively and we confirm **28 May 2020** to be the date of this report.

### **Basis of Assessment**

The assessment has been completed in accordance with the following definition of Market Value as defined by the International Valuations Standard Committee (IVSC) and endorsed by the Australian Property Institute (API) and the Property Institute of New Zealand (PINZ), which is as follows:

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|                     |                                                                                                                                                                                                                                                                                      |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Market Value</b> | The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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We have assumed that the instructions and subsequent information supplied contain a full and frank disclosure of all information that is relevant.

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## **Qualifications and Assumptions**

We highlight the Key Assumptions of this report should be read and clearly understood by any reliant party. Detailed below are the Key Assumptions relevant/applicable to this report:

- JLL accepts no responsibility for any statements in this report other than for the stated purpose. This report is issued on the basis that no liability attaches to the companies in the Jones Lang LaSalle Group other than JLL in relation to any statements contained in the report.
- The material contained in this report is confidential and was provided by JLL to the party to whom it is addressed strictly for the specific purpose to which it refers and no responsibility is accepted to any third party.
- Neither JLL nor any of its associates have any other interests (whether pecuniary or not and whether direct or indirect) or any association or relationships with any of its associates that might reasonably be expected to be or have been capable of influencing JLL in providing this report.
- Whilst the material contained in the report has been prepared in good faith and with due care by JLL, no representations or warranties are made (express or implied) as to the accuracy of the whole or any part of the report.
- JLL, its officers, employees, subcontractors and agents shall not be liable (except to the extent that liability under statute or by operation of law cannot be excluded) for any loss, liability, damages or expense suffered by any party resulting from their use of this report.
- JLL are participants in the Australian Property Institute (API) limited liability scheme. This scheme has been approved under Professional Standards legislation and is compulsory for all API members.
- All amounts stated in this report are in Australian Dollars unless otherwise indicated.
- **Finally, we highlight the land values provided herein for each suburb together with the applicable zones and precincts are indicative only.** The application of the values will vary significantly depending on the individual circumstances of the subject land and it is recommended that in such cases a valuation is undertaken.

## **Methodology**

In assessing the indicative land values for both the Unconstrained and Constrained Land, we have utilised the **Direct Comparison Approach only**, whereby the *sales evidence*<sup>A</sup> of unimproved land of similar zoning, precinct and suburb within the MBRC are analysed on a rate per square metre of site area basis.

Our opinion on the comparability of these sales are then compared back to the various locations, zonings and precincts within the MBRC.

**For clarity, the assessed land values provided herein represent the unimproved land value or 'englobo' value of the land.**

Finally, in addition to the '**Unconstrained land value**', we have also been specifically requested to provide the '**Constrained land value**' in respect to the corresponding zoning, precincts and suburbs.

Based on our sales analysis of constrained land within the MBRC (that is, sales impacted by, but not limited to, Flooding, Landslip, Storm Tide, Environmental and Bushfire Hazard Overlays etc.), we highlight there is a large inconsistency in the resultant \$ rate per square metre of these sales.

We consider this inconsistency is reflective of a number of items such as the level of site constraints (i.e. negligible, minor, major etc.), location within the suburb, shape, topography, elevation, aspect / views etc., proximity to local amenity and infrastructure, as well as condition and presentation of the land and market conditions at the date of sale.

Based on our research, vacant land which is significantly constrained generally reflect a \$ rate per square metre which is at the lower end (or below) the identified sales range of the corresponding '**Unconstrained land values**', as assessed herein.

Accordingly, in assessing the individual '**Constrained land values**' for each suburb and for each zone, we have had closer regard to the similar zoned vacant land sales which reflect \$ rates per square metre of site area to the lower end of the range.

Overall, our assessed 'Constrained land values' herein, typically reflect 2.0% to 10.0% of the corresponding 'Unconstrained land values' for higher order zones, including but not limited to the **Centre zone**, **General Residential zone** and **Industry zone**, which is considered appropriate for the purpose of this assessment.

Conversely, given the restricted nature of some of the lower order zoning types, such as **Environmental management and conservation** zone, **Extractive Industry** zone, **Limited development** zone and the **Rural** zone, we note typically reflect a tighter range between the 'Unconstrained' and 'Constrained' land values (in the order of 20% to 60%). We consider the tighter divergence of lower order zones reflects the relatively low \$ rates per square metre for the 'Unconstrained' land uses, in comparison to the higher order zones.

### **Sales Evidence Parameters**

<sup>a</sup> **The sales evidence** relied upon throughout this assessment, comprises the following parameters:

**a) Location of sales** – All sales relied upon for the purpose of this assessment are contained within the MBRC only.

Note – Where there has been limited or no sales evidence of similar zoning or precinct within the MBRC, we have assessed these in relativity with similar other zonings types. Example:

- Environmental management and conservation and Recreation and open space; or
- General Industry and Marine Industry; or
- Rural residential and Township residential etc.

**b) Sale Status** – We have relied on sales that have 'settled' only i.e. the sales have been verified via a statutory authority database. Therefore, we have excluded sales that were reportedly under contract during the 2016 and 2018 periods and have not yet 'settled', as at the date of this assessment.

**c) Sale Type** – The sale platforms of 'Core Logic' and 'Price Finder' record a 'sale type' in respect to each sale. For the purpose of this assessment, we have only included sales that are recorded as 'Normal', 'Transfer by third party' and 'Rebated Sale' which we consider are representative of market value. **To that end, the sales recorded as being 'Part', 'Multi', 'Related', 'Extraordinary', as well as, 'Agent Advised' have been excluded from our sales analysis.**

Further to the above, whilst 'Multi' sales (that is, sales of more than one (1) property to a single purchaser) are generally considered to be market, given the large sales data-set we have relied upon, we have therefore excluded 'Multi' sales from our analysis.

**d) Land Uses** – The sale platforms of 'Core Logic' and 'Price Finder' record a 'land use' in respect to each sale. We have therefore only included sales that are recorded as '**Vacant – Large Housesite**' and '**Vacant Urban Land**', which is considered appropriate given the purpose of this assessment i.e. indicative land values.

It is important to note that whilst the sales of other 'land uses' may represent the underlying vacant land value; given the large sales data-set we have relied upon, we consider it appropriate to exclude other land uses from this analysis.

**e) Sale Period** – The indicative land values provided relate to the **December 2016** and **December 2018** periods only.

#### **Indicative Land Values for December 2016**

For the purpose of our analysis, we have had regard to the sales evidence that transacted between 1 January 2015 and 31 December 2016 only.

#### **Indicative Land Values for December 2018**

For the purpose of our analysis, we have had regard to the sales evidence that transacted between 1 January 2017 and 31 December 2018 only.

- f) **Site Areas** – Based on our extensive research of vacant land sales within the MBRC, we note the vast majority comprise ‘urban’ residential lots that are less than 800m<sup>2</sup> and therefore are considered to represent the ‘retail’ value of the allotments, especially when viewed on a \$ rate per square metre of site area basis.

The ‘retail’ value of the vacant land sales includes, but is not limited to, the cost of earth and civil works (primarily to bench and/or retain the allotment), infrastructure works (such as stormwater, sewer and telecommunications etc.), together with a market derived profit in relation to the sale.

Accordingly, for the purpose of this assessment, we have had regard to all vacant land sales and large vacant house sites that are **greater than 799m<sup>2</sup>**.

Moreover, it is important to point out that we have been specifically requested to **provide a single indicative land value** for each suburb, in each zone (**highlighting there is no site area limitation within this assessment**).

**Accordingly, given the wide variance in the lot sizes of the sales (and therefore subsequently a wider range of resultant \$ rate per square metre to rely on) we consider the provided indicative land values should be adopted with prudence overall.**

- g) **Data Sources** – In terms of the sales data, we have used the ‘Core Logic’ and ‘Price Finder’ platforms.

In terms of the planning classification, precinct and overlays of each sale, we have subsequently utilised the ‘Moreton Explorer’ data hub, which is publicly available via the MBRC website.

In summary, the total number of vacant land sales relied upon and analysed (which includes the appropriate zonings, precincts and overlays) since 1 January 2015 to 31 December 2018 is 1,747 ‘settled’ sales within the MBRC, broken down as 928 sales up to 31 December 2016 and 819 sales up to December 2018.

For clarity, we have matched the sales data and applicable planning details via the individual lot and plans of each allotment within the MBRC.

**For the purpose of this assessment, we have assumed that the provided content via the ‘Moreton Explorer’ data hub is true and correct at the date of this assessment. We have relied upon the accuracy, sufficiency and consistency of the information supplied to us.**

**JLL accepts no liability for any inaccuracies contained in the information disclosed by the instructing party or other parties, or for conclusions which are drawn either wholly or partially from that information. Should inaccuracies be subsequently discovered, we reserve the right to amend our assessment.**

- h) **Other Sources** – In addition to the above verified **sales evidence<sup>A</sup>** of vacant land, we have also had detailed discussions with experienced sales agents, property developers, as well as, property Valuers that are active throughout the MBRC.

We have therefore utilised the provided feedback, as well as, supplementary sales evidence (throughout 2016 to 2018) in order to provide a benchmark and cross check our adopted indicative land value range for each suburb and zoning, which we consider is advantageous for the purpose of this assessment.

*The provided vacant land sales analysis is attached (refer Annexure B).*

- i) **Planning Overlays** – We have also relied upon the ‘Moreton Explorer’ data hub in trying to ascertain the level of site constraints / overlays that are pertinent for each sale.

**Flood Comment:** For the purpose of our ‘Unconstrained’ land values, we have excluded all sales that comprise ‘Medium’ to ‘Heavy risk flood hazard’ and/or ‘Overland Flow’ overlays.

We have however generally included sales that are within a ‘Flood planning area’ or ‘Balance flood planning area’, given these properties are typically located within a flood or potential flood affected area, however the individual properties, may not be affected by flooding and is subject to further review etc.

**Other Overlay Comment:** In terms of our ‘Unconstrained’ land values, we have also attempted to exclude the vacant land sales which are significantly constrained by Landslip, Storm Tide, Environmental and Bushfire Hazard Overlays, noting that a large proportion of the sales (that are constrained by the above overlays) are only negligibly affected. *Source: Moreton Explorer data hub – online mapping.*

Based on our research, sites with minimal site constraints in comparison to non-constrained sites, typically show similar \$ rates per square metre of site area.



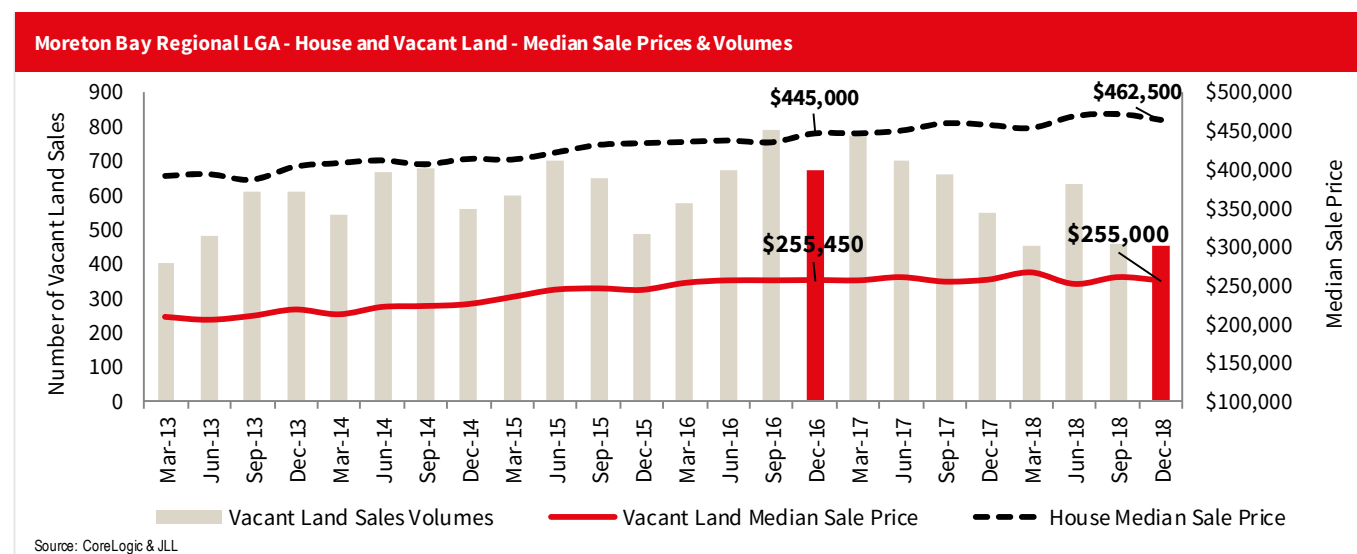
## General Market Comments for 2016 and 2018

We have been instructed to provide the land values for both **December 2016** and **December 2018** within this Suburb-based land valuation report.

Accordingly, based on our extensive research and analysis of over 1,700 vacant land sales within the MBRC during this period, we note the market conditions for vacant land throughout the MBRC were broadly similar.

In particular, the median vacant land price as at December 2016 (i.e. **\$255,450**) was nearly at parity with the median vacant land price as at December 2018 (i.e. **\$255,000**), as demonstrated in the following table:

| Moreton Bay Regional LGA - Median House and Vacant Land Sales Prices |           |             |                             |        |             |
|----------------------------------------------------------------------|-----------|-------------|-----------------------------|--------|-------------|
| Median Sale Price                                                    | Houses    | Vacant Land | Sales Volumes               | Houses | Vacant Land |
| Dec-18 Quarter - Sale Price                                          | \$462,500 | \$255,000   | 12mths up to Dec-18 Quarter | 8,014  | 1,988       |
| Dec-16 Quarter - Sale Price                                          | \$445,000 | \$255,450   | 12mths up to Dec-16 Quarter | 8,547  | 2,701       |
| % Change - 2016 to 2018                                              | 3.9%      | -0.2%       | % Change - 2016 to 2018     | -6.2%  | -26.4%      |



Further analysis of the individual 'settled' sales evidence demonstrates that several zones during 2016 actually reflected higher \$/m<sup>2</sup> rates, in comparison to 2018, including the **Centre** zoned and **Rural** zoned sales; albeit small increases of circa 3.8% and 7.8% respectively.

Likewise and as expected, several zones and precincts recorded slightly higher \$/m<sup>2</sup> rates in 2018, in comparison to 2016, including **Emerging community** zone, **Coastal communities** precinct, **Suburban neighbourhood** precinct, **Next generation neighbourhood** precinct, **Industry** zone, **Rural residential** zone and **Township** zoned sales.

The remaining zones and precincts reflected broadly similar rates \$/m<sup>2</sup> during 2016 and 2018 overall.

As such, in assessing the indicative land values for both the **December 2016** and **December 2018** periods, we have had regard to the market movement of the various sales in comparison to the corresponding zones and precincts within this report.

A summary of the adopted Land Values as at December 2016 and December 2018 are provided overleaf:

## Adopted Land Values as at December 2016

Based on our reconciliation of all 'settled' vacant land sales within the MBRC that are greater than 799m<sup>2</sup> and transacted between 1 January 2015 and 31 December 2016, the following indicative land values for each Zoning and applicable Precinct are considered appropriate.

### Centre Zone

| Precinct            | Sales Evidence (Period: 1 Jan-15 – 31 Dec-16) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|---------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                     | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| Caboolture Centre   | -                                             | -                         | -                         | -                         | -                                                 | -                |
| Morayfield Centre   | -                                             | -                         | -                         | -                         | -                                                 | -                |
| Strathpine Centre   | 1                                             | \$381                     | \$381                     | \$381                     | -                                                 | -                |
| District Centre     | 3                                             | \$103                     | \$687                     | \$234                     | -                                                 | -                |
| Local Centre        | -                                             | -                         | -                         | -                         | -                                                 | -                |
| Specialised Centre  | -                                             | -                         | -                         | -                         | -                                                 | -                |
| n/a                 | 2                                             | \$553                     | \$1,053                   | \$807                     | -                                                 | -                |
| <b>Centre Total</b> | <b>6</b>                                      | <b>\$103</b>              | <b>\$1,053</b>            | <b>\$330</b>              | <b>\$318.52</b>                                   | <b>\$15.74</b>   |

This zone is relevant within 27 suburbs of the MBRC (or circa 28% of all suburbs). The 6 Centre zoned sales are located in the suburbs of Redcliffe, Deception Bay, Kippa-Ring, Bongaree, Bellara and Strathpine and range in size from 852m<sup>2</sup> (in Bellara) to 5,549m<sup>2</sup> (in Deception Bay). The mid-point of the sales range in the low \$300/m<sup>2</sup> is considered appropriate for this zoning.

*As such, we have adopted indicative land values ranging from \$220/m<sup>2</sup> to \$420/m<sup>2</sup>, with an average of \$318.52/m<sup>2</sup> for the Centre Zone.*

### Community Facilities Zone

| Precinct                          | Sales Evidence (Period: 1 Jan-15 – 31 Dec-16) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|-----------------------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                                   | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| Abbey                             | -                                             | -                         | -                         | -                         | <b>\$12.00</b>                                    | <b>\$1.00</b>    |
| Airfield                          | -                                             | -                         | -                         | -                         | <b>\$16.00</b>                                    | <b>\$1.25</b>    |
| Utilities                         | -                                             | -                         | -                         | -                         | <b>\$15.23</b>                                    | <b>\$1.43</b>    |
| Lakeside                          | -                                             | -                         | -                         | -                         | <b>\$14.00</b>                                    | <b>\$1.00</b>    |
| Special Use                       | -                                             | -                         | -                         | -                         | <b>\$16.57</b>                                    | <b>\$1.46</b>    |
| <b>Community Facilities Total</b> | <b>-</b>                                      | <b>-</b>                  | <b>-</b>                  | <b>-</b>                  | <b>\$15.10</b>                                    | <b>\$1.41</b>    |

This zone is relevant within 48 suburbs of the MBRC (or circa 51% of all suburbs). Based on our research, there has been no sales of Community Facilities Zone land within the MBRC from 1 January 2015 to 31 December 2016.

*Given the lack of sales evidence available up to the December 2016 period, we have adopted indicative land values ranging from \$8/m<sup>2</sup> to \$30/m<sup>2</sup>, with an average of \$15.10/m<sup>2</sup> for the Community Facilities Zone, which aligns with our adopted land values, as at December 2018 (refer herein).*



## Emerging Community Zone

| Precinct                        | Sales Evidence (Period: 1 Jan-15 – 31 Dec-16) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|---------------------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                                 | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| Interim                         | 2                                             | \$142                     | \$167                     | \$154                     | -                                                 | -                |
| Transition                      | 2                                             | \$47                      | \$57                      | \$54                      | -                                                 | -                |
| n/a                             | 2                                             | \$5                       | \$162                     | \$6                       | -                                                 | -                |
| <b>Emerging Community Total</b> | <b>6</b>                                      | <b>\$5</b>                | <b>\$167</b>              | <b>\$17</b>               | <b>\$36.33</b>                                    | <b>\$2.92</b>    |

This zone is relevant within 12 suburbs of the MBRC (or circa 13% of all suburbs). The 6 Emerging Community zoned sales are located in the emerging suburbs of Narangba, Morayfield, Wamuran and Upper Caboolture and range in size from 1,201m<sup>2</sup> to 16.0 hectares.

*Based on the sales evidence, we have adopted indicative land values ranging from \$11/m<sup>2</sup> to \$55/m<sup>2</sup>, with an average of \$36.33/m<sup>2</sup> for the Emerging Community Zone.*

## Environmental Management and Conservation Zone

| Zone                                             | Sales Evidence (Period: 1 Jan-15 – 31 Dec-16) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|--------------------------------------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                                                  | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| <b>Environmental Management and Conservation</b> | <b>1</b>                                      | <b>\$17</b>               | <b>\$17</b>               | <b>\$17</b>               | <b>\$3.39</b>                                     | <b>\$1.42</b>    |

This zone is relevant within 71 suburbs of the MBRC (or circa 75% of all suburbs). There are no precincts within this zone. Based on our research, there has only been a single sale (during the 1 January 2015 to 31 December 2016 period) which is classified Environmental Management and Conservation Zone. The site is located within Deception Bay and comprises a site area is 6.9 hectares. The sale reflects \$17/m<sup>2</sup>. Given the purpose of this zoning, we consider a lower rate \$/m<sup>2</sup> is warranted overall.

*As such, we have adopted indicative land values ranging from \$3/m<sup>2</sup> to \$5/m<sup>2</sup>, with an average of \$3.39/m<sup>2</sup> for the Environmental Management and Conservation Zone.*

## Extractive Industry Zone

| Zone                       | Sales Evidence (Period: 1 Jan-15 – 31 Dec-16) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|----------------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                            | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| <b>Extractive Industry</b> | <b>4</b>                                      | <b>\$1</b>                | <b>\$254</b>              | <b>\$16</b>               | <b>\$5.29</b>                                     | <b>\$0.50</b>    |

This zone is relevant within 14 suburbs of the MBRC (or circa 15% of all suburbs). There are no precincts within this zone. Based on our research, there has been relatively limited sales of Extractive Industry Zone land within the MBRC, with the 4 sales ranging in size from 2.6 hectares to 36.74 hectares. Given the purpose of this zoning, we consider a relatively lower \$/m<sup>2</sup> rate in comparison to the identified sales evidence is appropriate overall.

*As such, we have adopted indicative land values ranging from \$1/m<sup>2</sup> to \$12/m<sup>2</sup>, with an average of \$5.29/m<sup>2</sup> for the Extractive Industry Zone.*

## General Residential Zone

| Precinct                         | Sales Evidence (Period: 1 Jan-15 – 31 Dec-16) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                       |
|----------------------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|-----------------------|
|                                  | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land      |
| Coastal Communities              | 13                                            | \$81                      | \$344                     | \$186                     | <b>\$41.00</b>                                    | <b>\$2.40</b>         |
| Suburban Neighbourhood           | 46                                            | \$55                      | \$660                     | \$110                     | <b>\$109.21</b>                                   | <b>\$8.14</b>         |
| Next Generation Neighbourhood    | 146                                           | \$41                      | \$968                     | \$279                     | <b>\$135.75</b>                                   | <b>\$10.45</b>        |
| Urban Neighbourhood              | 16                                            | \$77                      | \$992                     | \$331                     | <b>\$125.82</b>                                   | <b>\$10.03</b>        |
| <b>General Residential Total</b> | <b>221</b>                                    | <b>\$41</b>               | <b>\$992</b>              | <b>\$176</b>              | <i>Refer Precinct</i>                             | <i>Refer Precinct</i> |

This zone is relevant within 52 suburbs of the MBRC (or circa 55% of all suburbs). In terms of the sales evidence, the Next Generation Neighbourhood precinct comprises the majority with circa 66% of all sales; whilst the Coastal Communities and Urban Neighbourhood precincts comprises the lowest, with circa 6% and 7% respectively.

The General Residential zoned sales (during the period 1 January 2015 to 31 December 2016) range in size from 800m<sup>2</sup> to 24.88 hectares, with approximately 53% of all sales less than 1,000m<sup>2</sup>.

Based on our analysis, we consider the majority of the smaller sales (i.e. less than 1,000m<sup>2</sup>) are representative of 'retail' sales (i.e. vacant land sales which have been significantly improved through earth, civil and infrastructure works) and therefore reflect a noticeably higher rate \$/m<sup>2</sup>, in comparison to the larger 'englobo' vacant land sales. Accordingly, we consider a lower \$/m<sup>2</sup> rate in comparison to the corresponding sales evidence for each precinct is appropriate for this assessment.

*Overall, we have adopted indicative land values ranging from \$7/m<sup>2</sup> to \$220/m<sup>2</sup>, with an average of \$103/m<sup>2</sup> for the General Residential Zone.*

## Industry Zone

| Precinct                    | Sales Evidence (Period: 1 Jan-15 – 31 Dec-16) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                       |
|-----------------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|-----------------------|
|                             | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land      |
| Mixed Industry and Business | 8                                             | \$187                     | \$330                     | \$251                     | \$195.91                                          | \$12.91               |
| Light Industry              | 8                                             | \$39                      | \$408                     | \$86                      | \$155.24                                          | \$11.67               |
| General Industry            | 17                                            | \$55                      | \$479                     | \$189                     | \$146.43                                          | \$10.86               |
| Restricted Industry         | 1                                             | \$132                     | \$132                     | \$132                     | \$130.00                                          | \$11.00               |
| Marine Industry             | -                                             | -                         | -                         | -                         | \$206.67                                          | \$14.33               |
| <b>Industry Total</b>       | <b>34</b>                                     | <b>\$39</b>               | <b>\$479</b>              | <b>\$161</b>              | <i>Refer Precinct</i>                             | <i>Refer Precinct</i> |

This zone is relevant within 25 suburbs of the MBRC (or circa 26% of all suburbs). In terms of the sales evidence, the General Industry precinct comprises the majority of sales with circa 50% of all sales; whilst the Restricted Industry precinct only comprises a single sale. Further, there has been no vacant land sales which are classified Marine Industry.

The Industry zoned sales (during the period 1 January 2015 to 31 December 2016) range in size from 809m<sup>2</sup> to 6.07 hectares, with an average lot size of 7,283m<sup>2</sup>. The resultant average value ranges of the sales reflect between \$86/m<sup>2</sup> and \$251/m<sup>2</sup>.

*As such, we have adopted indicative land values ranging from \$80/m<sup>2</sup> to \$245/m<sup>2</sup>, with an average of \$167/m<sup>2</sup> for the Industry Zone.*

## Limited Development Zone

| Zone                | Sales Evidence (Period: 1 Jan-15 – 31 Dec-16) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|---------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                     | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| Limited Development | 33                                            | \$1                       | \$101                     | \$5                       | \$1.86                                            | \$0.94           |

This zone is relevant within 79 suburbs of the MBRC (or circa 83% of all suburbs). There are no precincts within this zone. Whilst the average value ranges of the 33 sales reflect a wide variance between \$1/m<sup>2</sup> and \$101/m<sup>2</sup>, the majority of the sales reflect less than \$5/m<sup>2</sup>.

*Coupled with the purpose of this zoning, we have adopted indicative land values ranging from \$1/m<sup>2</sup> to \$4/m<sup>2</sup>, with an average of \$1.86/m<sup>2</sup> for the Limited Development Zone.*

## Recreation and Open Space Zone

| Precinct                                 | Sales Evidence (Period: 1 Jan-15 – 31 Dec-16) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|------------------------------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                                          | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| Sport and Recreation                     | -                                             | -                         | -                         | -                         | -                                                 | -                |
| n/a                                      | 1                                             | \$3                       | \$3                       | \$3                       | -                                                 | -                |
| <b>Recreation &amp; Open Space Total</b> | <b>1</b>                                      | <b>\$3</b>                | <b>\$3</b>                | <b>\$3</b>                | <b>\$3.45</b>                                     | <b>\$1.47</b>    |

This zone is relevant within 84 suburbs of the MBRC (or circa 88% of all suburbs). Based on our research, there has only been a single sale (during the 1 January 2015 to 31 December 2016 period) which is classified Recreation and Open Space Zone. The site is located within Warner and comprises a site area is 6.575 hectares. The sale reflects \$3/m<sup>2</sup>.

*As such, we have adopted indicative land values ranging from \$3/m<sup>2</sup> to \$5/m<sup>2</sup>, with an average of \$3.45/m<sup>2</sup> for the Recreation and Open Space Zone.*

## Rural Zone

| Precinct                           | Sales Evidence (Period: 1 Jan-15 – 31 Dec-16) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|------------------------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                                    | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| Hamlet                             | 7                                             | \$23                      | \$332                     | \$55                      | -                                                 | -                |
| Agriculture                        | 12                                            | \$1                       | \$27                      | \$3                       | -                                                 | -                |
| Cedarton and Mt Nebo Plant Nursery |                                               |                           |                           |                           | -                                                 | -                |
| Woodfordia and Abbey               |                                               |                           |                           |                           | -                                                 | -                |
| Rural Living Investigation         |                                               |                           |                           |                           | -                                                 | -                |
| n/a                                | 53                                            | \$1                       | \$196                     | \$8                       | -                                                 | -                |
| <b>Rural Total</b>                 | <b>72</b>                                     | <b>\$1</b>                | <b>\$332</b>              | <b>\$6</b>                | <b>\$4.10</b>                                     | <b>\$2.02</b>    |

This zone is relevant within 70 suburbs of the MBRC (or circa 74% of all suburbs). The Rural zoned sales range in size from 809m<sup>2</sup> to 63.8 hectares, with an average lot size of 9.67 hectares. The resultant parameters of the sales reflect a wide range between \$1/m<sup>2</sup> and \$332/m<sup>2</sup>, with an average of \$6/m<sup>2</sup>. We note the majority of the sales that reflect above \$25/m<sup>2</sup> comprise site areas less than 2.0 hectares. Accordingly, we consider a lower \$/m<sup>2</sup> rate range is appropriate for this zoning type.

*As such, we have adopted indicative land values ranging from \$3/m<sup>2</sup> to \$8/m<sup>2</sup>, with an average of \$4.10/m<sup>2</sup> for the Rural Zone.*

## Rural Residential Zone

| Zone              | Sales Evidence (Period: 1 Jan-15 – 31 Dec-16) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|-------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                   | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| Rural Residential | 532                                           | \$1                       | \$349                     | \$43                      | \$17.65                                           | \$2.22           |

This zone is relevant within 43 suburbs of the MBRC (or circa 45% of all suburbs). There are no precincts within this zone. The Rural Residential zoned sales range in size from 1,250m<sup>2</sup> to 41.95 hectares, with an average lot size of 7,773m<sup>2</sup>. The resultant parameters of the sales reflect a wide range between \$1/m<sup>2</sup> and \$349/m<sup>2</sup>. Based on our analysis, we highlight the majority of the sales that reflect above \$50/m<sup>2</sup> comprise site areas less than 5,000m<sup>2</sup>. Accordingly, we consider a lower \$/m<sup>2</sup> rate range is appropriate for this zoning type.

*As such, we have adopted indicative land values ranging from \$10/m<sup>2</sup> to \$50/m<sup>2</sup>, with an average of \$17.65/m<sup>2</sup> for the Rural Residential Zone.*

## Township Zone

| Precinct              | Sales Evidence (Period: 1 Jan-15 – 31 Dec-16) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                       |
|-----------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|-----------------------|
|                       | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land      |
| Township Centre       | 1                                             | \$105                     | \$105                     | \$105                     | \$105.00                                          | \$5.67                |
| Township Convenience  | -                                             | -                         | -                         | -                         | \$77.00                                           | \$4.00                |
| Township Residential  | 16                                            | \$17                      | \$279                     | \$85                      | \$71.00                                           | \$4.40                |
| Township Industry     | 1                                             | \$3                       | \$3                       | \$3                       | \$70.00                                           | \$4.67                |
| <b>Township Total</b> | <b>18</b>                                     | <b>\$3</b>                | <b>\$279</b>              | <b>\$14</b>               | <i>Refer Precinct</i>                             | <i>Refer Precinct</i> |

This zone is relevant within 5 suburbs of the MBRC (or circa 5% of all suburbs). The 18 Township zoned sales are located in the rural suburbs of Dayboro, D'aguilar, Woodford and Wamuran and range in size from 807m<sup>2</sup> to 28.32 hectares. The resultant parameters of the sales reflect a wide range between \$3/m<sup>2</sup> and \$279/m<sup>2</sup>.

*Overall, we have adopted indicative land values ranging from \$50/m<sup>2</sup> to \$125/m<sup>2</sup>, with an average of \$81/m<sup>2</sup> for the Township Zone.*

A summary of the adopted land values (as at **31 December 2016**) for each Zoning and Precinct is also provided below:

| Zoning and Precinct                              | Adopted Land Value – Range (\$/m <sup>2</sup> )<br>(Dec-2016) |                       | Adopted Land Value – Average (\$/m <sup>2</sup> )<br>(Dec-2016) |                  |
|--------------------------------------------------|---------------------------------------------------------------|-----------------------|-----------------------------------------------------------------|------------------|
|                                                  | Min \$/m <sup>2</sup>                                         | Max \$/m <sup>2</sup> | Above Storm Surge & Q100 (Unconstrained)                        | Constrained Land |
| <b>Centre</b>                                    | \$220                                                         | \$420                 | \$318.52                                                        | \$15.74          |
| <b>Community facilities</b>                      | \$8                                                           | \$30                  | \$15.10                                                         | \$1.41           |
| <i>Special use</i>                               | \$10                                                          | \$30                  | \$16.57                                                         | \$1.46           |
| <i>Utilities</i>                                 | \$8                                                           | \$30                  | \$15.23                                                         | \$1.43           |
| <i>Abbey</i>                                     | \$12                                                          | \$12                  | \$12.00                                                         | \$1.00           |
| <i>Airfield</i>                                  | \$12                                                          | \$20                  | \$16.00                                                         | \$1.25           |
| <i>Lakeside</i>                                  | \$14                                                          | \$14                  | \$14.00                                                         | \$1.00           |
| <b>Emerging community</b>                        | \$11                                                          | \$55                  | \$36.33                                                         | \$2.92           |
| <b>Environmental management and conservation</b> | \$3                                                           | \$5                   | \$3.39                                                          | \$1.42           |
| <b>Extractive Industry</b>                       | \$1                                                           | \$12                  | \$5.29                                                          | \$0.50           |
| <b>General Residential</b>                       | \$0                                                           | \$0                   | Refer Precinct                                                  | Refer Precinct   |
| <i>Coastal Communities</i>                       | \$15                                                          | \$80                  | \$41.00                                                         | \$2.40           |
| <i>Suburban neighbourhood</i>                    | \$7                                                           | \$220                 | \$109.21                                                        | \$8.14           |
| <i>Urban neighbourhood</i>                       | \$80                                                          | \$210                 | \$135.75                                                        | \$10.45          |
| <i>Next generation neighbourhood</i>             | \$65                                                          | \$220                 | \$125.82                                                        | \$10.03          |
| <b>Industry</b>                                  | \$0                                                           | \$0                   | Refer Precinct                                                  | Refer Precinct   |
| <i>General Industry</i>                          | \$80                                                          | \$210                 | \$146.43                                                        | \$10.86          |
| <i>Light Industry</i>                            | \$85                                                          | \$220                 | \$155.24                                                        | \$11.67          |
| <i>Mixed industry and business</i>               | \$155                                                         | \$245                 | \$195.91                                                        | \$12.91          |
| <i>Marine industry</i>                           | \$180                                                         | \$220                 | \$206.67                                                        | \$14.33          |
| <i>Restricted industry</i>                       | \$130                                                         | \$130                 | \$130.00                                                        | \$11.00          |
| <b>Limited development</b>                       | \$1                                                           | \$4                   | \$1.86                                                          | \$0.94           |
| <b>Recreation and open space</b>                 | \$3                                                           | \$5                   | \$3.45                                                          | \$1.47           |
| <b>Rural</b>                                     | \$3                                                           | \$8                   | \$4.10                                                          | \$2.02           |
| <b>Rural Residential</b>                         | \$10                                                          | \$50                  | \$17.65                                                         | \$2.22           |
| <b>Township</b>                                  | \$0                                                           | \$0                   | Refer Precinct                                                  | Refer Precinct   |
| <i>Township centre</i>                           | \$85                                                          | \$125                 | \$105.00                                                        | \$5.67           |
| <i>Township convenience</i>                      | \$72                                                          | \$82                  | \$77.00                                                         | \$4.00           |
| <i>Township industry</i>                         | \$60                                                          | \$80                  | \$70.00                                                         | \$4.67           |
| <i>Township residential</i>                      | \$50                                                          | \$105                 | \$71.00                                                         | \$4.40           |

## Adopted Land Values as at December 2018

Based on our reconciliation of all 'settled' vacant land sales within the MBRC that are greater than 799m<sup>2</sup> and transacted between 1 January 2017 and 31 December 2018, the following indicative land values for each Zoning and applicable Precinct are considered appropriate.

### Centre Zone

| Precinct            | Sales Evidence (Period: 1 Jan-17 – 31 Dec-18) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|---------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                     | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| Caboolture Centre   | -                                             | -                         | -                         | -                         | -                                                 | -                |
| Morayfield Centre   | -                                             | -                         | -                         | -                         | -                                                 | -                |
| Strathpine Centre   | -                                             | -                         | -                         | -                         | -                                                 | -                |
| District Centre     | 2                                             | \$220                     | \$397                     | \$308                     | -                                                 | -                |
| Local Centre        | -                                             | -                         | -                         | -                         | -                                                 | -                |
| Specialised Centre  | 1                                             | \$308                     | \$308                     | \$308                     | -                                                 | -                |
| n/a                 | 1                                             | \$494                     | \$494                     | \$494                     | -                                                 | -                |
| <b>Centre Total</b> | <b>4</b>                                      | <b>\$220</b>              | <b>\$494</b>              | <b>\$318</b>              | <b>\$318.52</b>                                   | <b>\$15.74</b>   |

This zone is relevant within 27 suburbs of the MBRC (or circa 28% of all suburbs). The 4 Centre zoned sales are located in the suburbs of Redcliffe, Deception Bay and Morayfield and range in size from 1,012m<sup>2</sup> (in Redcliffe) to 1.3 hectares (in Morayfield). The mid-point of the sales range in the low \$300/m<sup>2</sup> is considered appropriate for this zoning.

*As such, we have adopted indicative land values ranging from \$220/m<sup>2</sup> to \$420/m<sup>2</sup>, with an average of \$318/m<sup>2</sup> for the Centre Zone.*

### Community Facilities Zone

| Precinct                          | Sales Evidence (Period: 1 Jan-17 – 31 Dec-18) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|-----------------------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                                   | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| Abbey                             | -                                             | -                         | -                         | -                         | <b>\$12.00</b>                                    | <b>\$1.00</b>    |
| Airfield                          | -                                             | -                         | -                         | -                         | <b>\$16.00</b>                                    | <b>\$1.25</b>    |
| Utilities                         | 3                                             | \$22                      | \$36                      | \$29                      | <b>\$15.23</b>                                    | <b>\$1.43</b>    |
| Lakeside                          | -                                             | -                         | -                         | -                         | <b>\$14.00</b>                                    | <b>\$1.00</b>    |
| Special Use                       | -                                             | -                         | -                         | -                         | <b>\$16.57</b>                                    | <b>\$1.46</b>    |
| <b>Community Facilities Total</b> | <b>3</b>                                      | <b>\$22</b>               | <b>\$36</b>               | <b>\$29</b>               | <b>\$15.10</b>                                    | <b>\$1.41</b>    |

This zone is relevant within 48 suburbs of the MBRC (or circa 51% of all suburbs). There has been relatively limited sales of this zoning type in the MBRC, with all 3 of the Community Facilities zoned sales located within the same suburb i.e. Samsonvale and range in size from 1.0 hectare to 1.7 hectares.

*Given the limited sales evidence available, we have adopted indicative land values towards the lower end of the range from \$8/m<sup>2</sup> to \$30/m<sup>2</sup>, with an average of \$15/m<sup>2</sup> for the Community Facilities Zone.*



## Emerging Community Zone

| Precinct                        | Sales Evidence (Period: 1 Jan-17 – 31 Dec-18) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|---------------------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                                 | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| Interim                         | 3                                             | \$95                      | \$145                     | \$118                     | -                                                 | -                |
| Transition                      | 3                                             | \$79                      | \$295                     | \$100                     | -                                                 | -                |
| <b>Emerging Community Total</b> | <b>6</b>                                      | <b>\$79</b>               | <b>\$295</b>              | <b>\$102</b>              | <b>\$45.08</b>                                    | <b>\$3.75</b>    |

This zone is relevant within 12 suburbs of the MBRC (or circa 13% of all suburbs). The 6 Emerging Community zoned sales are located in the emerging suburbs of Narangba, Burpengary and Morayfield and range in size from 1,222m<sup>2</sup> to 5.4 hectares, with the majority of sales less than 4,000m<sup>2</sup>. Accordingly, we consider a lower \$/m<sup>2</sup> in comparison to the sales evidence is appropriate for this zoning.

*We have therefore adopted indicative land values ranging from \$11/m<sup>2</sup> to \$70/m<sup>2</sup>, with an average of \$45/m<sup>2</sup> for the Emerging Community Zone.*

## Environmental Management and Conservation Zone

| Zone                                             | Sales Evidence (Period: 1 Jan-17 – 31 Dec-18) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|--------------------------------------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                                                  | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| <b>Environmental Management and Conservation</b> | -                                             | -                         | -                         | -                         | <b>\$3.39</b>                                     | <b>\$1.42</b>    |

This zone is relevant within 71 suburbs of the MBRC (or circa 75% of all suburbs). There are no precincts within this zone. Further, based on our research, there has been no sales of Environmental Management and Conservation Zone land within the MBRC from 1 January 2017 to 31 December 2018. Given the purpose of this zoning, we consider a relatively low rate \$/m<sup>2</sup> is appropriate overall.

*As such, we have adopted indicative land values ranging from \$3/m<sup>2</sup> to \$5/m<sup>2</sup>, with an average of \$3.39/m<sup>2</sup> for the Environmental Management and Conservation Zone.*

## Extractive Industry Zone

| Zone                       | Sales Evidence (Period: 1 Jan-17 – 31 Dec-18) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|----------------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                            | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| <b>Extractive Industry</b> | -                                             | -                         | -                         | -                         | <b>\$5.29</b>                                     | <b>\$0.50</b>    |

This zone is relevant within 14 suburbs of the MBRC (or circa 15% of all suburbs). There are no precincts within this zone. Further, based on our research, there has been no sales of Extractive Industry Zone land within the MBRC from 1 January 2017 to 31 December 2018. Given the purpose of this zoning, we consider a relatively low rate \$/m<sup>2</sup> is appropriate overall.

*As such, we have adopted indicative land values ranging from \$1/m<sup>2</sup> to \$12/m<sup>2</sup>, with an average of \$5.29/m<sup>2</sup> for the Extractive Industry Zone.*

## General Residential Zone

| Precinct                         | Sales Evidence (Period: 1 Jan-17 – 31 Dec-18) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                       |
|----------------------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|-----------------------|
|                                  | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land      |
| Coastal Communities              | 6                                             | \$230                     | \$359                     | \$271                     | <b>\$59.00</b>                                    | <b>\$4.50</b>         |
| Suburban Neighbourhood           | 108                                           | \$14                      | \$974                     | \$307                     | <b>\$118.64</b>                                   | <b>\$9.14</b>         |
| Next Generation Neighbourhood    | 62                                            | \$5                       | \$778                     | \$132                     | <b>\$135.88</b>                                   | <b>\$10.53</b>        |
| Urban Neighbourhood              | 14                                            | \$36                      | \$474                     | \$181                     | <b>\$135.75</b>                                   | <b>\$10.45</b>        |
| <b>General Residential Total</b> | <b>190</b>                                    | <b>\$5</b>                | <b>\$974</b>              | <b>\$173</b>              | <i>Refer Precinct</i>                             | <i>Refer Precinct</i> |

This zone is relevant within 52 suburbs of the MBRC (or circa 55% of all suburbs). In terms of the sales evidence, the Suburban Neighbourhood precinct comprises the majority with circa 57% of all sales; whilst the Coastal Communities precinct comprises the lowest, with circa 3%.

The General Residential zoned sales (during the period 1 January 2017 to 31 December 2018) range in size from 800m<sup>2</sup> to 40.55 hectares, with approximately 50% of all sales less than 1,000m<sup>2</sup>.

Based on our analysis, we consider the majority of the smaller sales (i.e. less than 1,000m<sup>2</sup>) are representative of ‘retail’ sales (i.e. vacant land sales which have been significantly improved through earth, civil and infrastructure works) and therefore reflect a noticeably higher rate \$/m<sup>2</sup>, in comparison to the larger ‘englobo’ vacant land sales. Accordingly, we consider a lower \$/m<sup>2</sup> rate in comparison to the corresponding sales evidence for each precinct is appropriate for this assessment.

*Overall, we have adopted indicative land values ranging from \$11/m<sup>2</sup> to \$230/m<sup>2</sup>, with an average of \$112/m<sup>2</sup> for the General Residential Zone.*

## Industry Zone

| Precinct                    | Sales Evidence (Period: 1 Jan-17 – 31 Dec-18) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                       |
|-----------------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|-----------------------|
|                             | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land      |
| Mixed Industry and Business | 1                                             | \$332                     | \$332                     | \$332                     | <b>\$195.91</b>                                   | <b>\$12.91</b>        |
| Light Industry              | 10                                            | \$18                      | \$375                     | \$74                      | <b>\$167.62</b>                                   | <b>\$12.67</b>        |
| General Industry            | 18                                            | \$147                     | \$840                     | \$223                     | <b>\$161.43</b>                                   | <b>\$11.86</b>        |
| Restricted Industry         | 3                                             | \$126                     | \$147                     | \$134                     | <b>\$130.00</b>                                   | <b>\$11.00</b>        |
| Marine Industry             | -                                             | -                         | -                         | -                         | <b>\$206.67</b>                                   | <b>\$14.33</b>        |
| <b>Industry Total</b>       | <b>32</b>                                     | <b>\$18</b>               | <b>\$840</b>              | <b>\$150</b>              | <i>Refer Precinct</i>                             | <i>Refer Precinct</i> |

This zone is relevant within 25 suburbs of the MBRC (or circa 26% of all suburbs). In terms of the sales evidence, the General Industry and Light Industry precincts comprise the majority of sales with circa 56% and 31% of all sales respectively; whilst the Mixed Industry and Business precinct only comprises a single sale.

The Industry zoned sales (during the period 1 January 2017 to 31 December 2018) range in size from 1,012m<sup>2</sup> to 15.2 hectares, with an average lot size of 1.5 hectares. The resultant average value ranges of the sales reflect between \$74/m<sup>2</sup> and \$332/m<sup>2</sup>.

*As such, we have adopted indicative land values ranging from \$90/m<sup>2</sup> to \$245/m<sup>2</sup>, with an average of \$172/m<sup>2</sup> for the Industry Zone.*

## Limited Development Zone

| Zone                | Sales Evidence (Period: 1 Jan-17 – 31 Dec-18) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|---------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                     | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| Limited Development | 13                                            | \$2                       | \$83                      | \$6                       | \$1.86                                            | \$0.94           |

This zone is relevant within 79 suburbs of the MBRC (or circa 83% of all suburbs). There are no precincts within this zone. Whilst the average value ranges of the sales reflect a wide variance between \$2/m<sup>2</sup> and \$83/m<sup>2</sup>, the majority of the sales reflect less than \$5/m<sup>2</sup>.

*Coupled with the purpose of this zoning, we have adopted indicative land values ranging from \$1/m<sup>2</sup> to \$4/m<sup>2</sup>, with an average of \$1.86/m<sup>2</sup> for the Limited Development Zone.*

## Recreation and Open Space Zone

| Precinct                                 | Sales Evidence (Period: 1 Jan-17 – 31 Dec-18) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|------------------------------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                                          | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| Sport and Recreation                     | -                                             | -                         | -                         | -                         | -                                                 | -                |
| n/a                                      | 4                                             | \$61                      | \$235                     | \$99                      | -                                                 | -                |
| <b>Recreation &amp; Open Space Total</b> | <b>4</b>                                      | <b>\$61</b>               | <b>\$235</b>              | <b>\$99</b>               | <b>\$3.45</b>                                     | <b>\$1.47</b>    |

This zone is relevant within 84 suburbs of the MBRC (or circa 88% of all suburbs). Nonetheless, there has been relatively limited sales of this zoning type in the MBRC, with the 4 sales located in the suburbs of Upper Caboolture, Bray Park and Delaneys Creek and range in size from 2,002m<sup>2</sup> to 4,150m<sup>2</sup>. We consider the majority of the sales have been significantly improved in the past and therefore demonstrate a high \$/m<sup>2</sup> rate.

*We have therefore adopted indicative land values ranging from \$3/m<sup>2</sup> to \$5/m<sup>2</sup>, with an average of \$3.45/m<sup>2</sup> for the Recreation and Open Space Zone.*

## Rural Zone

| Precinct                         | Sales Evidence (Period: 1 Jan-17 – 31 Dec-18) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|----------------------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                                  | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| Hamlet                           | 6                                             | \$91                      | \$299                     | \$123                     | -                                                 | -                |
| Agriculture                      | 15                                            | \$1                       | \$22                      | \$4                       | -                                                 | -                |
| Cedarton & Mt Nebo Plant Nursery | -                                             | -                         | -                         | -                         | -                                                 | -                |
| Woodfordia and Abbey             | -                                             | -                         | -                         | -                         | -                                                 | -                |
| Rural Living Investigation       | -                                             | -                         | -                         | -                         | -                                                 | -                |
| n/a                              | 65                                            | \$1                       | \$143                     | \$4                       | -                                                 | -                |
| <b>Rural Total</b>               | <b>86</b>                                     | <b>\$1</b>                | <b>\$299</b>              | <b>\$4</b>                | <b>\$4.10</b>                                     | <b>\$2.02</b>    |

This zone is relevant within 70 suburbs of the MBRC (or circa 74% of all suburbs). The Rural zoned sales range in size from 809m<sup>2</sup> to 79.54 hectares, with an average lot size of 10.66 hectares. The resultant parameters of the sales reflect a wide range between \$1/m<sup>2</sup> and \$299/m<sup>2</sup>. We note the majority of the sales that reflect above \$30/m<sup>2</sup> comprise site areas less than 1.5 hectares. Accordingly, we consider a somewhat lower \$/m<sup>2</sup> rate range is appropriate for this zoning type.

*As such, we have adopted indicative land values ranging from \$3/m<sup>2</sup> to \$8/m<sup>2</sup>, with an average of \$4.10/m<sup>2</sup> for the Rural Zone.*

## Rural Residential Zone

| Zone              | Sales Evidence (Period: 1 Jan-17 – 31 Dec-18) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                  |
|-------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|------------------|
|                   | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land |
| Rural Residential | 473                                           | \$5                       | \$343                     | \$55                      | \$18.98                                           | \$2.22           |

This zone is relevant within 43 suburbs of the MBRC (or circa 45% of all suburbs). There are no precincts within this zone. The Rural Residential zoned sales range in size from 930m<sup>2</sup> to 10.13 hectares, with an average lot size of 6,395m<sup>2</sup>. The resultant parameters of the sales reflect a wide range between \$5/m<sup>2</sup> and \$343/m<sup>2</sup>. Based on our analysis, we highlight the majority of the sales that reflect above \$50/m<sup>2</sup> comprise site areas less than 5,000m<sup>2</sup>. Accordingly, we consider a lower \$/m<sup>2</sup> rate range is appropriate for this zoning type.

*As such, we have adopted indicative land values ranging from \$10/m<sup>2</sup> to \$50/m<sup>2</sup>, with an average of \$18.98/m<sup>2</sup> for the Rural Residential Zone.*

## Township Zone

| Precinct              | Sales Evidence (Period: 1 Jan-17 – 31 Dec-18) |                           |                           |                           | Adopted Land Value – Average (\$/m <sup>2</sup> ) |                       |
|-----------------------|-----------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------------------------------|-----------------------|
|                       | No. of Sales                                  | Min. (\$/m <sup>2</sup> ) | Max. (\$/m <sup>2</sup> ) | Avg. (\$/m <sup>2</sup> ) | Above Storm Surge & Q100 (Unconstrained)          | Constrained Land      |
| Township Centre       | 1                                             | \$138                     | \$138                     | \$138                     | <b>\$121.67</b>                                   | <b>\$6.67</b>         |
| Township Convenience  | -                                             | -                         | -                         | -                         | <b>\$85.00</b>                                    | <b>\$5.00</b>         |
| Township Residential  | 6                                             | \$9                       | \$266                     | \$41                      | <b>\$78.00</b>                                    | <b>\$4.40</b>         |
| Township Industry     | 1                                             | \$75                      | \$75                      | \$75                      | <b>\$75.00</b>                                    | <b>\$4.67</b>         |
| <b>Township Total</b> | <b>8</b>                                      | <b>\$9</b>                | <b>\$266</b>              | <b>\$55</b>               | <i>Refer Precinct</i>                             | <i>Refer Precinct</i> |

This zone is relevant within 5 suburbs of the MBRC (or circa 5% of all suburbs). The 8 Township zoned sales are located in the rural suburbs of Dayboro, Woodford and Wamuran and range in size from 807m<sup>2</sup> to 2.24 hectares. The resultant average value ranges of the sales reflect between \$41/m<sup>2</sup> and \$138/m<sup>2</sup>.

*We have therefore adopted indicative land values ranging from \$60/m<sup>2</sup> to \$145/m<sup>2</sup>, with an average of \$90/m<sup>2</sup> for the Township Zone.*

A summary of the adopted land values (as at **31 December 2018**) for each Zoning and Precinct is also provided below:

| Zoning and Precinct                              | Adopted Land Value – Range (\$/m <sup>2</sup> )<br>(Dec-2018) |                       | Adopted Land Value – Average (\$/m <sup>2</sup> )<br>(Dec-2018) |                  |
|--------------------------------------------------|---------------------------------------------------------------|-----------------------|-----------------------------------------------------------------|------------------|
|                                                  | Min \$/m <sup>2</sup>                                         | Max \$/m <sup>2</sup> | Above Storm Surge & Q100 (Unconstrained)                        | Constrained Land |
| <b>Centre</b>                                    | \$220                                                         | \$420                 | \$318.52                                                        | \$15.74          |
| <b>Community facilities</b>                      | \$8                                                           | \$30                  | \$15.10                                                         | \$1.41           |
| <i>Special use</i>                               | \$10                                                          | \$30                  | \$16.57                                                         | \$1.46           |
| <i>Utilities</i>                                 | \$8                                                           | \$30                  | \$15.23                                                         | \$1.43           |
| <i>Abbey</i>                                     | \$12                                                          | \$12                  | \$12.00                                                         | \$1.00           |
| <i>Airfield</i>                                  | \$12                                                          | \$20                  | \$16.00                                                         | \$1.25           |
| <i>Lakeside</i>                                  | \$14                                                          | \$14                  | \$14.00                                                         | \$1.00           |
| <b>Emerging Community</b>                        | \$11                                                          | \$70                  | \$45.08                                                         | \$3.75           |
| <b>Environmental management and conservation</b> | \$3                                                           | \$5                   | \$3.39                                                          | \$1.42           |
| <b>Extractive Industry</b>                       | \$1                                                           | \$12                  | \$5.29                                                          | \$0.50           |
| <b>General Residential</b>                       | Refer Precinct                                                | Refer Precinct        | Refer Precinct                                                  | Refer Precinct   |
| <i>Coastal Communities</i>                       | \$20                                                          | \$130                 | \$59.00                                                         | \$4.50           |
| <i>Suburban neighbourhood</i>                    | \$11                                                          | \$230                 | \$118.64                                                        | \$9.14           |
| <i>Urban neighbourhood</i>                       | \$80                                                          | \$210                 | \$135.75                                                        | \$10.45          |
| <i>Next generation neighbourhood</i>             | \$80                                                          | \$230                 | \$135.88                                                        | \$10.53          |
| <b>Industry</b>                                  | Refer Precinct                                                | Refer Precinct        | Refer Precinct                                                  | Refer Precinct   |
| <i>General Industry</i>                          | \$90                                                          | \$220                 | \$161.43                                                        | \$11.86          |
| <i>Light industry</i>                            | \$100                                                         | \$220                 | \$167.62                                                        | \$12.67          |
| <i>Mixed industry and business</i>               | \$155                                                         | \$245                 | \$195.91                                                        | \$12.91          |
| <i>Marine industry</i>                           | \$180                                                         | \$220                 | \$206.67                                                        | \$14.33          |
| <i>Restricted industry</i>                       | \$130                                                         | \$130                 | \$130.00                                                        | \$11.00          |
| <b>Limited development</b>                       | \$1                                                           | \$4                   | \$1.86                                                          | \$0.94           |
| <b>Recreation and open space</b>                 | \$3                                                           | \$5                   | \$3.45                                                          | \$1.47           |
| <b>Rural</b>                                     | \$3                                                           | \$8                   | \$4.10                                                          | \$2.02           |
| <b>Rural Residential</b>                         | \$10                                                          | \$50                  | \$18.98                                                         | \$2.22           |
| <b>Township</b>                                  | Refer Precinct                                                | Refer Precinct        | Refer Precinct                                                  | Refer Precinct   |
| <i>Township centre</i>                           | \$100                                                         | \$145                 | \$121.67                                                        | \$6.67           |
| <i>Township convenience</i>                      | \$80                                                          | \$90                  | \$85.00                                                         | \$5.00           |
| <i>Township industry</i>                         | \$65                                                          | \$85                  | \$75.00                                                         | \$4.67           |
| <i>Township residential</i>                      | \$60                                                          | \$110                 | \$78.00                                                         | \$4.40           |

The suburb based indicative land values for each suburb and zoning type (current as at December 2016 and December 2018) is attached (**refer Annexure C**).

**Jones Lang LaSalle Advisory Services Pty Ltd**

A handwritten signature in black ink, appearing to read 'Ross Murray', with a stylized, cursive script.

**Ross Murray AAPI**

Director,  
Valuations Advisory – Residential Development  
Certified Practising Valuer  
Registered Real Estate Valuer (Reg No. 3709) Queensland

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Liability limited by a scheme approved under Professional Standards Legislation

**Annexure**

- A) Instruction
- B) Vacant land sales analysis
- C) Suburb based indicative land values for each suburb and zoning type (December 2016 and December 2018)



# **ANNEXURE A**

## **Instruction**



Phone: (07) 3205 0555

Our Ref: A18875073

Date: 2 August 2019

Mr David Bradford  
JLL  
Level 2  
139 Coronation Drive  
MILTON QLD 4064

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Dear David,

**Request for Quotation for Local Government Infrastructure Plan - Suburb  
Based Land Valuation Report  
Quotation/Contract Number VP145675**

Thank you for your interest and response to Council's request for quotation for provision of the above services.

I am pleased to advise that your quotation has been successful.

Council purchase order number SIP000483 has been raised for services requested under this arrangement. Please quote this order number on all invoices raised under this arrangement.

For further information please contact **Elissa McConaghy** on **07 5433 2506** or email **[elissa.mcconaghy@moretonbay.qld.gov.au](mailto:elissa.mcconaghy@moretonbay.qld.gov.au)** or contact council as referenced above.

Yours faithfully,

---



David Hood  
**MANAGER STRATEGIC PLANNING**

Encl. Purchase Order SIP000483

## **ANNEXURE B**

### **Vacant land sales analysis**

### 66 Hauton Road, Morayfield



|                      |                                          |
|----------------------|------------------------------------------|
| Purchaser:           | Derryfield Pty Ltd                       |
| Vendor:              | Private                                  |
| Sale Status:         | Settled                                  |
| Development Status:  | Purchased without approval               |
| Sale Date:           | Oct-18                                   |
| <b>Sale Price:</b>   | <b>\$3,000,000</b>                       |
| Site Area (Hectare): | 4.3134                                   |
| Rate (\$/Hectare):   | \$695,507                                |
| Zoning:              | Emerging Community (Transition Precinct) |
| Yield:               | n/a                                      |
| Rate (\$/Lot):       | n/a                                      |

### 76 Morgan Road, Burpengary



|                      |                                                |
|----------------------|------------------------------------------------|
| Purchaser:           | Trask Land Corporation No. 4 Pty Ltd           |
| Vendor:              | Morgan Road Land Pty Ltd (Impact Developments) |
| Sale Status:         | Settled                                        |
| Development Status:  | Purchased with approval                        |
| Sale Date:           | Sep-18                                         |
| <b>Sale Price:</b>   | <b>\$4,500,000</b>                             |
| Site Area (Hectare): | 4.0491                                         |
| Rate (\$/Hectare):   | \$1,111,358                                    |
| Zoning:              | Emerging Community (Transition Precinct)       |
| Yield:               | 42^                                            |
| Rate (\$/Lot):       | \$107,143^                                     |

### 53-69 Paradise Road, Burpengary



|                      |                                                      |
|----------------------|------------------------------------------------------|
| Purchaser:           | Villa World                                          |
| Vendor:              | Private Vendor & Paradise Developments (Qld) Pty Ltd |
| Sale Status:         | Settled                                              |
| Development Status:  | Purchased without approval                           |
| Sale Date:           | Feb-18                                               |
| <b>Sale Price:</b>   | <b>\$5,000,000</b>                                   |
| Site Area (Hectare): | 4.8570                                               |
| Rate (\$/Hectare):   | \$1,029,442                                          |
| Zoning:              | General Residential (Next Generation Precinct)       |
| Yield:               | 88                                                   |
| Rate (\$/Lot):       | \$56,818                                             |

### 307 Old Gympie Road, Dakabin



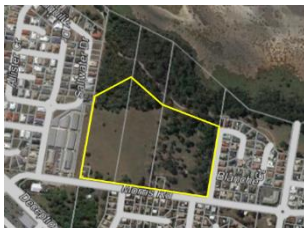
|                       |                                                                                                            |                                   |             |
|-----------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------|-------------|
| Purchaser:            | Unison Projects                                                                                            |                                   |             |
| Vendor:               | Redland Investments Pty Ltd                                                                                |                                   |             |
| Sale Status:          | Settled / Sold with DA                                                                                     |                                   |             |
| Sale Date:            | Feb-18                                                                                                     |                                   |             |
| <b>Sale Price:</b>    | <b>\$3,730,000</b>                                                                                         |                                   |             |
| Site Area (Hectares): | 3.8080                                                                                                     | Developable Site Area:            | 2.2840      |
| Zoning:               | General Residential Zone - Next Generation Precinct & Industry Zone - Mixed Industry and Business Precinct |                                   |             |
| Rate (\$/Hectare):    | \$979,517                                                                                                  | Developable Rate & Apportionment: | \$1,453,065 |
| Yield:                | 38                                                                                                         |                                   |             |
| Rate (\$/Dwelling):   | \$87,337 (Based on apportionment amount)                                                                   |                                   |             |

### Lot 93 Lee-Ann Court, Mango Hill



|                       |                                                     |  |  |
|-----------------------|-----------------------------------------------------|--|--|
| Purchaser:            | Chelmsford Views Pty Ltd (Impact Homes)             |  |  |
| Vendor:               | Private                                             |  |  |
| Sale Status:          | Settled / Sold with DA                              |  |  |
| Sale Date:            | Aug-17                                              |  |  |
| <b>Sale Price:</b>    | <b>\$1,900,000</b>                                  |  |  |
| Site Area (Hectares): | 1.0420                                              |  |  |
| Zoning:               | General Residential - Next Generation Neighbourhood |  |  |
| Rate (\$/Hectare):    | \$1,823,417                                         |  |  |
| Yield:                | 41 Townhouses                                       |  |  |
| Rate (\$/Dwelling):   | \$46,341                                            |  |  |

### 159-181 Morris Road, Rothwell



|                       |                                                     |  |  |
|-----------------------|-----------------------------------------------------|--|--|
| Purchaser:            | Stockland                                           |  |  |
| Vendor:               | Moreton Bay Regional Council                        |  |  |
| Sale Status:          | Settled / Sold without DA                           |  |  |
| Sale Date:            | Jun-17                                              |  |  |
| <b>Sale Price:</b>    | <b>\$16,150,000</b>                                 |  |  |
| Site Area (Hectares): | 9.223                                               |  |  |
| Zoning:               | General Residential - Next Generation Neighbourhood |  |  |
| Rate (\$/Hectare):    | \$1,751,057                                         |  |  |
| Yield:                | 194                                                 |  |  |
| Rate (\$/Dwelling):   | \$83,247                                            |  |  |

### 84 Samsonvale Road, Strathpine



|                              |                                                                                                              |                        |             |
|------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------|-------------|
| <b>Purchaser:</b>            | Peet Limited                                                                                                 |                        |             |
| <b>Vendor:</b>               | Private                                                                                                      |                        |             |
| <b>Sale Status:</b>          | Settled / Purchased without approval                                                                         |                        |             |
| <b>Sale Date:</b>            | Oct-18                                                                                                       |                        |             |
| <b>Sale Price:</b>           | <b>\$18,500,000</b>                                                                                          |                        |             |
| <b>Site Area (Hectares):</b> | 15.730                                                                                                       | Developable Site Area: | 8.4680      |
| <b>Zoning:</b>               | General Residential, Recreation and Open Space & Limited Development ( <i>Moreton Bay Regional Council</i> ) |                        |             |
| <b>Rate (\$/Hectare):</b>    | \$1,176,097                                                                                                  | Developable Rate:      | \$2,184,695 |
| <b>Yield (No. of Lots):</b>  | 150^                                                                                                         |                        |             |
| <b>Rate (\$/Lot):</b>        | \$123,333                                                                                                    |                        |             |

### Lot 3 Stodart Terrace, Mango Hill



|                            |                            |  |  |
|----------------------------|----------------------------|--|--|
| <b>Purchaser:</b>          | Unison Projects            |  |  |
| <b>Vendor:</b>             | Private                    |  |  |
| <b>Sale Status:</b>        | Settled                    |  |  |
| <b>Development Status:</b> | Purchased without approval |  |  |
| <b>Sale Date:</b>          | Aug-18                     |  |  |
| <b>Sale Price:</b>         | <b>\$5,200,000</b>         |  |  |
| <b>Total Site Area:</b>    | 2.298                      |  |  |
| <b>Rate (\$/ha):</b>       | \$2,262,837                |  |  |
| <b>Zoning:</b>             | General Residential        |  |  |
| <b>Yield:</b>              | 48                         |  |  |
| <b>Rate (\$/lot):</b>      | \$108,333                  |  |  |
| <b>Density (lots/ha):</b>  | 20.9 lots/ha               |  |  |

### 96-124 Raynbird Road, Narangba



|                            |                                                     |  |  |
|----------------------------|-----------------------------------------------------|--|--|
| <b>Purchaser:</b>          | Satterley Property Group                            |  |  |
| <b>Vendor:</b>             | Dundale Pty Ltd                                     |  |  |
| <b>Sale Status:</b>        | Settled                                             |  |  |
| <b>Development Status:</b> | Purchased without approval                          |  |  |
| <b>Sale Date:</b>          | Apr-18                                              |  |  |
| <b>Sale Price:</b>         | <b>\$31,856,518</b>                                 |  |  |
| <b>Total Site Area:</b>    | 44.8076                                             |  |  |
| <b>Rate (\$/Ha²):</b>      | \$710,962                                           |  |  |
| <b>Zoning:</b>             | Next Generation Neighbourhood / General Residential |  |  |
| <b>Yield:</b>              | 600 (approximately)                                 |  |  |
| <b>Rate (\$/Lot):</b>      | \$53,094                                            |  |  |
| <b>Density (lot/ha):</b>   | 13 lots/ha                                          |  |  |

### 265 Callaghan Road & 305 Burpengary Road, Narangba



|                            |                                                    |                       |
|----------------------------|----------------------------------------------------|-----------------------|
| <b>Purchaser:</b>          | Narangba View Pty Ltd (Impact Homes)               |                       |
| <b>Vendor:</b>             | Barooga Projects (Benefits) Pty Ltd                |                       |
| <b>Sale Status:</b>        | Settled                                            |                       |
| <b>Development Status:</b> | Purchased without approval                         |                       |
| <b>Sale Date:</b>          | Nov-17                                             |                       |
| <b>Sale Price:</b>         | <b>\$5,500,000</b>                                 |                       |
| <b>Total Site Area:</b>    | 4.13 ha                                            |                       |
| <b>Rate (\$/ha):</b>       | \$1,331,719                                        | (\$1,271,186)         |
| <b>Zoning:</b>             | Next Generation Neighbourhood (Emerging Community) |                       |
| <b>Yield:</b>              | 52 (plus 1 x future lot)                           | 74 (estimated total)* |
| <b>Rate (\$/lot):</b>      | \$103,774                                          | \$74,324              |
| <b>Density (lots/ha):</b>  | 13                                                 | 18                    |

### 2 & 40 Morgan Road, 156 – 176 Callaghan Road, Narangba



|                           |                            |  |
|---------------------------|----------------------------|--|
| <b>Purchaser:</b>         | Catholic Education         |  |
| <b>Vendor:</b>            | Private                    |  |
| <b>Sale Status:</b>       | Settled                    |  |
| <b>Development Status</b> | Purchased without approval |  |
| <b>Sale Date:</b>         | Aug-17                     |  |
| <b>Sale Price:</b>        | <b>\$17,180,590</b>        |  |
| <b>Total Site Area:</b>   | 19.009 ha                  |  |
| <b>Rate (\$/ha):</b>      | \$903,813                  |  |
| <b>Zoning:</b>            | Emerging Community         |  |

### 43-45 Wesley Road, Griffin



|                              |                                                |                               |             |
|------------------------------|------------------------------------------------|-------------------------------|-------------|
| <b>Purchaser:</b>            | Ausbuild Development Corp Pty Ltd              |                               |             |
| <b>Vendor:</b>               | Private                                        |                               |             |
| <b>Sale Status:</b>          | Settled / Purchased without approval           |                               |             |
| <b>Sale Date:</b>            | Jul-17                                         |                               |             |
| <b>Sale Price:</b>           | <b>\$5,000,000</b>                             |                               |             |
| <b>Site Area (Hectares):</b> | 3.1398                                         | <b>Developable Site Area:</b> | 2.9847      |
| <b>Zoning:</b>               | General Residential - Next Generation Precinct |                               |             |
| <b>Rate (\$/Hectare):</b>    | \$1,592,458                                    | <b>Developable Rate:</b>      | \$1,675,210 |
| <b>Yield:</b>                | 57                                             |                               |             |
| <b>Rate (\$/Dwelling):</b>   | \$87,719                                       |                               |             |



## Industrial Land Sales

| Kingsbury Street, Brendale, Qld                                                   | Street Number | Date   | Sale Price (\$) | Site Area (m <sup>2</sup> ) | Rate (\$/m <sup>2</sup> ) |
|-----------------------------------------------------------------------------------|---------------|--------|-----------------|-----------------------------|---------------------------|
|  | 33            | Nov 18 | \$1,149,000     | 3,806                       | \$302                     |
|                                                                                   | 32-42         | Nov 18 | \$3,826,600     | 13,624                      | \$281                     |
|                                                                                   | 25            | Oct 18 | \$864,675       | 2,835                       | \$305                     |
|                                                                                   | 18            | Mar 18 | \$756,480       | 2,364                       | \$320                     |
|                                                                                   | 17            | Feb 18 | \$739,040       | 2,384                       | \$310                     |
|                                                                                   | 22            | Feb 18 | \$819,000       | 2,600                       | \$315                     |
|                                                                                   | 21            | Jan 18 | \$887,840       | 2,864                       | \$310                     |
|                                                                                   | 13            | Dec 17 | \$819,200       | 2,560                       | \$320                     |
|                                                                                   | 12            | Sep 17 | \$1,170,432     | 4,064                       | \$288                     |

### 24 Doherty Street, Brendale Qld



|                             |                               |
|-----------------------------|-------------------------------|
| Purchaser                   | Logistical Management Pty Ltd |
| Sale Date                   | January 2018                  |
| Sale Price                  | \$2,556,000                   |
| Land Area (m <sup>2</sup> ) | 10,600                        |
| Rate (\$/m <sup>2</sup> )   | \$241                         |

### 28 Doherty Street, Brendale Qld



|                             |                         |
|-----------------------------|-------------------------|
| Purchaser                   | San Ancona No 1 Pty Ltd |
| Sale Date                   | November 2017           |
| Sale Price                  | \$2,556,000             |
| Land Area (m <sup>2</sup> ) | 10,620                  |
| Rate (\$/m <sup>2</sup> )   | \$241                   |

## **ANNEXURE C**

**Suburb based indicative land values for each suburb and zoning type**  
**(December 2016 and December 2018)**

| ID | Suburb          | Classification                            | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2018) | Constrained Land<br>(Dec-2018) | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2016) | Constrained Land<br>(Dec-2016) | Sum Area<br>(Ha) | Precinct Sum<br>Area (Ha) |
|----|-----------------|-------------------------------------------|-------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------|--------------------------------|------------------|---------------------------|
| 1  | Albany Creek    | Centre                                    | \$400.0                                                           | \$25.0                         | \$400.0                                                           | \$25.0                         | 22               |                           |
| 2  | Albany Creek    | Community facilities                      | \$30.0                                                            | \$3.0                          | \$30.0                                                            | \$3.0                          | 2                |                           |
| 3  | Albany Creek    | <i>Special use</i>                        | \$30.0                                                            | \$3.0                          | \$30.0                                                            | \$3.0                          |                  | 2                         |
| 4  | Albany Creek    | <i>Utilities</i>                          | \$30.0                                                            | \$3.0                          | \$30.0                                                            | \$3.0                          |                  | 1                         |
| 5  | Albany Creek    | Environmental management and conservation | \$5.0                                                             | \$2.0                          | \$5.0                                                             | \$2.0                          | 63               |                           |
| 6  | Albany Creek    | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 504              |                           |
| 7  | Albany Creek    | <i>Next generation neighbourhood</i>      | \$180.0                                                           | \$14.0                         | \$170.0                                                           | \$13.5                         |                  | 107                       |
| 8  | Albany Creek    | <i>Suburban neighbourhood</i>             | \$180.0                                                           | \$14.0                         | \$175.0                                                           | \$13.0                         |                  | 397                       |
| 9  | Albany Creek    | Limited development                       | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 17               |                           |
| 10 | Albany Creek    | Recreation and open space                 | \$5.0                                                             | \$2.0                          | \$5.0                                                             | \$2.0                          | 117              |                           |
| 11 | Albany Creek    | Rural Residential                         | \$50.0                                                            | \$5.0                          | \$45.0                                                            | \$5.0                          | 53               |                           |
| 12 |                 |                                           |                                                                   |                                |                                                                   |                                | 778              | 507                       |
| 13 | Arana Hills     | Centre                                    | \$400.0                                                           | \$25.0                         | \$400.0                                                           | \$25.0                         | 9                |                           |
| 14 | Arana Hills     | Community facilities                      | \$30.0                                                            | \$3.0                          | \$30.0                                                            | \$3.0                          | 1                |                           |
| 15 | Arana Hills     | <i>Utilities</i>                          | \$30.0                                                            | \$3.0                          | \$30.0                                                            | \$3.0                          |                  | 1                         |
| 16 | Arana Hills     | Environmental management and conservation | \$5.0                                                             | \$2.0                          | \$5.0                                                             | \$2.0                          | 2                |                           |
| 17 | Arana Hills     | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 210              |                           |
| 18 | Arana Hills     | <i>Next generation neighbourhood</i>      | \$210.0                                                           | \$15.0                         | \$200.0                                                           | \$14.5                         |                  | 20                        |
| 19 | Arana Hills     | <i>Suburban neighbourhood</i>             | \$210.0                                                           | \$15.0                         | \$205.0                                                           | \$14.0                         |                  | 188                       |
| 20 | Arana Hills     | <i>Urban neighbourhood</i>                | \$210.0                                                           | \$15.0                         | \$210.0                                                           | \$15.0                         |                  | 2                         |
| 21 | Arana Hills     | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 6                |                           |
| 22 | Arana Hills     | <i>Light industry</i>                     | \$200.0                                                           | \$15.0                         | \$190.0                                                           | \$14.0                         |                  | 6                         |
| 23 | Arana Hills     | Limited development                       | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 13               |                           |
| 24 | Arana Hills     | Recreation and open space                 | \$5.0                                                             | \$2.0                          | \$5.0                                                             | \$2.0                          | 58               |                           |
| 25 |                 |                                           |                                                                   |                                |                                                                   |                                | 299              | 217                       |
| 26 | Armstrong Creek | Community facilities                      | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          | 65               |                           |
| 27 | Armstrong Creek | <i>Utilities</i>                          | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          |                  | 65                        |
| 28 | Armstrong Creek | Environmental management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 421              |                           |
| 29 | Armstrong Creek | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 101              |                           |
| 30 | Armstrong Creek | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 10               |                           |
| 31 | Armstrong Creek | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 2,803            |                           |
| 32 |                 |                                           |                                                                   |                                |                                                                   |                                | 3,400            | 65                        |
| 33 | Banksia Beach   | Centre                                    | \$280.0                                                           | \$12.0                         | \$280.0                                                           | \$12.0                         | 2                |                           |
| 34 | Banksia Beach   | Community facilities                      | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          | 4                |                           |
| 35 | Banksia Beach   | <i>Special use</i>                        | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          |                  | 4                         |
| 36 | Banksia Beach   | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 110              |                           |
| 37 | Banksia Beach   | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 312              |                           |
| 38 | Banksia Beach   | <i>Suburban neighbourhood</i>             | \$100.0                                                           | \$8.0                          | \$88.0                                                            | \$7.0                          |                  | 312                       |
| 39 | Banksia Beach   | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 1                |                           |
| 40 | Banksia Beach   | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 102              |                           |
| 41 |                 |                                           |                                                                   |                                |                                                                   |                                | 531              | 316                       |
| 42 | Beachmere       | Centre                                    | \$220.0                                                           | \$8.0                          | \$220.0                                                           | \$8.0                          | 3                |                           |
| 43 | Beachmere       | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 76               |                           |
| 44 | Beachmere       | Extractive Industry                       | \$7.0                                                             | \$0.5                          | \$7.0                                                             | \$0.5                          | 339              |                           |
| 45 | Beachmere       | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 205              |                           |
| 46 | Beachmere       | <i>Coastal Communities</i>                | \$60.0                                                            | \$4.5                          | \$45.0                                                            | \$2.5                          |                  | 205                       |
| 47 | Beachmere       | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 72               |                           |
| 48 | Beachmere       | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 53               |                           |
| 49 | Beachmere       | Rural                                     | \$6.0                                                             | \$2.5                          | \$6.0                                                             | \$2.5                          | 1,721            |                           |
| 50 | Beachmere       | Rural Residential                         | \$25.0                                                            | \$3.0                          | \$22.0                                                            | \$3.0                          | 269              |                           |
| 51 |                 |                                           |                                                                   |                                |                                                                   |                                | 2,738            | 205                       |
| 52 | Bellara         | Centre                                    | \$300.0                                                           | \$15.0                         | \$300.0                                                           | \$15.0                         | 2                |                           |
| 53 | Bellara         | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 92               |                           |
| 54 | Bellara         | <i>Next generation neighbourhood</i>      | \$80.0                                                            | \$5.0                          | \$65.0                                                            | \$4.5                          |                  | 25                        |
| 55 | Bellara         | <i>Suburban neighbourhood</i>             | \$80.0                                                            | \$5.0                          | \$68.0                                                            | \$4.0                          |                  | 67                        |
| 56 | Bellara         | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 22               |                           |
| 57 | Bellara         | Rural                                     | \$6.0                                                             | \$2.5                          | \$6.0                                                             | \$2.5                          | 43               |                           |
| 58 |                 |                                           |                                                                   |                                |                                                                   |                                | 159              | 92                        |
| 59 | Bellmere        | Emerging Community                        | \$25.0                                                            | \$2.0                          | \$25.0                                                            | \$2.0                          | 1,405            |                           |
| 60 | Bellmere        | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 186              |                           |
| 61 | Bellmere        | <i>Suburban neighbourhood</i>             | \$65.0                                                            | \$4.0                          | \$60.0                                                            | \$3.0                          |                  | 186                       |
| 62 | Bellmere        | Limited development                       | \$2.0                                                             | \$1.0                          | \$2.0                                                             | \$1.0                          | 24               |                           |
| 63 | Bellmere        | Recreation and open space                 | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 96               |                           |

| ID  | Suburb     | Classification                            | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2018) | Constrained Land<br>(Dec-2018) | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2016) | Constrained Land<br>(Dec-2016) | Sum Area<br>(Ha) | Precinct Sum<br>Area (Ha) |
|-----|------------|-------------------------------------------|-------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------|--------------------------------|------------------|---------------------------|
| 64  | Bellmere   | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 367              |                           |
| 65  | Bellmere   | Rural Residential                         | \$15.0                                                            | \$1.0                          | \$15.0                                                            | \$1.0                          | 138              |                           |
| 66  |            |                                           |                                                                   |                                |                                                                   |                                | 2,216            | 186                       |
| 67  | Bellthorpe | Community Facilities                      | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          | 45               |                           |
| 68  | Bellthorpe | Environmental management and conservation | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 4,618            |                           |
| 69  | Bellthorpe | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 13               |                           |
| 70  | Bellthorpe | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 2,607            |                           |
| 71  |            |                                           |                                                                   |                                |                                                                   |                                | 7,283            | 0                         |
| 72  | Bongaree   | Centre                                    | \$300.0                                                           | \$20.0                         | \$300.0                                                           | \$20.0                         | 10               |                           |
| 73  | Bongaree   | Community facilities                      | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          | 3                |                           |
| 74  | Bongaree   | <i>Utilities</i>                          | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          |                  | 3                         |
| 75  | Bongaree   | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 189              |                           |
| 76  | Bongaree   | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 288              |                           |
| 77  | Bongaree   | <i>Next generation neighbourhood</i>      | \$90.0                                                            | \$6.0                          | \$75.0                                                            | \$5.5                          |                  | 106                       |
| 78  | Bongaree   | <i>Suburban neighbourhood</i>             | \$90.0                                                            | \$6.0                          | \$78.0                                                            | \$5.0                          |                  | 181                       |
| 79  | Bongaree   | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 9                |                           |
| 80  | Bongaree   | <i>Light Industry</i>                     | \$160.0                                                           | \$12.0                         | \$150.0                                                           | \$11.0                         |                  | 9                         |
| 81  | Bongaree   | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 6                |                           |
| 82  | Bongaree   | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 47               |                           |
| 83  |            |                                           |                                                                   |                                |                                                                   |                                | 552              | 299                       |
| 84  | Booroobin  | Environmental management and conservation | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 304              |                           |
| 85  | Booroobin  | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 5                |                           |
| 86  | Booroobin  | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 1,611            |                           |
| 87  |            |                                           |                                                                   |                                |                                                                   |                                | 1,920            | 0                         |
| 88  | Bracalba   | Environmental management and conservation | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 199              |                           |
| 89  | Bracalba   | Extractive industry                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 520              |                           |
| 90  | Bracalba   | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 24               |                           |
| 91  | Bracalba   | Recreation and open space                 | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 4                |                           |
| 92  | Bracalba   | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 1,612            |                           |
| 93  | Bracalba   | Rural Residential                         | \$10.0                                                            | \$0.5                          | \$10.0                                                            | \$0.5                          | 0                |                           |
| 94  |            |                                           |                                                                   |                                |                                                                   |                                | 2,359            | 0                         |
| 95  | Bray Park  | Centre                                    | \$320.0                                                           | \$15.0                         | \$320.0                                                           | \$15.0                         | 3                |                           |
| 96  | Bray Park  | Community facilities                      | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          | 0                |                           |
| 97  | Bray Park  | <i>Utilities</i>                          | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          |                  | 0                         |
| 98  | Bray Park  | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 1                |                           |
| 99  | Bray Park  | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 278              |                           |
| 100 | Bray Park  | <i>Next generation neighbourhood</i>      | \$130.0                                                           | \$11.0                         | \$118.0                                                           | \$10.5                         |                  | 8                         |
| 101 | Bray Park  | <i>Suburban neighbourhood</i>             | \$130.0                                                           | \$11.0                         | \$120.0                                                           | \$10.0                         |                  | 270                       |
| 102 | Bray Park  | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 1                |                           |
| 103 | Bray Park  | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 72               |                           |
| 104 |            |                                           |                                                                   |                                |                                                                   |                                | 355              | 278                       |
| 105 | Brendale   | Centre                                    | \$320.0                                                           | \$15.0                         | \$320.0                                                           | \$15.0                         | 7                |                           |
| 106 | Brendale   | Community facilities                      | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          | 64               |                           |
| 107 | Brendale   | <i>Utilities</i>                          | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          |                  | 64                        |
| 108 | Brendale   | Extractive industry                       | \$12.0                                                            | \$0.5                          | \$12.0                                                            | \$0.5                          | 122              |                           |
| 109 | Brendale   | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 57               |                           |
| 110 | Brendale   | <i>Next generation neighbourhood</i>      | \$130.0                                                           | \$12.0                         | \$118.0                                                           | \$11.5                         |                  | 36                        |
| 111 | Brendale   | <i>Suburban neighbourhood</i>             | \$130.0                                                           | \$12.0                         | \$120.0                                                           | \$11.0                         |                  | 21                        |
| 112 | Brendale   | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 474              |                           |
| 113 | Brendale   | <i>General Industry</i>                   | \$220.0                                                           | \$15.0                         | \$210.0                                                           | \$14.0                         |                  | 359                       |
| 114 | Brendale   | <i>Light industry</i>                     | \$220.0                                                           | \$15.0                         | \$220.0                                                           | \$14.0                         |                  | 79                        |
| 115 | Brendale   | <i>Mixed industry and business</i>        | \$245.0                                                           | \$15.0                         | \$245.0                                                           | \$15.0                         |                  | 36                        |
| 116 | Brendale   | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 19               |                           |
| 117 | Brendale   | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 191              |                           |
| 118 | Brendale   | Rural                                     | \$5.0                                                             | \$2.5                          | \$5.0                                                             | \$2.5                          | 17               |                           |
| 119 | Brendale   | Rural Residential                         | \$25.0                                                            | \$3.0                          | \$25.0                                                            | \$3.0                          | 4                |                           |
| 120 |            |                                           |                                                                   |                                |                                                                   |                                | 955              | 595                       |
| 121 | Bunya      | Community facilities                      | \$15.0                                                            | \$3.0                          | \$15.0                                                            | \$3.0                          | 47               |                           |
| 122 | Bunya      | <i>Utilities</i>                          | \$15.0                                                            | \$3.0                          | \$15.0                                                            | \$3.0                          |                  | 47                        |
| 123 | Bunya      | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 673              |                           |
| 124 | Bunya      | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 0                |                           |
| 125 | Bunya      | <i>Suburban neighbourhood</i>             | \$70.0                                                            | \$4.0                          | \$65.0                                                            | \$3.0                          |                  | 0                         |
| 126 | Bunya      | Limited development                       | \$2.0                                                             | \$1.0                          | \$2.0                                                             | \$1.0                          | 15               |                           |

| ID  | Suburb           | Classification                            | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2018) | Constrained Land<br>(Dec-2018) | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2016) | Constrained Land<br>(Dec-2016) | Sum Area<br>(Ha) | Precinct Sum<br>Area (Ha) |
|-----|------------------|-------------------------------------------|-------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------|--------------------------------|------------------|---------------------------|
| 127 | Bunya            | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 126              |                           |
| 128 | Bunya            | Rural Residential                         | \$25.0                                                            | \$3.0                          | \$20.0                                                            | \$3.0                          | 507              |                           |
| 129 |                  |                                           |                                                                   |                                |                                                                   |                                | 1,368            | 47                        |
| 130 | Burpengary       | Centre                                    | \$280.0                                                           | \$12.0                         | \$280.0                                                           | \$12.0                         | 25               |                           |
| 131 | Burpengary       | Community facilities                      | \$12.0                                                            | \$1.0                          | \$12.0                                                            | \$1.0                          | 25               |                           |
| 132 | Burpengary       | <i>Special Use</i>                        | \$12.0                                                            | \$1.0                          | \$12.0                                                            | \$1.0                          |                  | 3                         |
| 133 | Burpengary       | <i>Utilities</i>                          | \$12.0                                                            | \$1.0                          | \$12.0                                                            | \$1.0                          | 21               |                           |
| 134 | Burpengary       | Emerging community                        | \$60.0                                                            | \$5.0                          | \$45.0                                                            | \$3.5                          | 252              |                           |
| 135 | Burpengary       | Environmental management and conservation | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 40               |                           |
| 136 | Burpengary       | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 357              |                           |
| 137 | Burpengary       | <i>Next generation neighbourhood</i>      | \$85.0                                                            | \$6.0                          | \$75.0                                                            | \$5.5                          |                  | 94                        |
| 138 | Burpengary       | <i>Suburban neighbourhood</i>             | \$85.0                                                            | \$6.0                          | \$77.0                                                            | \$5.0                          |                  | 194                       |
| 139 | Burpengary       | <i>Urban neighbourhood</i>                | \$85.0                                                            | \$6.0                          | \$85.0                                                            | \$6.0                          |                  | 69                        |
| 140 | Burpengary       | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 25               |                           |
| 141 | Burpengary       | <i>Light industry</i>                     | \$140.0                                                           | \$12.0                         | \$125.0                                                           | \$11.0                         |                  | 2                         |
| 142 | Burpengary       | <i>Mixed industry and business</i>        | \$165.0                                                           | \$12.0                         | \$165.0                                                           | \$12.0                         |                  | 23                        |
| 143 | Burpengary       | Limited development                       | \$2.0                                                             | \$1.0                          | \$2.0                                                             | \$1.0                          | 53               |                           |
| 144 | Burpengary       | Recreation and open space                 | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 291              |                           |
| 145 | Burpengary       | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 8                |                           |
| 146 | Burpengary       | Rural Residential                         | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          | 854              |                           |
| 147 |                  |                                           |                                                                   |                                |                                                                   |                                | 1,951            | 385                       |
| 148 | Burpengary East  | Community facilities                      | \$12.0                                                            | \$1.0                          | \$12.0                                                            | \$1.0                          | 10               |                           |
| 149 | Burpengary East  | <i>Utilities</i>                          | \$12.0                                                            | \$1.0                          | \$12.0                                                            | \$1.0                          |                  | 10                        |
| 150 | Burpengary East  | Emerging community                        | \$60.0                                                            | \$5.0                          | \$45.0                                                            | \$3.5                          | 173              |                           |
| 151 | Burpengary East  | Environmental management and conservation | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 55               |                           |
| 152 | Burpengary East  | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 134              |                           |
| 153 | Burpengary East  | <i>Next generation neighbourhood</i>      | \$90.0                                                            | \$6.0                          | \$80.0                                                            | \$5.5                          |                  | 133                       |
| 154 | Burpengary East  | <i>Suburban neighbourhood</i>             | \$90.0                                                            | \$6.0                          | \$82.0                                                            | \$5.0                          |                  | 1                         |
| 155 | Burpengary East  | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 52               |                           |
| 156 | Burpengary East  | <i>Light industry</i>                     | \$140.0                                                           | \$12.0                         | \$125.0                                                           | \$11.0                         |                  | 50                        |
| 157 | Burpengary East  | <i>Mixed industry and business</i>        | \$165.0                                                           | \$12.0                         | \$165.0                                                           | \$12.0                         |                  | 1                         |
| 158 | Burpengary East  | Limited development                       | \$2.0                                                             | \$1.0                          | \$2.0                                                             | \$1.0                          | 47               |                           |
| 159 | Burpengary East  | Recreation and open space                 | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 216              |                           |
| 160 | Burpengary East  | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 1,046            |                           |
| 161 | Burpengary East  | Rural Residential                         | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          | 873              |                           |
| 162 |                  |                                           |                                                                   |                                |                                                                   |                                | 2,606            | 195                       |
| 163 | Caboolture       | Centre                                    | \$280.0                                                           | \$12.0                         | \$280.0                                                           | \$12.0                         | 22               |                           |
| 164 | Caboolture       | Community facilities                      | \$12.0                                                            | \$1.0                          | \$12.0                                                            | \$1.0                          | 433              |                           |
| 165 | Caboolture       | <i>Abbey</i>                              | \$12.0                                                            | \$1.0                          | \$12.0                                                            | \$1.0                          |                  | 131                       |
| 166 | Caboolture       | <i>Airfield</i>                           | \$12.0                                                            | \$1.0                          | \$12.0                                                            | \$1.0                          |                  | 92                        |
| 167 | Caboolture       | <i>Special Use</i>                        | \$12.0                                                            | \$1.0                          | \$12.0                                                            | \$1.0                          |                  | 9                         |
| 168 | Caboolture       | <i>Utilities</i>                          | \$12.0                                                            | \$1.0                          | \$12.0                                                            | \$1.0                          |                  | 202                       |
| 169 | Caboolture       | Environmental management and conservation | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 181              |                           |
| 170 | Caboolture       | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 966              |                           |
| 171 | Caboolture       | <i>Next generation neighbourhood</i>      | \$80.0                                                            | \$5.0                          | \$70.0                                                            | \$4.5                          |                  | 294                       |
| 172 | Caboolture       | <i>Suburban neighbourhood</i>             | \$80.0                                                            | \$5.0                          | \$70.0                                                            | \$4.0                          |                  | 528                       |
| 173 | Caboolture       | <i>Urban neighbourhood</i>                | \$80.0                                                            | \$5.0                          | \$80.0                                                            | \$5.0                          |                  | 144                       |
| 174 | Caboolture       | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 361              |                           |
| 175 | Caboolture       | <i>General Industry</i>                   | \$130.0                                                           | \$10.0                         | \$120.0                                                           | \$9.0                          |                  | 273                       |
| 176 | Caboolture       | <i>Light industry</i>                     | \$130.0                                                           | \$10.0                         | \$115.0                                                           | \$9.0                          |                  | 81                        |
| 177 | Caboolture       | <i>Mixed industry and business</i>        | \$155.0                                                           | \$10.0                         | \$155.0                                                           | \$10.0                         |                  | 7                         |
| 178 | Caboolture       | Limited development                       | \$2.0                                                             | \$1.0                          | \$2.0                                                             | \$1.0                          | 190              |                           |
| 179 | Caboolture       | Recreation and open space                 | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 401              |                           |
| 180 | Caboolture       | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 2,148            |                           |
| 181 | Caboolture       | Rural Residential                         | \$15.0                                                            | \$1.0                          | \$15.0                                                            | \$1.0                          | 1,377            |                           |
| 182 |                  |                                           |                                                                   |                                |                                                                   |                                | 6,079            | 1,761                     |
| 183 | Caboolture South | Centre                                    | \$280.0                                                           | \$12.0                         | \$280.0                                                           | \$12.0                         | 18               |                           |
| 184 | Caboolture South | Community facilities                      | \$12.0                                                            | \$1.0                          | \$12.0                                                            | \$1.0                          | 6                |                           |
| 185 | Caboolture South | <i>Utilities</i>                          | \$12.0                                                            | \$1.0                          | \$12.0                                                            | \$1.0                          |                  | 6                         |
| 186 | Caboolture South | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 224              |                           |
| 187 | Caboolture South | <i>Next generation neighbourhood</i>      | \$80.0                                                            | \$5.0                          | \$70.0                                                            | \$4.5                          |                  | 190                       |
| 188 | Caboolture South | <i>Suburban neighbourhood</i>             | \$80.0                                                            | \$5.0                          | \$70.0                                                            | \$4.0                          |                  | 16                        |
| 189 | Caboolture South | <i>Urban neighbourhood</i>                | \$80.0                                                            | \$5.0                          | \$80.0                                                            | \$5.0                          |                  | 18                        |

| ID  | Suburb             | Classification                            | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2018) | Constrained Land<br>(Dec-2018) | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2016) | Constrained Land<br>(Dec-2016) | Sum Area<br>(Ha) | Precinct Sum<br>Area (Ha) |
|-----|--------------------|-------------------------------------------|-------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------|--------------------------------|------------------|---------------------------|
| 190 | Caboolture South   | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 8                |                           |
| 191 | Caboolture South   | <i>Light industry</i>                     | \$130.0                                                           | \$10.0                         | \$110.0                                                           | \$9.0                          |                  | 8                         |
| 192 | Caboolture South   | Limited development                       | \$2.0                                                             | \$1.0                          | \$2.0                                                             | \$1.0                          | 50               |                           |
| 193 | Caboolture South   | Recreation and open space                 | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 60               |                           |
| 194 |                    |                                           |                                                                   |                                |                                                                   |                                | 366              | 238                       |
| 195 | Camp Mountain      | Environmental management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 239              |                           |
| 196 | Camp Mountain      | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 16               |                           |
| 197 | Camp Mountain      | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 32               |                           |
| 198 | Camp Mountain      | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 213              |                           |
| 199 | Camp Mountain      | Rural Residential                         | \$15.0                                                            | \$2.5                          | \$12.0                                                            | \$2.5                          | 1,036            |                           |
| 200 |                    |                                           |                                                                   |                                |                                                                   |                                | 1,536            | 0                         |
| 201 | Campbells Pocket   | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 1,053            |                           |
| 202 |                    |                                           |                                                                   |                                |                                                                   |                                | 1,053            | 0                         |
| 203 | Cashmere           | Community facilities                      | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          | 1,431            |                           |
| 204 | Cashmere           | <i>Utilities</i>                          | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          |                  | 1,431                     |
| 205 | Cashmere           | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 671              |                           |
| 206 | Cashmere           | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 29               |                           |
| 207 | Cashmere           | <i>Suburban neighbourhood</i>             | \$70.0                                                            | \$4.0                          | \$60.0                                                            | \$3.0                          |                  | 29                        |
| 208 | Cashmere           | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 5                |                           |
| 209 | Cashmere           | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 168              |                           |
| 210 | Cashmere           | Rural                                     | \$4.5                                                             | \$2.5                          | \$4.5                                                             | \$2.5                          | 345              |                           |
| 211 | Cashmere           | Rural Residential                         | \$15.0                                                            | \$3.0                          | \$15.0                                                            | \$3.0                          | 639              |                           |
| 212 |                    |                                           |                                                                   |                                |                                                                   |                                | 3,288            | 1,460                     |
| 213 | Cedar Creek        | Environmental management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 91               |                           |
| 214 | Cedar Creek        | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 26               |                           |
| 215 | Cedar Creek        | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 37               |                           |
| 216 | Cedar Creek        | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 917              |                           |
| 217 | Cedar Creek        | Rural Residential                         | \$15.0                                                            | \$2.5                          | \$12.0                                                            | \$2.5                          | 795              |                           |
| 218 |                    |                                           |                                                                   |                                |                                                                   |                                | 1,866            | 0                         |
| 219 | Cedarton           | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 122              |                           |
| 220 | Cedarton           | Rural Residential                         | \$10.0                                                            | \$0.5                          | \$10.0                                                            | \$0.5                          | 948              |                           |
| 221 |                    |                                           |                                                                   |                                |                                                                   |                                | 1,070            | 0                         |
| 222 | Clear Mountain     | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 22               |                           |
| 223 | Clear Mountain     | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 14               |                           |
| 224 | Clear Mountain     | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 87               |                           |
| 225 | Clear Mountain     | Rural                                     | \$4.5                                                             | \$2.5                          | \$4.5                                                             | \$2.5                          | 432              |                           |
| 226 | Clear Mountain     | Rural Residential                         | \$15.0                                                            | \$3.0                          | \$15.0                                                            | \$3.0                          | 467              |                           |
| 227 |                    |                                           |                                                                   |                                |                                                                   |                                | 1,022            | 0                         |
| 228 | Clontarf           | Centre                                    | \$350.0                                                           | \$17.0                         | \$350.0                                                           | \$17.0                         | 3                |                           |
| 229 | Clontarf           | Community facilities                      | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          | 17               |                           |
| 230 | Clontarf           | <i>Utilities</i>                          | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          |                  | 17                        |
| 231 | Clontarf           | Environmental management and conservation | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 189              |                           |
| 232 | Clontarf           | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 217              |                           |
| 233 | Clontarf           | <i>Next generation neighbourhood</i>      | \$160.0                                                           | \$13.5                         | \$152.0                                                           | \$13.0                         |                  | 29                        |
| 234 | Clontarf           | <i>Suburban neighbourhood</i>             | \$160.0                                                           | \$13.5                         | \$145.0                                                           | \$12.5                         |                  | 186                       |
| 235 | Clontarf           | <i>Urban neighbourhood</i>                | \$165.0                                                           | \$13.5                         | \$165.0                                                           | \$13.5                         |                  | 2                         |
| 236 | Clontarf           | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 67               |                           |
| 237 | Clontarf           | <i>General Industry</i>                   | \$200.0                                                           | \$15.0                         | \$170.0                                                           | \$14.0                         |                  | 33                        |
| 238 | Clontarf           | <i>Light industry</i>                     | \$200.0                                                           | \$15.0                         | \$185.0                                                           | \$14.0                         |                  | 33                        |
| 239 | Clontarf           | Recreation and open space                 | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 123              |                           |
| 240 |                    |                                           |                                                                   |                                |                                                                   |                                | 616              | 300                       |
| 241 | Closeburn          | Environmental management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 49               |                           |
| 242 | Closeburn          | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 35               |                           |
| 243 | Closeburn          | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 44               |                           |
| 244 | Closeburn          | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 280              |                           |
| 245 | Closeburn          | Rural Residential                         | \$15.0                                                            | \$2.5                          | \$12.0                                                            | \$2.5                          | 648              |                           |
| 246 |                    |                                           |                                                                   |                                |                                                                   |                                | 1,056            | 0                         |
| 247 | Commissioners Flat | Environmental management and conservation | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 1                |                           |
| 248 | Commissioners Flat | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 128              |                           |
| 249 | Commissioners Flat | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 1,110            |                           |
| 250 |                    |                                           |                                                                   |                                |                                                                   |                                | 1,239            | 0                         |
| 251 | D'Aguilar          | Environmental management and conservation | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 6                |                           |
| 252 | D'Aguilar          | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 25               |                           |

| ID  | Suburb         | Classification                            | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2018) | Constrained Land<br>(Dec-2018) | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2016) | Constrained Land<br>(Dec-2016) | Sum Area<br>(Ha) | Precinct Sum<br>Area (Ha) |
|-----|----------------|-------------------------------------------|-------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------|--------------------------------|------------------|---------------------------|
| 253 | D'Aguilar      | Recreation and open space                 | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 48               |                           |
| 254 | D'Aguilar      | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 379              |                           |
| 255 | D'Aguilar      | Rural Residential                         | \$10.0                                                            | \$0.5                          | \$10.0                                                            | \$0.5                          | 398              |                           |
| 256 | D'Aguilar      | Township                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 54               |                           |
| 257 | D'Aguilar      | <i>Township convenience</i>               | \$90.0                                                            | \$5.0                          | \$82.0                                                            | \$4.0                          |                  | 1                         |
| 258 | D'Aguilar      | <i>Township residential</i>               | \$70.0                                                            | \$4.0                          | \$60.0                                                            | \$4.0                          |                  | 53                        |
| 259 |                |                                           |                                                                   |                                |                                                                   |                                | 910              | 54                        |
| 260 | Dakabin        | Community facilities                      | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          | 118              |                           |
| 261 | Dakabin        | <i>Special use</i>                        | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          | 37               |                           |
| 262 | Dakabin        | <i>Utilities</i>                          | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          |                  | 81                        |
| 263 | Dakabin        | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 5                |                           |
| 264 | Dakabin        | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 166              |                           |
| 265 | Dakabin        | <i>Next generation neighbourhood</i>      | \$110.0                                                           | \$9.5                          | \$98.0                                                            | \$9.0                          |                  | 101                       |
| 266 | Dakabin        | <i>Suburban neighbourhood</i>             | \$110.0                                                           | \$9.5                          | \$100.0                                                           | \$8.5                          |                  | 26                        |
| 267 | Dakabin        | <i>Urban neighbourhood</i>                | \$110.0                                                           | \$9.5                          | \$110.0                                                           | \$9.5                          |                  | 40                        |
| 268 | Dakabin        | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 47               |                           |
| 269 | Dakabin        | <i>Light industry</i>                     | \$180.0                                                           | \$13.0                         | \$160.0                                                           | \$12.0                         |                  | 9                         |
| 270 | Dakabin        | <i>Mixed industry and business</i>        | \$205.0                                                           | \$13.0                         | \$205.0                                                           | \$13.0                         |                  | 39                        |
| 271 | Dakabin        | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 0                |                           |
| 272 | Dakabin        | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 53               |                           |
| 273 | Dakabin        | Rural Residential                         | \$25.0                                                            | \$3.0                          | \$25.0                                                            | \$3.0                          | 103              |                           |
| 274 |                |                                           |                                                                   |                                |                                                                   |                                | 529              | 296                       |
| 275 | Dayboro        | Community facilities                      | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          | 170              |                           |
| 276 | Dayboro        | <i>Utilities</i>                          | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          |                  | 170                       |
| 277 | Dayboro        | Environmental management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 1                |                           |
| 278 | Dayboro        | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 87               |                           |
| 279 | Dayboro        | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 78               |                           |
| 280 | Dayboro        | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 500              |                           |
| 281 | Dayboro        | Rural Residential                         | \$18.0                                                            | \$2.5                          | \$14.0                                                            | \$2.5                          | 415              |                           |
| 282 | Dayboro        | Township                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 74               |                           |
| 283 | Dayboro        | <i>Township centre</i>                    | \$120.0                                                           | \$6.0                          | \$105.0                                                           | \$5.0                          |                  | 8                         |
| 284 | Dayboro        | <i>Township industry</i>                  | \$75.0                                                            | \$5.0                          | \$70.0                                                            | \$5.0                          |                  | 3                         |
| 285 | Dayboro        | <i>Township residential</i>               | \$90.0                                                            | \$6.0                          | \$85.0                                                            | \$6.0                          |                  | 64                        |
| 286 |                |                                           |                                                                   |                                |                                                                   |                                | 1,325            | 245                       |
| 287 | Deception Bay  | Centre                                    | \$300.0                                                           | \$12.0                         | \$300.0                                                           | \$12.0                         | 10               |                           |
| 288 | Deception Bay  | Community facilities                      | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          | 58               |                           |
| 289 | Deception Bay  | <i>Special use</i>                        | \$18.0                                                            | \$1.5                          | \$18.0                                                            | \$1.5                          |                  | 55                        |
| 290 | Deception Bay  | <i>Utilities</i>                          | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          |                  | 3                         |
| 291 | Deception Bay  | Environmental management and conservation | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 333              |                           |
| 292 | Deception Bay  | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 534              |                           |
| 293 | Deception Bay  | <i>Next generation neighbourhood</i>      | \$100.0                                                           | \$7.0                          | \$90.0                                                            | \$6.5                          |                  | 18                        |
| 294 | Deception Bay  | <i>Suburban neighbourhood</i>             | \$100.0                                                           | \$7.0                          | \$92.0                                                            | \$6.0                          |                  | 432                       |
| 295 | Deception Bay  | <i>Urban neighbourhood</i>                | \$100.0                                                           | \$7.0                          | \$100.0                                                           | \$7.0                          |                  | 83                        |
| 296 | Deception Bay  | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 54               |                           |
| 297 | Deception Bay  | <i>General Industry</i>                   | \$160.0                                                           | \$12.0                         | \$145.0                                                           | \$11.0                         |                  | 2                         |
| 298 | Deception Bay  | <i>Light industry</i>                     | \$160.0                                                           | \$12.0                         | \$140.0                                                           | \$11.0                         |                  | 25                        |
| 299 | Deception Bay  | <i>Mixed industry and business</i>        | \$185.0                                                           | \$12.0                         | \$185.0                                                           | \$12.0                         |                  | 27                        |
| 300 | Deception Bay  | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 44               |                           |
| 301 | Deception Bay  | Recreation and open space                 | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 102              |                           |
| 302 | Deception Bay  | Rural                                     | \$5.0                                                             | \$2.0                          | \$5.0                                                             | \$2.0                          | 312              |                           |
| 303 | Deception Bay  | Rural Residential                         | \$25.0                                                            | \$2.0                          | \$25.0                                                            | \$2.0                          | 98               |                           |
| 304 |                |                                           |                                                                   |                                |                                                                   |                                | 1,545            | 645                       |
| 305 | Delaneys Creek | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 65               |                           |
| 306 | Delaneys Creek | Recreation and open space                 | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 41               |                           |
| 307 | Delaneys Creek | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 3,216            |                           |
| 308 | Delaneys Creek | Rural Residential                         | \$10.0                                                            | \$0.5                          | \$10.0                                                            | \$0.5                          | 476              |                           |
| 309 |                |                                           |                                                                   |                                |                                                                   |                                | 3,798            | 0                         |
| 310 | Donnybrook     | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 320              |                           |
| 311 | Donnybrook     | Extractive industry                       | \$7.0                                                             | \$0.5                          | \$7.0                                                             | \$0.5                          | 122              |                           |
| 312 | Donnybrook     | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 42               |                           |
| 313 | Donnybrook     | <i>Coastal communities</i>                | \$25.0                                                            | \$1.5                          | \$20.0                                                            | \$1.0                          |                  | 42                        |
| 314 | Donnybrook     | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 53               |                           |
| 315 | Donnybrook     | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 10               |                           |



| ID  | Suburb        | Classification                            | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2018) | Constrained Land<br>(Dec-2018) | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2016) | Constrained Land<br>(Dec-2016) | Sum Area<br>(Ha) | Precinct Sum<br>Area (Ha) |
|-----|---------------|-------------------------------------------|-------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------|--------------------------------|------------------|---------------------------|
| 316 | Donnybrook    | Rural                                     | \$6.0                                                             | \$2.5                          | \$6.0                                                             | \$2.5                          | 934              |                           |
| 317 |               |                                           |                                                                   |                                |                                                                   |                                | 1,481            | 42                        |
| 318 | Draper        | Environmental Management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 101              |                           |
| 319 | Draper        | Limited development                       | \$2.0                                                             | \$1.0                          | \$2.0                                                             | \$1.0                          | 62               |                           |
| 320 | Draper        | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 70               |                           |
| 321 | Draper        | Rural Residential                         | \$25.0                                                            | \$3.0                          | \$20.0                                                            | \$3.0                          | 632              |                           |
| 322 |               |                                           |                                                                   |                                |                                                                   |                                | 865              | 0                         |
| 323 | Eatons Hill   | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 7                |                           |
| 324 | Eatons Hill   | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 161              |                           |
| 325 | Eatons Hill   | <i>Suburban neighbourhood</i>             | \$140.0                                                           | \$12.0                         | \$130.0                                                           | \$11.0                         |                  | 161                       |
| 326 | Eatons Hill   | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 10               |                           |
| 327 | Eatons Hill   | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 112              |                           |
| 328 | Eatons Hill   | Rural Residential                         | \$25.0                                                            | \$3.0                          | \$25.0                                                            | \$3.0                          | 472              |                           |
| 329 |               |                                           |                                                                   |                                |                                                                   |                                | 762              | 161                       |
| 330 | Elimbah       | Community facilities                      | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          | 55               |                           |
| 331 | Elimbah       | <i>Utilities</i>                          | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          |                  | 55                        |
| 332 | Elimbah       | Environmental management and conservation | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 509              |                           |
| 333 | Elimbah       | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 18               |                           |
| 334 | Elimbah       | <i>Suburban neighbourhood</i>             | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$0.5                          |                  | 18                        |
| 335 | Elimbah       | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 261              |                           |
| 336 | Elimbah       | <i>General Industry</i>                   | \$90.0                                                            | \$7.0                          | \$80.0                                                            | \$6.0                          |                  | 254                       |
| 337 | Elimbah       | <i>Light industry</i>                     | \$100.0                                                           | \$7.0                          | \$85.0                                                            | \$6.0                          |                  | 7                         |
| 338 | Elimbah       | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 459              |                           |
| 339 | Elimbah       | Recreation and open space                 | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 120              |                           |
| 340 | Elimbah       | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 7,207            |                           |
| 341 |               |                                           |                                                                   |                                |                                                                   |                                | 8,629            | 334                       |
| 342 | Everton Hills | Environmental management and conservation | \$5.0                                                             | \$2.0                          | \$5.0                                                             | \$2.0                          | 0                |                           |
| 343 | Everton Hills | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 217              |                           |
| 344 | Everton Hills | <i>Next generation neighbourhood</i>      | \$230.0                                                           | \$15.0                         | \$220.0                                                           | \$14.5                         |                  | 39                        |
| 345 | Everton Hills | <i>Suburban neighbourhood</i>             | \$230.0                                                           | \$15.0                         | \$220.0                                                           | \$14.0                         |                  | 178                       |
| 346 | Everton Hills | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 10               |                           |
| 347 | Everton Hills | <i>Light Industry</i>                     | \$200.0                                                           | \$15.0                         | \$190.0                                                           | \$14.0                         |                  | 10                        |
| 348 | Everton Hills | Limited development                       | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 1                |                           |
| 349 | Everton Hills | Recreation and open space                 | \$5.0                                                             | \$2.0                          | \$5.0                                                             | \$2.0                          | 33               |                           |
| 350 |               |                                           |                                                                   |                                |                                                                   |                                | 261              | 227                       |
| 351 | Ferny Hills   | Community facilities                      | \$30.0                                                            | \$3.0                          | \$30.0                                                            | \$3.0                          | 3                |                           |
| 352 | Ferny Hills   | <i>Utilities</i>                          | \$30.0                                                            | \$3.0                          | \$30.0                                                            | \$3.0                          |                  | 3                         |
| 353 | Ferny Hills   | Environmental management and conservation | \$5.0                                                             | \$2.0                          | \$5.0                                                             | \$2.0                          | 463              |                           |
| 354 | Ferny Hills   | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 247              |                           |
| 355 | Ferny Hills   | <i>Next generation neighbourhood</i>      | \$200.0                                                           | \$15.0                         | \$190.0                                                           | \$14.5                         |                  | 0                         |
| 356 | Ferny Hills   | <i>Suburban neighbourhood</i>             | \$200.0                                                           | \$15.0                         | \$190.0                                                           | \$14.0                         |                  | 247                       |
| 357 | Ferny Hills   | Limited development                       | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 2                |                           |
| 358 | Ferny Hills   | Recreation and open space                 | \$5.0                                                             | \$2.0                          | \$5.0                                                             | \$2.0                          | 54               |                           |
| 359 | Ferny Hills   | Rural                                     | \$8.0                                                             | \$3.0                          | \$8.0                                                             | \$3.0                          | 91               |                           |
| 360 | Ferny Hills   | Rural Residential                         | \$50.0                                                            | \$5.0                          | \$50.0                                                            | \$5.0                          | 36               |                           |
| 361 |               |                                           |                                                                   |                                |                                                                   |                                | 896              | 250                       |
| 362 | Godwin Beach  | Extractive Industry                       | \$7.0                                                             | \$0.5                          | \$7.0                                                             | \$0.5                          | 171              |                           |
| 363 | Godwin Beach  | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 14               |                           |
| 364 | Godwin Beach  | <i>Suburban neighbourhood</i>             | \$90.0                                                            | \$6.0                          | \$78.0                                                            | \$5.0                          |                  | 14                        |
| 365 | Godwin Beach  | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 2                |                           |
| 366 | Godwin Beach  | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 8                |                           |
| 367 | Godwin Beach  | Rural                                     | \$6.0                                                             | \$2.5                          | \$6.0                                                             | \$2.5                          | 167              |                           |
| 368 |               |                                           |                                                                   |                                |                                                                   |                                | 362              | 14                        |
| 369 | Griffin       | Community facilities                      | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          | 3                |                           |
| 370 | Griffin       | <i>Utilities</i>                          | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          |                  | 3                         |
| 371 | Griffin       | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 169              |                           |
| 372 | Griffin       | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 395              |                           |
| 373 | Griffin       | <i>Coastal Communities</i>                | \$130.0                                                           | \$10.0                         | \$80.0                                                            | \$5.0                          |                  | 2                         |
| 374 | Griffin       | <i>Next generation neighbourhood</i>      | \$120.0                                                           | \$10.0                         | \$110.0                                                           | \$9.5                          | 393              |                           |
| 375 | Griffin       | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 11               |                           |
| 376 | Griffin       | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 136              |                           |
| 377 | Griffin       | Rural                                     | \$5.0                                                             | \$2.5                          | \$5.0                                                             | \$2.5                          | 156              |                           |
| 378 |               |                                           |                                                                   |                                |                                                                   |                                | 1263             | 5                         |

| ID  | Suburb         | Classification                            | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2018) | Constrained Land<br>(Dec-2018) | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2016) | Constrained Land<br>(Dec-2016) | Sum Area<br>(Ha) | Precinct Sum<br>Area (Ha) |
|-----|----------------|-------------------------------------------|-------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------|--------------------------------|------------------|---------------------------|
| 379 | Highvale       | Environmental management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 6                |                           |
| 380 | Highvale       | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 9                |                           |
| 381 | Highvale       | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 80               |                           |
| 382 | Highvale       | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 1,544            |                           |
| 383 | Highvale       | Rural Residential                         | \$15.0                                                            | \$2.5                          | \$12.0                                                            | \$2.5                          | 756              |                           |
| 384 |                |                                           |                                                                   |                                |                                                                   |                                | 2,395            | 0                         |
| 385 | Jollys Lookout | Environmental management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 15               |                           |
| 386 | Jollys Lookout | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 7                |                           |
| 387 | Jollys Lookout | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 283              |                           |
| 388 |                |                                           |                                                                   |                                |                                                                   |                                | 305              | 0                         |
| 389 | Joyner         | Community facilities                      | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          | 287              |                           |
| 390 | Joyner         | <i>Utilities</i>                          | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          |                  | 287                       |
| 391 | Joyner         | Emerging community                        | \$70.0                                                            | \$5.0                          | \$55.0                                                            | \$4.0                          | 113              |                           |
| 392 | Joyner         | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 10               |                           |
| 393 | Joyner         | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 103              |                           |
| 394 | Joyner         | <i>Suburban neighbourhood</i>             | \$140.0                                                           | \$12.0                         | \$130.0                                                           | \$11.0                         |                  | 103                       |
| 395 | Joyner         | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 26               |                           |
| 396 | Joyner         | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 37               |                           |
| 397 | Joyner         | Rural                                     | \$6.0                                                             | \$2.5                          | \$6.0                                                             | \$2.5                          | 86               |                           |
| 398 | Joyner         | Rural Residential                         | \$25.0                                                            | \$3.0                          | \$25.0                                                            | \$3.0                          | 58               |                           |
| 399 |                |                                           |                                                                   |                                |                                                                   |                                | 720              | 390                       |
| 400 | Kallangur      | Centre                                    | \$320.0                                                           | \$15.0                         | \$320.0                                                           | \$15.0                         | 109              |                           |
| 401 | Kallangur      | Community facilities                      | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          | 60               |                           |
| 402 | Kallangur      | <i>Utilities</i>                          | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          |                  | 60                        |
| 403 | Kallangur      | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 606              |                           |
| 404 | Kallangur      | <i>Next generation neighbourhood</i>      | \$120.0                                                           | \$10.0                         | \$108.0                                                           | \$9.5                          |                  | 99                        |
| 405 | Kallangur      | <i>Suburban neighbourhood</i>             | \$120.0                                                           | \$10.0                         | \$110.0                                                           | \$9.0                          |                  | 419                       |
| 406 | Kallangur      | <i>Urban neighbourhood</i>                | \$120.0                                                           | \$10.0                         | \$120.0                                                           | \$10.0                         |                  | 89                        |
| 407 | Kallangur      | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 21               |                           |
| 408 | Kallangur      | <i>General Industry</i>                   | \$170.0                                                           | \$12.0                         | \$150.0                                                           | \$11.0                         |                  | 13                        |
| 409 | Kallangur      | <i>Mixed industry and business</i>        | \$205.0                                                           | \$13.0                         | \$205.0                                                           | \$13.0                         |                  | 8                         |
| 410 | Kallangur      | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 6                |                           |
| 411 | Kallangur      | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 89               |                           |
| 412 |                |                                           |                                                                   |                                |                                                                   |                                | 891              | 688                       |
| 413 | King Scrub     | Environmental management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 43               |                           |
| 414 | King Scrub     | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 9                |                           |
| 415 | King Scrub     | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 4                |                           |
| 416 | King Scrub     | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 1,144            |                           |
| 417 | King Scrub     | Rural Residential                         | \$15.0                                                            | \$2.5                          | \$12.0                                                            | \$2.5                          | 173              |                           |
| 418 |                |                                           |                                                                   |                                |                                                                   |                                | 1,373            | 0                         |
| 419 | Kippa-ring     | Centre                                    | \$300.0                                                           | \$15.0                         | \$300.0                                                           | \$15.0                         | 22               |                           |
| 420 | Kippa-ring     | Community facilities                      | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          | 26               |                           |
| 421 | Kippa-ring     | <i>Special use</i>                        | \$18.0                                                            | \$1.5                          | \$18.0                                                            | \$1.5                          |                  | 9                         |
| 422 | Kippa-ring     | <i>Utilities</i>                          | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          |                  | 12                        |
| 423 | Kippa-ring     | <i>(blank)</i>                            | n/a                                                               | n/a                            | n/a                                                               | n/a                            |                  | 5                         |
| 424 | Kippa-ring     | Emerging community                        | \$55.0                                                            | \$5.0                          | \$40.0                                                            | \$3.5                          | 34               |                           |
| 425 | Kippa-ring     | Environmental management and conservation | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 42               |                           |
| 426 | Kippa-ring     | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 233              |                           |
| 427 | Kippa-ring     | <i>Next generation neighbourhood</i>      | \$150.0                                                           | \$12.0                         | \$142.0                                                           | \$11.5                         |                  | 46                        |
| 428 | Kippa-ring     | <i>Suburban neighbourhood</i>             | \$150.0                                                           | \$12.0                         | \$145.0                                                           | \$11.0                         |                  | 160                       |
| 429 | Kippa-ring     | <i>Urban neighbourhood</i>                | \$150.0                                                           | \$12.0                         | \$150.0                                                           | \$12.0                         |                  | 27                        |
| 430 | Kippa-ring     | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 8                |                           |
| 431 | Kippa-ring     | <i>Light industry</i>                     | \$160.0                                                           | \$12.0                         | \$150.0                                                           | \$11.0                         |                  | 8                         |
| 432 | Kippa-ring     | Recreation and open space                 | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 84               |                           |
| 433 |                |                                           |                                                                   |                                |                                                                   |                                | 449              | 267                       |
| 434 | Kobble Creek   | Community facilities                      | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          | 102              |                           |
| 435 | Kobble Creek   | <i>Utilities</i>                          | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          |                  | 102                       |
| 436 | Kobble Creek   | Environmental management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 2,161            |                           |
| 437 | Kobble Creek   | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 91               |                           |
| 438 | Kobble Creek   | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 25               |                           |
| 439 | Kobble Creek   | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 2,688            |                           |
| 440 |                |                                           |                                                                   |                                |                                                                   |                                | 5,067            | 102                       |
| 441 | Kurwongbah     | Community facilities                      | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          | 563              |                           |

| ID  | Suburb       | Classification                            | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2018) | Constrained Land<br>(Dec-2018) | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2016) | Constrained Land<br>(Dec-2016) | Sum Area<br>(Ha) | Precinct Sum<br>Area (Ha) |
|-----|--------------|-------------------------------------------|-------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------|--------------------------------|------------------|---------------------------|
| 442 | Kurwongbah   | <i>Lakeside</i>                           | \$14.0                                                            | \$1.0                          | \$14.0                                                            | \$1.0                          |                  | 44                        |
| 443 | Kurwongbah   | <i>Utilities</i>                          | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          |                  | 519                       |
| 444 | Kurwongbah   | Environmental management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 7                |                           |
| 445 | Kurwongbah   | Extractive industry                       | \$2.0                                                             | \$0.5                          | \$2.0                                                             | \$0.5                          | 311              |                           |
| 446 | Kurwongbah   | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 9                |                           |
| 447 | Kurwongbah   | <i>Suburban neighbourhood</i>             | \$11.0                                                            | \$1.0                          | \$11.0                                                            | \$0.0                          |                  | 9                         |
| 448 | Kurwongbah   | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 79               |                           |
| 449 | Kurwongbah   | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 45               |                           |
| 450 | Kurwongbah   | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 3,078            |                           |
| 451 | Kurwongbah   | Rural Residential                         | \$15.0                                                            | \$2.5                          | \$13.0                                                            | \$2.5                          | 112              |                           |
| 452 |              |                                           |                                                                   |                                |                                                                   |                                | 4,204            | 572                       |
| 453 | Laceys Creek | Environmental management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 3,494            |                           |
| 454 | Laceys Creek | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 128              |                           |
| 455 | Laceys Creek | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 16               |                           |
| 456 | Laceys Creek | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 4,326            |                           |
| 457 |              |                                           |                                                                   |                                |                                                                   |                                | 7,964            | 0                         |
| 458 | Lawnton      | Centre                                    | \$320.0                                                           | \$15.0                         | \$320.0                                                           | \$15.0                         | 21               |                           |
| 459 | Lawnton      | Community facilities                      | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          | 9                |                           |
| 460 | Lawnton      | <i>Special use</i>                        | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          | 1                |                           |
| 461 | Lawnton      | <i>Utilities</i>                          | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          |                  | 8                         |
| 462 | Lawnton      | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 8                |                           |
| 463 | Lawnton      | Extractive industry                       | \$8.0                                                             | \$0.5                          | \$8.0                                                             | \$0.5                          | 119              |                           |
| 464 | Lawnton      | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 282              |                           |
| 465 | Lawnton      | <i>Next generation neighbourhood</i>      | \$130.0                                                           | \$11.0                         | \$118.0                                                           | \$10.5                         |                  | 94                        |
| 466 | Lawnton      | <i>Suburban neighbourhood</i>             | \$130.0                                                           | \$11.0                         | \$120.0                                                           | \$10.0                         |                  | 133                       |
| 467 | Lawnton      | <i>Urban neighbourhood</i>                | \$140.0                                                           | \$11.0                         | \$140.0                                                           | \$11.0                         |                  | 55                        |
| 468 | Lawnton      | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 45               |                           |
| 469 | Lawnton      | <i>Light industry</i>                     | \$180.0                                                           | \$13.0                         | \$160.0                                                           | \$12.0                         |                  | 34                        |
| 470 | Lawnton      | <i>Mixed industry and business</i>        | \$205.0                                                           | \$13.0                         | \$205.0                                                           | \$13.0                         |                  | 10                        |
| 471 | Lawnton      | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 153              |                           |
| 472 | Lawnton      | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 43               |                           |
| 473 | Lawnton      | Rural                                     | \$5.0                                                             | \$2.5                          | \$5.0                                                             | \$2.5                          | 20               |                           |
| 474 |              |                                           |                                                                   |                                |                                                                   |                                | 701              | 334                       |
| 475 | Mango Hill   | Centre                                    | \$350.0                                                           | \$22.0                         | \$350.0                                                           | \$22.0                         | 8                |                           |
| 476 | Mango Hill   | Community facilities                      | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          | 19               |                           |
| 477 | Mango Hill   | <i>Utilities</i>                          | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          |                  | 19                        |
| 478 | Mango Hill   | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 115              |                           |
| 479 | Mango Hill   | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 456              |                           |
| 480 | Mango Hill   | <i>Next generation neighbourhood</i>      | \$170.0                                                           | \$13.0                         | \$160.0                                                           | \$12.5                         |                  | 317                       |
| 481 | Mango Hill   | <i>Suburban neighbourhood</i>             | \$170.0                                                           | \$13.0                         | \$162.0                                                           | \$12.0                         |                  | 38                        |
| 482 | Mango Hill   | <i>Urban neighbourhood</i>                | \$170.0                                                           | \$13.0                         | \$170.0                                                           | \$13.0                         |                  | 101                       |
| 483 | Mango Hill   | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 5                |                           |
| 484 | Mango Hill   | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 46               |                           |
| 485 | Mango Hill   | Rural                                     | \$6.0                                                             | \$2.5                          | \$6.0                                                             | \$2.5                          | 251              |                           |
| 486 |              |                                           |                                                                   |                                |                                                                   |                                | 900              | 475                       |
| 487 | Margate      | Centre                                    | \$350.0                                                           | \$17.0                         | \$350.0                                                           | \$17.0                         | 10               |                           |
| 488 | Margate      | Community facilities                      | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          | 4                |                           |
| 489 | Margate      | <i>Utilities</i>                          | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          |                  | 4                         |
| 490 | Margate      | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 161              |                           |
| 491 | Margate      | <i>Next generation neighbourhood</i>      | \$170.0                                                           | \$14.0                         | \$162.0                                                           | \$13.5                         |                  | 78                        |
| 492 | Margate      | <i>Suburban neighbourhood</i>             | \$170.0                                                           | \$14.0                         | \$155.0                                                           | \$13.0                         |                  | 70                        |
| 493 | Margate      | <i>Urban neighbourhood</i>                | \$175.0                                                           | \$14.0                         | \$175.0                                                           | \$14.0                         |                  | 13                        |
| 494 | Margate      | Recreation and open space                 | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 13               |                           |
| 495 |              |                                           |                                                                   |                                |                                                                   |                                | 188              | 165                       |
| 496 | Meldale      | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 8                |                           |
| 497 | Meldale      | <i>Coastal communities</i>                | \$20.0                                                            | \$1.5                          | \$15.0                                                            | \$1.0                          |                  | 8                         |
| 498 | Meldale      | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 8                |                           |
| 499 | Meldale      | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 58               |                           |
| 500 | Meldale      | Rural                                     | \$6.0                                                             | \$2.5                          | \$6.0                                                             | \$2.5                          | 293              |                           |
| 501 |              |                                           |                                                                   |                                |                                                                   |                                | 367              | 8                         |
| 502 | Moodlu       | Community facilities                      | \$8.0                                                             | \$1.0                          | \$8.0                                                             | \$1.0                          | 33               |                           |
| 503 | Moodlu       | <i>Utilities</i>                          | \$8.0                                                             | \$1.0                          | \$8.0                                                             | \$1.0                          |                  | 33                        |
| 504 | Moodlu       | Emerging community                        | \$11.0                                                            | \$2.0                          | \$11.0                                                            | \$2.0                          | 20               |                           |

| ID  | Suburb         | Classification                            | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2018) | Constrained Land<br>(Dec-2018) | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2016) | Constrained Land<br>(Dec-2016) | Sum Area<br>(Ha) | Precinct Sum<br>Area (Ha) |
|-----|----------------|-------------------------------------------|-------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------|--------------------------------|------------------|---------------------------|
| 505 | Moodlu         | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 1                |                           |
| 506 | Moodlu         | <i>Suburban neighbourhood</i>             | \$15.0                                                            | \$2.0                          | \$7.0                                                             | \$1.0                          |                  | 1                         |
| 507 | Moodlu         | Limited development                       | \$2.0                                                             | \$1.0                          | \$2.0                                                             | \$1.0                          | 22               |                           |
| 508 | Moodlu         | Recreation and open space                 | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 17               |                           |
| 509 | Moodlu         | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 242              |                           |
| 510 | Moodlu         | Rural Residential                         | \$11.0                                                            | \$1.0                          | \$11.0                                                            | \$1.0                          | 83               |                           |
| 511 |                |                                           |                                                                   |                                |                                                                   |                                | 418              | 34                        |
| 512 | Moorina        | Environmental management and conservation | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 1                |                           |
| 513 | Moorina        | Extractive industry                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 184              |                           |
| 514 | Moorina        | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 18               |                           |
| 515 | Moorina        | Recreation and open space                 | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 29               |                           |
| 516 | Moorina        | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 1,185            |                           |
| 517 |                |                                           |                                                                   |                                |                                                                   |                                | 1,417            | 0                         |
| 518 | Morayfield     | Centre                                    | \$280.0                                                           | \$12.0                         | \$280.0                                                           | \$12.0                         | 75               |                           |
| 519 | Morayfield     | Community facilities                      | \$12.0                                                            | \$1.0                          | \$12.0                                                            | \$1.0                          | 30               |                           |
| 520 | Morayfield     | <i>Utilities</i>                          | \$12.0                                                            | \$1.0                          | \$12.0                                                            | \$1.0                          |                  | 30                        |
| 521 | Morayfield     | Emerging community                        | \$60.0                                                            | \$5.0                          | \$45.0                                                            | \$3.5                          | 606              |                           |
| 522 | Morayfield     | Environmental management and conservation | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 26               |                           |
| 523 | Morayfield     | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 671              |                           |
| 524 | Morayfield     | <i>Next generation neighbourhood</i>      | \$85.0                                                            | \$6.0                          | \$75.0                                                            | \$5.5                          |                  | 447                       |
| 525 | Morayfield     | <i>Suburban neighbourhood</i>             | \$85.0                                                            | \$6.0                          | \$77.0                                                            | \$5.0                          |                  | 221                       |
| 526 | Morayfield     | <i>Urban neighbourhood</i>                | \$85.0                                                            | \$6.0                          | \$85.0                                                            | \$6.0                          |                  | 3                         |
| 527 | Morayfield     | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 173              |                           |
| 528 | Morayfield     | <i>Light industry</i>                     | \$140.0                                                           | \$12.0                         | \$130.0                                                           | \$11.0                         |                  | 0                         |
| 529 | Morayfield     | <i>Mixed industry and business</i>        | \$165.0                                                           | \$12.0                         | \$165.0                                                           | \$12.0                         |                  | 173                       |
| 530 | Morayfield     | Limited development                       | \$2.0                                                             | \$1.0                          | \$2.0                                                             | \$1.0                          | 175              |                           |
| 531 | Morayfield     | Recreation and open space                 | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 516              |                           |
| 532 | Morayfield     | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 831              |                           |
| 533 | Morayfield     | Rural Residential                         | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          | 871              |                           |
| 534 |                |                                           |                                                                   |                                |                                                                   |                                | 3,974            | 874                       |
| 535 | Mount Delaney  | Environmental management and conservation | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 151              |                           |
| 536 | Mount Delaney  | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 67               |                           |
| 537 | Mount Delaney  | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 1,219            |                           |
| 538 |                |                                           |                                                                   |                                |                                                                   |                                | 1,437            | 0                         |
| 539 | Mount Glorious | Environmental management and conservation | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 1,409            |                           |
| 540 | Mount Glorious | Rural                                     | \$4.0                                                             | \$2.5                          | \$4.0                                                             | \$2.5                          | 606              |                           |
| 541 |                |                                           |                                                                   |                                |                                                                   |                                | 2,015            | 0                         |
| 542 | Mount Mee      | Environmental management and conservation | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 1,669            |                           |
| 543 | Mount Mee      | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 46               |                           |
| 544 | Mount Mee      | Recreation and open space                 | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 9                |                           |
| 545 | Mount Mee      | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 5,832            |                           |
| 546 |                |                                           |                                                                   |                                |                                                                   |                                | 7,556            | 0                         |
| 547 | Mount Nebo     | Environmental management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 1,031            |                           |
| 548 | Mount Nebo     | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 319              |                           |
| 549 |                |                                           |                                                                   |                                |                                                                   |                                | 1,350            | 0                         |
| 550 | Mount Pleasant | Environmental management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 584              |                           |
| 551 | Mount Pleasant | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 79               |                           |
| 552 | Mount Pleasant | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 1                |                           |
| 553 | Mount Pleasant | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 2,942            |                           |
| 554 |                |                                           |                                                                   |                                |                                                                   |                                | 3,606            | 0                         |
| 555 | Mount Samson   | Community facilities                      | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          | 395              |                           |
| 556 | Mount Samson   | <i>Utilities</i>                          | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          |                  | 395                       |
| 557 | Mount Samson   | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 16               |                           |
| 558 | Mount Samson   | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 13               |                           |
| 559 | Mount Samson   | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 1,320            |                           |
| 560 | Mount Samson   | Rural Residential                         | \$15.0                                                            | \$2.5                          | \$12.0                                                            | \$2.5                          | 13               |                           |
| 561 |                |                                           |                                                                   |                                |                                                                   |                                | 1,757            | 395                       |
| 562 | Murrumba Downs | Centre                                    | \$320.0                                                           | \$15.0                         | \$320.0                                                           | \$15.0                         | 3                |                           |
| 563 | Murrumba Downs | Community facilities                      | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          | 34               |                           |
| 564 | Murrumba Downs | <i>Special use</i>                        | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          | 1                |                           |
| 565 | Murrumba Downs | <i>Utilities</i>                          | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          |                  | 33                        |
| 566 | Murrumba Downs | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 8                |                           |
| 567 | Murrumba Downs | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 320              |                           |

| ID  | Suburb         | Classification                            | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2018) | Constrained Land<br>(Dec-2018) | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2016) | Constrained Land<br>(Dec-2016) | Sum Area<br>(Ha) | Precinct Sum<br>Area (Ha) |
|-----|----------------|-------------------------------------------|-------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------|--------------------------------|------------------|---------------------------|
| 568 | Murrumba Downs | <i>Next generation neighbourhood</i>      | \$120.0                                                           | \$10.0                         | \$108.0                                                           | \$9.5                          |                  | 101                       |
| 569 | Murrumba Downs | <i>Suburban neighbourhood</i>             | \$120.0                                                           | \$10.0                         | \$110.0                                                           | \$9.0                          |                  | 217                       |
| 570 | Murrumba Downs | <i>Urban neighbourhood</i>                | \$120.0                                                           | \$10.0                         | \$120.0                                                           | \$10.0                         |                  | 2                         |
| 571 | Murrumba Downs | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 29               |                           |
| 572 | Murrumba Downs | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 75               |                           |
| 573 |                |                                           |                                                                   |                                |                                                                   |                                | 470              | 353                       |
| 574 | Narangba       | Centre                                    | \$290.0                                                           | \$12.0                         | \$290.0                                                           | \$12.0                         | 3                |                           |
| 575 | Narangba       | Community facilities                      | \$12.0                                                            | \$1.0                          | \$12.0                                                            | \$1.0                          | 15               |                           |
| 576 | Narangba       | <i>Special use</i>                        | \$12.0                                                            | \$1.0                          | \$12.0                                                            | \$1.0                          | 0                |                           |
| 577 | Narangba       | <i>Utilities</i>                          | \$12.0                                                            | \$1.0                          | \$12.0                                                            | \$1.0                          |                  | 15                        |
| 578 | Narangba       | Emerging community                        | \$65.0                                                            | \$5.0                          | \$45.0                                                            | \$3.5                          | 212              |                           |
| 579 | Narangba       | Environmental management and conservation | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 175              |                           |
| 580 | Narangba       | Extractive industry                       | \$8.0                                                             | \$0.5                          | \$8.0                                                             | \$0.5                          | 719              |                           |
| 581 | Narangba       | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 679              |                           |
| 582 | Narangba       | <i>Next generation neighbourhood</i>      | \$100.0                                                           | \$7.0                          | \$90.0                                                            | \$6.5                          |                  | 156                       |
| 583 | Narangba       | <i>Suburban neighbourhood</i>             | \$100.0                                                           | \$7.0                          | \$92.0                                                            | \$6.0                          |                  | 493                       |
| 584 | Narangba       | <i>Urban neighbourhood</i>                | \$100.0                                                           | \$7.0                          | \$100.0                                                           | \$7.0                          |                  | 31                        |
| 585 | Narangba       | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 238              |                           |
| 586 | Narangba       | <i>General Industry</i>                   | \$160.0                                                           | \$12.0                         | \$150.0                                                           | \$11.0                         |                  | 161                       |
| 587 | Narangba       | <i>Light industry</i>                     | \$160.0                                                           | \$12.0                         | \$150.0                                                           | \$11.0                         |                  | 35                        |
| 588 | Narangba       | <i>Restricted industry</i>                | \$130.0                                                           | \$11.0                         | \$130.0                                                           | \$11.0                         |                  | 42                        |
| 589 | Narangba       | Limited development                       | \$2.0                                                             | \$1.0                          | \$2.0                                                             | \$1.0                          | 48               |                           |
| 590 | Narangba       | Recreation and open space                 | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 210              |                           |
| 591 | Narangba       | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 905              |                           |
| 592 | Narangba       | Rural Residential                         | \$22.0                                                            | \$1.5                          | \$22.0                                                            | \$1.5                          | 518              |                           |
| 593 |                |                                           |                                                                   |                                |                                                                   |                                | 3,722            | 933                       |
| 594 | Neurum         | Environmental management and conservation | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 11               |                           |
| 595 | Neurum         | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 486              |                           |
| 596 | Neurum         | Recreation and open space                 | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 34               |                           |
| 597 | Neurum         | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 2,821            |                           |
| 598 |                |                                           |                                                                   |                                |                                                                   |                                | 3,352            | 0                         |
| 599 | Newport        | Community facilities                      | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          | 4                |                           |
| 600 | Newport        | <i>Utilities</i>                          | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          |                  | 4                         |
| 601 | Newport        | Environmental management and conservation | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 28               |                           |
| 602 | Newport        | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 222              |                           |
| 603 | Newport        | <i>Next generation neighbourhood</i>      | \$180.0                                                           | \$14.0                         | \$180.0                                                           | \$13.5                         |                  | 132                       |
| 604 | Newport        | <i>Suburban neighbourhood</i>             | \$180.0                                                           | \$14.0                         | \$160.0                                                           | \$13.0                         |                  | 90                        |
| 605 | Newport        | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 1                |                           |
| 606 | Newport        | <i>Marine industry</i>                    | \$220.0                                                           | \$15.0                         | \$220.0                                                           | \$15.0                         |                  | 1                         |
| 607 | Newport        | Limited development                       | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 1                |                           |
| 608 | Newport        | Recreation and open space                 | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 17               |                           |
| 609 |                |                                           |                                                                   |                                |                                                                   |                                | 273              | 227                       |
| 610 | Ningi          | Community facilities                      | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          | 134              |                           |
| 611 | Ningi          | <i>Utilities</i>                          | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          |                  | 134                       |
| 612 | Ningi          | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 65               |                           |
| 613 | Ningi          | Extractive industry                       | \$7.0                                                             | \$0.5                          | \$7.0                                                             | \$0.5                          | 339              |                           |
| 614 | Ningi          | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 111              |                           |
| 615 | Ningi          | <i>Suburban neighbourhood</i>             | \$80.0                                                            | \$6.0                          | \$68.0                                                            | \$5.0                          |                  | 111                       |
| 616 | Ningi          | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 3                |                           |
| 617 | Ningi          | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 137              |                           |
| 618 | Ningi          | Rural                                     | \$6.0                                                             | \$2.5                          | \$6.0                                                             | \$2.5                          | 1,415            |                           |
| 619 | Ningi          | Rural Residential                         | \$20.0                                                            | \$3.0                          | \$18.0                                                            | \$3.0                          | 398              |                           |
| 620 |                |                                           |                                                                   |                                |                                                                   |                                | 2,602            | 245                       |
| 621 | North Lakes    | Centre                                    | \$420.0                                                           | \$25.0                         | \$420.0                                                           | \$25.0                         | 4                |                           |
| 622 | North Lakes    | Environmental management and conservation | \$5.0                                                             | \$1.5                          | \$5.0                                                             | \$1.5                          | 44               |                           |
| 623 | North Lakes    | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 14               |                           |
| 624 | North Lakes    | <i>Next generation neighbourhood</i>      | \$190.0                                                           | \$15.0                         | \$190.0                                                           | \$14.5                         |                  | 2                         |
| 625 | North Lakes    | <i>Suburban neighbourhood</i>             | \$190.0                                                           | \$15.0                         | \$190.0                                                           | \$14.0                         |                  | 11                        |
| 626 | North Lakes    | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 52               |                           |
| 627 | North Lakes    | <i>Light industry</i>                     | \$200.0                                                           | \$15.0                         | \$190.0                                                           | \$14.0                         |                  | 7                         |
| 628 | North Lakes    | <i>Mixed industry and business</i>        | \$235.0                                                           | \$15.0                         | \$235.0                                                           | \$15.0                         |                  | 46                        |
| 629 | North Lakes    | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 13               |                           |
| 630 | North Lakes    | Recreation and open space                 | \$5.0                                                             | \$1.5                          | \$5.0                                                             | \$1.5                          | 11               |                           |

| ID  | Suburb          | Classification                            | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2018) | Constrained Land<br>(Dec-2018) | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2016) | Constrained Land<br>(Dec-2016) | Sum Area<br>(Ha) | Precinct Sum<br>Area (Ha) |
|-----|-----------------|-------------------------------------------|-------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------|--------------------------------|------------------|---------------------------|
| 631 | North Lakes     | Rural                                     | \$6.0                                                             | \$2.5                          | \$6.0                                                             | \$2.5                          | 14               |                           |
| 632 |                 |                                           |                                                                   |                                |                                                                   |                                | 152              | 66                        |
| 633 | Ocean View      | Environmental management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 86               |                           |
| 634 | Ocean View      | Extractive industry                       | \$2.0                                                             | \$0.5                          | \$2.0                                                             | \$0.5                          | 163              |                           |
| 635 | Ocean View      | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 1                |                           |
| 636 | Ocean View      | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 28               |                           |
| 637 | Ocean View      | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 2,508            |                           |
| 638 | Ocean View      | Rural Residential                         | \$15.0                                                            | \$2.5                          | \$12.0                                                            | \$2.5                          | 1,020            |                           |
| 639 |                 |                                           |                                                                   |                                |                                                                   |                                | 3,806            | 0                         |
| 640 | Petrie          | Centre                                    | \$320.0                                                           | \$15.0                         | \$320.0                                                           | \$15.0                         | 79               |                           |
| 641 | Petrie          | Community facilities                      | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          | 23               |                           |
| 642 | Petrie          | <i>Utilities</i>                          | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          |                  | 23                        |
| 643 | Petrie          | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 276              |                           |
| 644 | Petrie          | <i>Suburban neighbourhood</i>             | \$130.0                                                           | \$11.0                         | \$120.0                                                           | \$10.0                         |                  | 242                       |
| 645 | Petrie          | <i>Urban neighbourhood</i>                | \$140.0                                                           | \$11.0                         | \$140.0                                                           | \$11.0                         |                  | 34                        |
| 646 | Petrie          | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 36               |                           |
| 647 | Petrie          | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 98               |                           |
| 648 | Petrie          | Rural Residential                         | \$25.0                                                            | \$3.0                          | \$25.0                                                            | \$3.0                          | 15               |                           |
| 649 |                 |                                           |                                                                   |                                |                                                                   |                                | 527              | 299                       |
| 650 | Redcliffe       | Centre                                    | \$350.0                                                           | \$17.0                         | \$350.0                                                           | \$17.0                         | 37               |                           |
| 651 | Redcliffe       | Community facilities                      | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          | 0                |                           |
| 652 | Redcliffe       | <i>Special use</i>                        | \$25.0                                                            | \$2.0                          | \$25.0                                                            | \$2.0                          |                  | 0                         |
| 653 | Redcliffe       | Emerging community                        | \$60.0                                                            | \$5.0                          | \$50.0                                                            | \$3.5                          | 25               |                           |
| 654 | Redcliffe       | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 186              |                           |
| 655 | Redcliffe       | <i>Next generation neighbourhood</i>      | \$170.0                                                           | \$14.0                         | \$162.0                                                           | \$13.5                         |                  | 50                        |
| 656 | Redcliffe       | <i>Suburban neighbourhood</i>             | \$170.0                                                           | \$14.0                         | \$155.0                                                           | \$13.0                         |                  | 102                       |
| 657 | Redcliffe       | <i>Urban neighbourhood</i>                | \$175.0                                                           | \$14.0                         | \$175.0                                                           | \$14.0                         |                  | 34                        |
| 658 | Redcliffe       | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 1                |                           |
| 659 | Redcliffe       | <i>Light industry</i>                     | \$200.0                                                           | \$15.0                         | \$190.0                                                           | \$14.0                         |                  | 1                         |
| 660 | Redcliffe       | Recreation and open space                 | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 55               |                           |
| 661 |                 |                                           |                                                                   |                                |                                                                   |                                | 304              | 187                       |
| 662 | Rocksberg       | Emerging community                        | \$25.0                                                            | \$2.0                          | \$25.0                                                            | \$2.0                          | 640              |                           |
| 663 | Rocksberg       | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 61               |                           |
| 664 | Rocksberg       | Recreation and open space                 | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 1                |                           |
| 665 | Rocksberg       | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 1,820            |                           |
| 666 |                 |                                           |                                                                   |                                |                                                                   |                                | 2,522            | 0                         |
| 667 | Rothwell        | Centre                                    | \$300.0                                                           | \$15.0                         | \$300.0                                                           | \$15.0                         | 28               |                           |
| 668 | Rothwell        | Community facilities                      | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          | 64               |                           |
| 669 | Rothwell        | <i>Airfield</i>                           | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          |                  | 45                        |
| 670 | Rothwell        | <i>Utilities</i>                          | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          |                  | 18                        |
| 671 | Rothwell        | Environmental management and conservation | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 266              |                           |
| 672 | Rothwell        | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 236              |                           |
| 673 | Rothwell        | <i>Next generation neighbourhood</i>      | \$130.0                                                           | \$10.0                         | \$122.0                                                           | \$9.5                          |                  | 88                        |
| 674 | Rothwell        | <i>Suburban neighbourhood</i>             | \$130.0                                                           | \$10.0                         | \$115.0                                                           | \$9.0                          |                  | 148                       |
| 675 | Rothwell        | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 4                |                           |
| 676 | Rothwell        | <i>Light industry</i>                     | \$160.0                                                           | \$12.0                         | \$150.0                                                           | \$11.0                         |                  | 4                         |
| 677 | Rothwell        | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 3                |                           |
| 678 | Rothwell        | Recreation and open space                 | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 54               |                           |
| 679 |                 |                                           |                                                                   |                                |                                                                   |                                | 655              | 303                       |
| 680 | Rush Creek      | Community facilities                      | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          | 419              |                           |
| 681 | Rush Creek      | <i>Utilities</i>                          | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          |                  | 419                       |
| 682 | Rush Creek      | Extractive Industry                       | \$2.0                                                             | \$0.5                          | \$2.0                                                             | \$0.5                          | 110              |                           |
| 683 | Rush Creek      | Limited Development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 3                |                           |
| 684 | Rush Creek      | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 807              |                           |
| 685 |                 |                                           |                                                                   |                                |                                                                   |                                | 1,339            | 419                       |
| 686 | Samford Valley  | Environmental management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 330              |                           |
| 687 | Samford Valley  | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 49               |                           |
| 688 | Samford Valley  | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 240              |                           |
| 689 | Samford Valley  | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 0                |                           |
| 690 | Samford Valley  | Rural Residential                         | \$20.0                                                            | \$2.5                          | \$15.0                                                            | \$2.5                          | 1,263            |                           |
| 691 |                 |                                           |                                                                   |                                |                                                                   |                                | 1,882            | 0                         |
| 692 | Samford Village | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 11               |                           |
| 693 | Samford Village | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 16               |                           |

| ID  | Suburb           | Classification                            | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2018) | Constrained Land<br>(Dec-2018) | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2016) | Constrained Land<br>(Dec-2016) | Sum Area<br>(Ha) | Precinct Sum<br>Area (Ha) |
|-----|------------------|-------------------------------------------|-------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------|--------------------------------|------------------|---------------------------|
| 694 | Samford Village  | Rural Residential                         | \$20.0                                                            | \$2.5                          | \$15.0                                                            | \$2.5                          | 47               |                           |
| 695 | Samford Village  | Township                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 37               |                           |
| 696 | Samford Village  | <i>Township centre</i>                    | \$145.0                                                           | \$8.0                          | \$125.0                                                           | \$7.0                          |                  | 6                         |
| 697 | Samford Village  | <i>Township Industry</i>                  | \$85.0                                                            | \$5.0                          | \$80.0                                                            | \$5.0                          |                  | 3                         |
| 698 | Samford Village  | <i>Township Residential</i>               | \$110.0                                                           | \$6.0                          | \$105.0                                                           | \$6.0                          |                  | 28                        |
| 699 |                  |                                           |                                                                   |                                |                                                                   |                                | 111              | 37                        |
| 700 | Samsonvale       | Community facilities                      | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          | 2,182            |                           |
| 701 | Samsonvale       | <i>Utilities</i>                          | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          |                  | 2,182                     |
| 702 | Samsonvale       | Environmental management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 8                |                           |
| 703 | Samsonvale       | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 9                |                           |
| 704 | Samsonvale       | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 12               |                           |
| 705 | Samsonvale       | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 1,103            |                           |
| 706 |                  |                                           |                                                                   |                                |                                                                   |                                | 3,314            | 2,182                     |
| 707 | Sandstone Point  | Environmental management and conservation | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 27               |                           |
| 708 | Sandstone Point  | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 135              |                           |
| 709 | Sandstone Point  | <i>Next generation neighbourhood</i>      | \$90.0                                                            | \$6.0                          | \$75.0                                                            | \$5.5                          |                  | 31                        |
| 710 | Sandstone Point  | <i>Suburban neighbourhood</i>             | \$90.0                                                            | \$6.0                          | \$78.0                                                            | \$5.0                          |                  | 104                       |
| 711 | Sandstone Point  | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 2                |                           |
| 712 | Sandstone Point  | <i>Marine industry</i>                    | \$180.0                                                           | \$13.0                         | \$180.0                                                           | \$13.0                         |                  | 2                         |
| 713 | Sandstone Point  | Recreation and open space                 | \$3.5                                                             | \$1.5                          | \$3.5                                                             | \$1.5                          | 67               |                           |
| 714 | Sandstone Point  | Rural                                     | \$7.0                                                             | \$3.0                          | \$7.0                                                             | \$3.0                          | 239              |                           |
| 715 |                  |                                           |                                                                   |                                |                                                                   |                                | 470              | 137                       |
| 716 | Scarborough      | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 216              |                           |
| 717 | Scarborough      | <i>Next generation neighbourhood</i>      | \$190.0                                                           | \$15.0                         | \$182.0                                                           | \$14.5                         |                  | 71                        |
| 718 | Scarborough      | <i>Suburban neighbourhood</i>             | \$190.0                                                           | \$15.0                         | \$175.0                                                           | \$14.0                         |                  | 128                       |
| 719 | Scarborough      | <i>Urban neighbourhood</i>                | \$195.0                                                           | \$15.0                         | \$195.0                                                           | \$15.0                         |                  | 18                        |
| 720 | Scarborough      | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 15               |                           |
| 721 | Scarborough      | <i>Marine industry</i>                    | \$220.0                                                           | \$15.0                         | \$220.0                                                           | \$15.0                         |                  | 15                        |
| 722 | Scarborough      | Recreation and open space                 | \$5.0                                                             | \$2.0                          | \$5.0                                                             | \$2.0                          | 13               |                           |
| 723 |                  |                                           |                                                                   |                                |                                                                   |                                | 244              | 232                       |
| 724 | Stanmore         | Community facilities                      | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          | 84               |                           |
| 725 | Stanmore         | Environmental management and conservation | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 1                |                           |
| 726 | Stanmore         | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 529              |                           |
| 727 | Stanmore         | Recreation and open space                 | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 4                |                           |
| 728 | Stanmore         | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 4,174            |                           |
| 729 |                  |                                           |                                                                   |                                |                                                                   |                                | 4,792            | 0                         |
| 730 | Stony Creek      | Community facilities                      | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          | 19               |                           |
| 731 | Stony Creek      | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 438              |                           |
| 732 | Stony Creek      | Recreation and open space                 | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 12               |                           |
| 733 | Stony Creek      | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 3,861            |                           |
| 734 |                  |                                           |                                                                   |                                |                                                                   |                                | 4,330            | 0                         |
| 735 | Strathpine       | Centre                                    | \$330.0                                                           | \$15.0                         | \$330.0                                                           | \$15.0                         | 60               |                           |
| 736 | Strathpine       | Community facilities                      | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          | 12               |                           |
| 737 | Strathpine       | <i>Utilities</i>                          | \$15.0                                                            | \$1.5                          | \$15.0                                                            | \$1.5                          |                  | 12                        |
| 738 | Strathpine       | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 2                |                           |
| 739 | Strathpine       | Extractive industry                       | \$8.0                                                             | \$0.5                          | \$8.0                                                             | \$0.5                          | 36               |                           |
| 740 | Strathpine       | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 291              |                           |
| 741 | Strathpine       | <i>Next generation neighbourhood</i>      | \$130.0                                                           | \$11.0                         | \$118.0                                                           | \$10.5                         |                  | 133                       |
| 742 | Strathpine       | <i>Suburban neighbourhood</i>             | \$130.0                                                           | \$11.0                         | \$120.0                                                           | \$10.0                         |                  | 135                       |
| 743 | Strathpine       | <i>Urban neighbourhood</i>                | \$140.0                                                           | \$11.0                         | \$140.0                                                           | \$11.0                         |                  | 24                        |
| 744 | Strathpine       | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 58               |                           |
| 745 | Strathpine       | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 93               |                           |
| 746 | Strathpine       | Rural                                     | \$5.0                                                             | \$2.5                          | \$5.0                                                             | \$2.5                          | 18               |                           |
| 747 |                  |                                           |                                                                   |                                |                                                                   |                                | 570              | 304                       |
| 748 | Toorbul          | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 12               |                           |
| 749 | Toorbul          | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 38               |                           |
| 750 | Toorbul          | <i>Coastal communities</i>                | \$60.0                                                            | \$5.0                          | \$45.0                                                            | \$2.5                          |                  | 38                        |
| 751 | Toorbul          | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 49               |                           |
| 752 | Toorbul          | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 54               |                           |
| 753 | Toorbul          | Rural                                     | \$6.0                                                             | \$2.5                          | \$6.0                                                             | \$2.5                          | 1,240            |                           |
| 754 |                  |                                           |                                                                   |                                |                                                                   |                                | 1,393            | 38                        |
| 755 | Upper Caboolture | Emerging Community                        | \$25.0                                                            | \$2.0                          | \$25.0                                                            | \$2.0                          | 495              |                           |
| 756 | Upper Caboolture | Environmental management and conservation | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 230              |                           |



| ID  | Suburb           | Classification                            | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2018) | Constrained Land<br>(Dec-2018) | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2016) | Constrained Land<br>(Dec-2016) | Sum Area<br>(Ha) | Precinct Sum<br>Area (Ha) |
|-----|------------------|-------------------------------------------|-------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------|--------------------------------|------------------|---------------------------|
| 757 | Upper Caboolture | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 106              |                           |
| 758 | Upper Caboolture | <i>Suburban neighbourhood</i>             | \$65.0                                                            | \$4.0                          | \$65.0                                                            | \$3.0                          |                  | 106                       |
| 759 | Upper Caboolture | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 14               |                           |
| 760 | Upper Caboolture | Recreation and open space                 | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 88               |                           |
| 761 | Upper Caboolture | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 47               |                           |
| 762 | Upper Caboolture | Rural Residential                         | \$10.0                                                            | \$0.5                          | \$10.0                                                            | \$0.5                          | 518              |                           |
| 763 |                  |                                           |                                                                   |                                |                                                                   |                                | 1,498            | 106                       |
| 764 | Wamuran          | Community facilities                      | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          | 17               |                           |
| 765 | Wamuran          | <i>Utilities</i>                          | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          |                  | 17                        |
| 766 | Wamuran          | Emerging Community                        | \$25.0                                                            | \$2.0                          | \$25.0                                                            | \$2.0                          | 458              |                           |
| 767 | Wamuran          | Environmental management and conservation | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 17               |                           |
| 768 | Wamuran          | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 127              |                           |
| 769 | Wamuran          | Recreation and open space                 | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 122              |                           |
| 770 | Wamuran          | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 5,145            |                           |
| 771 | Wamuran          | Rural Residential                         | \$10.0                                                            | \$0.5                          | \$10.0                                                            | \$0.5                          | 418              |                           |
| 772 | Wamuran          | Township                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 22               |                           |
| 773 | Wamuran          | <i>Township convenience</i>               | \$80.0                                                            | \$5.0                          | \$72.0                                                            | \$4.0                          |                  | 8                         |
| 774 | Wamuran          | <i>Township Residential</i>               | \$60.0                                                            | \$3.0                          | \$50.0                                                            | \$3.0                          |                  | 14                        |
| 775 |                  |                                           |                                                                   |                                |                                                                   |                                | 6,326            | 39                        |
| 776 | Wamuran Basin    | Environmental management and conservation | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 89               |                           |
| 777 | Wamuran Basin    | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 4                |                           |
| 778 | Wamuran Basin    | Recreation and open space                 | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 2                |                           |
| 779 | Wamuran Basin    | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 911              |                           |
| 780 |                  |                                           |                                                                   |                                |                                                                   |                                | 1,006            | 0                         |
| 781 | Warner           | Centre                                    | \$320.0                                                           | \$15.0                         | \$320.0                                                           | \$15.0                         | 9                |                           |
| 782 | Warner           | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 214              |                           |
| 783 | Warner           | <i>Next generation neighbourhood</i>      | \$130.0                                                           | \$12.0                         | \$118.0                                                           | \$11.5                         |                  | 25                        |
| 784 | Warner           | <i>Suburban neighbourhood</i>             | \$130.0                                                           | \$12.0                         | \$120.0                                                           | \$11.0                         |                  | 189                       |
| 785 | Warner           | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 75               |                           |
| 786 | Warner           | <i>Light industry</i>                     | \$200.0                                                           | \$15.0                         | \$195.0                                                           | \$14.0                         |                  | 14                        |
| 787 | Warner           | <i>Mixed Industry and Business</i>        | \$225.0                                                           | \$15.0                         | \$225.0                                                           | \$15.0                         |                  | 61                        |
| 788 | Warner           | Limited development                       | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 1                |                           |
| 789 | Warner           | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 139              |                           |
| 790 | Warner           | Rural Residential                         | \$25.0                                                            | \$3.0                          | \$25.0                                                            | \$3.0                          | 447              |                           |
| 791 |                  |                                           |                                                                   |                                |                                                                   |                                | 885              | 289                       |
| 792 | Welsby           | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 4,148            |                           |
| 793 | Welsby           | Rural                                     | \$6.0                                                             | \$2.5                          | \$6.0                                                             | \$2.5                          | 2,185            |                           |
| 794 |                  |                                           |                                                                   |                                |                                                                   |                                | 6,333            | 0                         |
| 795 | White Patch      | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 77               |                           |
| 796 | White Patch      | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 18               |                           |
| 797 | White Patch      | <i>Suburban neighbourhood</i>             | \$85.0                                                            | \$6.0                          | \$75.0                                                            | \$5.0                          | 18               |                           |
| 798 |                  |                                           |                                                                   |                                |                                                                   |                                | 113              | 0                         |
| 799 | Whiteside        | Community facilities                      | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          | 898              |                           |
| 800 | Whiteside        | <i>Special use</i>                        | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          | 23               |                           |
| 801 | Whiteside        | <i>Utilities</i>                          | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          |                  | 875                       |
| 802 | Whiteside        | Extractive industry                       | \$2.0                                                             | \$0.5                          | \$2.0                                                             | \$0.5                          | 153              |                           |
| 803 | Whiteside        | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 30               |                           |
| 804 | Whiteside        | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 10               |                           |
| 805 | Whiteside        | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 91               |                           |
| 806 | Whiteside        | Rural Residential                         | \$15.0                                                            | \$2.5                          | \$15.0                                                            | \$2.5                          | 296              |                           |
| 807 |                  |                                           |                                                                   |                                |                                                                   |                                | 1,501            | 875                       |
| 808 | Wights Mountain  | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 5                |                           |
| 809 | Wights Mountain  | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 46               |                           |
| 810 | Wights Mountain  | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 118              |                           |
| 811 | Wights Mountain  | Rural Residential                         | \$15.0                                                            | \$2.5                          | \$15.0                                                            | \$2.5                          | 642              |                           |
| 812 |                  |                                           |                                                                   |                                |                                                                   |                                | 811              | 0                         |
| 813 | Woodford         | Community facilities                      | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          | 153              |                           |
| 814 | Woodford         | <i>Special use</i>                        | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          |                  | 83                        |
| 815 | Woodford         | <i>Utilities</i>                          | \$10.0                                                            | \$1.0                          | \$10.0                                                            | \$1.0                          |                  | 4                         |
| 816 | Woodford         | Environmental management and conservation | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 478              |                           |
| 817 | Woodford         | Limited development                       | \$0.5                                                             | \$0.3                          | \$0.5                                                             | \$0.3                          | 881              |                           |
| 818 | Woodford         | Recreation and open space                 | \$2.5                                                             | \$1.0                          | \$2.5                                                             | \$1.0                          | 214              |                           |
| 819 | Woodford         | Rural                                     | \$2.5                                                             | \$1.5                          | \$2.5                                                             | \$1.5                          | 6,291            |                           |

| ID  | Suburb      | Classification                            | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2018) | Constrained Land<br>(Dec-2018) | Above Storm Surge<br>& Q100 -<br>Unconstrained Land<br>(Dec-2016) | Constrained Land<br>(Dec-2016) | Sum Area<br>(Ha) | Precinct Sum<br>Area (Ha) |
|-----|-------------|-------------------------------------------|-------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------|--------------------------------|------------------|---------------------------|
| 820 | Woodford    | Rural Residential                         | \$10.0                                                            | \$0.5                          | \$10.0                                                            | \$0.5                          | 446              |                           |
| 821 | Woodford    | Township                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 181              |                           |
| 822 | Woodford    | <i>Township centre</i>                    | \$100.0                                                           | \$6.0                          | \$85.0                                                            | \$5.0                          |                  | 9                         |
| 823 | Woodford    | <i>Township industry</i>                  | \$65.0                                                            | \$4.0                          | \$60.0                                                            | \$4.0                          |                  | 16                        |
| 824 | Woodford    | <i>Township residential</i>               | \$60.0                                                            | \$3.0                          | \$55.0                                                            | \$3.0                          |                  | 157                       |
| 825 |             |                                           |                                                                   |                                |                                                                   |                                | 8,644            | 269                       |
| 826 | Woody Point | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 102              |                           |
| 827 | Woody Point | <i>Next generation neighbourhood</i>      | \$170.0                                                           | \$14.0                         | \$162.0                                                           | \$13.5                         |                  | 58                        |
| 828 | Woody Point | <i>Suburban neighbourhood</i>             | \$170.0                                                           | \$14.0                         | \$155.0                                                           | \$13.0                         |                  | 35                        |
| 829 | Woody Point | <i>Urban neighbourhood</i>                | \$175.0                                                           | \$14.0                         | \$175.0                                                           | \$14.0                         |                  | 10                        |
| 830 | Woody Point | Recreation and open space                 | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 20               |                           |
| 831 |             |                                           |                                                                   |                                |                                                                   |                                | 122              | 103                       |
| 832 | Woorim      | Community facilities                      | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          | 555              |                           |
| 833 | Woorim      | <i>Special use</i>                        | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          |                  | 1                         |
| 834 | Woorim      | <i>Utilities</i>                          | \$20.0                                                            | \$1.5                          | \$20.0                                                            | \$1.5                          |                  | 554                       |
| 835 | Woorim      | Environmental management and conservation | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 1,599            |                           |
| 836 | Woorim      | General Residential                       | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 |                  | 73                        |
| 837 | Woorim      | <i>Next generation neighbourhood</i>      | \$120.0                                                           | \$9.0                          | \$105.0                                                           | \$8.5                          |                  | 34                        |
| 838 | Woorim      | <i>Suburban neighbourhood</i>             | \$120.0                                                           | \$9.0                          | \$110.0                                                           | \$8.0                          |                  | 38                        |
| 839 | Woorim      | Industry                                  | Refer Precinct                                                    | Refer Precinct                 | Refer Precinct                                                    | Refer Precinct                 | 0                |                           |
| 840 | Woorim      | <i>Light industry</i>                     | \$160.0                                                           | \$12.0                         | \$150.0                                                           | \$11.0                         |                  | 0                         |
| 841 | Woorim      | Recreation and open space                 | \$4.0                                                             | \$1.5                          | \$4.0                                                             | \$1.5                          | 152              |                           |
| 842 | Woorim      | Rural                                     | \$6.0                                                             | \$2.5                          | \$6.0                                                             | \$2.5                          | 166              |                           |
| 843 |             |                                           |                                                                   |                                |                                                                   |                                | 2,472            | 700                       |
| 844 | Yugar       | Environmental management and conservation | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 3                |                           |
| 845 | Yugar       | Limited development                       | \$1.0                                                             | \$0.5                          | \$1.0                                                             | \$0.5                          | 8                |                           |
| 846 | Yugar       | Recreation and open space                 | \$3.0                                                             | \$1.5                          | \$3.0                                                             | \$1.5                          | 10               |                           |
| 847 | Yugar       | Rural                                     | \$4.0                                                             | \$2.0                          | \$4.0                                                             | \$2.0                          | 100              |                           |
| 848 | Yugar       | Rural Residential                         | \$15.0                                                            | \$2.5                          | \$15.0                                                            | \$2.5                          | 325              |                           |
| 849 |             |                                           |                                                                   |                                |                                                                   |                                | 446              | 0                         |

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