



WATER NETSERV PLAN (Part A)

DRAFT – September 2019

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2. Planning assumptions

- (1) The planning assumptions state the assumptions about:
 - (a) population and employment growth;
 - (b) the type, scale, location and timing of future development and future growth including the demand for each trunk infrastructure network.
- (2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the connection area and future connection area.
- (3) The planning assumptions have been prepared for:
 - (a) the base date of 2016 and the following projection years to accord with future Australian Bureau of Statistics census years:
 - (i) mid 2016;
 - (ii) mid 2021;
 - (iii) mid 2026;
 - (iv) mid 2031;
 - (v) ultimate; and
 - (b) the development types in column 2 that include the uses in column 3 to column 8 of Table 1.
- (4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

Table 1 Relationship between Water Netserv Plan development category and type and LGIP uses

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
Development category	Development type	Brisbane Uses	Ipswich City Council Uses		Lockyer Valley Uses		Scenic Rim Uses	Somerset Uses
			Ipswich Planning Scheme	Springfield Structure Plan	Gatton	Laidley		
Residential development	Dwelling house	Detached dwelling Residential	Caretaker residential Single residential	Caretakers' residence Detached house Relatives' flat	Caretaker's residence Small lot house	Caretaker's residence Secondary rural dwelling	Sales office	Caretaker's accommodation Dwelling house
	Multiple dwelling	Attached dwelling Residential	Dual occupancy Institutional residential Multiple dwelling	Apartment building Attached house Dual Occupancy	Accommodation units Annexed unit	Accommodation units Apartment	Caretaker's accommodation Community residence	Hostel Retirement facility Short-term accommodation
	Other dwelling	Short term accommodation Long term accommodation Residential hotel Community residence		Student accommodation Caravan park Tenement building Institutional residence Retirement community	Bed and breakfast accommodation Caravan park Eco tourism facility Farm worker's accommodation Motel	Caravan park Motel Removal house Tourist accommodation	Home based business Nature-based tourism Non-resident workforce accommodation Relocatable home park Resort complex Retirement facility Rooming accommodation Rural workers' accommodation Short-term accommodation Tourist park	Community residence Home based business Non-resident workforce accommodation Relocatable home park Residential care facility Rural workers accommodation Tourist park
Non-residential development	Retail	Retail Shop Food services Arts & recreation Showroom Retail warehouse & bulky goods	Business use (where predominately for retail – e.g. shop) Catering shop Entertainment use General store Shopping centre	Auction depot Catering business Club Commercial premises (where predominately retail – e.g. commercial purpose) Community building (kiosk centre) Fast food premises Garden centre General store	Arts, crafts and antiques Catering shop Hotel Indoor Entertainment Outdoor Entertainment Service Station Shop Showroom	Bulk retail Catering room General store Hotel Indoor entertainment Refreshment service Service station Shop Sport and recreation	Adult store Bar Car wash Child care centre Educational establishment Food and drink outlet Function facility Health care services Hotel Indoor sport and recreation	Adult store Agricultural supplies store Car park Food and drink outlet Garden centre Hardware and trade supplies Market Outdoor sales Sales office Service station

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
Development category	Development type	Brisbane Uses	Ipswich City Council Uses		Lockyer Valley Uses		Scenic Rim Uses	Somerset Uses
			Ipswich Planning Scheme	Springfield Structure Plan	Gatton	Laidley		
				Hotel Indoor entertainment Landscape supply outlet Licensed club Local shops Major shopping centre Motor showroom Neighbourhood shopping centre Neighbourhood centre Night club Produce store Produce /craft market Reception and function rooms Restaurant Retail warehouse Sale of automotive parts and accessories Service station Tavern			Major sport, recreation and entertainment facility Market Motor sport facility Nightclub entertainment facility Office Outdoor sport and recreation Parking station Service industry, Service station Shop Shopping centre Theatre Tourist attraction Veterinary services	Shop Shopping Centre Showroom
	Commercial	Non-residential commercial (office) - office	Business use (where predominately for commercial – e.g. office) Broadcasting station Display housing Temporary sales office	Child care centre Commercial premises (business office) Professional office Public building Radio station Real estate display/sales office Television station	Commercial premises Health care premises	Commercial premises Estate sales Office Medical/paramedical centre Veterinary hospital	Garden centre Hardware and trade supplies Outdoor sales Showroom	Club Function facility Hotel Indoor sport & recreation Nightclub entertainment facility Office Tourist attraction Veterinary services
	Industry	Non-Residential Industry Medium impact industry	General industry Nuclear industry Service/Trades use Special industry	Automatic car wash Bulk store Car repair station Concrete batching	Animal Product Processing Industry Extractive industry Industry	Car repair station Extractive industry Industry Light industry	Brothel Bulk landscape supplies Extractive industry Low impact industry	Extractive industry High impact industry Low impact industry Medium impact

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
Development category	Development type	Brisbane Uses	Ipswich City Council Uses		Lockyer Valley Uses		Scenic Rim Uses	Somerset Uses
			Ipswich Planning Scheme	Springfield Structure Plan	Gatton	Laidley		
		Low impact industry Warehouse (bulk stores & logistics)		plant Dangerous goods store Freight depot Fuel depot General industry Junk yard Light industry Milk depot Mini storage complex Plant sales and hire yard Research and associated technology activities Service industry Special industry Storage yard Transport depot Transport terminal Truck depot Vehicle wrecking yard Warehouse	Rural Service Industry Service Trade Transport Depot Warehouse	Liquid fuel depot Medium industry Noxious, offensive and hazardous industry Road freight depot Rural processing Transport depot	High impact industry Medium impact industry Research and technology industry Special industry Transport depot Warehouse	industry Service industry Transport depot Warehouse
	Community purposes	Education facility except an educational establishment for the Flying Start for Queensland Children program Educational establishment for the Flying Start for Queensland Children program Health care services Community use	Community building Funeral parlour Emergency services depot Hospital Place of public worship Educational establishment Reformation institution	Community building Place of public worship Funeral parlour Educational establishment Reformation institution Emergency services depot Hospital	Education establishment Special purpose	Child care facility Education establishment Emergency services depot Funeral parlour Hospital Place of assembly Place of worship Warehouse	Cemetery Club Community care centre Community use Crematorium Detention facility Emergency services Funeral parlour Hospital Outstation Place of worship Residential care facility	Cemetery Childcare centre Community care centre Crematorium Community use Educational establishment Emergency services Funeral parlour Health care services Hospital Motor sport facility Outdoor sport and

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
Development category	Development type	Brisbane Uses	Ipswich City Council Uses		Lockyer Valley Uses		Scenic Rim Uses	Somerset Uses
			Ipswich Planning Scheme	Springfield Structure Plan	Gatton	Laidley		
								recreation Park Place of Worship
	Rural and other uses	Non-residential low impact rural-animal husbandry Non-residential stormwater Stormwater impervious area	Veterinary clinic Veterinary hospital	Veterinary clinic Veterinary hospital	Agriculture Animal husbandry Home based business Intensive agriculture Intensive animal industries Local utility Off-street carpark Park Roadside stall Telecommunication facility Transport terminal	Agriculture Animal husbandry Aviation Feedlot Forestry Home based business Home occupation Intensive animal industries Junk yard Kennels Passenger terminal Public facility Public infrastructure Roadside stall	Agricultural supplies store Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry Intensive horticulture Permanent plantation Roadside stall Rural industry Wholesale nursery Winery Air services Environment facility Landing Major electricity infrastructure Park Renewable energy facility Substation Telecommunication facility Utility installation	Air services, Animal husbandry, Animal keeping; Aquaculture, Cropping, Intensive animal industry, Intensive horticulture, Major electrical infrastructure, Permanent plantation Renewable energy facility Roadside stall Rural industry Substation Telecommunications facility Utility installation Winery

2.1 Population and employment growth

A summary of the assumptions about population and employment growth for this plan's area is stated in Table 2.

Table 2 Population and employment assumptions

Column 1	Column 2				
Description	Assumptions				
	2016 (Base date)	2021	2026	2031	Ultimate
Population					
Brisbane	1,164,862	1,224,585	1,279,119	1,342,550	1,529,197
Ipswich	202,215	270,820	354,216	435,897	518,668
Lockyer Valley	39,811	43,835	48,218	52,732	90,068
Scenic Rim	40,348	45,265	51,918	58,318	79,820
Somerset	25,616	28,726	31,616	34,416	46,883
Total	1,472,852	1,613,231	1,765,087	1,923,913	2,264,636
Employment					
Brisbane	848,682	928,708	1,003,392	1,083,306	1,610,196
Ipswich	68,593	93,051	118,088	153,333	291,405
Lockyer Valley	11,481	12,555	13,698	14,903	19,922
Scenic Rim	14,152	15,381	16,828	18,491	21,745
Somerset	5,541	6,073	6,566	9,174	5,029
Total	948,449	1,055,768	1,158,572	1,279,207	1,948,297

2.2 Developable area

- (1) The developable area is land zoned for residential (not including rural residential for wastewater), industrial, retail or commercial purposes and not affected by developable area constraint stated in Table 3.

Table 3 Developable area constraints

Developable area constraint		
Agricultural land classification - class A and B	Key resource area - resource / processing area	Key resource area - separation area
Key resource area - transport route	Key resource area - transport route	MSES - Protected areas (estate)
MSES - Protected areas (nature refuge)	separation area	MSES - Declared fish habitat area
MSES - Wildlife habitat	MSES - Marine park	MSES - Regulated vegetation (category C)
MSES - Regulated vegetation (category R)	MSES - Regulated vegetation (category B)	MSES - Regulated vegetation (wetland)
MSES - Regulated vegetation (intersecting a watercourse)	MSES - Regulated vegetation (essential habitat)	MSES - High ecological significance wetlands
MSES - High ecological value waters (wetland)	MSES - Strategic environmental areas (designated precinct)	MSES - Legally secured offset area (offset register)
MSES - Legally secured offset area (regulated vegetation offsets)	MSES - High ecological value waters (watercourse)	High pressure gas pipeline
Bushfire prone area	High ecological value water areas	High potential bushfire intensity
		Medium storm tide inundation area
		Water treatment plants and water quality

Developable area constraint		
Medium potential bushfire intensity	Very high potential bushfire intensity	facilities (Seqwater)
High storm tide inundation area	Erosion prone area	Facilities for extracting ground water (Seqwater)
Pipelines and channels (Seqwater)	Pump station facilities and reservoir facilities (Seqwater)	Major electricity infrastructure (Energen)
Major electricity infrastructure (Powerlink)	Bulk water storage infrastructure (Seqwater)	Future State-controlled road
Electricity substation (Energen)	Electricity substation (Powerlink)	Busway corridor
Railway corridor	State-controlled road	Future light rail corridor
Future busway corridor	Future railway corridor	Flood Hazard Area
	Light rail corridor	

- (2) The planned density for future development is stated in Tables SC8.1 to SC8.5 in Schedule 8.
- (3) A summary of the assumptions about future residential and non-residential development for this plan's area is stated in Table 4.

Table 4 Residential dwellings and non-residential floor space assumptions summary

Column 1	Column 2				
Description	Assumptions				
	2016 (Base date)	2021	2026	2031	Ultimate
Residential dwellings					
Brisbane	454,019	486,941	513,915	545,262	629,938
Ipswich	74,787	106,450	146,617	186,882	230,870
Lockyer Valley	14,891	16,456	18,165	19,935	34,175
Scenic Rim	16,928	18,898	21,568	24,166	33,438
Somerset	10,133	11,496	12,857	14,219	19,830
Total	570,758	640,241	713,122	790,464	948,251
Non-residential floor space (m² GFA)					
Brisbane	34,805,370	37,517,792	40,498,863	43,539,118	58,762,090
Ipswich	3,299,956	4,315,634	5,726,167	7,434,376	17,498,830
Lockyer Valley	562,732	623,519	688,274	756,449	1,322,712
Scenic Rim	614,387	662,464	725,686	805,066	956,118
Somerset	393,182	430,212	464,623	646,409	357,462
Total	39,675,627	43,549,621	48,103,613	53,181,418	78,897,212

SCHEDULES

SC9.3 Ipswich planning density

Table SC9.4 Ipswich planning density

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m2 GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Large Lot Residential	-	Detached dwelling	-	2.5	6.9	6.9
Residential Low Density	-	Detached dwelling (RL1)	-	5.0	13.7	13.7
	-	Detached dwelling (RL2)	-	12.0	32.9	32.9
Residential Medium Density	-	Attached dwelling (RM2, RM3)	-	50.0	79.0	79.0
	-	Attached dwelling (RM1)	-	75.0	118.5	118.5
Character Areas - Housing	-	Detached dwelling (CHL)	-	10.0	27.4	27.4
	-	Attached dwelling (CHM)	-	50.0	79.0	79.0
Future Urban	-	Detached dwelling (FU3)	-	2.5	6.9	6.9
	-	Detached dwelling (FU-RL5)	-	8.0	21.9	21.9
	-	Detached dwelling (FU2, FU2-RL4, FU4-RL2, FU5)	-	10.0	27.4	27.4
	-	Detached dwelling (FU2-RL3)	-	12.0	32.9	32.9
	-	Detached dwelling (FU2-RL1,FU2-RL2)	-	13.0	35.6	35.6
	-	Attached dwelling (FU2-RM2,FU4-RM2)	-	50.0	79.0	79.0
	-	Attached dwelling (FU2-RM1, FU2-SA3, FU4-RM1)	-	75.0	118.5	118.5
	-	Retail (FU2-LN, FU2-MN)	2,500	-	12.5	12.5
	-	Retail (FU4-PBA, FU4-SCA)	4,000	-	20.0	20.0
	-	Commercial (FU4-PBA, FU4-SCA)	1,000	-	8.0	8.0
	-	Commercial (FU2-LN, FU2-MN)	2,500	-	20.0	20.0
	-	Industrial (FU4-RBIL, FU4-SOA3)	5,000	-	10.0	10.0
Major Centres	-	Retail	4,000	-	20.0	20.0
	-	Commercial	1,000	-	8.0	8.0
Local Retail and Commercial	-	Retail	2,500	-	12.5	12.5
	-	Commercial	2,500	-	20.0	20.0

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m2 GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Local Business and Industry	-	Industrial	5,000	-	10.0	10.0
Local Business and Industry Investigation	-	Industrial	2,000	-	4.0	4.0
Local Business and Industry Buffer	-	Industrial	667	-	1.3	1.3
Character Areas - Mixed Use	-	Detached dwelling	-	10.0	27.4	27.4
	-	Commercial	3,000	-	24.0	24.0
Business Incubator	-	Industrial	5,000	-	10.0	10.0
Bundamba Racecourse Stables Area	-	Detached Dwelling	-	10	27.4	27.4
Recreation	-	-	-	-	-	-
Conservation	-	-	-	-	-	-
Limited Development (Constrained)	-	Detached dwelling	-	1 / lot		
Special Uses	-	Detached dwelling (SU55)	-	1.0	2.7	2.7
	-	Detached dwelling (SU14,SU26)	-	10.0	27.4	27.4
	-	Detached dwelling (FU2-SA2)	-	8.0	21.9	21.9
	-	Detached dwelling (FU2-SA1,FU2-SA4)	-	13.0	35.6	35.6
	-	Attached dwelling (SU41, SU42, SU43, SU44, SU45)	-	40.0	63.2	63.2
	-	Attached dwelling (SU12, SU13)	-	50.0	79.0	79.0
	-	Retail (SU68, SU76)	2,500	-	12.5	12.5
	-	Retail (SU35, SU36, SU37, SU38, SU40, SU47)	5,000	-	25.0	25.0
	-	Commercial (SU53)	2,400	-	19.2	19.2
	-	Commercial (SU68, SU76)	2,500	-	20.0	20.0
	-	Commercial (SU30, SU31, SU46, SU49, SU50, SU58, SU80)	5,000	-	40.0	40.0
	-	Industrial (SU74, SU75)	133	-	0.3	0.3
	-	Industrial (SU54)	3,000	-	6.0	6.0
	-	Industrial (SU67)	4,000	-	8.0	8.0

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m2 GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
	-	Industrial (SU25, SU72, SU73)	5,000	-	10.0	10.0
Special Opportunity Areas	-	Detached dwelling (SA45)	-	1 / lot	2.7	2.7
	-	Detached dwelling (SA40)	-	1.0	2.7	2.7
	-	Detached dwelling (SA7, SA26, SA39, SA41, SA42, FU4-SOA1, FU4-SOA5)	-	2.5	6.9	6.9
	-	Detached dwelling (SA30)	-	3.0	8.2	8.2
	-	Detached dwelling (SA2, SA15, SA16, SA21, SA33, SA34, SA35, SA36, SA37, FU4-SOA2, FU4-SOA4)	-	10.0	27.4	27.4
	-	Detached dwelling (SA31)	-	13.0	35.6	35.6
	-	Attached dwelling (SA8, SA10)	-	30.0	47.4	47.4
	-	Attached dwelling (SA4, SA22, SA23, SA24)	-	50.0	79.0	79.0
	-	Attached dwelling (SA6)	-	75.0	118.5	118.5
	-	Retail (SA19)	1,200	-	6.0	6.0
	-	Retail (SA13, SA14, SA43, SA45)	2,500	-	12.5	12.5
	-	Commercial (SA28)	400	-	3.2	3.2
	-	Commercial (SA45)	1,000	-	8.0	8.0
	-	Commercial (SA19)	1,200	-	9.6	9.6
	-	Commercial (SA2)	1,600	-	12.8	12.8
	-	Commercial (SA13, SA14, SA43)	2,500	-	20.0	20.0
	-	Industrial (SA28)	667	-	1.3	1.3
	-	Industrial (SA32)	1,333	-	2.7	2.7
	-	Industrial (SA5, SA9, SA25, SA29)	5,000	-	10.0	10.0
City Centre Locality						
CBD Primary Retail	-	Attached dwelling	-	75.0	118.5	118.5
	-	Retail	32,000	-	160.0	160.0
	-	Commercial	8,000	-	64.0	64.0
CBD North – Secondary Business	-	Retail	10,000	-	50.0	50.0
CBD Primary Commercial	-	Attached dwelling	-	75.0	118.5	118.5
	-	Retail	8,000	-	40.0	40.0

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m2 GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
	-	Commercial	32,000	-	256.0	256.0
CBD Top of Town	-	Attached dwelling	-	20.0	31.6	31.6
	-	Retail	6,000	-	30.0	30.0
	-	Commercial	4,000	-	32.0	32.0
CBD Medical Services	-	Attached dwelling	-	15.0	23.7	23.7
	-	Commercial	10,000	-	80.0	80.0
CBD Residential High Density	-	Attached dwelling (RHD1)	-	100.0	158.0	158.0
	-	Attached dwelling (RHD)	-	150.0	237.0	237.0
Regionally Significant Business Enterprise and Industry Areas Locality						
Regional Business and Industry	-	Industrial (RB2L, RB2M)	4,000	-	8.0	8.0
	-	Industrial (RB1L, RB1M, RB3L, RB3M, RB4L, RB4M)	5,000	-	10.0	10.0
Regional Business and Industry Investigation	-	Industrial (RBIA1.3)	1,750	-	3.5	3.5
	-	Industrial (RBIA2, RBIA2.1, RBIA3,RBIA3.1)	2,600	-	5.2	5.2
	-	Industrial (RBIA1, RBIA1.4, RBIA4, CSE)	5,000	-	10.0	10.0
Regional Business and Industry Buffer	-	-	-	-	-	-
Special Uses	-	-	-	-	-	-
Business Park	-	-	-	-	-	-
Recreation	-	-	-	-	-	-
Amberley Locality						
Amberley Air Base and Aviation Zone	-	Attached dwelling	-	250.0	395	395
Rosewood Locality						
Town Centre	-	Retail (TCS)	2,500	-	12.5	12.5
	-	Retail (TCP)	4,000	-	20.0	20.0
	-	Commercial (TCP)	500	-	4.0	4.0
	-	Commercial (TCS)	2,500	-	20.0	20.0
Service Trades and Showgrounds	-	Industrial	4,000	-	8.0	8.0
Character Areas – Housing	-	(CHL)	-	-	-	-
	-	(CHM)	-	-	-	-

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m2 GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
Residential Low Density	-	Detached dwelling	-	12.0	32.9	32.9
Residential Medium Density	-	-	-	-	-	-
Urban Investigation Areas	-	Detached dwelling	-	10.0	27.4	27.4
Recreation	-		-	-	-	-
Special Uses	-		-	-	-	-
Townships Locality						
Township Residential	-	Detached dwelling (TR1)	-	2.0	5.5	5.5
	-	Detached dwelling (TR)	-	2.5	6.9	6.9
Township Character Housing	-	Detached dwelling (TCH1)	-	2.0	5.5	5.5
	-	Detached dwelling (TCH)	-	2.5	6.9	6.9
Township Character Mixed	-	Detached dwelling	-	10.0	27.4	27.4
	-	Commercial	800	-	6.4	6.4
Township Business	-	Retail	2,500	-	12.5	12.5
	-	Commercial	2,500	-	20.0	20.0
Showgrounds, Sport, Recreation, Service Trades and Trotting	-	-	-	-	-	-
Special Use	-	-	-	-	-	-
Rural Areas Locality						
Rural A (Agricultural)	-	Detached dwelling	-	1 / lot		
Rural B (Pastoral)	-	Detached dwelling	-	1 / lot		
Rural C (Rural Living)	-	Detached dwelling	-	1 / lot		
Rural D (Conservation)	-	Detached dwelling	-	1 / lot		
Rural E (Special Land Management)	-	Detached dwelling	-	1 / lot		
Special Uses	-	-	-	-	-	-
Springfield Locality						
Springfield Community Residential	-	Detached dwelling	-	12.0	32.9	32.9
Brookwater Activity Centre	-	Attached dwelling	-	150.0	237.0	237.0
	-	Retail	300	-	1.5	1.5
	-	Commercial	700	-	5.6	5.6
Neighbourhood Centres	-	Retail	2,500	-	12.5	12.5
	-	Commercial	2,500	-	20.0	20.0
Springfield Town Centre 1	-	Attached dwelling	-	2415.0	0.0	0.0

Column 1 Planning Scheme Zones	Column 2 Planning Scheme Precincts	Column 3 LGIP Development Type	Column 4 Planned Density		Column 5 Demand Generation Rate for a Trunk Infrastructure Network	
			Non-residential m2 GFA/ha	Residential density (dwellings/ha)	Water Supply	Wastewater
Urban Areas Locality						
	-	Retail	3,658	-	18.3	18.3
	-	Commercial	537	-	4.3	4.3
Springfield Town Centre 3/9	-	Attached dwelling	-	1,900.0	0.0	0.0
	-	Commercial	2,516	-	20.1	20.1
Springfield Town Centre 4	-	Attached dwelling	-	2,700.0	4266.0	4266.0
	-	Retail	85	-	0.4	0.4
	-	Commercial	85	-	0.7	0.7
Springfield Town Centre 5	-	Attached dwelling	-	6,500.0	10,270.0	10,270.0
	-	Commercial	1,500	-	12.0	12.0
Springfield Town Centre 6	-	Commercial	1,405	-	11.2	11.2
	-	Industrial	5,150	-	10.3	10.3
Springfield Town Centre 7	-	Attached dwelling	-	300.0	0.0	0.0
	-	Commercial	4,722	-	37.8	37.8
Springfield Town Centre 10	-	Attached dwelling	-	600.0	0.0	0.0
Springfield Town Centre 12	-	Attached dwelling	-	2,500.0	0.0	0.0
	-	Commercial	2,937	-	23.5	23.5
Springfield Town Centre 13	-	Attached dwelling	-	800.0	0.0	0.0
	-	Commercial	1,333	-	10.7	10.7
Springfield Town Centre 14	-	Attached dwelling	-	300.0	0.0	0.0
	-	Commercial	357	-	2.9	2.9
Springfield Town Centre 15	-	Attached dwelling	-	1,000.0	0.0	0.0
Springfield Town Centre 18	-	Attached dwelling	-	640.0	0.0	0.0
	-	Retail	2,000	-	10.0	10.0
	-	Commercial	2,000	-	16.0	16.0
Springfield Town Centre 19	-	Attached dwelling	-	1,500.0	0.0	0.0
	-	Commercial	576	-	4.6	4.6
Springfield Town Centre 20	-	Attached dwelling	-	1,400.0	0.0	0.0
Springfield Town Centre 21	-	Attached dwelling	-	300.0	0.0	0.0