

Broadhectare study 2013 profile

Logan City

Introduction

The preliminary estimated resident population of Logan City (hereafter referred to as Logan) at 30 June 2012 was 293,500 persons (Source: ABS 3218.0). This is expected to increase to between 351,200 (low series) and 376,500 (high series) persons by 2021, representing population growth over the 2012–2021 period of between 57,700 (low series) and 83,000 (high series) (Source: Queensland Government Population Projections, 2013 edition).

Land stock

The total area of broadhectare land available in Logan for residential development is 10,222 hectares, representing almost 11 per cent of the total land area (Tables 1 and 2). This includes two sites at Greater Flagstone and Yarrabilba Priority Development Areas, declared in 2010 for residential development by Economic Development Queensland.

Broadhectare land is defined as the amount of unconstrained residential land under the current planning scheme including existing residential developments approved by council. For this study, land parcels are excluded that yield less than three dwellings.

Broadhectare land can be further classified as follows:

- urban residential broadhectare land — 8,745 hectares
- rural residential broadhectare land — 1,477 hectares.

The broadhectare study refers to 'rural residential' development as yielding three dwellings or less per hectare, or as otherwise described in the planning scheme. Whilst development at 'standard urban density' and 'higher density' is classified as yielding between 4 to 20 dwellings and greater than 20 dwellings per hectare respectively.

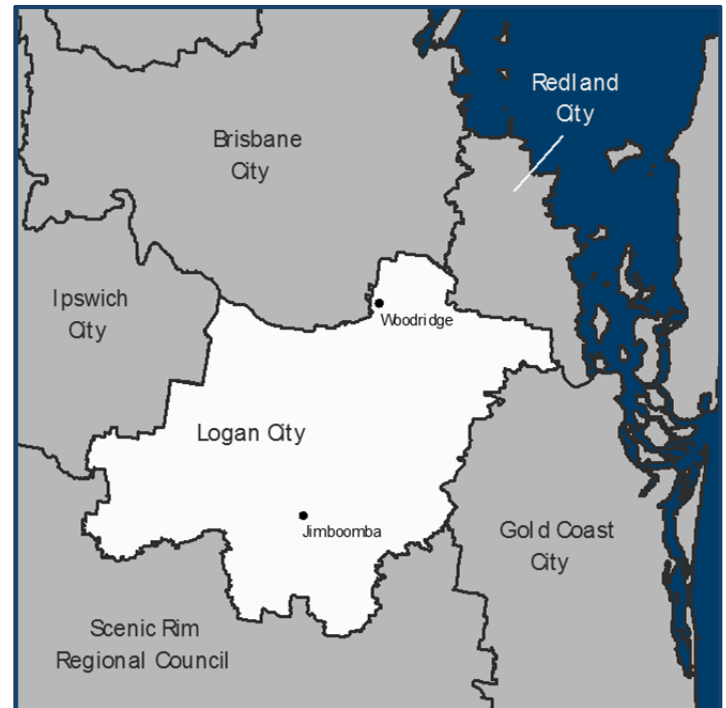


Table 1 Logan land use profile

Land use category	Area	% of total
Suitable for urban residential broadhectare development	8,745 ha	9.11%
Suitable for rural residential broadhectare development	1,477 ha	1.54%
Assumed existing urban residential use	6,131 ha	6.39%
Assumed existing rural residential use	36,514 ha	38.05%
Roads, watercourses and railway casements	7,068 ha	7.37%
Rural/Green/Open space	35,780 ha	37.29%
Balance area ^(a)	245 ha	0.26%

(a) Includes all land uses other than residential.

Dwelling yields

Table 2 shows 'theoretical dwelling yield' (the potential number of dwellings that could be constructed based on the identified land stock) and 'expected dwelling yield' (which takes into account factors affecting development of land such as ownership and land fragmentation).

Table 2 Logan broadhectare stock and dwelling yield ^(a)

Timeframe	Broadhectare stock (hectares)				Theoretical dwelling yield (dwellings) ^(b)	Expected dwelling yield (dwellings) ^(c)			
	Higher density	Standard urban density	Rural density	Total stock		Higher density	Standard urban density	Rural density	Total dwellings
0-<2 years	46	564	1,202	1,811	6,833	1,357	4,126	1,350	6,833
2-<5 years	90	651	240	981	14,574	2,735	8,882	384	12,001
5-<10 years	62	1,785	19	1,866	23,997	1,922	20,582	30	22,534
10+ years	11	3,886	16	3,913	48,066	166	47,008	80	47,254
Not specified	98	1,553	0	1,651	26,167	4,602	13,910	0	18,512
Total	306	8,439	1,477	10,222	119,637	10,782	94,508	1,845	107,135

(a) Components may not sum exactly to totals due to rounding.

(b) Yield if all broadhectare stock is developed irrespective of ownership and/or fragmentation.

(c) Yield has been reduced to account for likelihood of development due to factors such as ownership and fragmentation.

The main points from Table 2 are:

- Broadhectare land is likely to yield approximately 107,100 dwellings.
- Development at higher density accounts for 10 per cent of the total expected dwelling yield.
- Development at standard urban density will account for over 88 per cent of the total expected dwelling yield.

Stock composition

The broadhectare stock in Logan is contained primarily within land parcels greater than 10 hectares in area (Table 3). For all broadhectare parcels, the difference between the overall parcel area (12,977 hectares) and the area available for development (10,222 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Residential stock is contained within 1,924 land parcels.
- Parcels less than or equal to 1.2 hectares account for over 49 per cent of all parcels.
- Of the urban broadhectare stock, almost 72 per cent is contained in parcels sized 10 hectares or more.
- Parcels sized 10 hectares or more account for almost 69 per cent of the expected total dwelling yield from broadhectare land.

Table 3 Logan broadhectare stock composition ^(a)

Parcel size categories (hectares)	Land parcels (number)	Total area of parcels (hectares)	Broadhectare area (hectares)			Expected dwelling yield (number)		
			Urban residential ^(b)	Rural residential	Total stock	Urban residential ^(b)	Rural residential	Total dwellings
<= 1.2	946	598	623	0	623	8,712	0	8,712
1.3-2.0	324	589	452	2	454	5,640	1	5,641
2.1-4.9	417	1,454	976	27	1,003	13,380	120	13,501
5.0-9.9	82	555	418	49	467	5,612	108	5,720
10.0+	155	9,781	6,276	1,399	7,675	71,946	1,615	73,561
Total	1,924	12,977	8,745	1,477	10,222	105,290	1,845	107,135

(a) Components may not sum exactly to totals due to rounding.

(b) Includes dwellings at higher and standard urban densities.

Population capacity

Average household size for occupied private dwellings in Logan at the time of the 2011 Census was 3 and 2 persons for houses and attached dwellings respectively. Table 4 shows a range of possible population yields for the total identified broadhectare stock in each density category by a range of household sizes. The current household sizes at the time of the 2011 Census are highlighted.

The main finding from Table 4 is that, depending on average household size, land from broadhectare development could accommodate between 267,800 and 353,500 people. Further development in existing residential areas, where the parcel size is less than 2,500 square metres, could also accommodate additional population.

Table 4 Logan population yields based on a range of household sizes (persons) ^(a)

Development type	Number of dwellings	Household size (average persons per household)				
		2.6	2.8	3.0	3.2	3.4
Possible population yield						
Rural residential	1,845	4,796	5,165	5,534	5,903	6,272
Standard urban density residential	94,508	245,720	264,622	283,524	302,425	321,327
Household size (average persons per household)						
Possible population yield						
Higher density residential	10,782	17,251	19,408	21,564	23,720	25,877
Total	107,135	267,768	289,195	310,622	332,049	353,476

(a) Count of all persons enumerated in the dwelling on census night, including visitors from inside Australia.

Excludes usual residents who were temporarily absent on census night.

Total potential dwelling yield

Land ownership and fragmentation of land are potential constraints to residential development, and adjustments have been made to the broadhectare stock by applying potential development rates to land parcels. Furthermore, to determine overall residential land supply for this study, existing vacant residential land stock below 2,500 square metres has been added to the broadhectare supply. Residential land supply based on these components indicates a total potential dwelling yield of approximately 108,000 dwellings (See Table 5).

It is important to note that this dwelling yield does not include dwellings that would have been achieved through infill and redevelopment of smaller parcels below the broadhectare model threshold.

Years' supply — illustrative only

Evidently, not all future dwelling demand will be met through development of broadhectare land. Nevertheless, an indicator of the adequacy of the supply of residential land (broadhectare and vacant lots) can be calculated by comparing the total supply as indicated above with future demand.

To make an assessment of future demand and determine whether there is an adequate supply of residential land, three scenarios of dwelling projections have been used based on the Queensland Government's population projection series — low, medium and high. Figure 1 and Table 5 show, based on these scenarios, the amount of land supply in terms of years remaining.

Figure 1 Logan projected demand for land stock based on dwelling projections

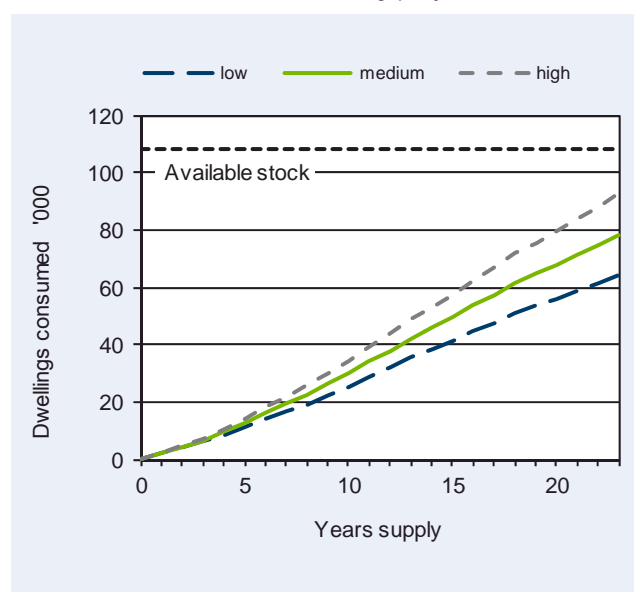


Table 5 also shows that developed land parcels that are vacant account for less than one per cent of the total potential dwelling yield.

Table 5 Logan broadhectare supply scenarios

Dwelling production scenario ^(a)	Demand for residential lots	Supply - Stock of residential lots			
	Dwellings required to 2036 ^(b)	Broadhectare dwelling yield ^(c)	Existing vacant land parcels ^(d)	Total potential dwellings ^(e)	Years supply ^(f)
Low trend	64,135	107,135	869	108,004	n.a*
Medium trend	78,428	107,135	869	108,004	n.a*
High trend	92,494	107,135	869	108,004	n.a*

(a) Based on dwelling projection levels produced in 2013.

(b) Dwellings required to 2036 based on Government Statistician dwelling projections.

(c) Adjusted to take into account the propensity of development.

(d) Estimate of vacant residential parcels at September 2013.

(e) Supply of residential lots.

(f) Illustrative only, if no development occurs outside of broadhectare land.

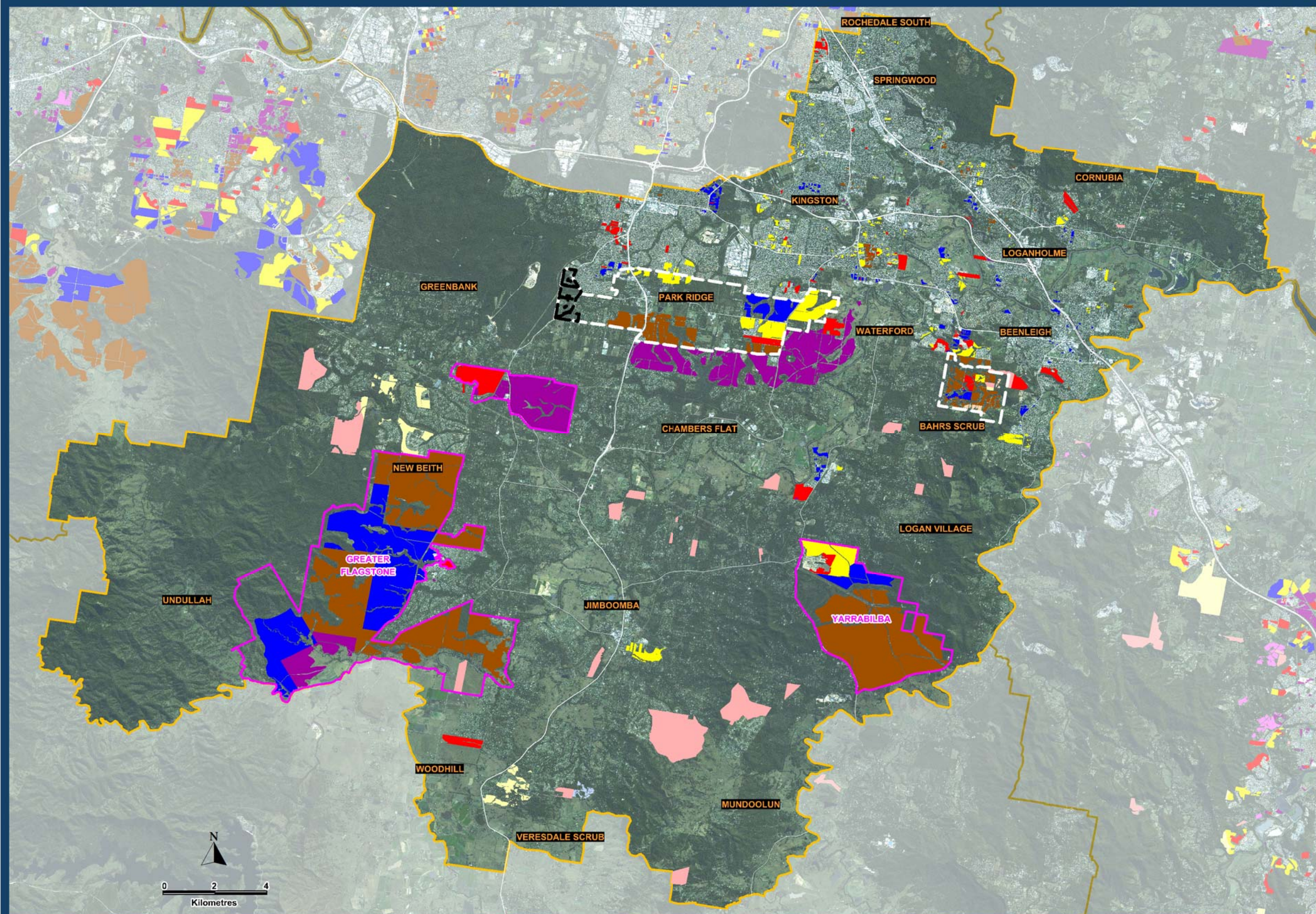
n.a* Supply is beyond projection range.

Conclusion — Logan City

The study has determined that the total area of broadhectare land available for residential development is 10,222 hectares. If this land were fully developed it has the potential to yield approximately 107,100 dwellings and accommodate 310,600 people, using current average household sizes.

Based on current medium series household projections and the expected broadhectare dwelling yield, the available residential land stock is beyond the current projection range.

Broadhectare study 2013 - Logan City



Legend

Broadhectare land

Timeframe	Urban residential	Rural residential
0 – 2 years	610ha	1,202ha
2 – 5 years	741ha	240ha
5 – 10 years	1,847ha	19ha
10+ years	3,897ha	16ha
Not specified	1,651ha	0ha

Land suitable and potentially available for residential development. Timeframes are indicative only.

Other map features

- Local government boundaries
- Major roads
- Priority Development Area
- Investigation areas *
- Structure Plan Area
- Local Development Area

* Areas identified for potential future growth within the draft Planning Scheme.

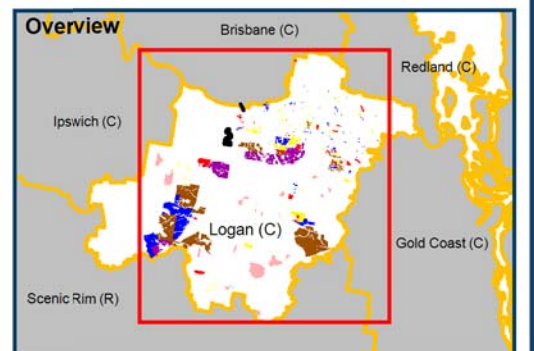
Notes

This map indicates the areas which are suitable and potentially available for residential development. This map does not commit council to approve developments within these identified areas or within the indicated timeframes. This map forms part of the Broadhectare Study and is to be read in conjunction with the main text of the profile.

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This edition of the Broadhectare Study was based on the Digital Cadastral Database, September 2013.



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