

Broadhectare study 2015 profile

Wide Bay Burnett Region

Introduction

The Broadhectare study identifies the location and quantifies the area, timing of development and dwelling yield of larger land parcels to house future population. The land identified is known as broadhectare and represents unconstrained residential land supply under the planning scheme and development approvals.

Land stock

The total area of broadhectare available in the Wide Bay Burnett Region (hereafter referred to as Wide Bay Burnett) is 32,552 hectares, representing a small percentage of the total land area of Wide Bay Burnett (Tables 1 and 2).

Broadhectare can be further classified as follows:

- urban residential broadhectare — 7,580 hectares
- rural residential broadhectare — 24,972 hectares.

The study refers to 'rural residential' development as yielding three dwellings or less per hectare, or as otherwise described in the planning scheme.

Urban development at 'standard urban density' or 'higher density' is classified as yielding between 4 to 20 dwellings and greater than 20 dwellings per hectare respectively.

Dwelling yield

Table 2 shows 'theoretical dwelling yield' (the potential number of dwellings that could be built 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).

The main points from Table 2 are:

- Broadhectare is expected to yield approximately 66,100 dwellings.
- Development at higher density accounts for 10 per cent of the total expected dwelling yield.
- Development at standard urban density will account for almost 68 per cent of the total expected dwelling supply.

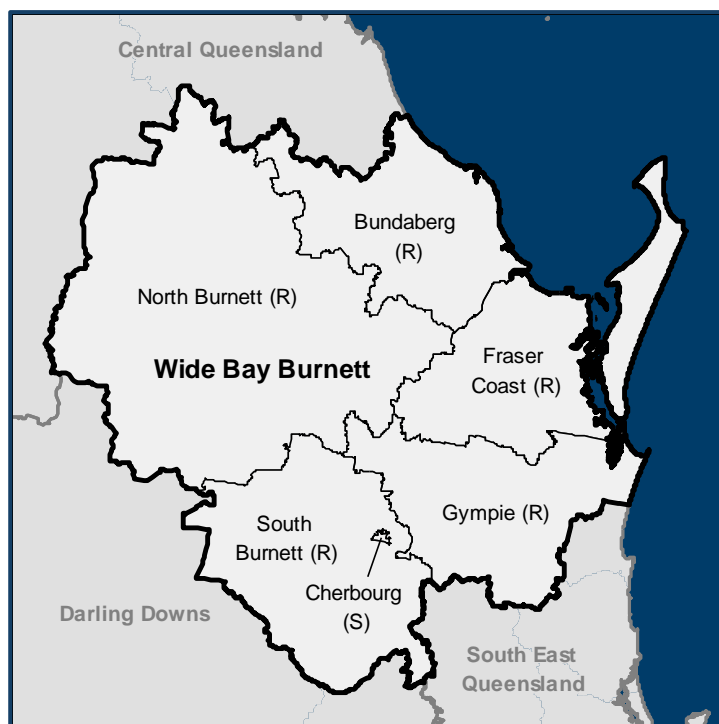


Table 1 Wide Bay Burnett land use profile

Land use category	Area	% of total
Suitable for urban residential broadhectare development	7,580 ha	0.16%
Suitable for rural residential broadhectare development	24,972 ha	0.51%
Assumed existing urban residential use	8,348 ha	0.17%
Assumed existing lower density residential use	44,676 ha	0.92%
Roads, watercourses and railway casements	168,020 ha	3.46%
Rural/Green/Open space	4,564,805 ha	93.93%
Balance area ^(a)	41,599 ha	0.86%

(a) Includes all land uses other than residential.

Table 2 Wide Bay Burnett 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	17	502	1,888	2,407	5,934	588	3,776	1,469	1,469
2-<5 years	17	776	1,752	2,545	9,451	490	5,317	682	682
5-<10 years	5	1,120	550	1,675	9,518	167	6,723	512	512
10+ years	104	553	245	902	6,951	2,134	3,339	76	76
Not specified	116	4,370	20,539	25,025	57,364	3,368	25,743	11,759	11,759
Total	259	7,321	24,972	32,552	89,218	6,747	44,898	14,498	66,147

(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.

Stock composition

The broadhectare stock in Wide Bay Burnett is located primarily within land parcels greater than 10 hectares in area (Table 3). For all broadhectare parcels, the difference between the overall parcel area (38,843 hectares) and the area available for development (32,552 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Residential stock is contained within 5,364 land parcels.
- Parcels less than or equal to 1.2 hectares account for 30 per cent of all parcels.
- Parcels sized 10 hectares or more account for over 62 per cent of the expected total dwelling yield from broadhectare land.

Table 3 Wide Bay Burnett 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	1599	873	795	59	854	3,811	10	3,821
1.3-2.0	1504	2,756	573	1,998	2,571	3,481	1,946	5,427
2.1-4.9	932	2,886	760	1,985	2,745	4,790	2,712	7,502
5.0-9.9	416	3,030	971	2,021	2,992	6,657	1,473	8,130
10.0+	913	29,298	4,481	18,908	23,389	32,908	8,357	41,265
Total	5,364	38,843	7,580	24,972	32,552	51,647	14,498	66,147

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

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

Population capacity

The preliminary estimated resident population of Wide Bay Burnett at 30 June 2014 was 288,600 persons (Source: ABS 3218.0). This is expected to increase to between 316,000 (low series) and 364,400 (high series) persons by 2026, representing population growth over the 2014-2026 period of between 27,400 (low series) and 75,800 (high series) (Source: *Queensland Government Population Projections*, 2013 edition).

The average household size for occupied private dwellings in Wide Bay Burnett at the time of the 2011 Census was 2.5 and 1.7 persons for houses and attached dwellings respectively. Table 4 shows that depending on average household size, broadhectare development could accommodate between 132,800 and 185,700 persons. Further development in existing residential areas, where the parcel size is less than 2,500 m², could also accommodate additional population.

Table 4 Wide Bay Burnett population yields based on a range of household sizes (persons) ^(a)

Development type	Number of dwellings	Household size (average persons per household)				
		2.1	2.3	2.5	2.7	2.9
Possible population yield						
Rural residential	14,498	30,446	33,345	36,245	39,145	42,044
Standard urban density residential	44,898	94,286	103,265	112,245	121,225	130,204
Possible population yield						
		Household size (average persons per household)				
		1.2	1.4	1.6	1.8	2.0
Possible population yield						
Higher density residential	6,747	8,096	9,446	10,795	12,145	13,494
Total	66,143	132,828	146,057	159,285	172,514	185,742

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

Excludes usual residents who were temporarily absent on census night.

Total potential dwelling yield

Land ownership and fragmentation are potential constraints to residential development, and adjustments have been made to the broadhectare stock by applying potential development rates to land parcels. Furthermore, existing vacant residential land stock below 2,500 m² has been added to the broadhectare supply. Broadhectare residential land supply based on these components indicates a total potential dwelling yield of approximately 72,500 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 of 2500 m².

Dwelling demand

Evidently, not all future dwelling demand will be met through development of broadhectare land. Nevertheless, an indicator of the adequacy of 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 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 Wide Bay Burnett projected demand for land stock based on dwelling projections

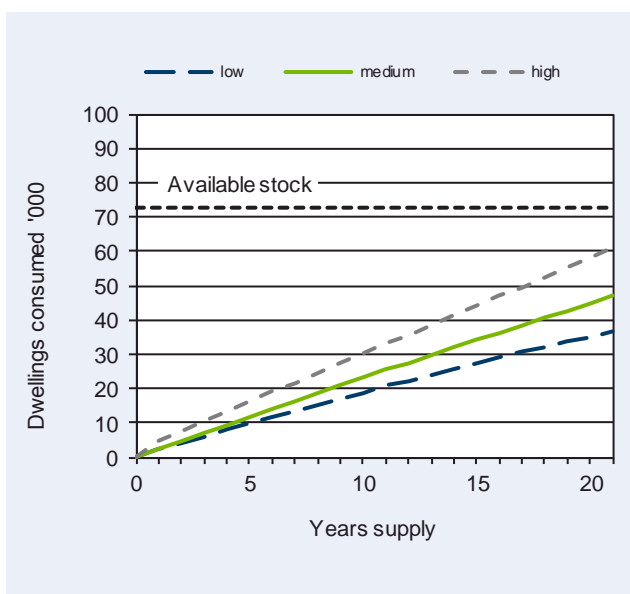


Table 5 also shows that developed land parcels that are vacant account for 9 per cent of the total potential dwelling yield from broadhectare land.

Table 5 Wide Bay Burnett broadhectare supply scenarios

Dwelling production scenario ^(a)	Demand for residential lots	Supply - Stock of residential lots			Years supply ^(f)
	Dwellings required to 2036 ^(b)	Broadhectare dwelling yield ^(c)	Existing vacant land parcels ^(d)	Total potential dwellings ^(e)	
Low trend	36,478	66,147	6,354	72,501	n.a
Medium trend	46,833	66,147	6,354	72,501	n.a
High trend	61,087	66,147	6,354	72,501	n.a

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

(b) Dwellings required to 2036 based on Queensland Government household and dwelling projections, 2013 edition.

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

(d) Estimate of vacant residential parcels at January 2015.

(e) Supply of residential lots.

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

n.a Supply beyond projection range

Conclusion — Wide Bay Burnett

The study has estimated that the total area of broadhectare available for residential development is 32,552 hectares. If this land were fully developed it has the potential to yield approximately 66,100 dwellings and accommodate 159,300 persons, using current average household sizes.

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



