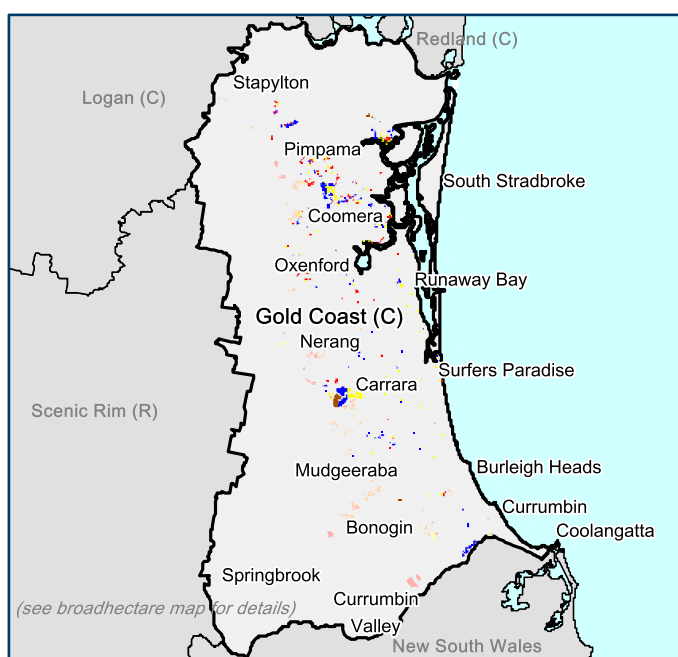


Broadhectare profile – Gold Coast City, September 2019

Key findings:

- broadhectare land supply of 1,994 hectares
- development yield of 63,200 dwellings
- additional housing capacity for 137,300 persons
- 13 years of dwelling supply



Broadhectare study methodology

This profile contains the results from a broadhectare study of land planned for residential development from parcels with a minimum size of 2,500 m². The broadhectare supply includes only the developable portion of the land parcels after constraints are applied. Constraints, for example flooding or protected vegetation, affect the amount of land available for development.

The study identifies the location of larger land parcels to house future population. It also provides an indication of the timing of development and dwelling yield, based where applicable on the approved number of lots within a development permit. For the remaining land parcels, planning scheme development densities or council advice are applied. The study does not attempt to accommodate the Queensland Government policy intent for housing supply as outlined in the South East Queensland Regional Plan 2017 and described in the [Land Supply and Development Monitoring Report](#) prepared by the Department of State Development, Manufacturing, Infrastructure and Planning.

Land supply

The total area of broadhectare land that is suitable and potentially available for residential development in Gold Coast (C) is 1,994 hectares (Table 1). The supply can be further classified by the density of development as follows:

- higher density broadhectare (over 20 dwellings/ha) — 501 hectares
- urban residential broadhectare (between 3 and 20 dw/ha) — 792 hectares
- rural residential broadhectare (up to 3 dw/ha) — 700 hectares

Broadhectare dwelling yield

Two scenarios are presented in Table 2 as possible outcomes for the total dwelling supply from broadhectare. A high scenario that assumes all identified supply as suitable and available for residential development. Secondly, a medium scenario showing a lower supply due to the additional factors of land ownership and fragmentation that affect the availability of land.

Table 1 Gold Coast broadhectare supply

Development timeframe	Broadhectare supply			
	Higher density	Standard urban density	Rural density	Total stock
years	— hectares —			
0 – 2	73	205	276	555
2 ⁺ – 5	186	200	44	430
5 ⁺ – 10	237	294	8	538
10 ⁺	3	84	373	459
Not specified	1	10	0	11
Total^(a)	501	792	700	1,994

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

Based on the medium scenario, the main points from Table 2 are:

- Broadhectare land could potentially accommodate approximately 63,200 dwellings.
- Higher density development accounts for 83 per cent of the total potential dwelling yield from broadhectare.
- Development at standard urban density accounts for 16 per cent of the total potential broadhectare dwelling yield.

Table 2 Gold Coast broadhectare dwelling yield by timeframe

Development timeframe	High scenario				Medium scenario			
	Higher density	Standard urban density	Rural density	Total dwellings	Higher density	Standard urban density	Rural density	Total dwellings
years	— dwellings —				— dwellings —			
0 – 2	4,912	2,628	247	7,788	4,912	2,628	247	7,788
2+ – 5	26,587	2,685	48	29,320	26,587	2,554	48	29,189
5+ – 10	20,340	3,865	13	24,218	20,340	3,578	13	23,931
10+	511	1,056	770	2,337	511	921	685	2,117
Not specified	83	146	0	228	83	127	0	210
Total^(a)	52,433	10,380	1,078	63,892	52,433	9,809	992	63,234

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

Broadhectare land characteristics

Stock composition

For all broadhectare parcels, the difference between the overall parcel area (3,557 hectares) and the area available for development (1,994 hectares) indicates that some parcels are affected by physical or environmental constraints.

The main points from Table 3 are:

- Broadhectare stock is contained within 699 land parcels.
- Broadhectare parcels between 0.25 and < 1.2 hectares make up 38 per cent of all parcels.
- Parcels larger than 10 hectares account for 35 per cent of the dwelling supply in the medium scenario.

Table 3 Gold Coast broadhectare supply by parcel size

Parcel size categories	Land parcels	Total area of parcels	Broadhectare area			Medium scenario		
			Urban residential	Rural residential	Total hectares	Urban residential ^(a)	Rural residential	Total
hectares	number	hectares	— hectares —			— dwellings —		
0.25 < 1.2	267	145	133	0	133	21,128	0	21,128
1.2 < 2.0	69	106	45	45	91	4,351	72	4,422
2.0 < 5.0	271	870	275	326	601	11,687	579	12,266
5.0 < 10.0	34	236	83	50	132	3,166	84	3,249
10.0+	58	2,200	758	280	1,037	21,911	258	22,169
Total^(b)	699	3,557	1,293	700	1,994	62,242	992	63,234

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

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

Approved land development

For this study, approved land development is identified by the presence of a current development permit issued by a council or planning authority over a broadhectare parcel, either for reconfiguring of a lot or a material change of use.

Approximately 791 hectares of approved land development potentially yielding up to 28,900 dwellings

Major broadhectare contributors

The Coomera Town Centre Master Plan Area and Southport Priority Development Area (PDA) are the major contributors to broadhectare land supply and potential dwelling supply.

- The Coomera Town Centre Master Plan Area accounts for 194 hectares (approximately 10 per cent of the total broadhectare land supply) with a potential yield of 13,521 dwellings (approximately 21 per cent of all dwellings from broadhectare supply).
- Southport PDA accounts for 6 hectares (less than 1 per cent of the total broadhectare land supply) with a potential yield of 4,069 dwellings (approximately 6 per cent of all dwellings from broadhectare supply).

Leading suburbs for broadhectare land

The leading suburbs for supply of broadhectare land and dwellings are shown in Table 4.

Table 4 Gold Coast leading suburbs for broadhectare and dwelling supply

Broadhectare		Dwellings ^(a)	
Suburb	hectares	Suburb	dwellings
Worongary	331	Coomera	15,479
Coomera	278	Surfers Paradise	11,034
Pimpama	134	Southport	4,311
Bonogin	109	Worongary	3,598
Upper Coomera	106	Hope Island	3,257

(a) Dwelling count based on high scenario.

Small-scale developments

For this study, development approvals for reconfiguring a lot that yield less than 10 dwellings are considered small-scale. If a large proportion of development approvals are of a smaller scale, then this could indicate a limited number of larger broadhectare parcels available for development. For Gold Coast (C), as at March 2019 there were:

- 174 small-scale development approvals yielding a total of 298 dwellings.
- Small-scale approvals represent 70 per cent of total development approvals.

Emerging land supply

A key issue when discussing land supply is the sale price of developed lots. Variations in supply may lead to changes in average sale price. A leading indicator to monitor this link is changes in the sale price of broadhectare land parcels in the expansion area. For this study, the definition of expansion area is based on the South East Queensland Regional Plan 2017 (ShapingSEQ). Land supply outside the existing urban area as defined by the statutory plan, is known as expansion and within, consolidation.

Lot registration data were used to identify consumption of expansion area broadhectare supply since the 2013 Broadhectare study. In Figure 1, the 2013 supply is compared with the equivalent from the 2019 study and the average price per hectare from sales of parcels identified in the 2013 study.

Based on sales of broadhectare parcels:

- the average price per hectare for broadhectare land is \$1,160,000 for the year ending December 2018
- an overall increase of \$530,000 in the annual average price per hectare of broadhectare land since 2013

Broadhectare dwelling characteristics

Total potential dwelling supply

Ownership and fragmentation of land parcels are potential constraints to residential land supply that are not easily measured. Owners' intentions can impact the availability of land for development and consequently reduce apparent land supply. Fragmentation of land has a similar impact, particularly due to its effect on factors of development such as economic viability of a project and infrastructure provision. To reflect their impact on land supply and the associated dwelling supply, adjustments have been made to the broadhectare stock. For this study, propensity of development rates have been applied to those land parcels not subject to development approvals, or within a PDA or SP.

To determine overall dwelling supply for this study, the number of approved multiple dwellings (generally attached dwellings) that are awaiting commencement or completion have been added to the broadhectare dwelling supply. Also included are lots below 2,500 square metres that have been developed and are vacant. Dwelling supply based on these components indicates a total potential of approximately 80,300 dwellings (Table 5).

Dwelling demand

Not all future dwelling demand will be accommodated through development of broadhectare land. Nevertheless, an indicator of the status of dwelling supply (from broadhectare, vacant lots and approved multiple dwellings), using a medium dwelling supply scenario, can be determined by using dwelling projections as an indicator of future demand. To assess the supply, the Queensland Government's dwelling projection series — low, medium and high, have been used (Figure 2).

Figure 1 Gold Coast expansion area broadhectare

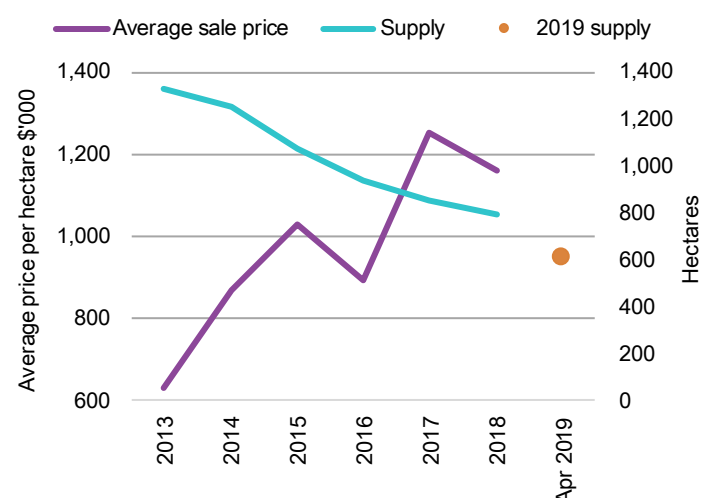


Figure 2 Gold Coast dwelling scenarios

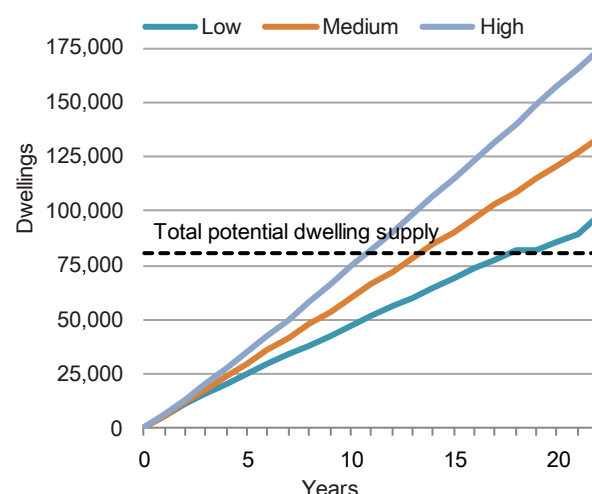


Table 5 Gold Coast dwelling scenarios

Potential residential dwelling supply				Projected dwelling demand to 2041 ^(a)		Supply (years)
Broadhectare dwelling supply ^(b)	Existing vacant land parcels ^(c)	Approved multiple dwellings ^{(d)(e)}	Total potential dwellings	Low series	Medium series	High series
63,234	3,336	13,737	80,307	97,619	132,969	173,856

(a) Queensland Government household and dwelling projections, 2018 edition.

(b) Medium scenario potential dwelling supply as per Table 2.

(c) Estimate of vacant residential lots at April 2019.

(d) Number of approved multiple dwellings awaiting commencement or completion as at December quarter 2018.

(e) Overlaps with broadhectare have been removed.

- Gold Coast (C) is projected to require between 97,600 and 173,900 dwellings to 2041
- Dwelling supply is expected to be consumed within 11 to 18 years

Broadhectare population characteristics

An indication of the population capacity achievable from the broadhectare land can be estimated using household size and dwelling yields. A comparison with the projected population increase can flag potential gaps between demand and land supply. However, further development in existing residential areas via infill development could also accommodate additional population.

Estimated resident population

The estimated resident population of Gold Coast (C):

- 606,774 persons as at 30 June 2018 (Source: ABS 3218.0).
- Projected to rise to between 831,400 (low series) and 1,076,200 (high series) persons by 2041 (Source: *Queensland Government household and dwelling projections*, 2018 edition). This represents an increase of between 224,600 persons (low series) and 469,400 persons (high series) by 2041.

Average household size

- The average household size for private dwellings in Gold Coast (C) at the time of the 2016 census was 3.0 and 2.0 persons for houses and attached dwellings respectively. Table 6 shows a range of population yield outcomes based on a range of household sizes for broadhectare land in each density category.

Table 6 Gold Coast broadhectare population yields based on a range of household sizes (persons)

Development type	Dwellings (Medium scenario)	Household size				
		— average persons per household —				
		2.6	2.8	3.0	3.2	3.4
Houses		Possible population yield				
Rural residential	992	2,580	2,778	2,976	3,175	3,373
Standard urban density residential	9,809	25,503	27,465	29,427	31,388	33,350
		— average persons per household —				
		1.6	1.8	2.0	2.2	2.4
Attached dwellings		Possible population yield				
Higher density residential	52,433	83,893	94,380	104,867	115,353	125,840
Total	63,234	111,976	124,623	137,270	149,917	162,563

Dwellings constructed on broadhectare land have the potential to accommodate between 112,000 and 162,600 persons

Conclusion

The total area of broadhectare land currently available for residential development is 1,994 hectares. Under a medium supply scenario, this land has the potential to yield approximately 63,200 dwellings and accommodate 137,300 persons.

Based on current medium series for dwelling projections and dwelling supply as defined in this study, the available residential land stock indicates approximately 13 years of supply.

Abbreviations

ABS	Australian Bureau of Statistics
PDA	priority development area
QVAS	Queensland Valuations and Sales System
SP	structure plan

Explanatory notes

Approved multiple dwellings

Multiple dwelling developments, subject to material change of use (MCU) approvals, include those where there is more than one self-contained dwelling approved for a parcel, or where there is one dwelling per lot and they are subject to a Community Title Scheme. A dwelling must include a kitchen and a bathroom to be assessed as self-contained. Examples include relative's accommodation, dual occupancies/duplexes, flats, units, townhouses, villas, apartments and includes short-term accommodation.

Relocatable homes, tourist accommodation, and dwellings approved in retirement villages/facilities are included where they are self-contained. Group accommodation where facilities are shared and purpose-built student accommodation are not included.

Broadhectare average price in expansion area

The supply was determined by filtering the 2013 broadhectare parcels to include only parcels in the expansion area that were zoned for detached dwellings. Average price per hectare was calculated by using the value from QVAS sales data of broadhectare parcels divided by their title area. In addition to changes in supply and demand, variations in the average price from year to year are influenced by diversity in the attributes of the parcels sold, including:

- potential dwelling density
- the portion of the parcel that is developable
- proximity of parcels to infrastructure.

Broadhectare supply

Broadhectare refers to land planned for residential development from parcels with a minimum size of 2,500 m². Broadhectare supply includes only the developable portion of the land parcels after constraints, that limit the amount of land available for development, are applied.

Digital Cadastral Database

A spatial dataset containing the property boundaries and related property description of all land parcels in Queensland.

Expansion area

Areas identified in the South East Queensland Regional Plan 2017 (ShapingSEQ) for development outside the existing urban area boundary.

Higher density

Development on broadhectare yielding greater than 20 dwellings per hectare.

Household size

Calculation is based on count of all persons present in the dwelling on census night, including visitors from within Australia. Excludes usual residents who were temporarily absent on census night (2016).

Land fragmentation

An issue affecting development of land due to the location and shape of land.

Land Supply and Development Monitoring Report

The Department of State Development, Manufacturing, Infrastructure and Planning's Land Supply and Development Monitoring (LSDM) Report applies a different approach to determining residential land supply, including:

- the timing of preparation of the supply inputs
- the development potential of parcels smaller than 2,500 m² that are not subject to an MCU approval
- the treatment of planning scheme development densities and constraints that affect the developable portion of parcels
- separately identifying dwelling supply for expansion and consolidation areas
- the treatment of land availability
- using the South East Queensland Regional Plan 2017 expected dwelling growth policy intent to measure years of supply.

Local government area (LGA)

A geographical area under the responsibility of a local government council or an Indigenous council. There are 78 LGAs in Queensland.

Propensity of development rate

A rate applied to a grouping of broadhectare parcels to indicate the availability for development.

Priority development area

Priority development areas (PDAs) are parcels of land within Queensland, identified under the *Economic Development Act 2012* for specific accelerated development, with a focus on economic growth.

Reconfiguring a lot

The potential scale of residential land development can be measured by the number of lots approved as part of a development permit. This type of permit is known as 'reconfiguring a lot' and is often referred to as land subdivision approval.

Rural residential density

Development on broadhectare parcels that will yield less than 3 dwellings per hectare.

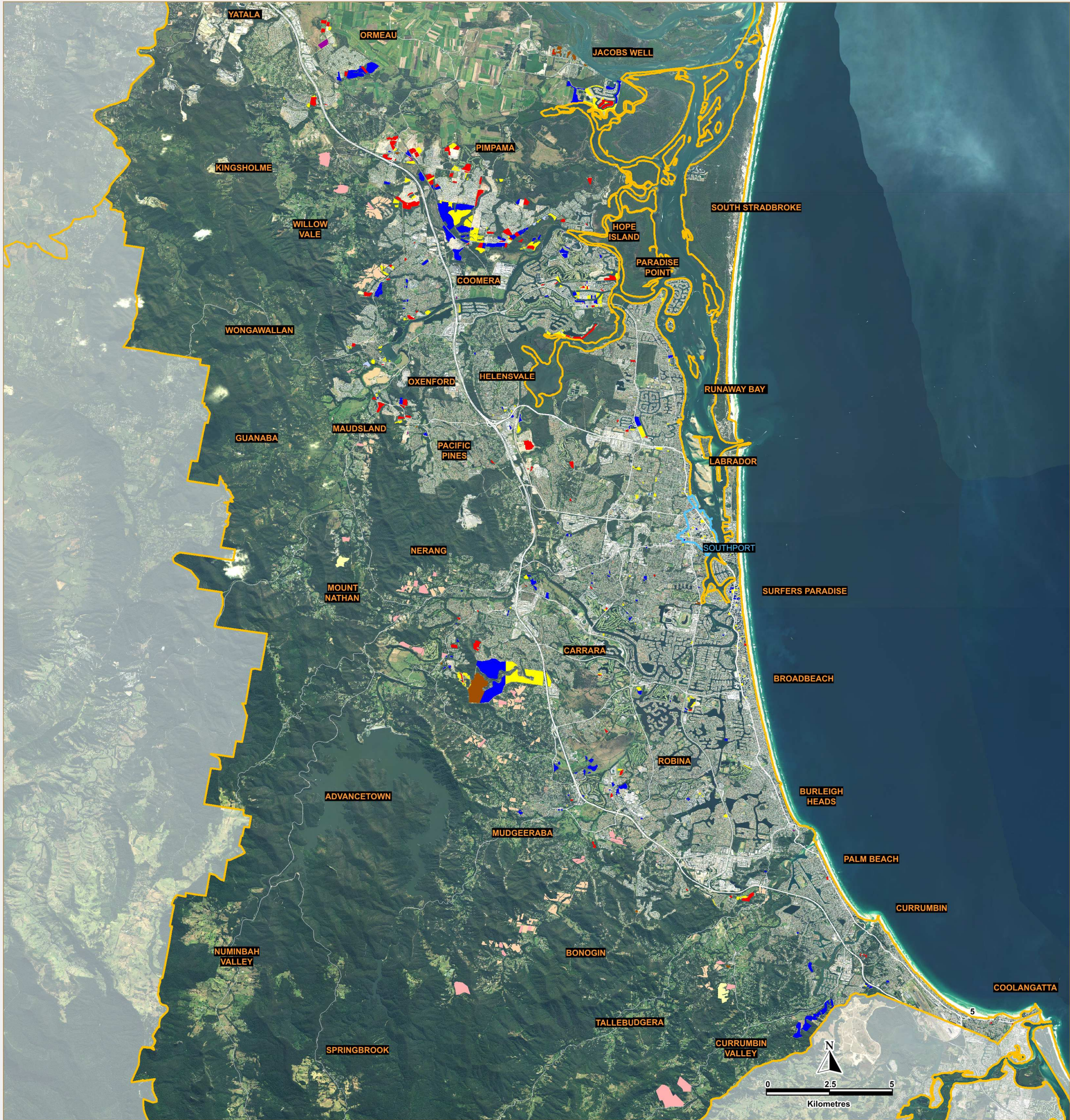
Standard urban density

Development on broadhectare yielding from 3 to 20 dwellings per hectare.

Structure plan area

Parcels subject to a structure plan which sets out a vision for the future development of a place by establishing a planning and management framework to guide development.

Broadhectare study map – Gold Coast City Local Government Area (LGA), 2019



LEGEND

Broadhectare land

Timeframe	Urban residential	Rural residential
0 – 2 years	278 ha	276 ha
2 - 5 years	386 ha	44 ha
5 - 10 years	531 ha	8 ha
10+ Years	87 ha	373 ha
Not specified	11 ha	0 ha

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



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Other map features

- Local government boundaries
- Major roads
- Priority development area

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, April 2019.

Queensland Government Statistician's Office
Queensland Treasury
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OVERVIEW

