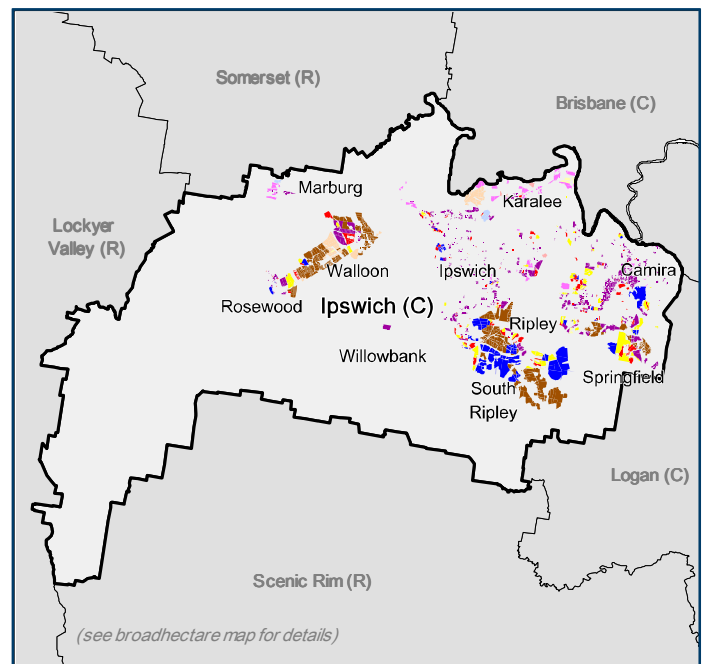


# Broadhectare profile – Ipswich City, August 2019

## Key findings:

- broadhectare land supply of 6,532 hectares
- development yield of 111,600 dwellings
- additional housing capacity for 260,900 persons
- 19 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 m<sup>2</sup>. 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 Ipswich (C) is 6,532 hectares (Table 1). The supply can be further classified by the density of development as follows:

- higher density broadhectare (over 20 dwellings/ha) — 1,082 hectares
- urban residential broadhectare (between 3 and 20 dw/ha) — 4,574 hectares
- rural residential broadhectare (up to 3 dw/ha) — 876 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 Ipswich broadhectare supply

Development timeframe	Broadhectare supply			
	Higher density	Standard urban density	Rural density	Total stock
years	— hectares —			
0 – 2	174	282	31	487
2 <sup>+</sup> – 5	108	556	42	705
5 <sup>+</sup> – 10	108	1,126	57	1,291
10 <sup>+</sup>	492	1,466	385	2,342
Not specified	200	1,145	361	1,707
<b>Total<sup>(a)</sup></b>	<b>1,082</b>	<b>4,574</b>	<b>876</b>	<b>6,532</b>

(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 111,600 dwellings.
- Higher density development accounts for 56 per cent of the total potential dwelling yield from broadhectare.
- Development at standard urban density accounts for 42 per cent of the total potential broadhectare dwelling yield.

**Table 2 Ipswich 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	8,446	3,522	74	12,042	8,446	3,522	74	12,042
2+ – 5	12,970	6,616	118	19,704	12,970	6,138	102	19,211
5+ – 10	4,884	14,439	69	19,392	4,884	14,145	57	19,085
10+	23,360	17,033	962	41,355	23,360	14,465	720	38,545
Not specified	13,114	13,316	856	27,286	13,114	8,990	630	22,734
<b>Total<sup>(a)</sup></b>	<b>62,774</b>	<b>54,926</b>	<b>2,078</b>	<b>119,778</b>	<b>62,774</b>	<b>47,261</b>	<b>1,582</b>	<b>111,617</b>

(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 (9,739 hectares) and the area available for development (6,532 hectares) indicates that some parcels are affected by physical or environmental constraints.

The main points from Table 3 are:

- Broadhectare stock is contained within 2,177 land parcels.
- Broadhectare parcels between 0.25 and <1.2 hectares make up 63 per cent of all parcels.
- Parcels larger than 10 hectares account for 67 per cent of the dwelling supply in the medium scenario.

**Table 3 Ipswich 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 <sup>(a)</sup>	Rural residential	Total
hectares	number	hectares	— hectares —			— dwellings —		
0.25 < 1.2	1,372	693	646	4	650	10,552	8	10,560
1.2 < 2.0	171	269	192	47	239	4,659	72	4,731
2.0 < 5.0	272	839	515	172	686	9,002	309	9,311
5.0 < 10.0	119	877	432	198	631	11,667	357	12,024
10.0+	243	7,060	3,871	454	4,325	74,155	837	74,991
<b>Total<sup>(b)</sup></b>	<b>2,177</b>	<b>9,739</b>	<b>5,656</b>	<b>876</b>	<b>6,532</b>	<b>110,035</b>	<b>1,582</b>	<b>111,617</b>

(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 1,587 hectares of approved land development potentially yielding up to 17,218 dwellings

## Major broadhectare contributors

The Ripley Valley Priority Development Area (PDA) and council's Springfield Structure Plan (SP) are the major contributors to broadhectare land supply and potential dwelling supply.

- The Ripley Valley PDA accounts for 2,264 hectares (approximately 35 per cent of the total broadhectare land supply) with a potential yield of 42,542 dwellings (approximately 38 per cent of all dwellings from broadhectare supply).
- The Springfield SP accounts for 747 hectares (approximately 11 per cent of the total broadhectare supply) with a potential yield of 29,254 dwellings (approximately 26 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 Ipswich leading suburbs for broadhectare and dwelling supply**

Broadhectare		Dwellings <sup>(a)</sup>	
Suburb	hectares	Suburb	dwellings
South Ripley	1,149	Ripley	21,865
Ripley	710	South Ripley	14,651
Walloon	531	Brookwater	11,621
Thagoona	455	Springfield Central	9,706
Redbank Plains	312	Thagoona	6,519

(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 Ipswich (C), as at December 2018 there were:

- 147 small-scale development approvals yielding a total of 325 dwellings.
- Small-scale approvals represent 52 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 \$1,010,000 for the year ending December 2018
- an overall increase of \$290,000 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 114,200 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).

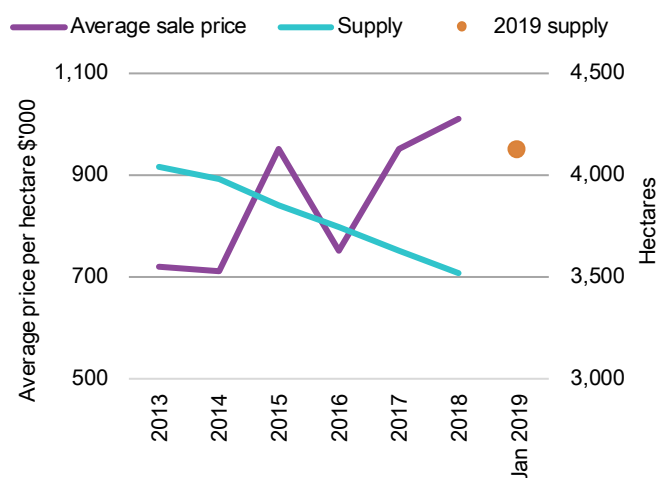
**Table 5 Ipswich dwelling scenarios**

Potential residential dwelling supply				Projected dwelling demand to 2041 <sup>(a)</sup>		Supply (years)
Broadhectare dwelling supply <sup>(b)</sup>	Existing vacant land parcels <sup>(c)</sup>	Approved multiple dwellings <sup>(d)(e)</sup>	Total potential dwellings	Low series	Medium series	High series
111,617	564	1,983	<b>114,164</b>	115,784	134,833	156,996
						22 19 17

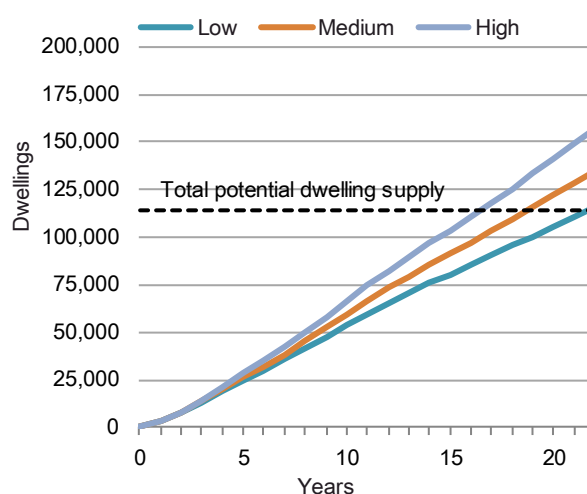
(a) Queensland Government household and dwelling projections, 2018 edition.  
 (b) Medium scenario potential dwelling supply as per Table 2.  
 (c) Estimate of vacant residential lots at March 2019.

(d) Number of approved multiple dwellings awaiting commencement or completion as at December quarter 2018  
 (e) Overlaps with broadhectare have been removed.

**Figure 1 Ipswich expansion area broadhectare**



**Figure 2 Ipswich dwelling scenarios**



- Ipswich (C) is projected to require between 115,800 and 157,000 dwellings to 2041
- Dwelling supply is expected to be consumed within 17 to 22 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 Ipswich (C):

- 213,638 persons as at 30 June 2018 (Source: ABS 3218.0).
- Projected to rise to between 482,700 (low series) and 644,700 (high series) persons by 2041 (Source: *Queensland Government household and dwelling projections*, 2018 edition). This represents an increase of between 269,100 persons (low series) and 431,100 persons (high series) by 2041.

### Average household size

- The average household size for private dwellings in Ipswich (C) at the time of the 2016 census was 2.9 and 1.9 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 Ipswich broadhectare population yields based on a range of household sizes (persons)**

Development type	Dwellings (Medium scenario)	Household size				
		— average persons per household —				
		2.5	2.7	2.9	3.1	3.3
<b>Houses</b>		<b>Possible population yield</b>				
Rural residential	1,582	3,955	4,272	4,588	4,904	5,221
Standard urban density residential	47,261	118,152	127,604	137,056	146,508	155,960
		— average persons per household —				
		1.5	1.7	1.9	2.1	2.3
<b>Attached dwellings</b>		<b>Possible population yield</b>				
Higher density residential	62,774	94,161	106,716	119,271	131,826	144,381
<b>Total</b>	<b>111,617</b>	<b>216,268</b>	<b>238,592</b>	<b>260,915</b>	<b>283,239</b>	<b>305,562</b>

**Dwellings constructed on broadhectare land have the potential to accommodate between 216,300 and 305,600 persons**

### Conclusion

The total area of broadhectare land currently available for residential development is 6,532 hectares. Under a medium supply scenario, this land has the potential to yield approximately 111,600 dwellings and accommodate 260,900 persons.

Based on current medium series for dwelling projections and dwelling supply as defined in this study, the available residential land stock indicates approximately 19 years of supply.

## Abbreviations

<b>ABS</b>	Australian Bureau of Statistics
<b>PDA</b>	priority development area
<b>QVAS</b>	Queensland Valuations and Sales System
<b>SP</b>	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 m<sup>2</sup>. 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

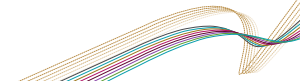
A spatial dataset containing the property boundaries and related property description of all land parcels in Queensland.

### 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 m<sup>2</sup> 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.