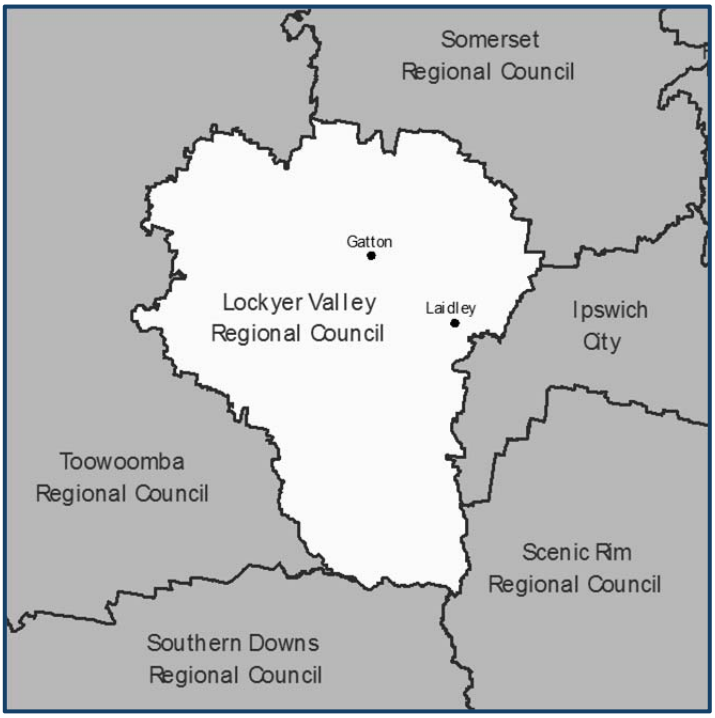
Broadhectare study 2013 profile

Lockyer Valley Regional Council



Introduction

The preliminary estimated resident population of Lockyer Valley Regional Council (hereafter referred to as Lockyer Valley) at 30 June 2012 was 36,500 persons (Source: ABS 3218.0). This is expected to increase to between 41,900 (low series) and 44,700 (high series) persons by 2021, representing population growth over the 2012–2021 period of between 5,400 (low series) and 8,200 (high series) (Source: Queensland Government Population Projections, 2013 edition).

Land stock

The total area of broadhectare land available in Lockyer Valley for residential development is 2,767 hectares, representing only a very small percentage of the total land area (Tables 1 and 2).

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 — 1,232 hectares
- rural residential broadhectare land — 1,535 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 respectively.

Table 1 Lockyer Valley land use profile

Land use category	Area	% of total
Suitable for urban residential broadhectare development	1,232 ha	0.54%
Suitable for rural residential broadhectare development	1,535 ha	0.68%
Assumed existing urban residential use	1,284 ha	0.57%
Assumed existing rural residential use	12,828 ha	5.65%
Roads, watercourses and railway casements	8,114 ha	3.57%
Rural/Green/Open space	193,253 ha	85.04%
Balance area [(a)]	8,991 ha	3.96%

(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 Lockyer Valley broadhectare stock and dwelling yield [a]

	Broadhectare stock (hectares)				Theoretical	Expected dwelling yield (dwellings) [c]			
Timeframe	Higher density	Standard urban density	Rural density	Total stock	dwelling yield (dwellings) [b]	Higher density	Standard urban density	Rural density	Total dwellings
0–<2 years	0	283	601	884	2,734	0	1,820	914	2,734
2–<5 years	0	200	98	299	3,076	22	2,243	174	2,438
5–<10 years	2	218	298	518	4,463	102	2,050	1,226	3,377
10+ years	1	523	513	1,038	9,936	41	5,301	2,288	7,630
Not specified	2	2	25	28	137	70	3	14	88
Total	**5**	**1,227**	**1,535**	**2,767**	**20,346**	**235**	**11,417**	**4,615**	**16,267**

(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 16,300 dwellings.
- Development at higher density accounts for over 1 per cent of the total expected dwelling yield.
- Development at standard urban density will account for over 70 per cent of development from broadhectare land.

Stock composition

The broadhectare stock in Lockyer Valley 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 (3,609 hectares) and the area available for development (2,767 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Residential stock is contained within 362 land parcels.
- Parcels less than or equal to 1.2 hectares account for almost 19 per cent of all parcels.
- Of the urban broadhectare stock, over 82 per cent is contained in parcels sized 10 hectares or more.
- Parcels sized 10 hectares or more account for almost 84 per cent of the expected total dwelling yield from broadhectare land.

Table 3 Lockyer Valley 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	67	38	51	126	177	321	155	475
1.3–2.0	56	99	34	49	83	354	85	438
2.1–4.9	107	364	83	198	281	495	448	943
5.0–9.9	38	276	49	161	211	267	542	809
10.0+	94	2,832	1,015	1,001	2,015	10,216	3,386	13,601
Total	**362**	**3,609**	**1,232**	**1,535**	**2,767**	**11,652**	**4,615**	**16,267**

(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 Lockyer Valley at the time of the 2011 Census was 2.8 and 1.8 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 38,800 and 51,800 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 Lockyer Valley population yields based on a range of household sizes (persons) [(a)]

Development type	Number of dwellings	Household size (average persons per household)				
		2.4	2.6	2.8	3.0	3.2
		Possible population yield				
Rural residential	4,615	11,076	11,999	12,922	13,845	14,768
Standard urban density residential	11,417	27,402	29,685	31,969	34,252	36,536
		Household size (average persons per household)				
		1.4	1.6	1.8	2.0	2.2
		Possible population yield				
Higher density residential	235	329	376	423	470	517
Total	**16,267**	**38,806**	**42,060**	**45,313**	**48,567**	**51,820**

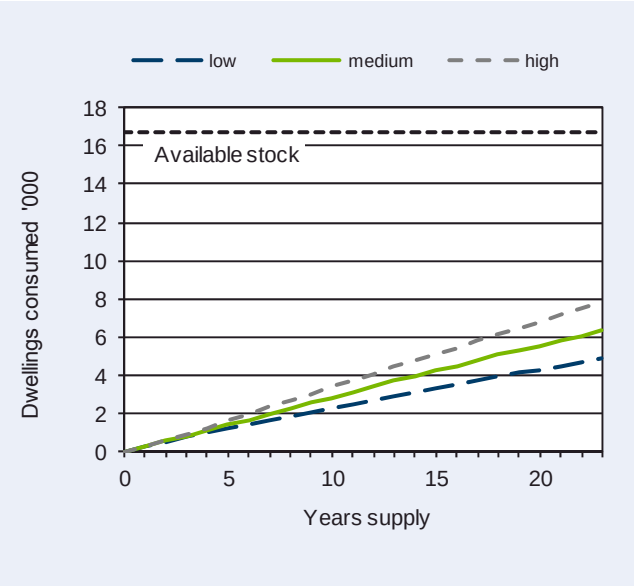
(a) Count of all persons enumerated in the dwelling on census night, including visitors from inside Australia.
Excludes usual residents who were temporarily absent on census night.

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 16,700 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.

Figure 1 Lockyer Valley projected demand for land stock based on dwelling projections



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.

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

Table 5 Lockyer Valley 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	4,862	16,267	393	16,660	n.a*
Medium trend	6,349	16,267	393	16,660	n.a*
High trend	7,825	16,267	393	16,660	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 — Lockyer Valley Regional Council

The study has estimated that the total area of broadhectare land available for residential development is 2,767 hectares. If this land were fully developed it has the potential to yield approximately 16,300 dwellings and accommodate 45,300 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.

Government Statistician

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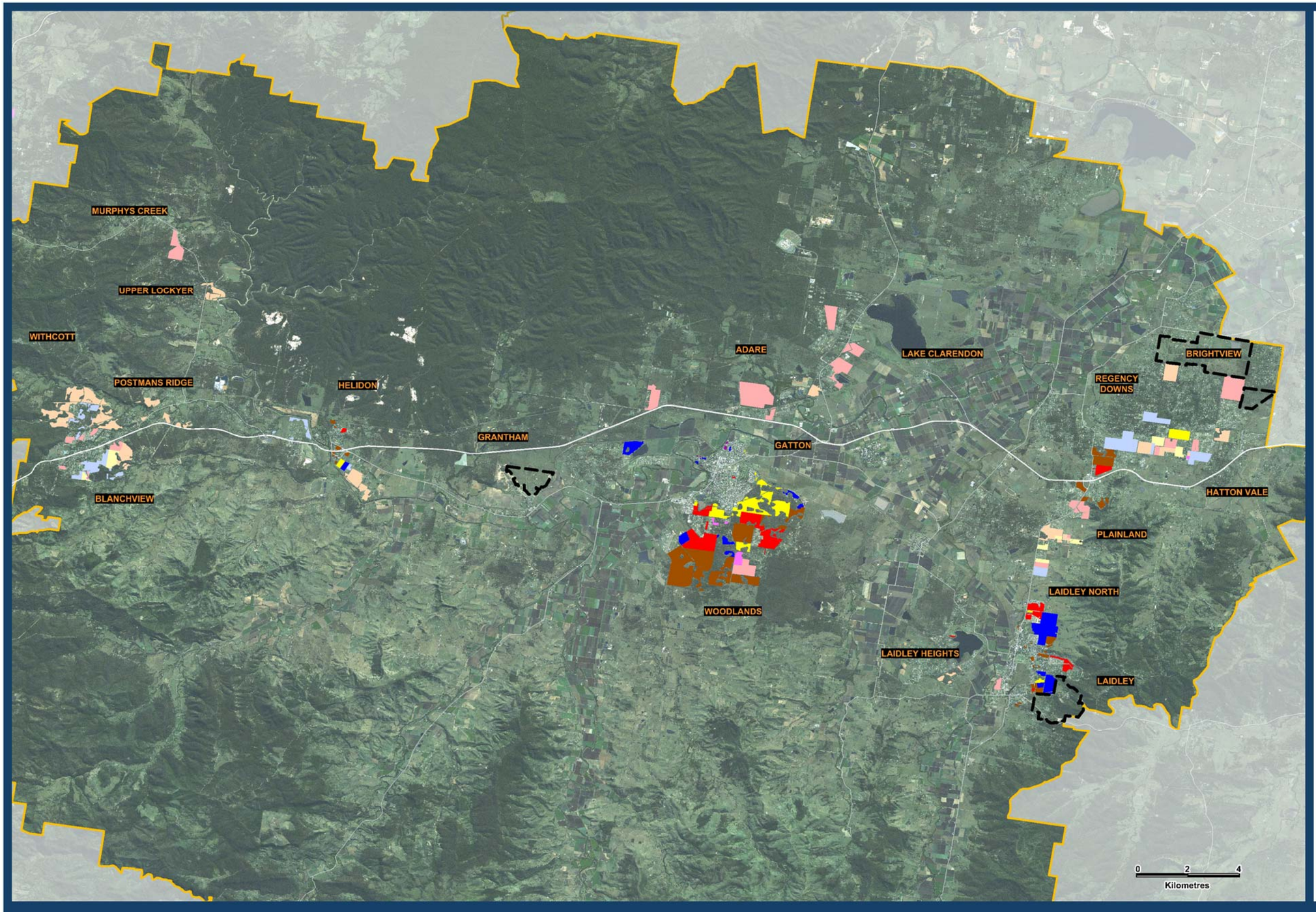

Legend

Broadhectare land

Timeframe	Urban residential	Rural residential
0 – 2 years	283ha	601ha
2 – 5 years	200ha	98ha
5 – 10 years	220ha	298ha
10+ years	524ha	513ha
Not specified	4ha	25ha

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

Other map features

Local government boundaries

Major roads

N

Investigation areas *

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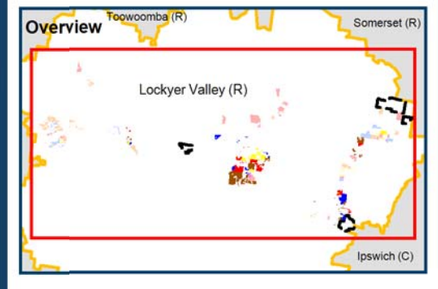
This edition of the Broadhectare Study was based on the Digital Cadastral Database, September 2013.



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