

Broadhectare study 2013 profile

Scenic Rim Regional Council

Introduction

The preliminary estimated resident population of Scenic Rim Regional Council (hereafter referred to as the Scenic Rim) at 30 June 2012 was 37,800 persons (Source: ABS 3218.0). This is expected to increase to between 45,700 (low series) and 49,000 (high series) persons by 2021, representing population growth over the 2011–2021 period of between 7,900 (low series) and 11,200 (high series) (Source: Queensland Government Population Projections, 2013 edition).

Land stock

The total area of broadhectare land available in Scenic Rim for residential development is 1,807 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 — 1,007 hectares
- rural residential broadhectare land — 800 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.

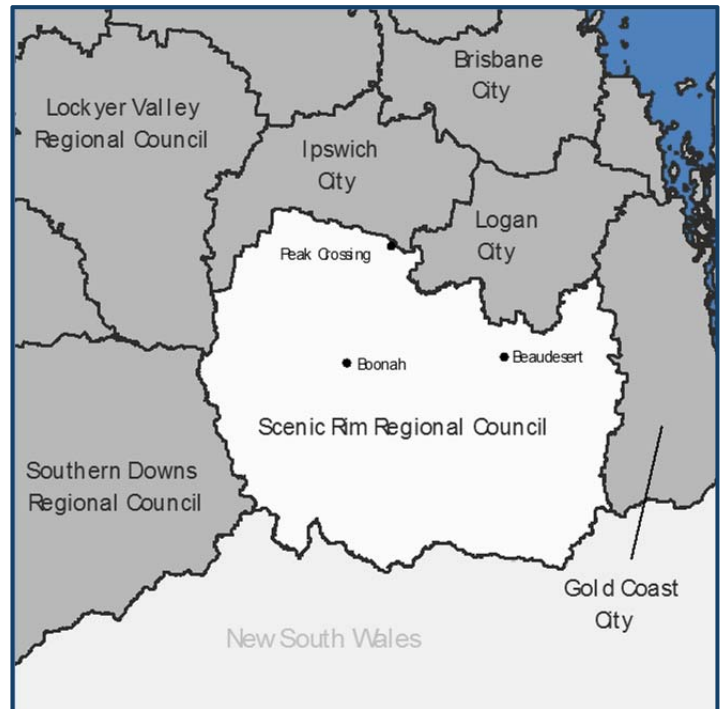


Table 1 Scenic Rim land use profile

Land use category	Area	% of total
Suitable for urban residential broadhectare development	1,007 ha	0.24%
Suitable for rural residential broadhectare development	800 ha	0.19%
Assumed existing urban residential use	847 ha	0.20%
Assumed existing rural residential use	10,323 ha	2.43%
Roads, watercourses and railway casements	12,730 ha	2.99%
Rural/Green/Open space	396,478 ha	93.16%
Balance area ^(a)	3,204 ha	0.75%

(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 Scenic Rim 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	0	45	44	90	596	11	390	194	596
2-<5 years	4	144	510	659	1,534	100	954	119	1,172
5-<10 years	0	294	119	413	3,158	0	2,381	154	2,535
10+ years	30	421	22	472	4,380	600	3,190	40	3,831
Not specified	0	69	104	173	789	0	328	150	478
Total	34	973	800	1,807	10,457	711	7,243	658	8,612

(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 8,600 dwellings.
- Development at higher density accounts for over eight per cent of the total expected dwelling yield.
- Development at standard urban density will account for over 84 per cent of the total expected dwelling yield.

Stock composition

The broadhectare stock in Scenic Rim 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 (2,867 hectares) and the area available for development (1,807 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Residential stock is contained within 216 land parcels
- Parcels less than or equal to 1.2 hectares account for over 36 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 over 89 per cent of the expected total dwelling yield from broadhectare land.

Table 3 Scenic Rim 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	78	41	52	2	54	172	7	179
1.3-2.0	30	54	32	13	45	149	8	158
2.1-4.9	34	114	54	37	91	232	33	264
5.0-9.9	18	142	91	39	129	286	39	325
10.0+	56	2,516	778	710	1,488	7,114	571	7,685
Total	216	2,867	1,007	800	1,807	7,954	658	8,612

(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 Scenic Rim at the time of the 2011 Census was 2.6 and 1.5 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 18,200 and 25,000 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 Scenic Rim population yields based on a range of household sizes (persons) ^(a)

Development type	Number of dwellings	Household size (average persons per household)				
		2.2	2.4	2.6	2.8	3.0
Possible population yield						
Rural residential	658	1,449	1,580	1,712	1,844	1,975
Standard urban density residential	7,243	15,934	17,382	18,831	20,279	21,728
Household size (average persons per household)						
		1.1	1.3	1.5	1.7	1.9
Possible population yield						
Higher density residential	711	782	924	1,067	1,209	1,351
Total	8,612	18,164	19,887	21,609	23,332	25,054

(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 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 8,900 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 Scenic Rim projected demand for land stock based on dwelling projections

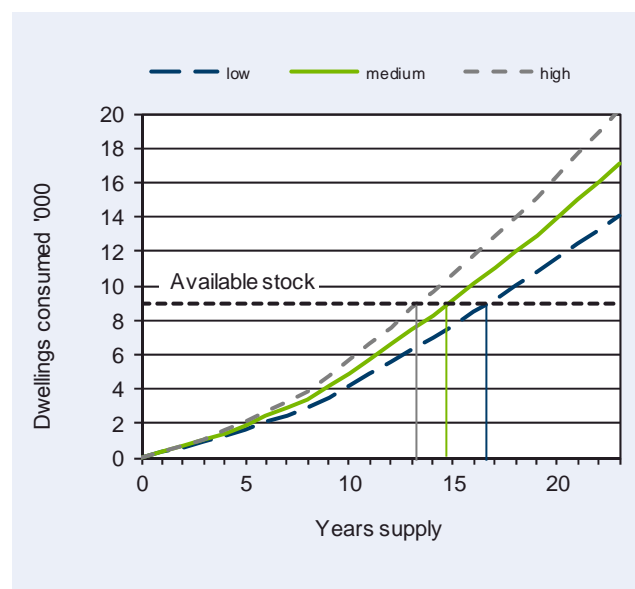


Table 5 also shows that developed land parcels that are vacant account for over three per cent of the total potential dwelling yield.

Table 5 Scenic Rim 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	14,121	8,612	286	8,898	17
Medium trend	17,145	8,612	286	8,898	15
High trend	20,278	8,612	286	8,898	13

(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.

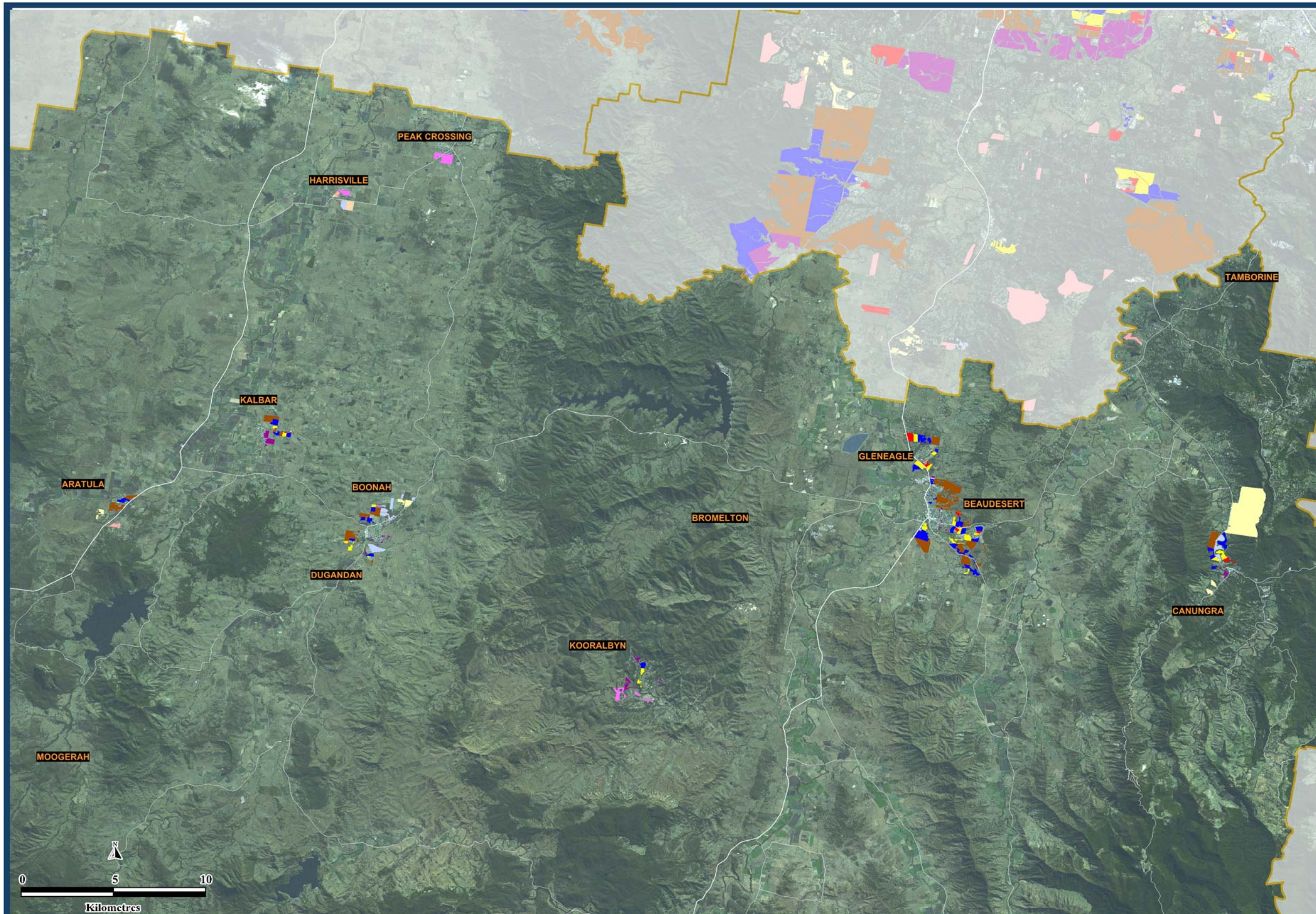
(f) Illustrative only, if no development occurs outside of broadhectare land.

Conclusion — Scenic Rim Regional Council

The study has estimated that the total area of broadhectare land available for residential development is 1,807 hectares. If this land were fully developed it has the potential to yield approximately 8,600 dwellings and accommodate 21,600 people, using current average household sizes.

Based on current medium series household projections and the expected broadhectare dwelling yield, the available residential land stock indicates approximately 15 years of supply.

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Legend

Broadhectare land

Timeframe	Urban residential	Rural residential
0 – 2 years	45 ha	44 ha
2 – 5 years	148 ha	510 ha
5 – 10 years	294 ha	119 ha
10+ years	451 ha	22 ha
Not specified	69 ha	104 ha

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

Other map features

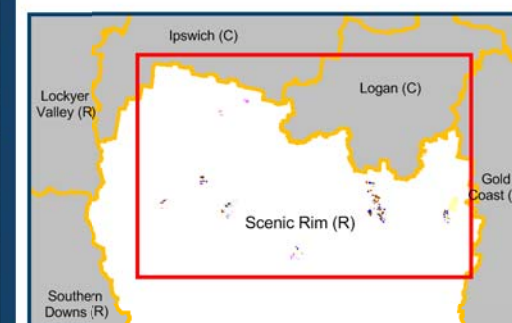
- Local government boundaries
- Major roads

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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