

Broadhectare study 2013 profile

Somerset Regional Council

Introduction

The preliminary estimated resident population of Somerset Regional Council (hereafter referred to as the Somerset) at 30 June 2012 was 22,600 persons (Source: ABS 3218.0). This is expected to increase to between 26,000 (low series) and 27,300 (high series) persons by 2021, representing population growth over the 2012–2021 period of between 3,400 (low series) and 4,700 (high series) (Source: Queensland Government Population Projections, 2013 edition).

Land stock

The total area of broadhectare land available in Somerset for residential development is 1,120 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 — 663 hectares
- rural residential broadhectare land — 449 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.

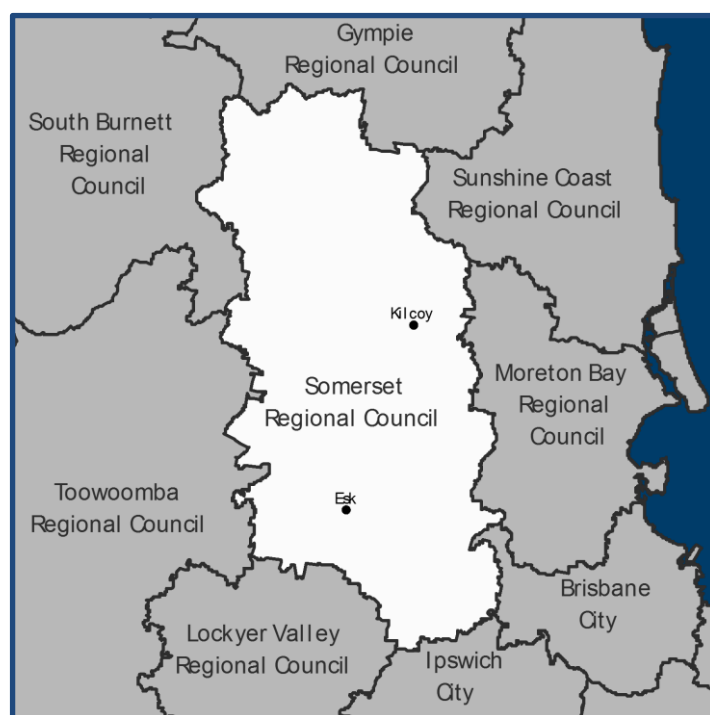


Table 1 Somerset land use profile

Land use category	Area	% of total
Suitable for urban residential broadhectare development	671 ha	<0.1%
Suitable for rural residential broadhectare development	449 ha	<0.1%
Assumed existing urban residential use	436 ha	<0.1%
Assumed existing rural residential use	1,499 ha	0.28%
Roads, watercourses and railway easements	16,640 ha	3.09%
Rural/Green/Open space	511,721 ha	95.07%
Balance area ^(a)	6,834 ha	1.27%

(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 Somerset 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	5	68	148	221	991	177	564	250	991
2-<5 years	1	19	94	115	278	30	110	100	240
5-<10 years	0	71	2	73	574	12	454	1	467
10+ years	1	406	203	610	5,071	35	3,717	677	4,429
Not specified	1	99	2	101	1,169	22	866	1	890
Total	8	663	449	1,120	8,083	276	5,711	1,029	7,017

(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 7,000 dwellings.
- Development at higher density accounts for almost 4 per cent of the total expected dwelling yield.
- Development at standard urban density will account for over 81 per cent of the total expected dwelling yield.

Stock composition

The broadhectare stock in Somerset 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 (2,074 hectares) and the area available for development (1,120 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Residential stock is contained within 237 land parcels.
- Parcels less than or equal to 1.2 hectares account for almost 40 per cent of all parcels.
- Of the urban broadhectare stock almost 76 per cent is contained in parcels sized 10 hectares or more.
- Parcels sized 10 hectares or more account for almost 75 per cent of the expected total dwelling yield from broadhectare land.

Table 3 Somerset 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	94	49	36	1	37	150	0	150
1.3-2.0	23	39	12	15	28	62	27	90
2.1-4.9	47	180	45	64	109	535	229	764
5.0-9.9	25	176	70	38	108	658	104	762
10.0+	48	1,630	507	330	838	4,583	669	5,251
Total	237	2,074	671	449	1,120	5,988	1,029	7,017

(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 Somerset at the time of the 2011 Census was 2.6 and 1.7 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 15,200 and 20,800 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 Somerset 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	1,029	2,264	2,470	2,675	2,881	3,087
Standard urban density residential	5,711	12,564	13,706	14,849	15,991	17,133
Household size (average persons per household)						
		1.3	1.5	1.7	1.9	2.1
Possible population yield						
Higher density residential	276	359	414	469	524	580
Total	7,016	15,187	16,590	17,993	19,396	20,800

(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 7,500 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.

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 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 is beyond the current projection range.

Figure 1 Somerset projected demand for land stock based on dwelling projections

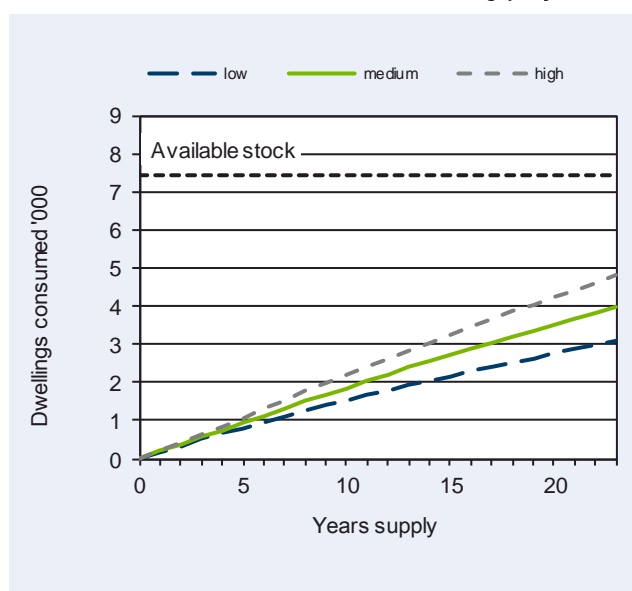


Table 5 also shows that developed land parcels that are vacant account for approximately six per cent of the total potential dwelling yield.

Table 5 Somerset 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	3,561	7,017	436	7,453	n.a*
Medium trend	4,693	7,017	436	7,453	n.a*
High trend	5,809	7,017	436	7,453	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.

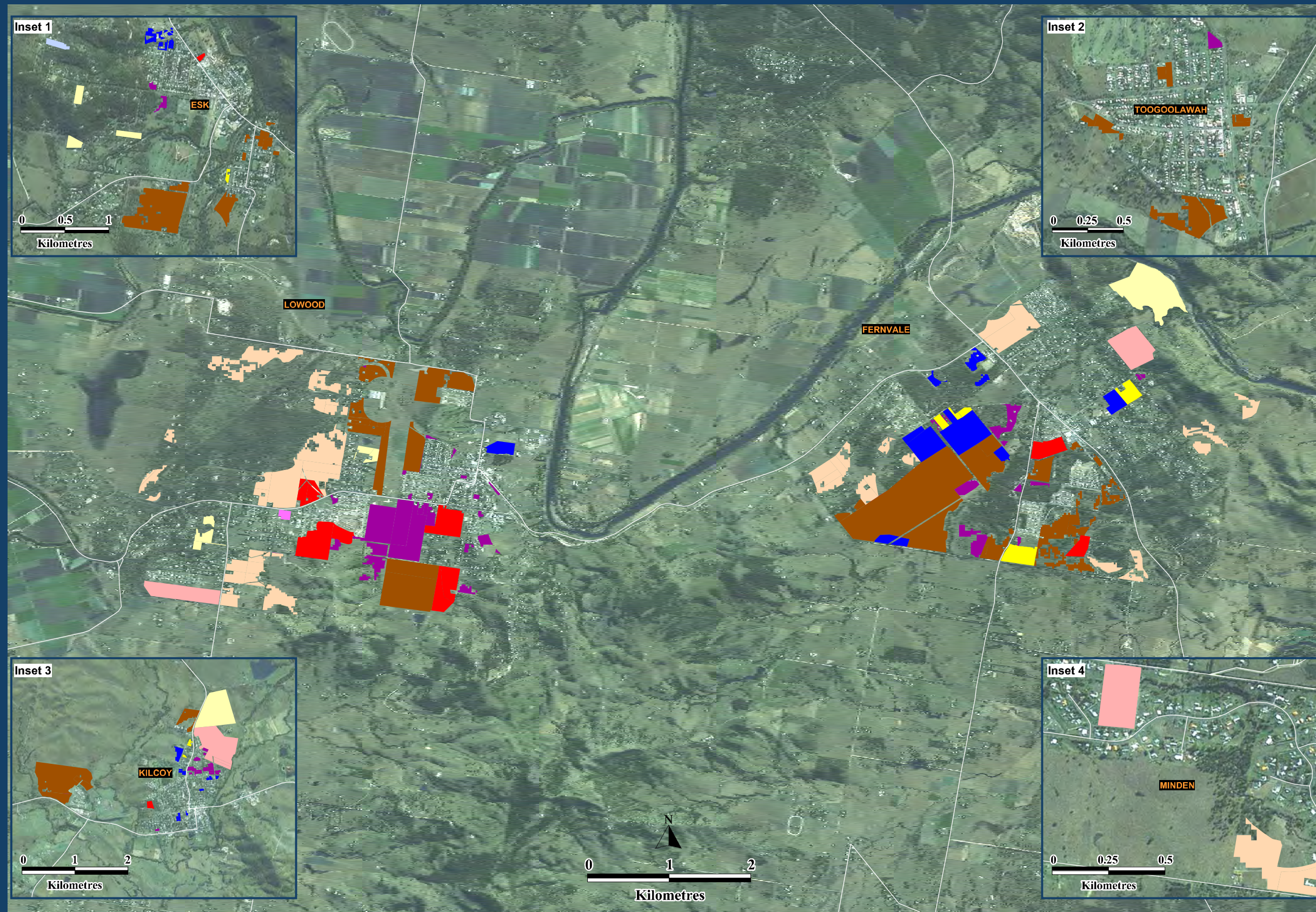
n.a* supply is beyond projection range

Conclusion — Somerset Regional Council

The study has estimated that the total area of broadhectare land available for residential development is 1,120 hectares. If this land were fully developed it has the potential to yield approximately 7,000 dwellings and accommodate 18,000 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.

Broadhectare study 2013 - Somerset Regional Council



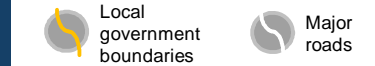
Legend

Broadhectare land

Timeframe	Urban residential	Rural residential
0 – 2 years	73 ha	148 ha
2 - 5 Years	21 ha	94 ha
5 - 10 years	72 ha	2 ha
10+ Years	407 ha	203 ha
Not specified	99 ha	2 ha

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

Other map features



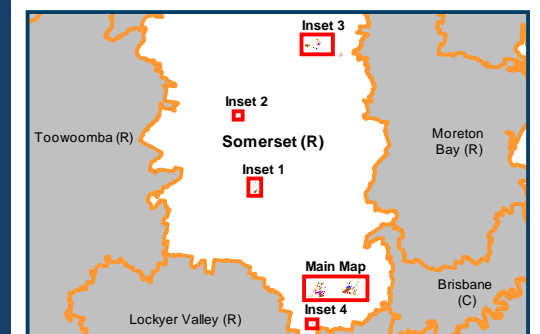
Notes

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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