

Broadhectare Study 2012 profile Balonne Shire Council

Introduction

The preliminary estimated resident population of Balonne Shire Council (hereafter referred to as Balonne) at 30 June 2011 was 4,900 persons (Source: ABS 3218.0). It is expected that a negligible population increase will occur (medium series) by 2016. (Source: Queensland Government Population Projections to 2031, Local Government Areas 2011 edition).

Land stock

The total area of broadhectare land available in Balonne Shire for residential development is 126 hectares, representing a very small percentage of the total land area (Tables 1 and 2). This land supply is shown on the map that accompanies this profile.

Broadhectare land is defined as the amount of unconstrained residential land identified under the current planning scheme including existing residential developments approved by council.

For this study, the analysis of broadhectare land has been confined to council's Priority Infrastructure Area (PIA). However broadhectare land identified outside the PIA has been classified as "no timeframe specified". This land has not been included in the analysis, but has been quantified at 832 hectares yielding just over 3,900 dwellings.

Broadhectare land can be further classified as follows:

- urban residential land for development – 126 hectares
- there is no lower density residential land for development

'Lower density' refers to development yielding three dwellings or less per hectare, or as otherwise described in the planning scheme.

'Standard urban density' refers to development yielding between 4 and 15 dwellings per hectare.

'Higher density' refers to development yielding greater than 15 dwellings per hectare.



Table 1: Balonne land use profile

Land use category	Area	Per cent
Suitable for urban residential development	126 ha	<0.01%
Suitable for lower density residential development	0 ha	0.00%
Assumed existing urban residential use	186 ha	0.01%
Assumed existing lower density residential use	852 ha	0.03%
Roads, watercourses and railway casements	122,021 ha	3.92%
Rural/Green/Open space	2,793,883 ha	89.69%
Balance area ^(a)	197,932 ha	6.35%

(a) Includes all land uses other than residential.

Table 2: Balonne broadhectare stock and dwelling yield (a)

Timeframe	Broadhectare stock (hectares)				Expected dwelling yield (dwellings) (b)			
	Higher density	Standard urban density	Lower density	Total stock	Higher density	Standard urban density	Lower density	Total dwellings
0-2 years	0	74	0	74	0	652	0	652
5+ years	0	52	0	52	0	440	0	440
Total	0	126	0	126	0	1,092	0	1,092

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

(b) Dwelling yield from broadhectare stock within council's PIA.



Dwelling yields

Table 2 shows 'expected dwelling yield' from broadhectare land within council's PIA. The main points from Table 2 are:

- Broadhectare land within councils PIA is expected to yield just under 1,100 dwellings.
- Development is predominantly expected to occur at standard urban densities.

Stock composition

The broadhectare parcels for urban development in Balonne Shire are predominantly less than 1.2 hectares in area (Table 3). For all broadhectare parcels, the difference between the overall parcel area (146 hectares) and the area available for development (126 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Residential stock is contained within 61 land parcels.
- Parcels less than 1.2 hectares account for over 67 per cent of all parcels.
- Of the urban broadhectare stock, almost half is contained in parcels greater than 10 hectares.
- Lower density residential parcels for development are not present within council's PIA.

Table 3: Balonne 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)	Lower density residential	Total stock	Urban residential (b)	Lower density residential	Total dwellings
<= 1.2	41	19	17	0	17	167	0	167
1.3–2.0	2	4	3	0	3	27	0	27
2.1–4.9	7	26	16	0	16	137	0	137
5.0–9.9	4	31	29	0	29	244	0	244
10.0+	7	66	61	0	61	516	0	516
Total	61	146	126	0	126	1,092	0	1,092

(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 Balonne Shire at the time of the 2011 Census was 2.7 and 2.2 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.

Table 4: Balonne population yields based on a range of household sizes (persons)

Development type	Number of dwellings	Household size (average persons per household)				
		2.3	2.5	2.7	2.9	3.1
Possible population yield						
Lower density residential	0	0	0	0	0	0
Standard urban density residential	1,092	2,512	2,730	2,948	3,167	3,385
Household size (average persons per household)						
		1.8	2.0	2.2	2.4	2.6
Possible population yield						
Higher density residential	0	0	0	0	0	0
Total	1,092	2,512	2,730	2,948	3,167	3,385

The main finding from Table 4 is that, depending on average household size, land from broadhectare development could accommodate between 2,500 persons and 3,400 persons. Further development in existing residential areas, where the parcel size is less than 2,500 square metres could also accommodate additional population.



Total potential dwelling yield

Servicing land with water and sewerage infrastructure is a potential constraint to residential development, and adjustments have been made to the broadhectare stock by confining supply to only those broadhectare parcels within council's PIA. Furthermore, to determine overall residential land supply in 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 almost 1,200 dwellings. (See table 5).

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. An allowance has been made for a continuous but gradual decline in average household size into the future. Figure 1 and Table 5 show, based on all projection series, residential land supply is beyond the current projection range.

Table 5 also shows that existing developed vacant land stock accounts for only about 8 per cent of the total residential land stock yield.

Figure 1: Balonne projected demand for land stock based on dwelling projections

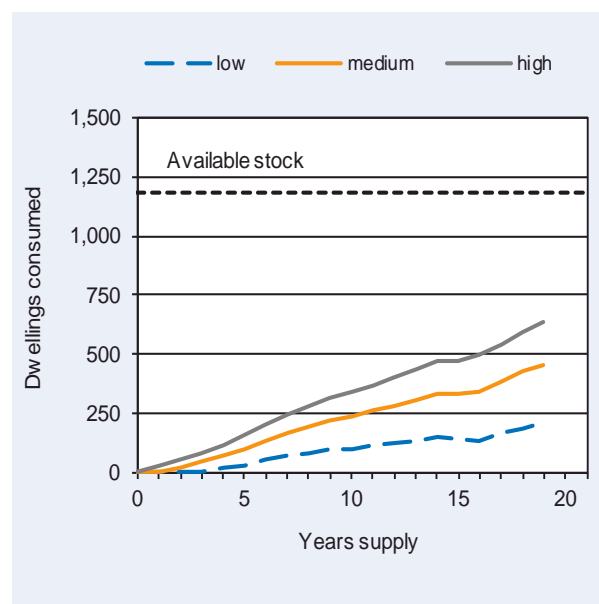


Table 5: Balonne Broadhectare supply scenarios

Dwelling production scenario (a)	Demand for residential lots		Supply - Stock of residential lots			Years supply (f)
	Dwellings required per annum (b)	Broadhectare dwelling yield (c)	Existing vacant land stock (d)	Total potential dwellings (e)		
Low trend	11	1,092	89	1,181		n.a*
Medium trend	24	1,092	89	1,181		n.a*
High trend	33	1,092	89	1,181		n.a*

(a) Based on dwelling projection levels produced in 2011.

(b) Dwellings required per annum to 2031 based on Government Statistician dwelling projections.

(c) Adjusted to take into account only the broadhectare land within council's PIA.

(d) Estimate of vacant residential land stock at October 2012.

(e) Supply of residential lots.

(f) Illustrative supply if no development occurs outside of broadhectare land

n.a* supply beyond projection range.

Conclusion – Balonne Shire Council

The study has determined that the total area of broadhectare land available for residential development is 126 hectares. If this land was fully developed it could potentially yield almost 1,100 dwellings and accommodate over 2,900 persons, using current average household sizes.

Based on current household projections and the expected broadhectare dwelling yield, the available residential land stock is beyond the current projection range.

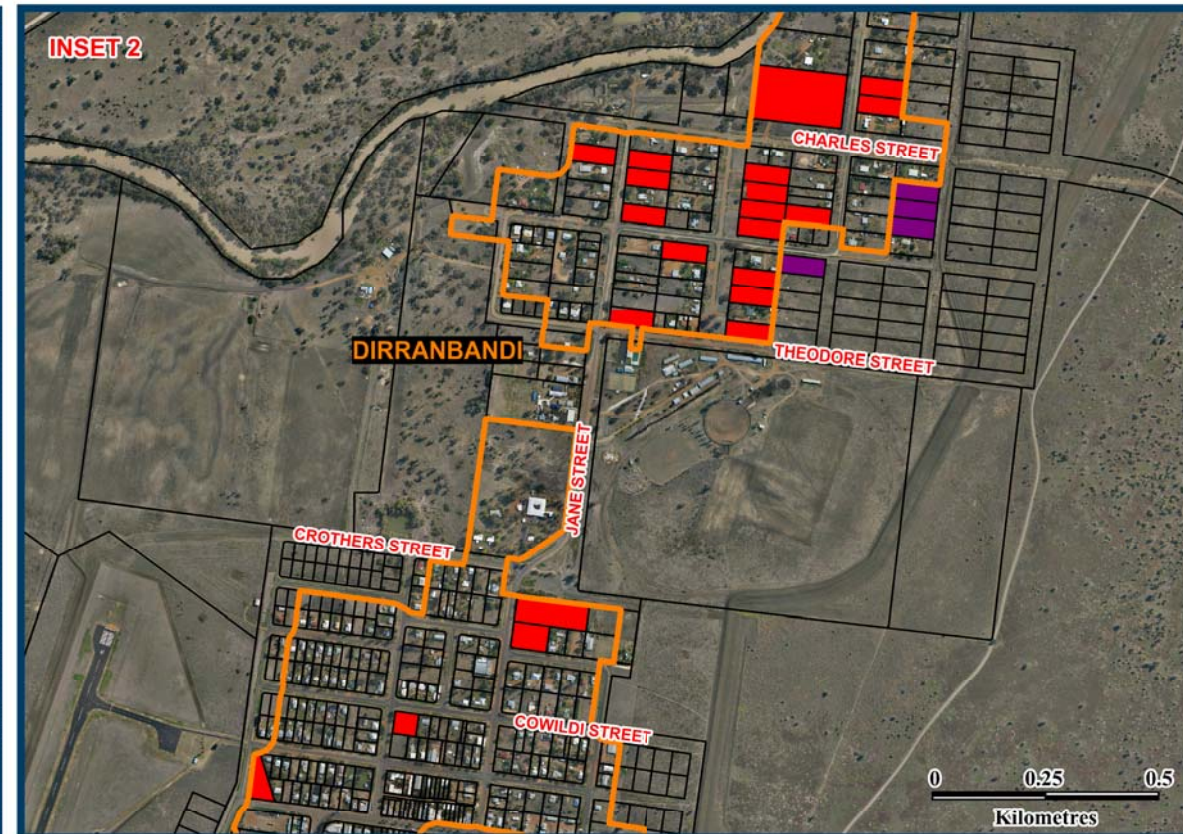
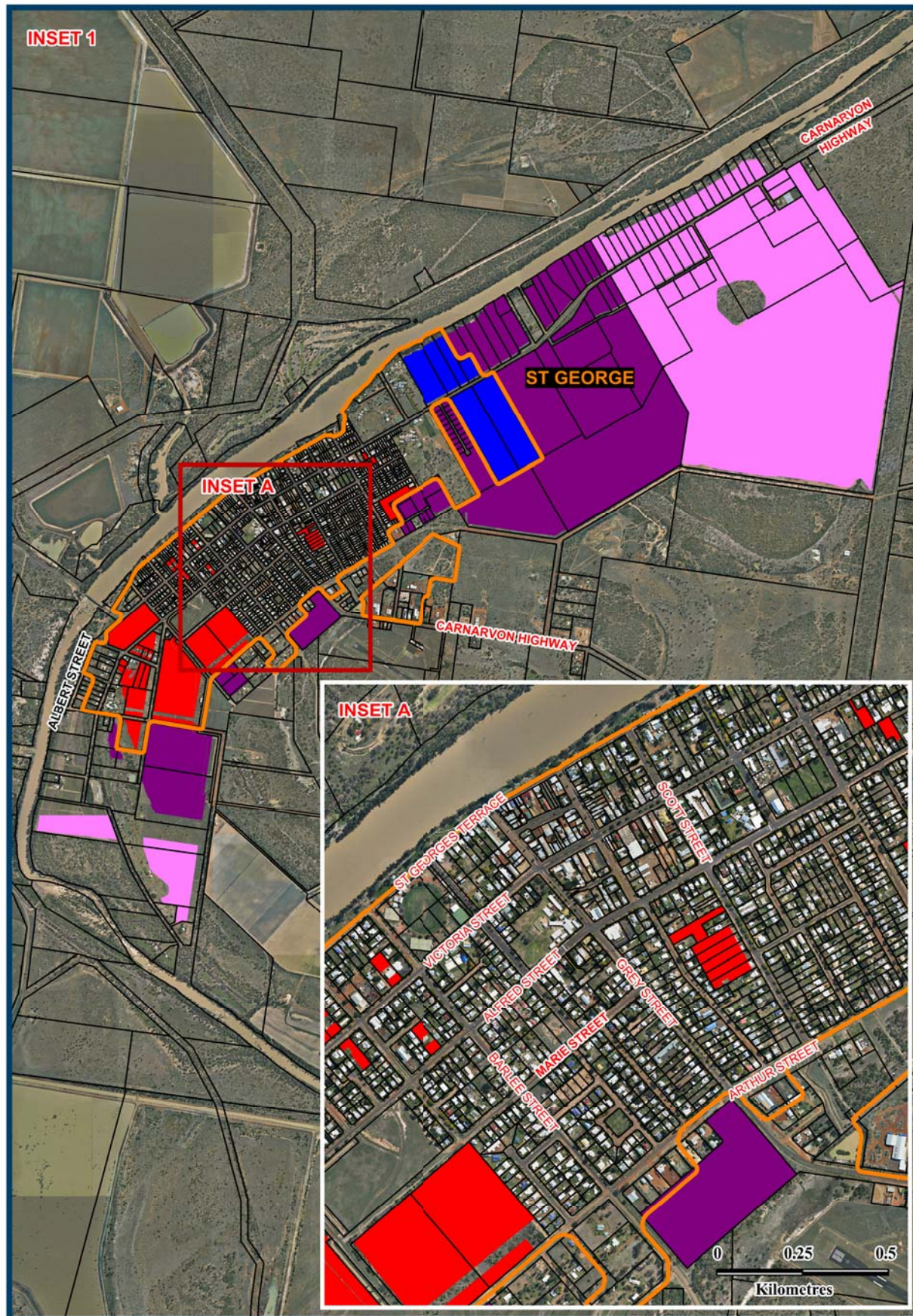


Government Statistician
Queensland Treasury and Trade
Phone: (07) 3035 6421
Email: governmentstatistician@treasury.qld.gov.au
Website: www.oesr.qld.gov.au



© The State of Queensland (Queensland Treasury and Trade) 2012

<http://creativecommons.org/licenses/by/3.0/au>



Legend

Broadhectare land

Timeframe	Urban residential	Low density residential
0 - 2 years	74 ha	0 ha
5 + years	52 ha	0 ha
Not specified	366 ha	466 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.

These maps form part of the Broadhectare Study and are to be read in conjunction with the main text of the profile.

While every care is taken to ensure the accuracy of this information, Queensland Treasury and Trade makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the information being inaccurate or incomplete in any way and for any reason.

Imagery: Orthophoto 2011 © The State of Queensland (Department of Natural Resources and Mines). All rights reserved

This edition of the Broadhectare Study was based on the Digital Cadastral Database, June 2012.

© Queensland Government 2012

