

Broadhectare Study 2012 profile Goondiwindi Regional Council

Introduction

The preliminary estimated resident population of Goondiwindi Regional Council (hereafter referred to as Goondiwindi) at 30 June 2011 was 10,800 persons (Source: ABS 3218.0). This is expected to increase to between 11,600 (low series) and 12,300 (high series) persons by 2016, representing a population increase over the 2011–2016 period of between 800 (low series) and 1,500 (high series) (Source: Queensland Government Population Projections to 2031, Local Government Areas 2011 edition).

Land stock

The total area of broadhectare land available in Goondiwindi Regional Council for residential development is 128 hectares, representing a very small percentage of the total land area (Tables 1 and 2). This land supply is shown on three maps that accompany 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 905 hectares yielding 3,538 dwellings.

Broadhectare land can be further classified as follows:

- urban residential land for development – 128 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 2: Goondiwindi 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	1	12	0	13	16	139	0	155
2–<5 years	0	9	0	9	5	101	0	106
5–<10 years	20	52	0	72	310	592	0	902
10+ years	0	34	0	34	5	378	0	383
Total	21	107	0	128	336	1,210	0	1,546

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

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

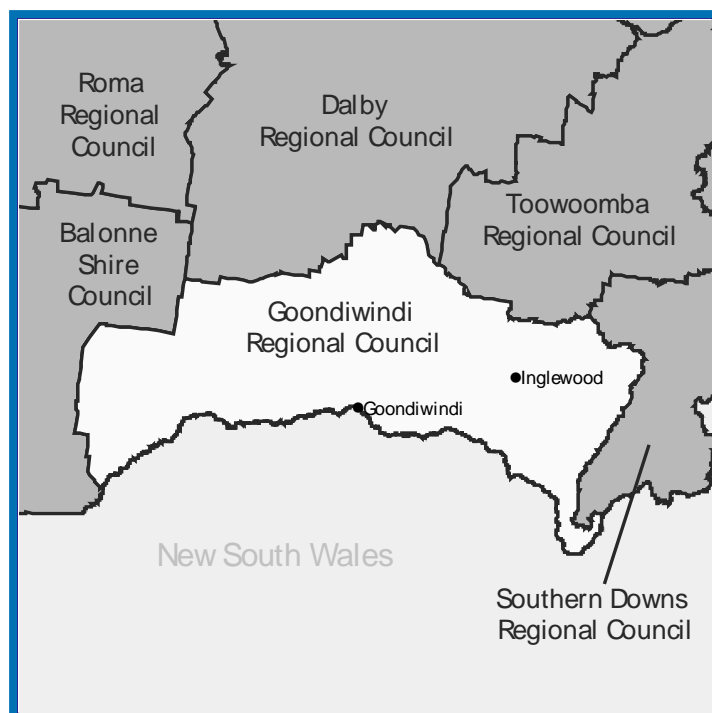


Table 1: Goondiwindi land use profile

Land use category	Area	Per cent
Suitable for urban residential development	1,546 ha	0.08%
Suitable for lower density residential development	0 ha	0.00%
Assumed existing urban residential use	391 ha	0.02%
Assumed existing lower density residential use	1,349 ha	0.07%
Roads, watercourses and railway easements	48,004 ha	2.49%
Rural/Green/Open space	1,876,122 ha	97.16%
Balance area ^(a)	3,588 ha	0.19%

(a) Includes all land uses other than residential



Dwelling yields

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

- Broadhectare land within council's PIA can potentially yield some 1,550 dwellings.
- Development at standard urban densities would account for the entire total expected dwelling yield.

Stock composition

The broadhectare parcels available for urban development in Goondiwindi Regional Council are predominantly less than 1.2 hectares in area (Table 3). For all broadhectare parcels, the difference between the overall parcel area (148 hectares) and the area available for development (128 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Residential stock is contained within 181 land parcels.
- Parcels less than 1.2 hectares account for almost 89 per cent of all parcels.
- Of the urban broadhectare stock, half is contained in parcels less than 1.2 hectares.
- There are only a small number of large parcels available for urban development.

Table 3: Goondiwindi 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	161	66	64	0	64	766	0	766
1.3–2.0	10	17	16	0	16	170	0	170
2.1–4.9	7	25	25	0	25	287	0	287
5.0–9.9	1	8	8	0	8	94	0	94
10.0+	2	31	16	0	16	229	0	229
Total	181	148	128	0	128	1,546	0	1,546

(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 Goondiwindi Regional Council at the time of the 2011 Census was 2.6 and 2.1 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: Goondiwindi population yields based on a range of household sizes (persons)

Development type	Number of dwellings	Household size (average persons per household)				
		2.2	2.4	2.6	2.8	3.0
Possible population yield						
Lower density residential	0	0	0	0	0	0
Standard urban density residential	1,210	2,662	2,904	3,146	3,388	3,630
Household size (average persons per household)						
		1.7	1.9	2.1	2.3	2.5
Possible population yield						
Higher density residential	336	571	638	706	773	840
Total	1,546	3,233	3,542	3,852	4,161	4,470

The main finding from Table 4 is that, depending on average household size, land from broadhectare development could accommodate between 3,200 persons and 4,500 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 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 1,900 dwellings. (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 if 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 almost 18 per cent of the total residential land stock yield.

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

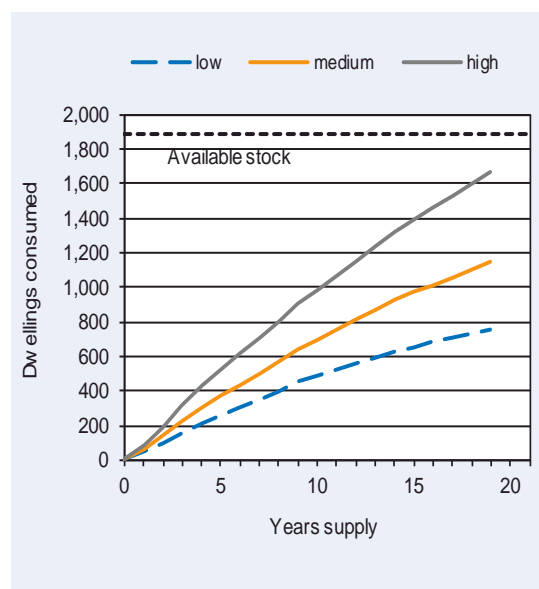


Table 5: Goondiwindi Broadhectare supply scenarios

Dwelling production scenario (a)	Demand for residential lots	Supply - Stock of residential lots			
	Dwellings required per annum (b)	Broadhectare dwelling yield (c)	Existing vacant land stock (d)	Total potential dwellings (e)	Years supply (f)
Low trend	40	1,546	344	1,890	n.a*
Medium trend	61	1,546	344	1,890	n.a*
High trend	88	1,546	344	1,890	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 councils 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 – Goondiwindi Regional Council

The study has determined that the total area of broadhectare land available for residential development is 128 hectares. If this land was fully developed it could potentially yield approximately 1,500 dwellings and accommodate approximately 3,900 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.

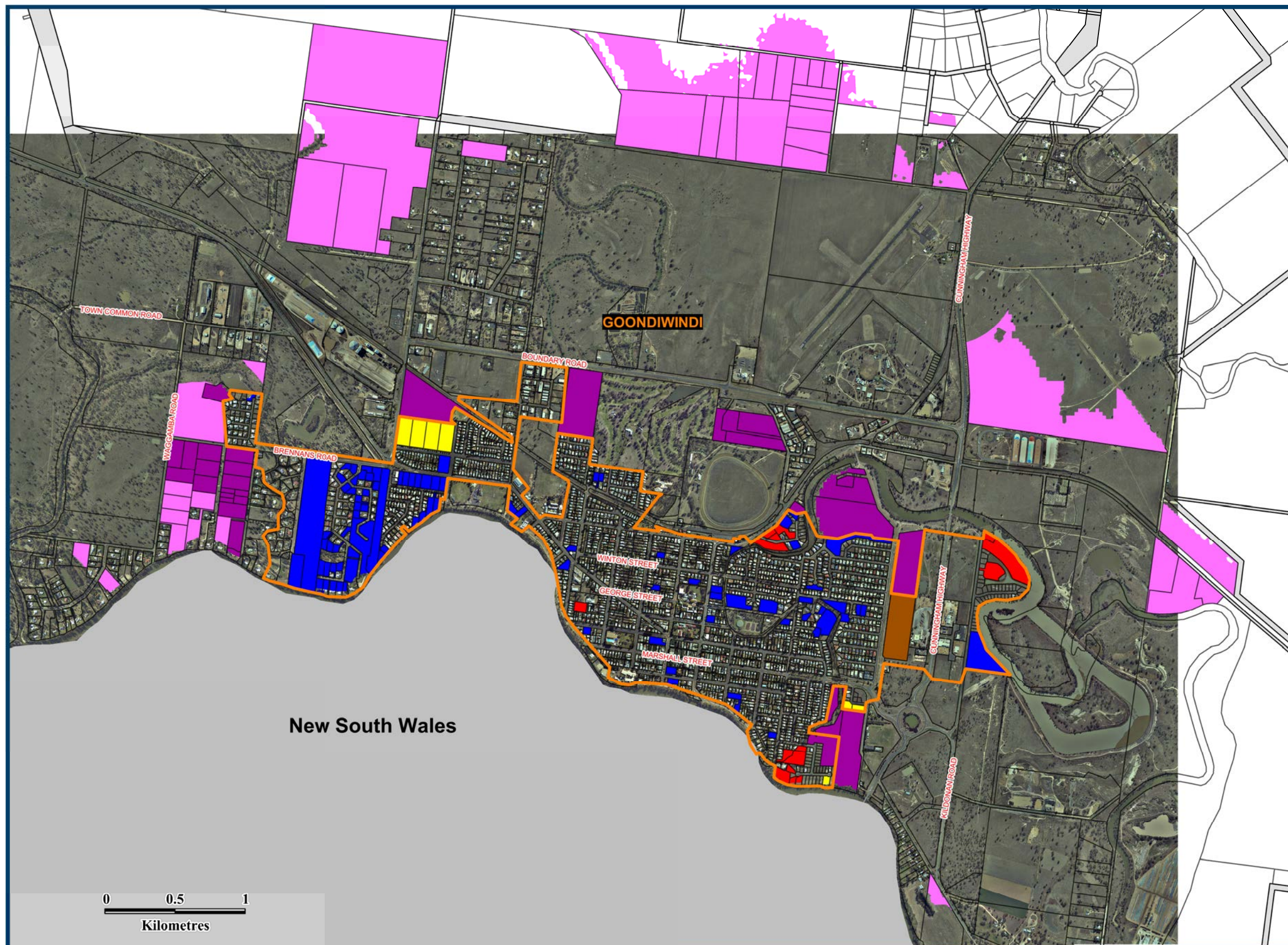


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Legend

Broadhectare land

Timeframe	Urban residential	Low density residential
0 – 2 years	13 ha	0 ha
2 – 5 years	9 ha	0 ha
5 – 10 years	72 ha	0 ha
10+ years	34 ha	0 ha
Not specified	217 ha	688 ha

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

Other map features



Notes

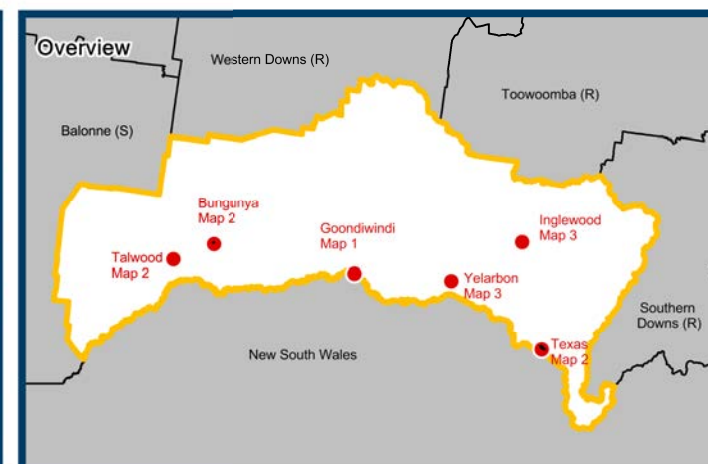
This map indicates the areas which are suitable and potentially available for residential development. This map does not commit council to approve developments within these identified areas or within the indicated timeframes. These maps form part of the Broadhectare Study and are to be read in conjunction with the main text of the profile.

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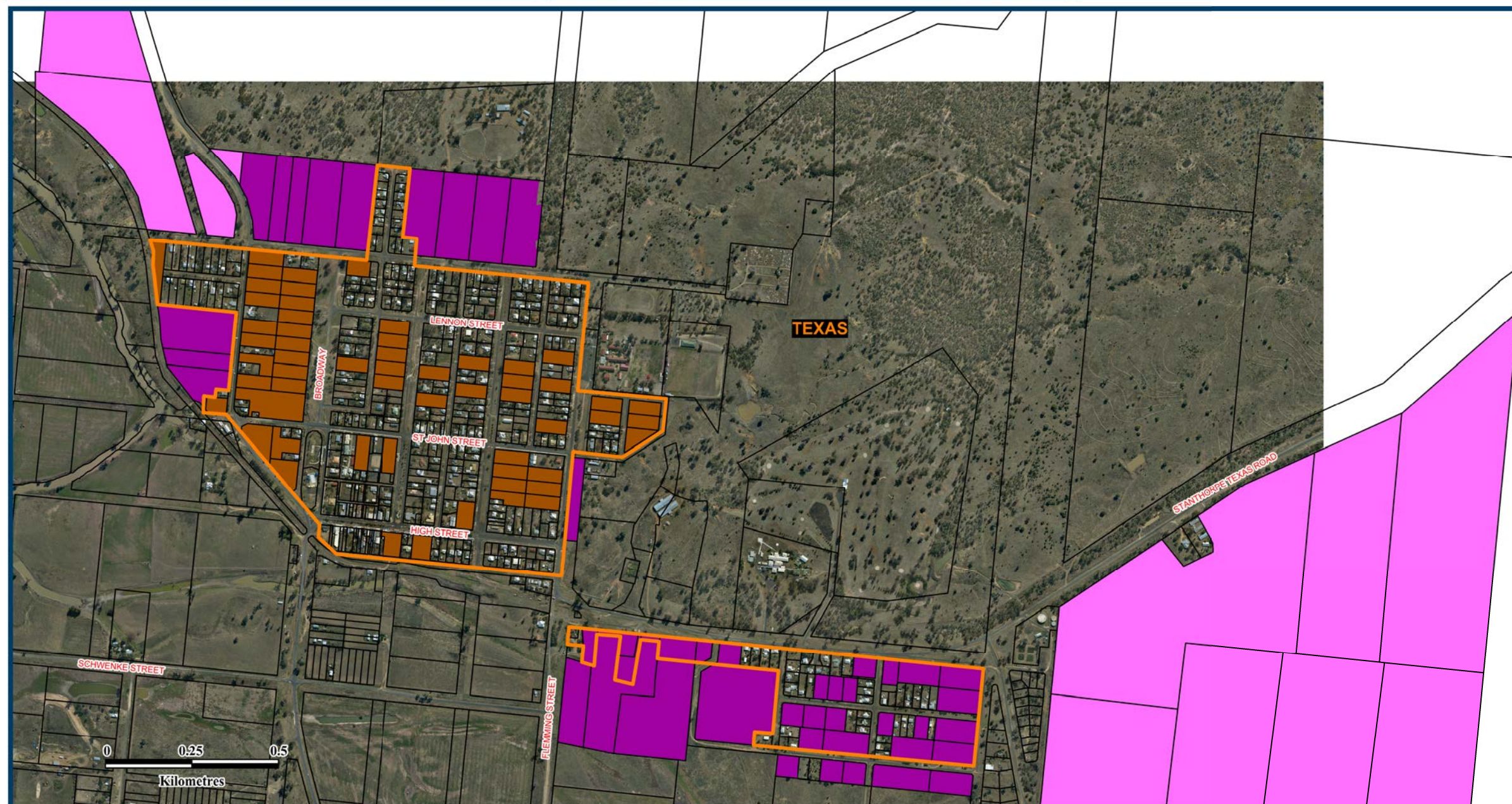
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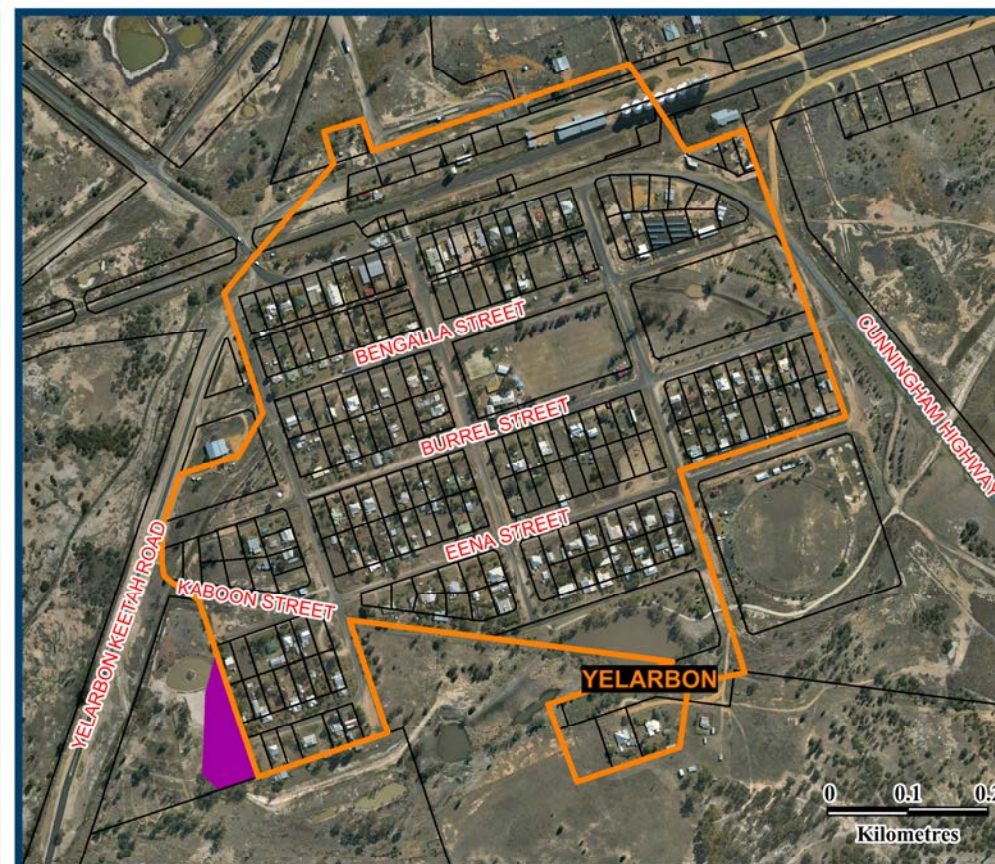
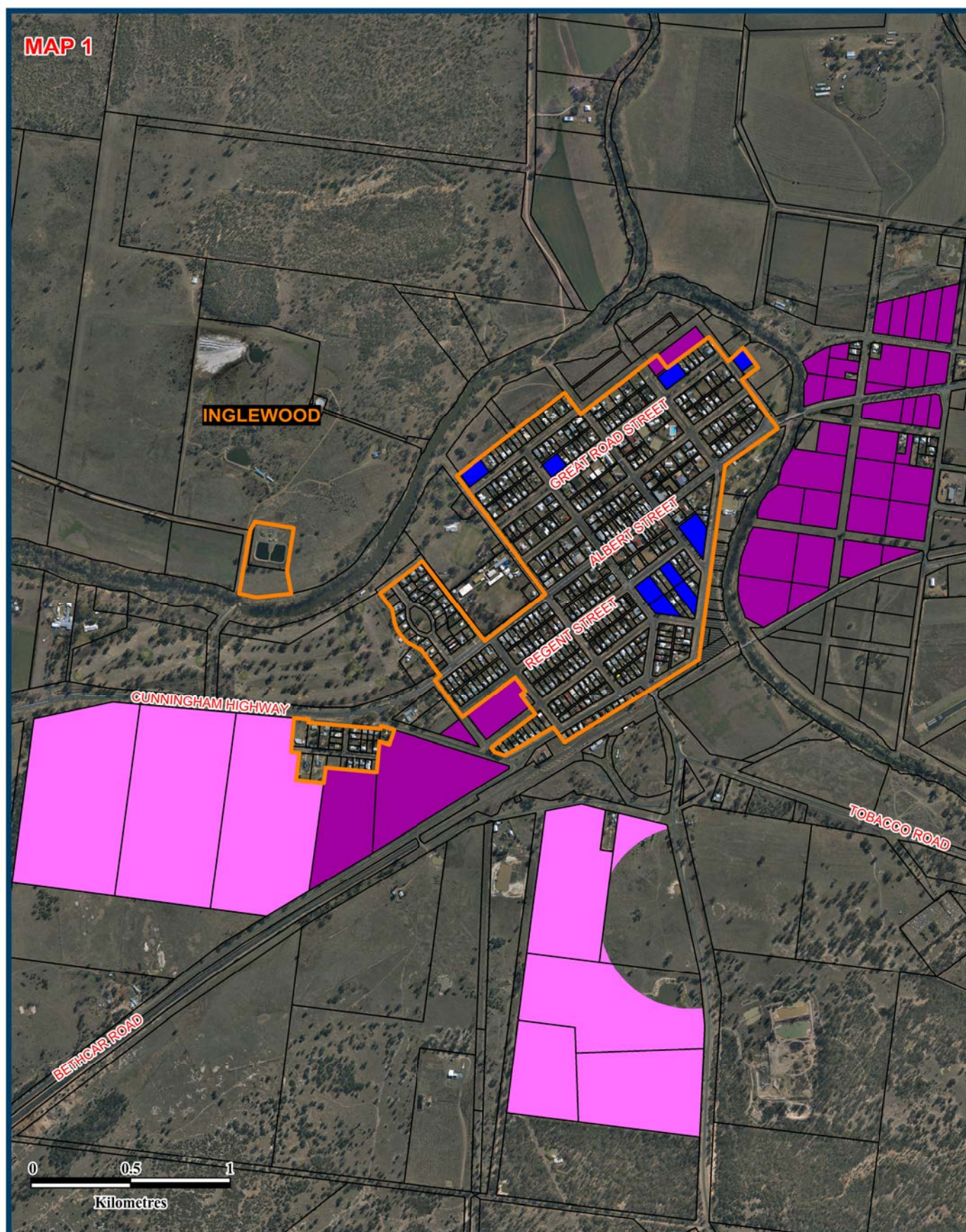
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