

## Broadhectare Study 2012 profile Southern Downs Regional Council

### Introduction

The preliminary estimated resident population of Southern Downs Regional Council (hereafter referred to as Southern Downs) at 30 June 2011 was 34,620 persons (Source: ABS 3218.0). This is expected to increase to between 38,090 (low series) and 40,310 (high series) persons by 2016, representing a population increase over the 2011–2016 period of between 3,470 (low series) and 5,690 (high series) (Source: Queensland Government Population Projections to 2031, Local Government Areas 2011 edition).

### Land stock

The total area of broadhectare land available in Southern Downs Regional Council for residential development is 375 hectares, representing a very small percentage of the total land area of Southern Downs Regional Council (Tables 1 and 2). This land supply is shown on two 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 1,265 hectares yielding 5,800 dwellings.

Broadhectare land can be further classified as follows:

- urban residential land for development – 277 hectares
- lower density residential land for development – 98 hectares.

'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.

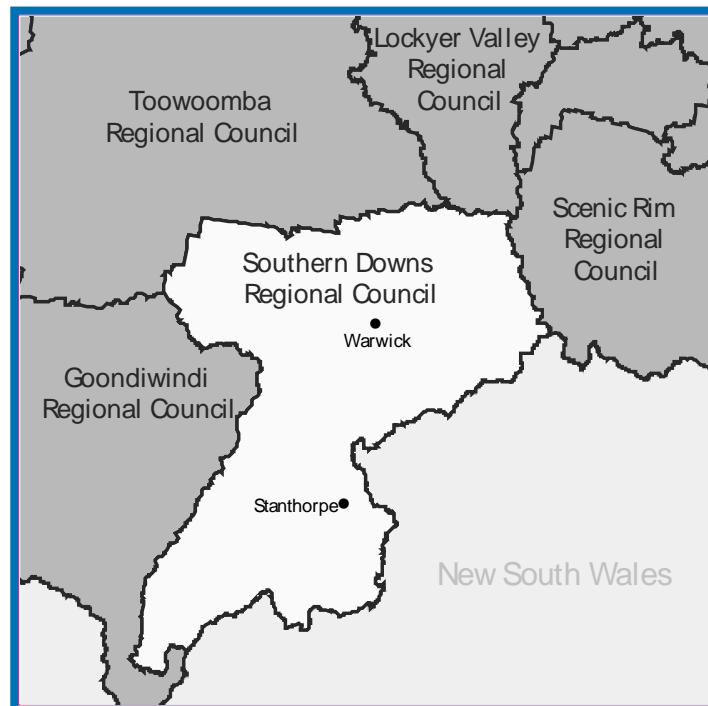


Table 1: Southern Downs land use profile

Land use category	Area	Per cent
Suitable for urban residential development	277 ha	0.04%
Suitable for lower density residential development	98 ha	0.01%
Assumed existing urban residential use	1,217 ha	0.17%
Assumed existing lower density residential use	7,785 ha	1.09%
Roads, watercourses and railway casements	22,672 ha	3.18%
Rural/Green/Open space	678,063 ha	95.21%
Balance area <sup>(a)</sup>	2,088 ha	0.29%

(a) Includes all land uses other than residential

Table 2: Southern Downs 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	46	47	93	21	380	91	492
2–<5 years	0	12	44	56	11	164	81	256
5+ years	3	215	7	225	58	1,763	19	1,840
<b>Total</b>	<b>4</b>	<b>273</b>	<b>98</b>	<b>375</b>	<b>90</b>	<b>2,307</b>	<b>191</b>	<b>2,588</b>

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

- Broadhectare land within council's PIA is expected to yield some 2,590 dwellings.
- Development at standard urban densities would account for 93 per cent of the total potential dwelling yield.

## Stock composition

The broadhectare parcels available for urban development in Southern Downs Regional Council are predominantly less than 1.2 hectares in area (Table 3). For all broadhectare parcels, the difference between the overall parcel area (482 hectares) and the area available for development (375 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Residential stock is contained within 394 land parcels.
- Parcels less than 1.2 hectares account for almost 83 per cent of all parcels.
- Of the urban broadhectare stock, more than 46 per cent is contained in parcels less than 1.2 hectares.
- There are only a small number of large parcels available for urban development.

Table 3: Southern Downs 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	327	144	128	5	134	1,271	15	1,286
1.3–2.0	33	49	38	4	42	305	10	315
2.1–4.9	17	49	42	0	42	375	0	375
5.0–9.9	9	63	56	0	56	320	0	320
10.0+	8	177	13	87	101	125	166	291
<b>Total</b>	<b>394</b>	<b>482</b>	<b>277</b>	<b>98</b>	<b>375</b>	<b>2,397</b>	<b>191</b>	<b>2,588</b>

(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 Southern Downs Regional Council at the time of the 2011 Census was 2.5 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.

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

Development type	Number of dwellings	Household size (average persons per household)				
		2.1	2.3	2.5	2.7	2.9
Possible population yield						
Low er density residential	191	401	439	478	516	554
Standard urban density residential	2,307	4,845	5,306	5,768	6,229	6,690
Household size (average persons per household)						
		1.1	1.3	1.5	1.7	1.9
Possible population yield						
Higher density residential	90	99	117	135	153	171
Total	2,588	5,345	5,862	6,380	6,898	7,415

The main finding from Table 4 is that, depending on average household size, land from broadhectare development could accommodate between 5,300 persons and 7,400 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 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 more than 2,900 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, under the low, medium and high series projection there are between 8 and 14 years of land supply.

Table 5 also shows that existing developed vacant land stock accounts for almost 12 per cent of the total residential land stock yield.

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

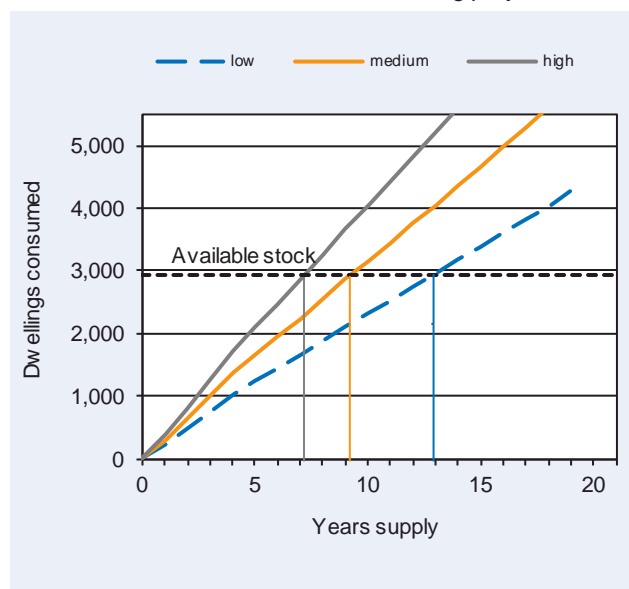


Table 5: Southern Downs Broadhectare supply scenarios

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	228	2,588	345	2,933	13
Medium trend	315	2,588	345	2,933	9
High trend	408	2,588	345	2,933	7

(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 July 2012.

(e) Supply of residential lots.

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

n.a\* supply beyond projection range.

## Conclusion – Southern Downs Regional Council

The study has determined that the total area of broadhectare land available for residential development is 375 hectares. If this land was fully developed it could potentially yield approximately 2,600 dwellings and accommodate approximately 6,400 persons, 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 9 years of supply.



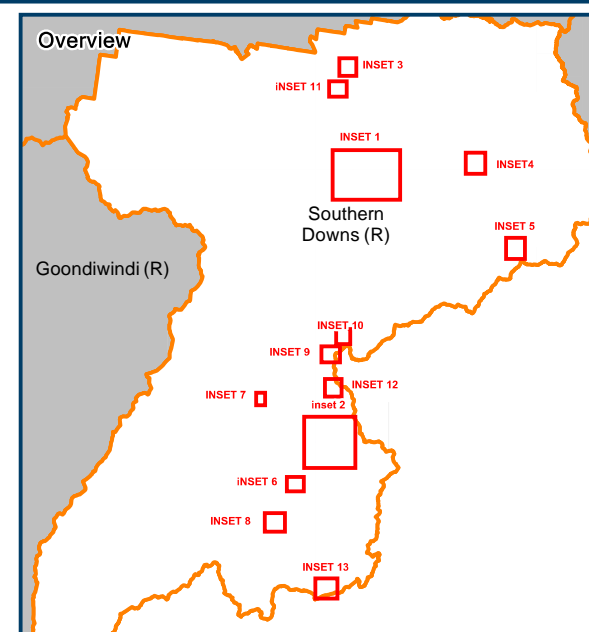
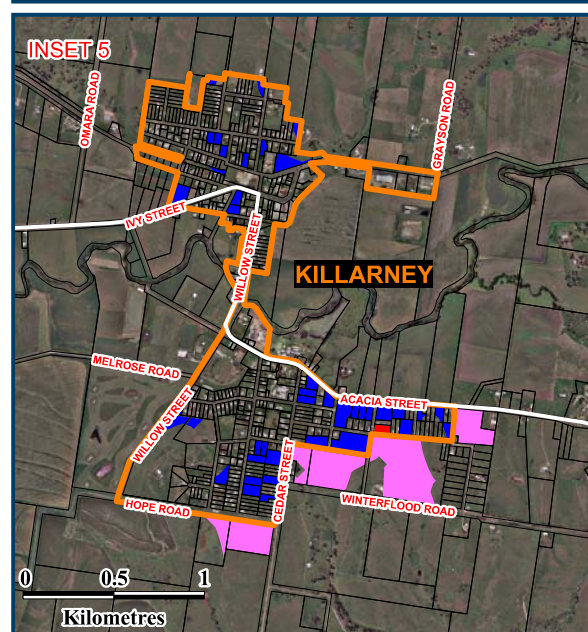
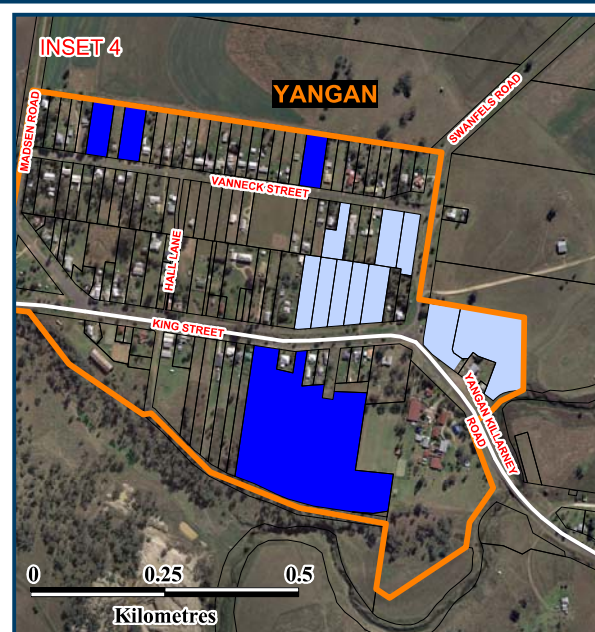
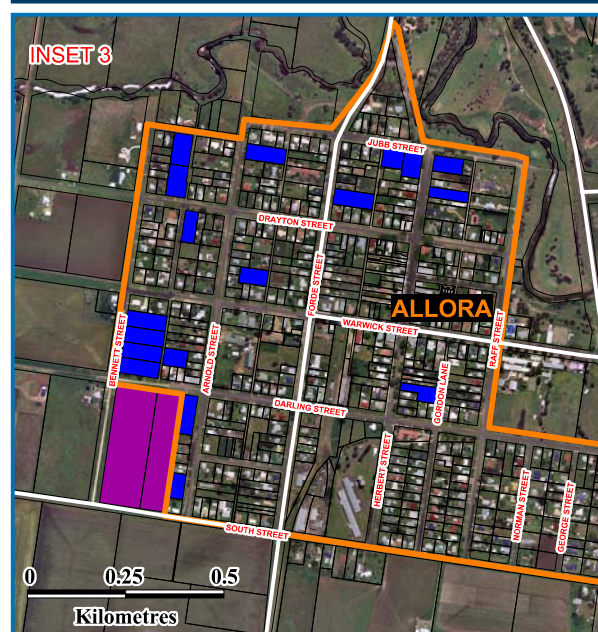
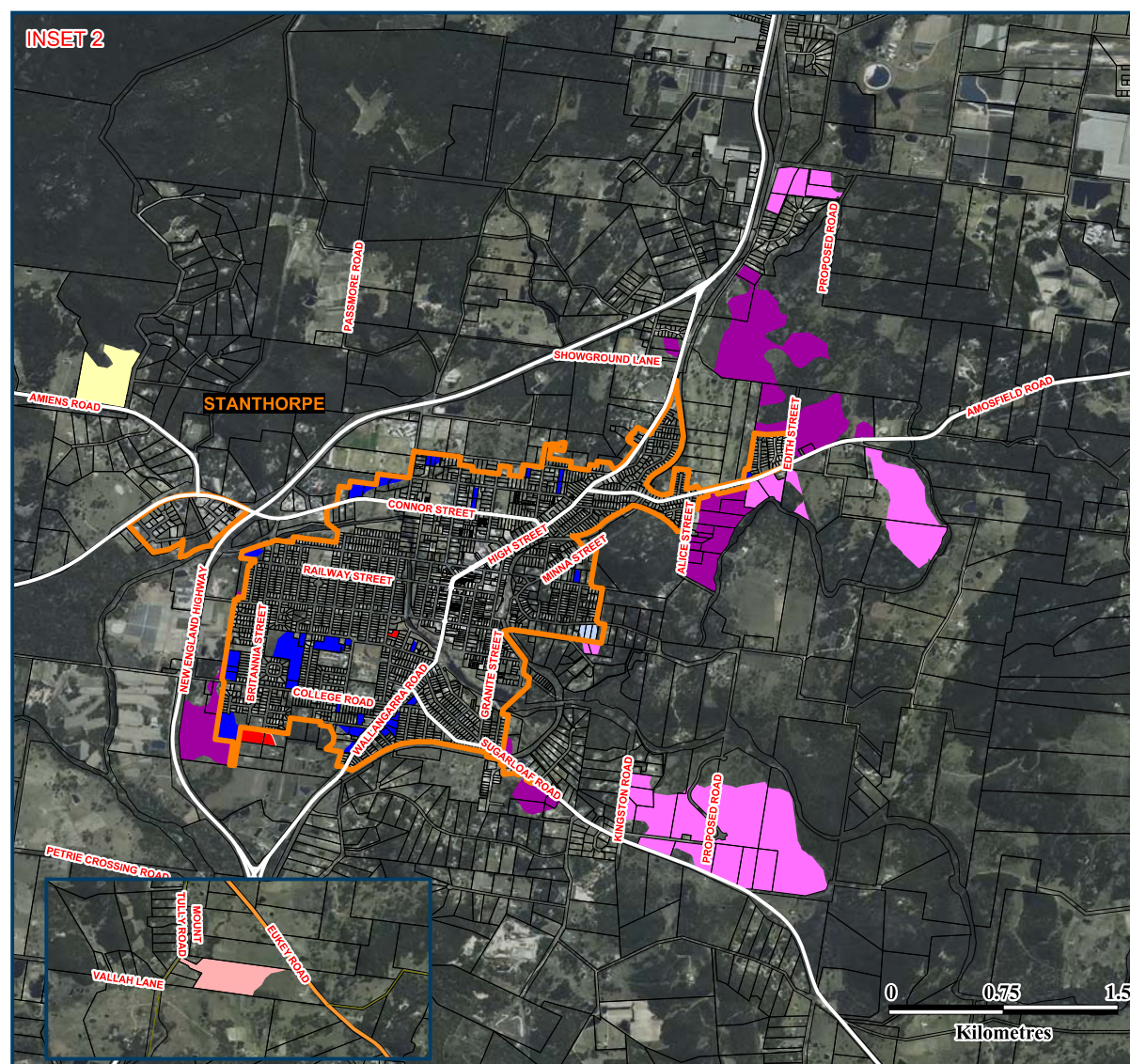
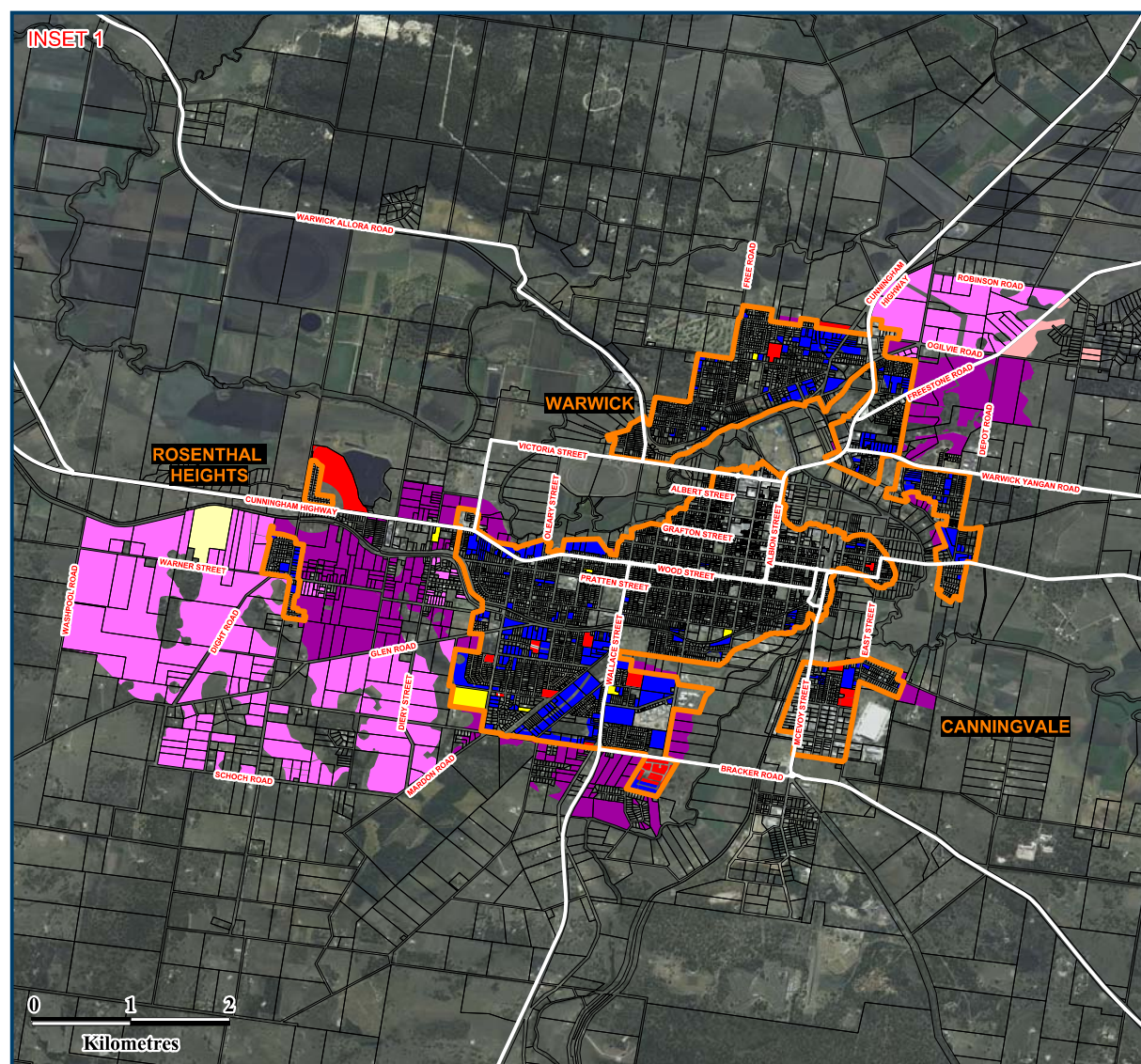
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## Legend

### Broadhectare land

Timeframe	Urban residential	Low density residential
0 – 2 years	47 ha	47 ha
2 – 5 years	12 ha	44 ha
5 + years	215 ha	7 ha
Not Specified	443 ha	822 ha

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

### Other map features



## Notes

This map indicates 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.

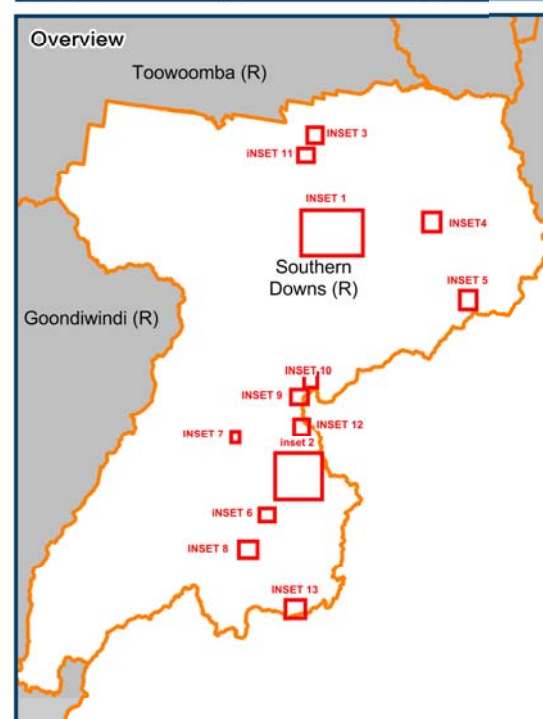
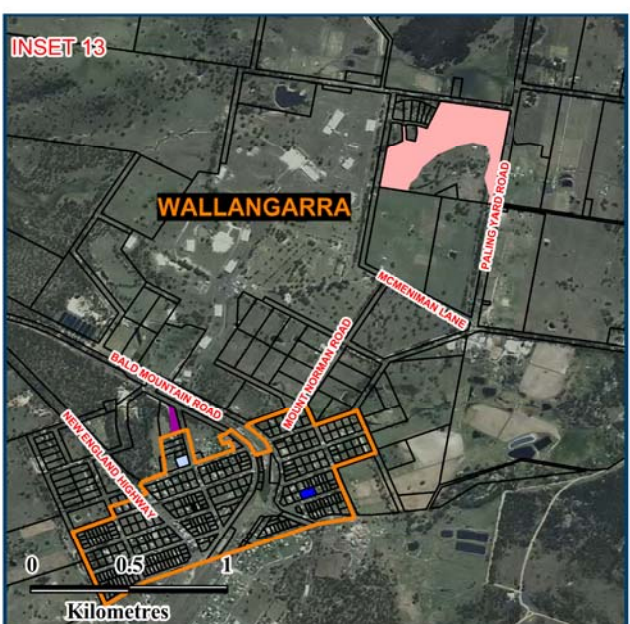
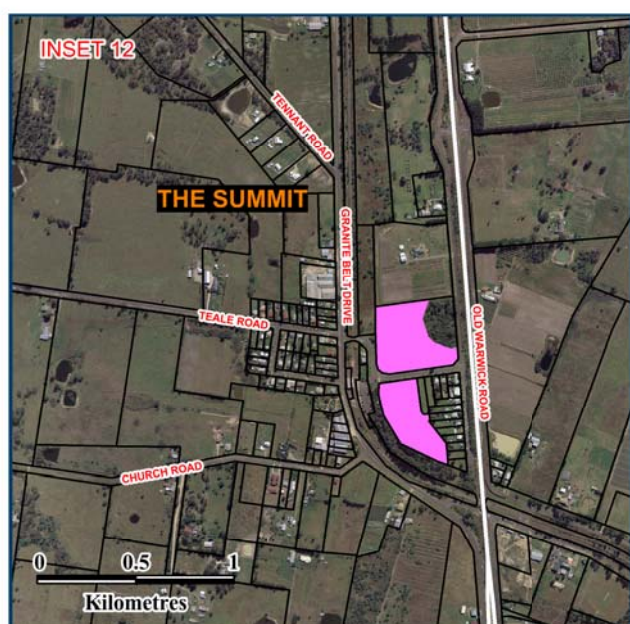
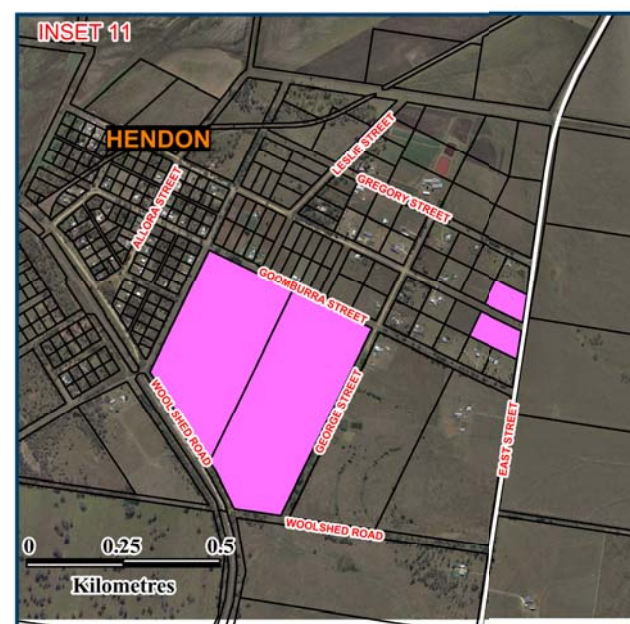
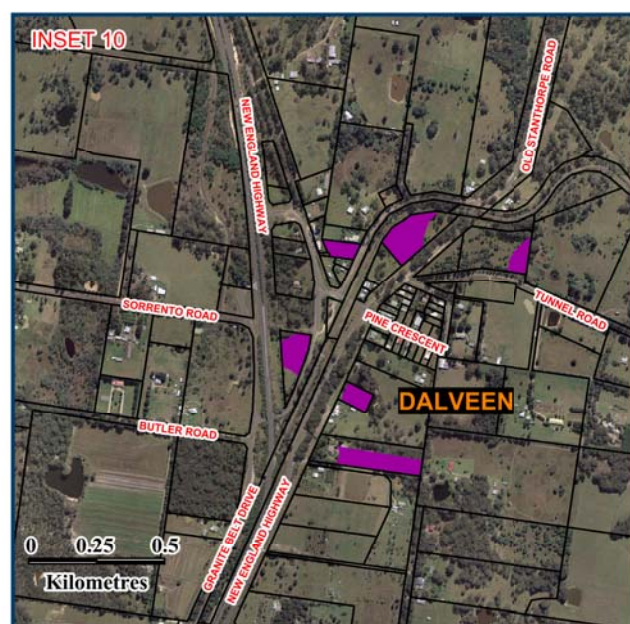
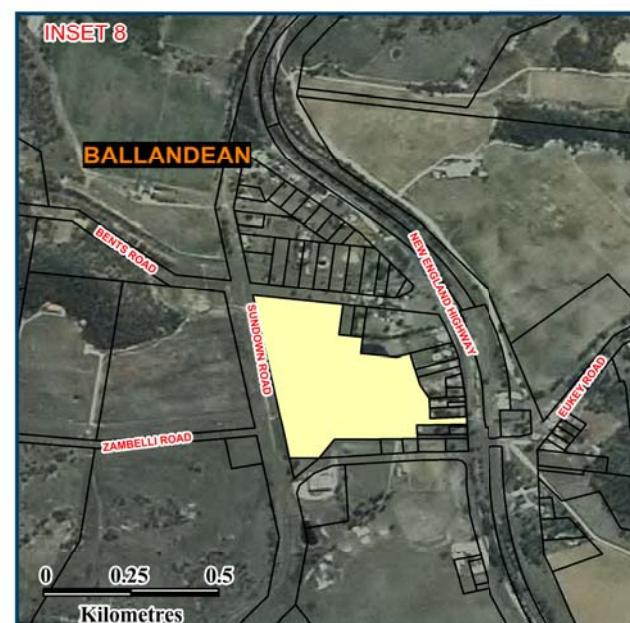
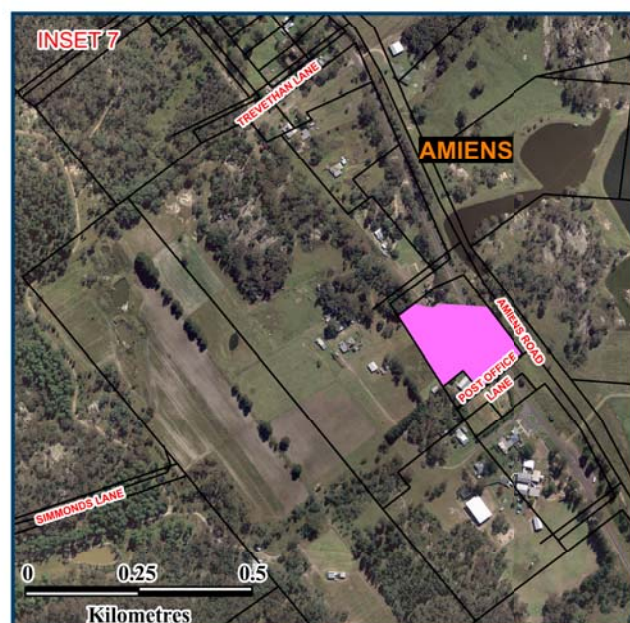
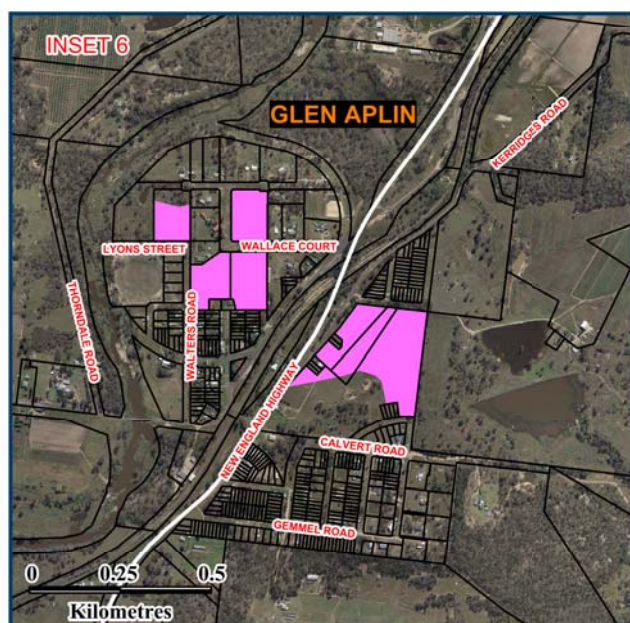
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This edition of the Broadhectare Study was based on the Digital Cadastral Database, June 2012.





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### Other map features

- Local government boundaries
- Priority Infrastructure Area
- Major roads



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