



Broadhectare Study 2012 profile Western Downs Regional Council

Introduction

The preliminary estimated resident population of Western Downs Regional Council (hereafter referred to as Western Downs) at 30 June 2011 was 32,350 persons (Source: ABS 3218.0). This is expected to increase to between 33,550 (low series) and 35,530 (high series) persons by 2016, representing a population increase over the 2011–2016 period of between 1,200 (low series) and 3,180 (high series) (Source: Queensland Government Population Projections to 2031, Local Government Areas 2011 edition).

Land stock

The total area of broadhectare land available in Western Downs for residential development is 1,491 hectares, representing a very small percentage of the total land area (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.

Broadhectare land can be further classified as follows:

- urban residential land for development – 841 hectares
- lower density residential land for development – 650 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.

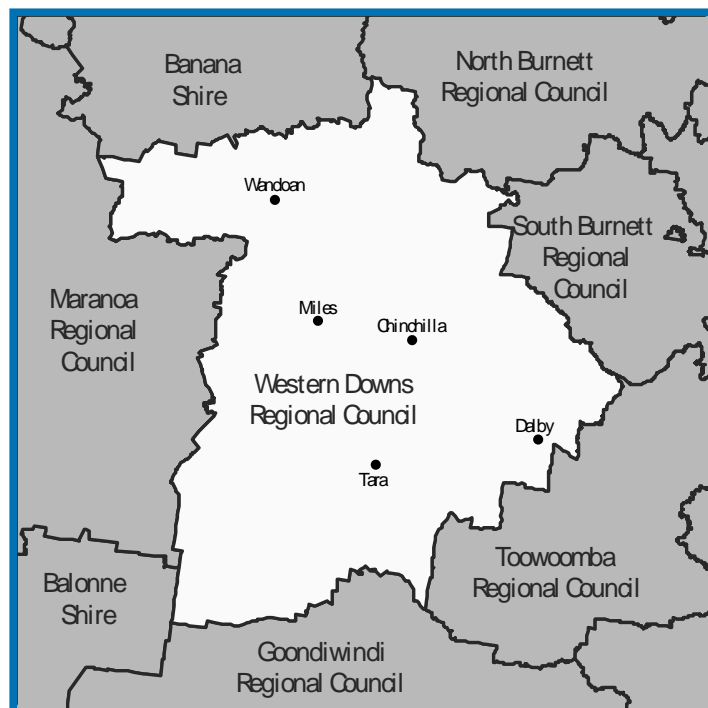


Table 1: Western Downs land use profile

Land use category	Area	Per cent
Suitable for urban residential development	841 ha	0.02%
Suitable for lower density residential development	650 ha	0.02%
Assumed existing urban residential use	996 ha	0.03%
Assumed existing lower density residential use	3,184 ha	0.08%
Roads, watercourses and railway casements	91,566 ha	2.41%
Rural/Green/Open space	3,702,139 ha	97.41%
Balance area ^(a)	1,095 ha	0.03%

(a) Includes all land uses other than residential

Table 2: Western Downs broadhectare stock and dwelling yield (a)

Timeframe	Broadhectare stock (hectares)				Theoretic dwelling yield stock (dwellings) (b)	Expected dwelling yield (dwellings) (c)			
	Higher density	Standard urban density	Lower density	Total		Higher density	Standard urban density	Lower density	Total
0-<2 years	1	219	95	315	1,644	53	1,453	138	1,644
2-<5 years	1	277	277	554	2,261	12	1,543	115	1,671
5-<10 years	0	109	82	191	976	0	392	16	407
10+ Years	0	60	11	72	466	0	89	3	92
No time specified	0	173	186	360	1,314	0	565	125	690
Total	2	839	650	1,491	6,661	65	4,042	397	4,504

(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.



Dwelling yields

Table 2 shows 'theoretic 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). The main points from Table 2 are:

- Broadhectare land can potentially yield some 4,500 dwellings.
- Development at standard urban densities would account for 90 per cent of the total expected dwelling yield.

Stock composition

The broadhectare parcels available for urban development in Western Downs are predominantly less than 1.2 hectares in area (Table 3). For all broadhectare parcels, the difference between the overall parcel area (2,011 hectares) and the area available for development (1,491 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Residential stock is contained within 411 land parcels.
- Parcels less than 1.2 hectares account for almost 38 per cent of all parcels.
- Of the urban broadhectare stock, more than 38 per cent is contained in parcels sized 10 hectares or more.
- Parcels sized 10 hectares or more account for almost 36 per cent of the expected dwelling yield from broadhectare land.

Table 3: Western 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	156	112	100	1	100	561	3	564
1.3–2.0	87	146	109	12	122	553	10	562
2.1–4.9	88	293	140	118	257	717	99	815
5.0–9.9	40	291	168	71	239	906	48	954
10.0+	40	1,170	324	448	772	1,370	237	1,608
Total	411	2,011	841	650	1,491	4,107	397	4,504

(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 Western Downs at the time of the 2011 Census was 2.6 and 1.6 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: Western Downs 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	397	872	952	1,031	1,110	1,190
Standard urban density residential	4,042	8,892	9,700	10,508	11,317	12,125
Household size (average persons per household)						
Possible population yield						
Higher density residential	65	78	91	104	117	130
Total	4,504	9,842	10,743	11,644	12,545	13,445



The main finding from Table 4 is that, depending on average household size, land from broadhectare development could accommodate between 9,800 persons and 13,400 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

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 more than 5,000 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 and medium series, supply is beyond the projection range.

Table 5 also shows that existing developed vacant land stock accounts for 10 per cent of the total residential land stock yield.

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

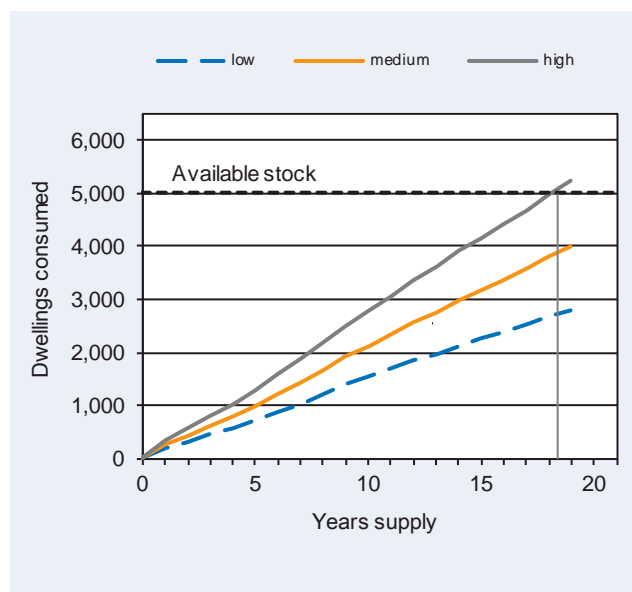


Table 5: Western Downs Broadhectare supply scenarios

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	148	4,504	513	5,017	n.a*	
Medium trend	210	4,504	513	5,017	n.a*	
High trend	276	4,504	513	5,017	18	

- (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 probability of development.
 - (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 – Western Downs Regional Council

The study has determined that the total area of broadhectare land available for residential development is 1,491 hectares. If this land was fully developed it could potentially yield approximately 4,500 dwellings and accommodate approximately 11,600 persons, using current average household sizes.

Based on current high series household projections and the expected broadhectare dwelling yield, the available residential land stock indicates over 18 years of supply.

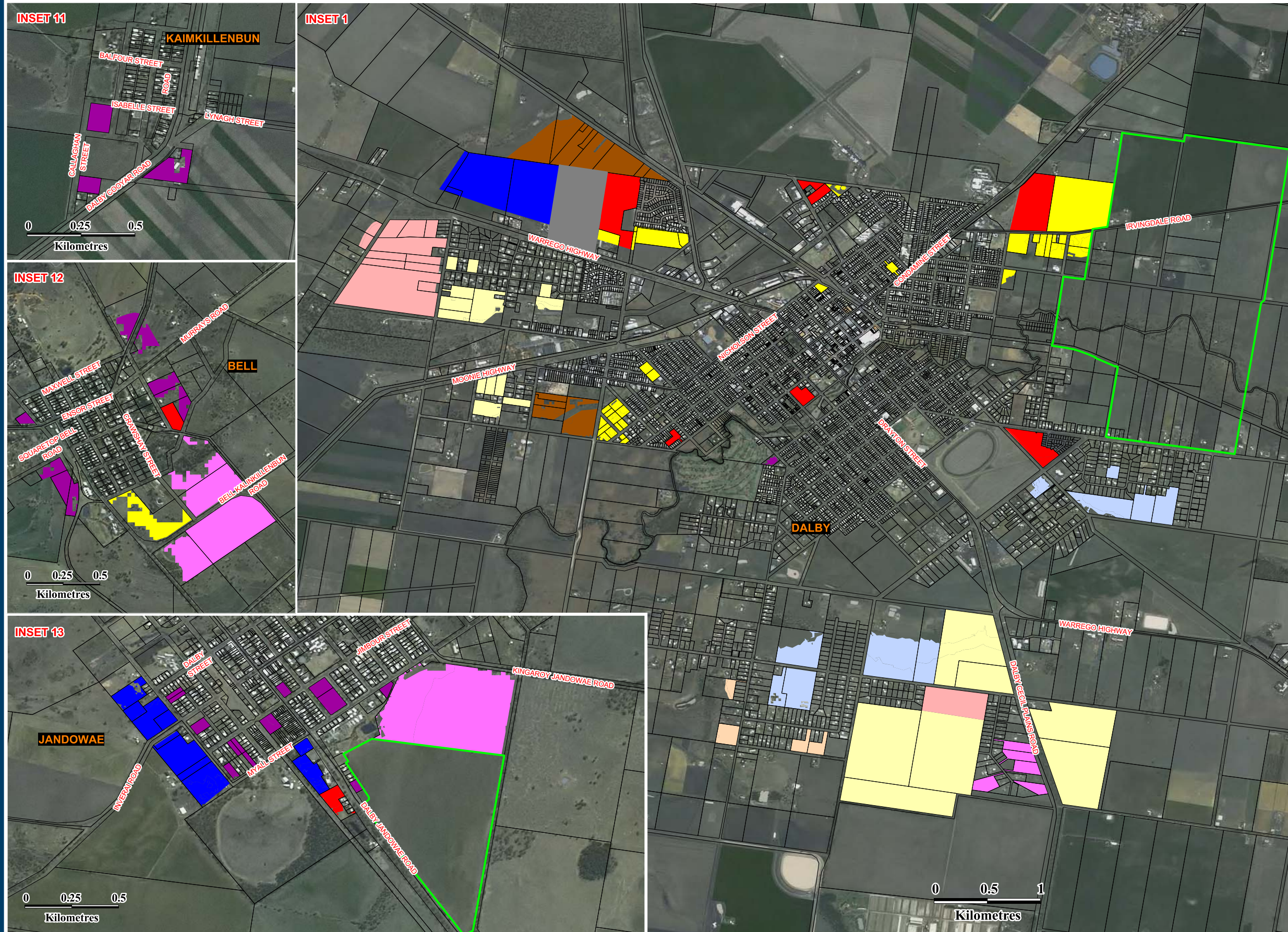


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Legend

Broadhectare land

Timeframe	Urban residential	Low density residential
0 – 2 years	220ha	95ha
2 – 5 years	278ha	277ha
5 – 10 years	109ha	82ha
10+ years	60ha	11ha
Not specified	170ha	186ha

Workers' camps ¹

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

¹ Land for workers' camps. This land does not form part of the broadhectare stock.

Other map features

- Local government boundaries
- Major roads
- Investigation areas *

* Areas identified for potential future growth within the draft Planning Scheme.

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.

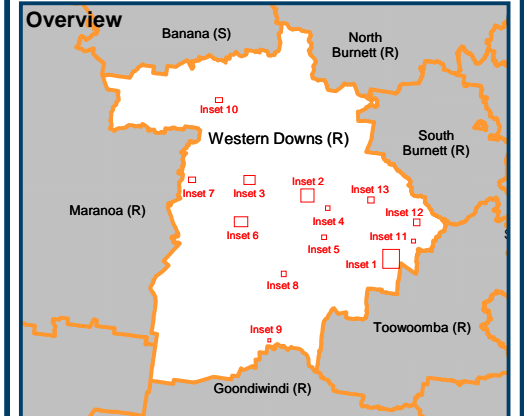
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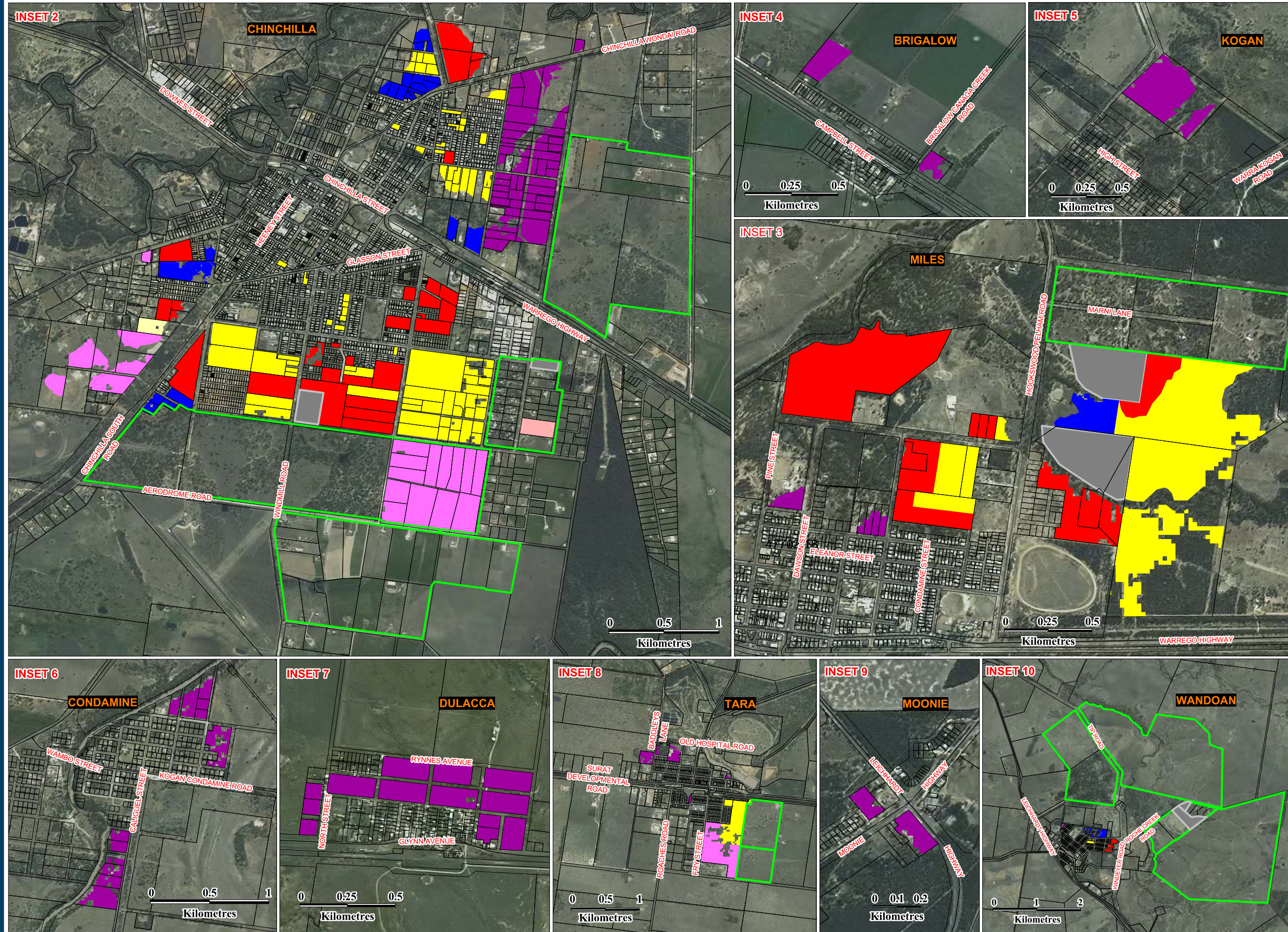
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