

Broadhectare study 2015 profile

Wide Bay Burnett Region

Introduction

The Broadhectare study identifies the location and quantifies the area, timing of development and dwelling yield of larger land parcels to house future population. The land identified is known as broadhectare and represents unconstrained residential land supply under the planning scheme and development approvals.

Land stock

The total area of broadhectare available in the Wide Bay Burnett Region (hereafter referred to as Wide Bay Burnett) is 32,552 hectares, representing a small percentage of the total land area of Wide Bay Burnett (Tables 1 and 2).

Broadhectare can be further classified as follows:

- urban residential broadhectare — 7,580 hectares
- rural residential broadhectare — 24,972 hectares.

The study refers to 'rural residential' development as yielding three dwellings or less per hectare, or as otherwise described in the planning scheme.

Urban development at 'standard urban density' or 'higher density' is classified as yielding between 4 to 20 dwellings and greater than 20 dwellings per hectare respectively.

Dwelling yield

Table 2 shows 'theoretical dwelling yield' (the potential number of dwellings that could be built 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 is expected to yield approximately 66,100 dwellings.
- Development at higher density accounts for 10 per cent of the total expected dwelling yield.
- Development at standard urban density will account for almost 68 per cent of the total expected dwelling supply.

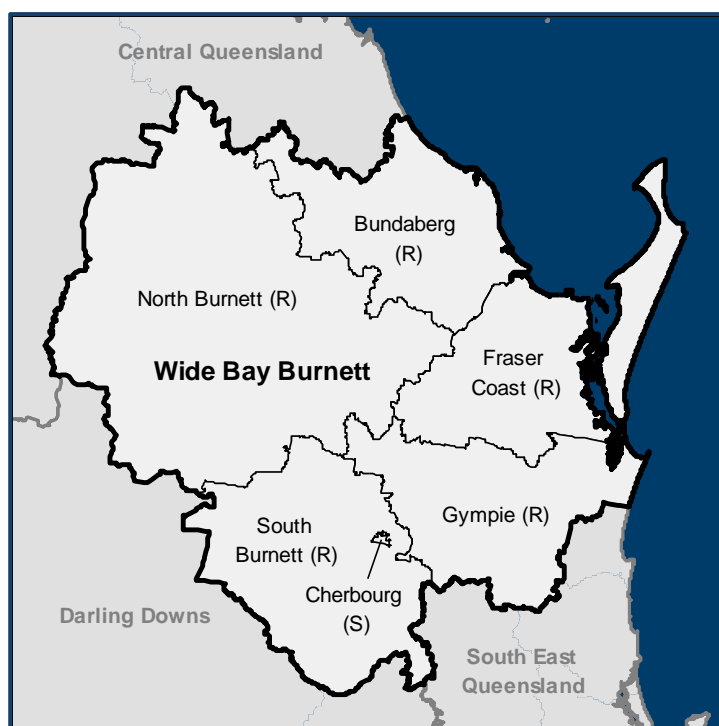


Table 1 Wide Bay Burnett land use profile

| Land use category | Area | % of total |
|---|--------------|------------|
| Suitable for urban residential broadhectare development | 7,580 ha | 0.16% |
| Suitable for rural residential broadhectare development | 24,972 ha | 0.51% |
| Assumed existing urban residential use | 8,348 ha | 0.17% |
| Assumed existing lower density residential use | 44,676 ha | 0.92% |
| Roads, watercourses and railway easements | 168,020 ha | 3.46% |
| Rural/Green/Open space | 4,564,805 ha | 93.93% |
| Balance area ^(a) | 41,599 ha | 0.86% |

(a) Includes all land uses other than residential.

Table 2 Wide Bay Burnett 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 | 17 | 502 | 1,888 | 2,407 | 5,934 | 588 | 3,776 | 1,469 | 1,469 |
| 2-<5 years | 17 | 776 | 1,752 | 2,545 | 9,451 | 490 | 5,317 | 682 | 682 |
| 5-<10 years | 5 | 1,120 | 550 | 1,675 | 9,518 | 167 | 6,723 | 512 | 512 |
| 10+ years | 104 | 553 | 245 | 902 | 6,951 | 2,134 | 3,339 | 76 | 76 |
| Not specified | 116 | 4,370 | 20,539 | 25,025 | 57,364 | 3,368 | 25,743 | 11,759 | 11,759 |
| Total | 259 | 7,321 | 24,972 | 32,552 | 89,218 | 6,747 | 44,898 | 14,498 | 66,147 |

(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.

Stock composition

The broadhectare stock in Wide Bay Burnett is located primarily within land parcels greater than 10 hectares in area (Table 3). For all broadhectare parcels, the difference between the overall parcel area (38,843 hectares) and the area available for development (32,552 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Residential stock is contained within 5,364 land parcels.
- Parcels less than or equal to 1.2 hectares account for 30 per cent of all parcels.
- Parcels sized 10 hectares or more account for over 62 per cent of the expected total dwelling yield from broadhectare land.

Table 3 Wide Bay Burnett 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 | 1599 | 873 | 795 | 59 | 854 | 3,811 | 10 | 3,821 |
| 1.3-2.0 | 1504 | 2,756 | 573 | 1,998 | 2,571 | 3,481 | 1,946 | 5,427 |
| 2.1-4.9 | 932 | 2,886 | 760 | 1,985 | 2,745 | 4,790 | 2,712 | 7,502 |
| 5.0-9.9 | 416 | 3,030 | 971 | 2,021 | 2,992 | 6,657 | 1,473 | 8,130 |
| 10.0+ | 913 | 29,298 | 4,481 | 18,908 | 23,389 | 32,908 | 8,357 | 41,265 |
| Total | 5,364 | 38,843 | 7,580 | 24,972 | 32,552 | 51,647 | 14,498 | 66,147 |

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

(b) Includes dwellings at higher and standard urban densities.

Population capacity

The preliminary estimated resident population of Wide Bay Burnett at 30 June 2014 was 288,600 persons (Source: ABS 3218.0). This is expected to increase to between 316,000 (low series) and 364,400 (high series) persons by 2026, representing population growth over the 2014–2026 period of between 27,400 (low series) and 75,800 (high series) (Source: *Queensland Government Population Projections*, 2013 edition).

The average household size for occupied private dwellings in Wide Bay Burnett at the time of the 2011 Census was 2.5 and 1.7 persons for houses and attached dwellings respectively. Table 4 shows that depending on average household size, broadhectare development could accommodate between 132,800 and 185,700 persons. Further development in existing residential areas, where the parcel size is less than 2,500 m², could also accommodate additional population.

Table 4 Wide Bay Burnett population yields based on a range of household sizes (persons) ^(a)

| Development type | Number of dwellings | Household size (average persons per household) | | | | |
|--|---------------------|--|---------|---------|---------|---------|
| | | 2.1 | 2.3 | 2.5 | 2.7 | 2.9 |
| Possible population yield | | | | | | |
| Rural residential | 14,498 | 30,446 | 33,345 | 36,245 | 39,145 | 42,044 |
| Standard urban density residential | 44,898 | 94,286 | 103,265 | 112,245 | 121,225 | 130,204 |
| Household size (average persons per household) | | | | | | |
| | | 1.2 | 1.4 | 1.6 | 1.8 | 2.0 |
| Possible population yield | | | | | | |
| Higher density residential | 6,747 | 8,096 | 9,446 | 10,795 | 12,145 | 13,494 |
| Total | 66,143 | 132,828 | 146,057 | 159,285 | 172,514 | 185,742 |

(a) Count of all persons enumerated in the dwelling on census night, including visitors from within Australia.

Excludes usual residents who were temporarily absent on census night.

Total potential dwelling yield

Land ownership and fragmentation are potential constraints to residential development, and adjustments have been made to the broadhectare stock by applying potential development rates to land parcels. Furthermore, existing vacant residential land stock below 2,500 m² has been added to the broadhectare supply. Broadhectare residential land supply based on these components indicates a total potential dwelling yield of approximately 72,500 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 of 2500 m².

Dwelling demand

Evidently, not all future dwelling demand will be met through development of broadhectare land. Nevertheless, an indicator of the adequacy of 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 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 remaining.

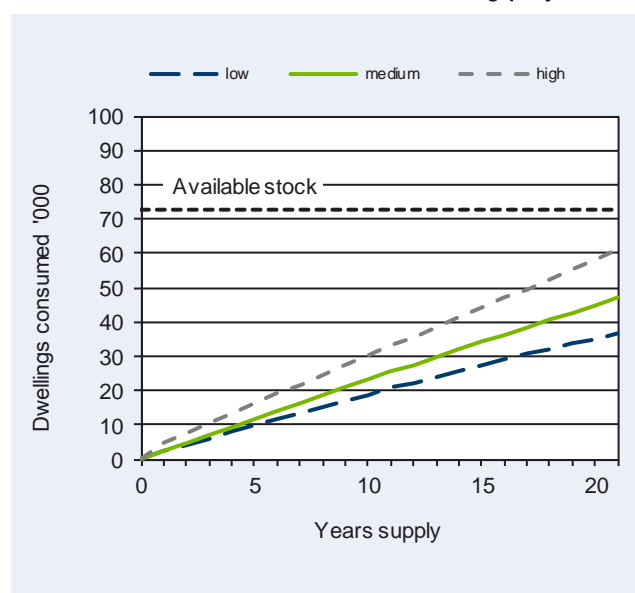
Figure 1 Wide Bay Burnett projected demand for land stock based on dwelling projections

Table 5 also shows that developed land parcels that are vacant account for 9 per cent of the total potential dwelling yield from broadhectare land.

Table 5 Wide Bay Burnett 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 | 36,478 | 66,147 | 6,354 | 72,501 | n.a |
| Medium trend | 46,833 | 66,147 | 6,354 | 72,501 | n.a |
| High trend | 61,087 | 66,147 | 6,354 | 72,501 | n.a |

(a) Based on dwelling projection levels produced in 2013.

(b) Dwellings required to 2036 based on Queensland Government household and dwelling projections, 2013 edition.

(c) Adjusted to take into account the propensity of development.

(d) Estimate of vacant residential parcels at January 2015.

(e) Supply of residential lots.

(f) Illustrative only, if no development occurs outside of broadhectare land.

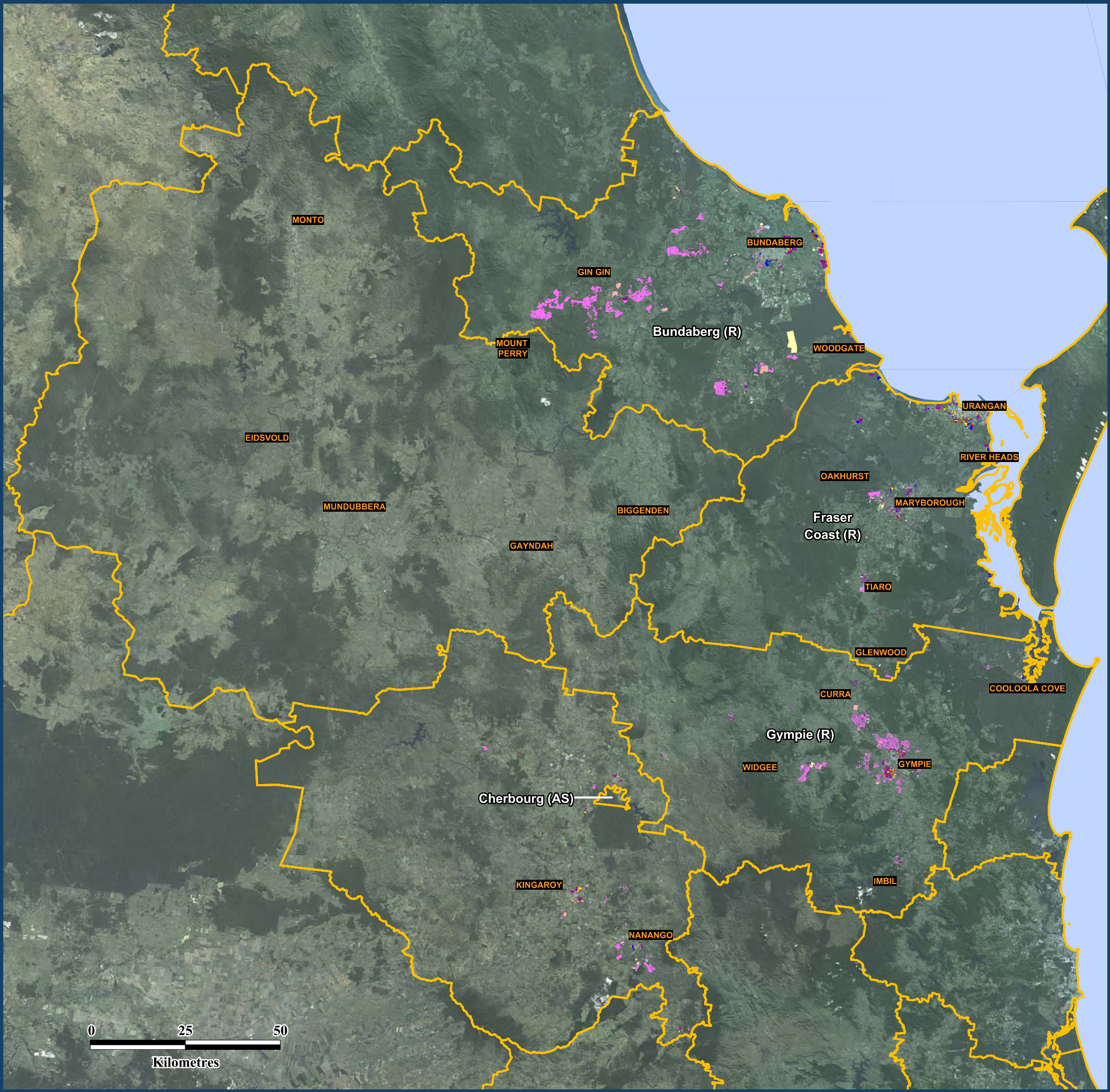
n.a Supply beyond projection range

Conclusion — Wide Bay Burnett

The study has estimated that the total area of broadhectare available for residential development is 32,552 hectares. If this land were fully developed it has the potential to yield approximately 66,100 dwellings and accommodate 159,300 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 that supply is beyond the projection range.

Broadhectare study 2015 - Wide Bay Burnett Region



Legend

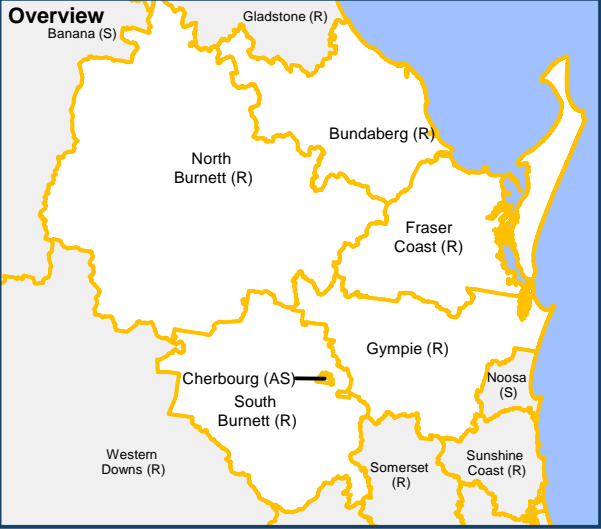
Broadhectare land

| Timeframe | Urban residential | Rural residential |
|---------------|-------------------|-------------------|
| 0 – 2 years | 519 Ha | 1,888 Ha |
| 2 – 5 years | 793 Ha | 1,752 Ha |
| 5 – 10 years | 1,125 Ha | 550 Ha |
| 10+ years | 657 Ha | 245 Ha |
| Not specified | 4,486 Ha | 20,539 Ha |

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

Other map features

- Local government boundaries
- Major roads



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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