

Broadhectare study 2015 profile

Bundaberg Regional Council

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 Bundaberg Regional Council (hereafter referred to as Bundaberg) is 16,153 hectares, representing a small percentage of the total land area of Bundaberg (Tables 1 and 2).

Broadhectare can be further classified as follows:

- urban residential broadhectare — 2,590 hectares
- rural residential broadhectare — 13,563 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 16,600 dwellings.
- Development at standard urban density will account for almost 66 per cent of the total expected dwelling yield.
- Rural residential development accounts for 25 per cent of overall dwelling supply.



Table 1 Bundaberg (R) land use profile

Land use category	Area	% of total
Suitable for urban residential broadhectare development	2,590 ha	0.40%
Suitable for rural residential broadhectare development	13,563 ha	2.10%
Assumed existing urban residential use	2,629 ha	0.41%
Assumed existing lower density residential use	9,647 ha	1.50%
Roads, watercourses and railway easements	31,534 ha	4.89%
Rural/Green/Open space	582,418 ha	90.31%
Balance area ^(a)	2,875 ha	0.45%

(a) Includes all land uses other than residential.

Table 2 Bundaberg (R) 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	3	97	1,132	1,232	1,333	93	633	607	1,332
2-<5 years	2	159	1,284	1,445	1,644	79	894	353	1,326
5-<10 years	4	382	147	533	2,763	139	1,891	219	2,248
10+ years	0	283	87	369	1,651	4	1,003	27	1,034
Not specified	38	1,622	10,912	12,573	12,826	1,192	6,496	2,932	10,620
Total	48	2,542	13,563	16,153	20,217	1,506	10,918	4,137	16,561

(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

Broadhectare stock in Bundaberg 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 (16,320 hectares) and the area available for development (16,153 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Broadhectare stock is contained within 1,035 land parcels.
- Parcels less than or equal to 1.2 hectares account for 24 per cent of all parcels.
- Parcels sized 10 hectares or more account for almost 68 per cent of the expected total dwelling yield from broadhectare land.

Table 3 Bundaberg (R) 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	253	156	153	39	192	1,059	4	1,063
1.3-2.0	105	183	137	65	202	592	74	666
2.1-4.9	123	417	324	266	591	1,342	83	1,425
5.0-9.9	101	763	392	673	1,065	2,017	205	2,222
10.0+	453	14,802	1,584	12,519	14,103	7,413	3,771	11,184
Total	1,035	16,320	2,590	13,563	16,153	12,424	4,137	16,561

(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 Bundaberg at 30 June 2014 was 94,300 persons (Source: ABS 3218.0). This is expected to increase to between 107,000 (low series) and 118,700 (high series) persons by 2026, representing population growth over the 2014-2026 period of between 12,700 (low series) and 24,400 (high series) (Source: *Queensland Government Population Projections*, 2013 edition).

The average household size for occupied private dwellings in Bundaberg at the time of the 2011 Census was 2.6 and 1.6 persons for houses and attached dwellings respectively. Table 4 shows that depending on average household size, broadhectare development could accommodate between 34,900 and 48,200 persons. Further development in existing residential areas, where the parcel size is less than 2,500 m², could also accommodate additional population.

Table 4 Bundaberg (R) population yields based on a range of household sizes (persons) ^(a)

Development type	Number of dwellings	Household size (average persons per household)				
		2.2	2.4	2.6	2.8	3.0
Possible population yield						
Rural residential	4,137	9,102	9,929	10,757	11,584	12,412
Standard urban density residential	10,918	24,019	26,202	28,386	30,570	32,753
Household size (average persons per household)						
		1.2	1.4	1.6	1.8	2.0
Possible population yield						
Higher density residential	1,506	1,807	2,108	2,410	2,711	3,012
Total	16,561	34,928	38,240	41,553	44,865	48,177

(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 18,400 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.

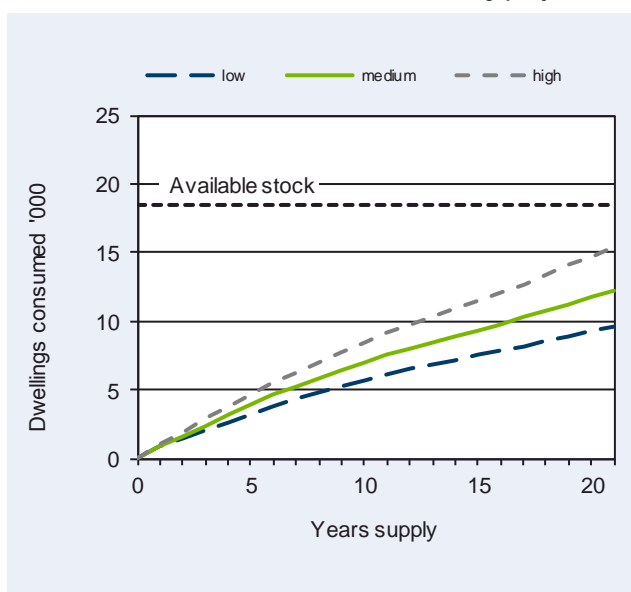
Figure 1 Bundaberg (R) projected demand for land stock based on dwelling projections

Table 5 also shows that developed land parcels that are vacant account for 10 per cent of the total potential dwelling yield from broadhectare land.

Table 5 Bundaberg (R) 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	9,598	16,561	1,840	18,401	n.a
Medium trend	12,262	16,561	1,840	18,401	n.a
High trend	15,391	16,561	1,840	18,401	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.

(e) Supply of residential lots.

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

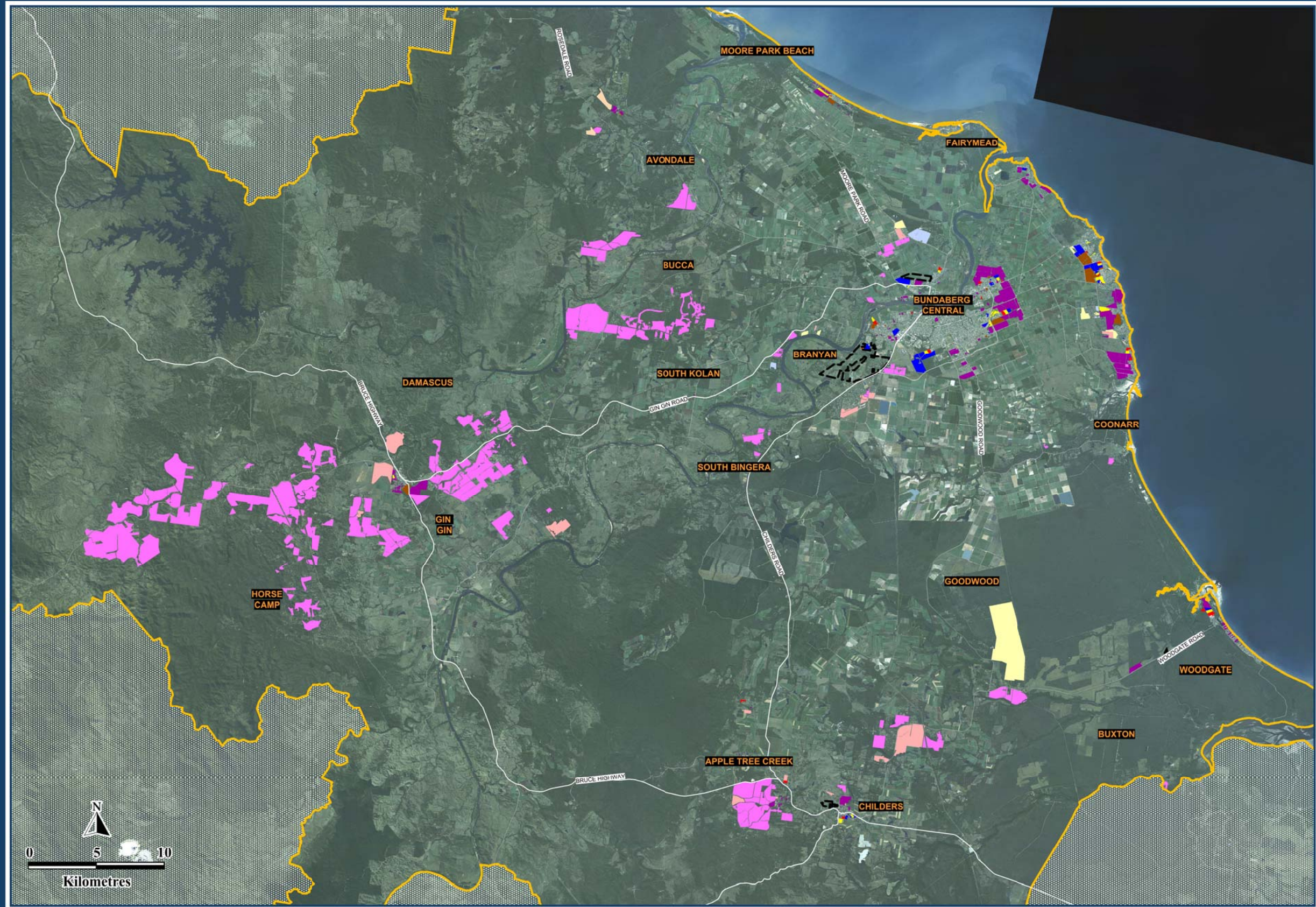
n.a Supply beyond projection range.

Conclusion — Bundaberg Regional Council

The study has estimated that the total area of broadhectare available for residential development is 16,153 hectares. If this land were fully developed it has the potential to yield approximately 16,600 dwellings and accommodate 41,600 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 - Bundaberg Regional Council - Map 1



Legend

Broadhectare land

Timeframe	Urban residential	Rural residential
0 – 2 years	100 Ha	1,132 Ha
2 - 5 Years	161 Ha	1,284 Ha
5 - 10 years	386 Ha	147 Ha
10+ Years	283 Ha	87 Ha
Not specified	1,660 Ha	10,912 Ha

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

Other map features

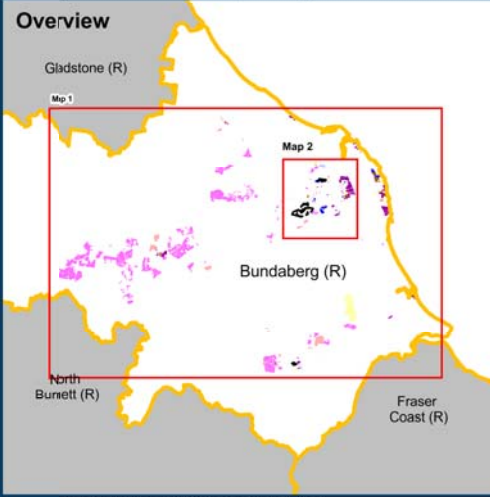
- Local government boundaries
- Major roads
- Investigation Areas

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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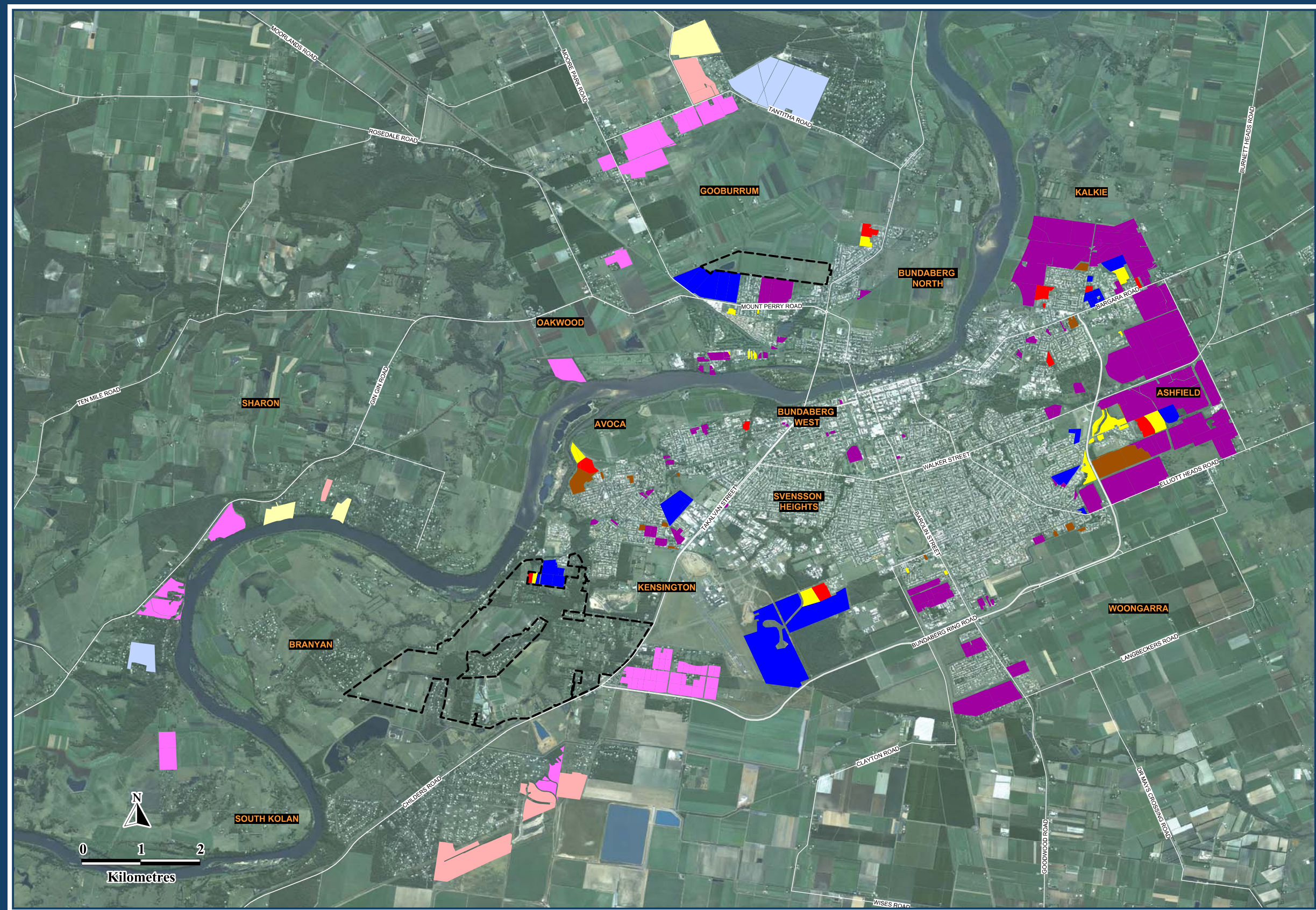


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Broadhectare Study 2015 - Bundaberg Regional Council - Map 2



Legend

Broadhectare land

Timeframe	Urban residential	Rural residential
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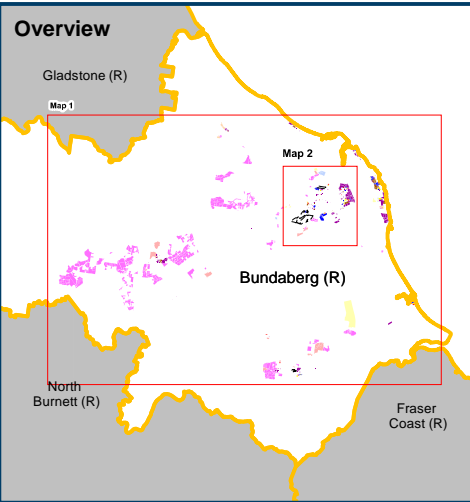
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