

Broadhectare study 2015 profile

Fraser Coast 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 Fraser Coast Regional Council (hereafter referred to as Fraser Coast) is 4,223 hectares, representing a small percentage of the total land area of Fraser Coast (Tables 1 and 2).

Broadhectare can be further classified as follows:

- urban residential broadhectare — 2,601 hectares
- rural residential broadhectare — 1,622 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 23,300 dwellings.
- Development at standard urban density will account for almost 73 per cent of the total expected dwelling yield.
- Rural residential development is minor in terms of contribution to overall dwelling supply.

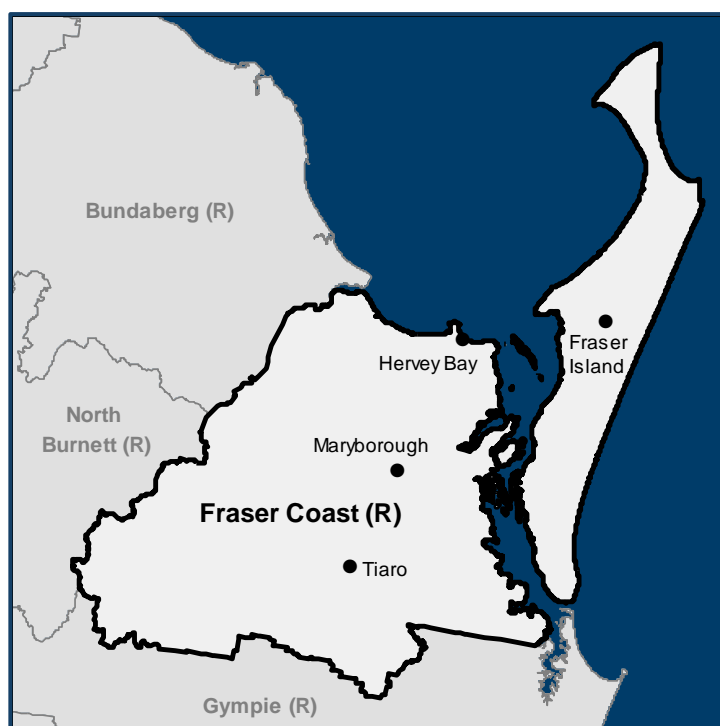


Table 1 Fraser Coast (R) land use profile

Land use category	Area	% of total
Suitable for urban residential broadhectare development	2,601 ha	0.37%
Suitable for rural residential broadhectare development	1,622 ha	0.23%
Assumed existing urban residential use	3,182 ha	0.45%
Assumed existing rural residential use	11,837 ha	1.66%
Roads, watercourses and railway casements	22,562 ha	3.17%
Rural/Green/Open space	661,200 ha	92.90%
Balance area ^(a)	8,696 ha	1.22%

(a) Includes all land uses other than residential.

Table 2 Fraser Coast (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	179	94	276	1,666	130	1,339	97	1,566
2-<5 years	15	288	225	528	3,293	411	2,161	118	2,690
5-<10 years	1	575	172	747	4,591	24	3,442	214	3,680
10+ years	104	211	0	315	4,486	2,130	1,887	0	4,018
Not specified	77	1,149	1,132	2,358	15,661	2,146	8,085	1,089	11,321
Total	200	2,401	1,622	4,223	29,697	4,842	16,914	1,519	23,275

(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 Fraser Coast 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 (5,909 hectares) and the area available for development (4,223 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Broadhectare stock is contained within 892 land parcels.
- Parcels less than or equal to 1.2 hectares account for 48 per cent of all parcels.
- Parcels sized 10 hectares or more account for over 77 per cent of the expected total dwelling yield from broadhectare land.

Table 3 Fraser Coast (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	428	265	240	15	254	756	3	759
1.3-2.0	125	215	143	56	200	841	101	942
2.1-4.9	96	324	156	143	298	907	128	1,035
5.0-9.9	99	684	364	302	665	2,393	197	2,590
10.0+	144	4,421	1,699	1,107	2,806	16,860	1,089	17,949
Total	892	5,909	2,601	1,622	4,223	21,756	1,519	23,275

(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 Fraser Coast at 30 June 2014 was 101,300 persons (Source: ABS 3218.0). This is expected to increase to between 117,000 (low series) and 134,700 (high series) persons by 2026, representing population growth over the 2014-2026 period of between 15,700 (low series) and 32,800 (high series) (Source: *Queensland Government Population Projections*, 2013 edition).

The average household size for occupied private dwellings in Fraser Coast 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 45,000 and 63,600 persons. Further development in existing residential areas, where the parcel size is less than 2,500 m², could also accommodate additional population.

Table 4 Fraser Coast (R) 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	1,519	3,189	3,493	3,797	4,100	4,404
Standard urban density residential	16,914	35,520	38,902	42,285	45,668	49,051
Household size (average persons per household)						
		1.3	1.5	1.7	1.9	2.1
Possible population yield						
Higher density residential	4,842	6,295	7,263	8,232	9,200	10,169
Total	23,275	45,004	49,659	54,314	58,968	63,623

(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 26,400 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.

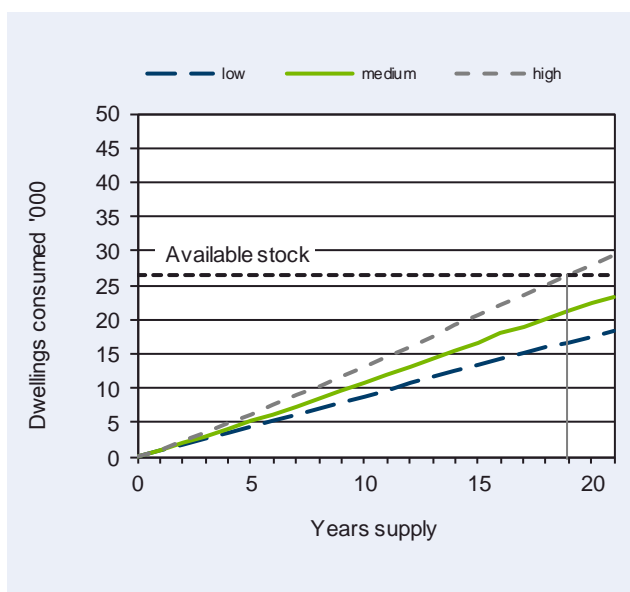
Figure 1 Fraser Coast (R) projected demand for land stock based on dwelling projections

Table 5 also shows that developed land parcels that are vacant account for 12 per cent of the total potential dwelling yield.

Table 5 Fraser Coast (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	18,235	23,275	3,087	26,362	n.a
Medium trend	23,390	23,275	3,087	26,362	n.a
High trend	29,478	23,275	3,087	26,362	19

(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.

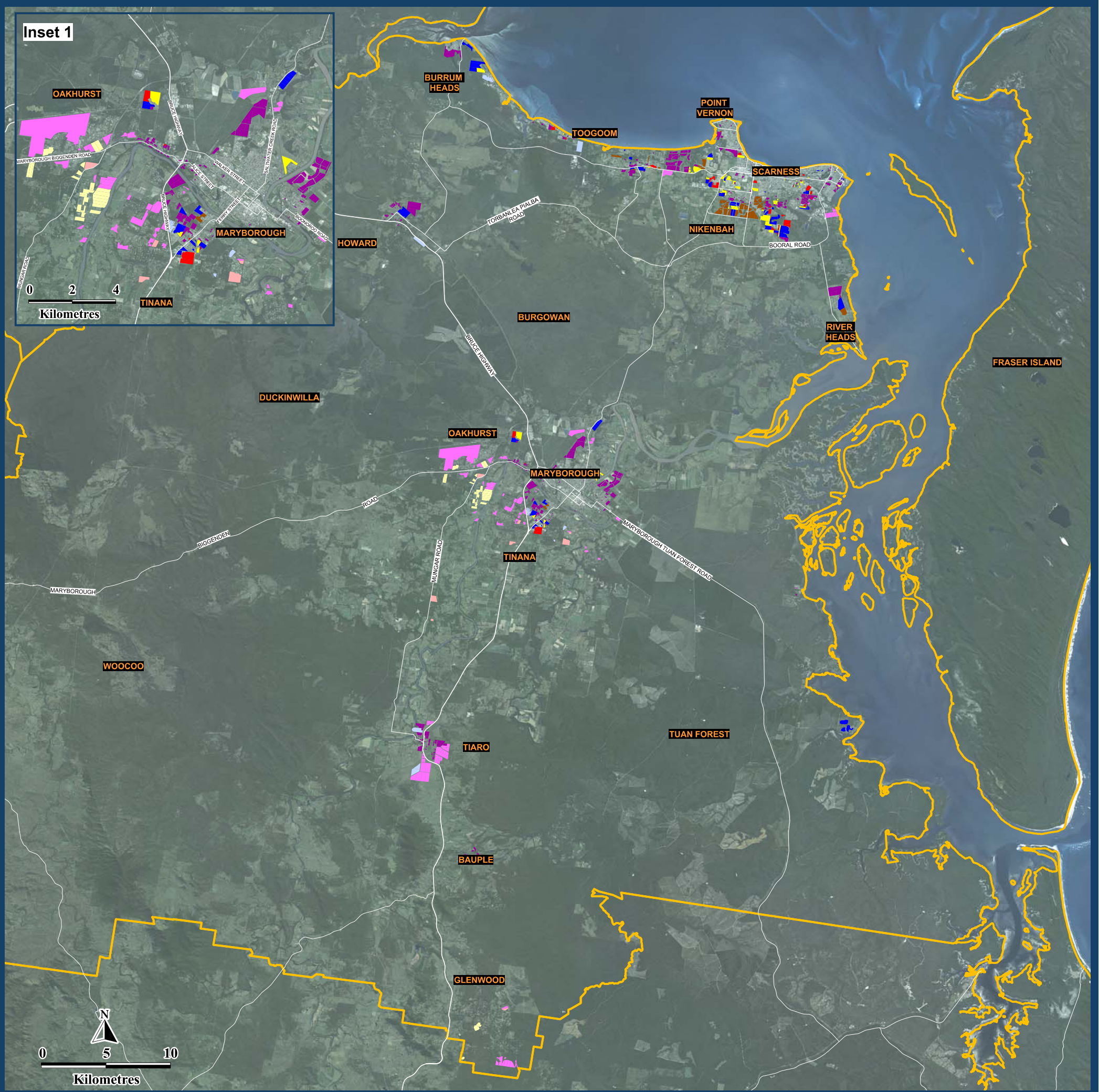
n.a. supply beyond projection range.

Conclusion — Fraser Coast Regional Council

The study has estimated that the total area of broadhectare available for residential development is 4,223 hectares. If this land were fully developed it has the potential to yield approximately 23,300 dwellings and accommodate 54,300 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. Using the high series projections, the available residential land stock indicates 19 years supply.

Broadhectare study 2015 - Fraser Coast Regional Council - Map 1



Legend

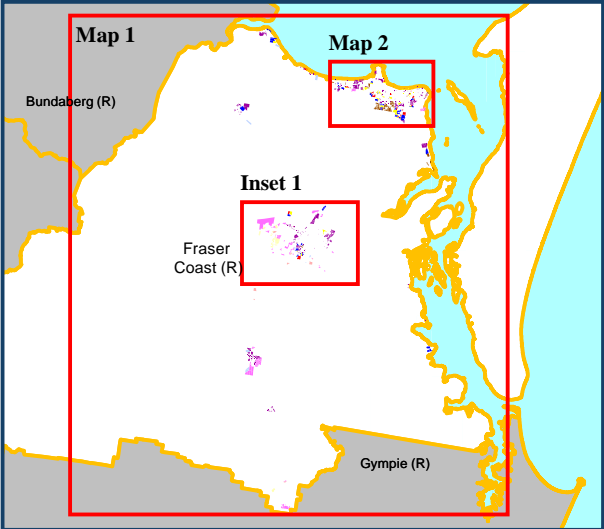
Broadhectare land

Timeframe	Urban residential	Rural residential
0 – 2 years	182 Ha	94 Ha
2 – 5 years	303 Ha	225 Ha
5 – 10 years	576 Ha	172 Ha
10+ years	315 Ha	0 Ha
Not specified	1,226 Ha	1,132 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.

While every care is taken to ensure the accuracy of this information, Queensland Treasury makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the information being inaccurate or incomplete in any way and for any reason.

Imagery: SPOT 2012 © The State of Queensland (Department of Natural Resources and Mines). All rights reserved.

This edition of the Broadhectare Study was based on the Digital Cadastral Database, February 2015.

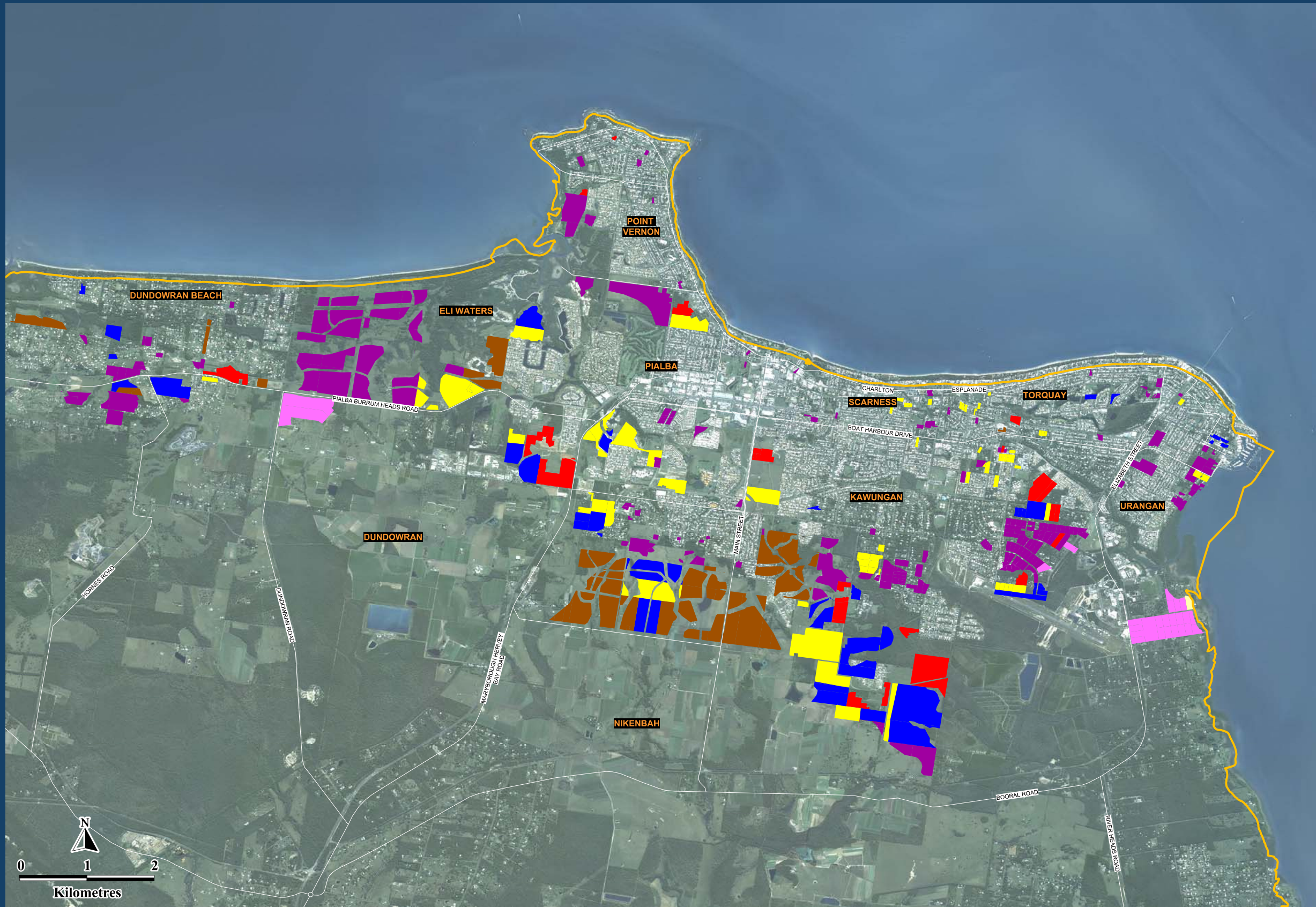
Queensland Government Statistician's Office
Queensland Treasury
www.qgso.qld.gov.au



<http://creativecommons.org/licenses/by/3.0/au>
© The State of Queensland
(Queensland Treasury) 2015



Broadhectare study 2015 - Fraser Coast Regional Council - Map 2



Legend

Broadhectare land

Timeframe	Urban residential	Rural residential
0 – 2 years	182 Ha	94 Ha
2 – 5 years	303 Ha	225 Ha
5 – 10 years	576 Ha	172 Ha
10+ years	315 Ha	0 Ha
Not specified	1,226 Ha	1,132, 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.

While every care is taken to ensure the accuracy of this information, Queensland Treasury makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the information being inaccurate or incomplete in any way and for any reason.

Imagery: SPOT 2012 © The State of Queensland (Department of Natural Resources and Mines). All rights reserved.

This edition of the Broadhectare Study was based on the Digital Cadastral Database, February 2015.

