

Broadhectare study 2015 profile

Gympie 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 Gympie Regional Council (hereafter referred to as Gympie) is 6,996 hectares, representing a small percentage of the total land area of Gympie (Tables 1 and 2).

Broadhectare can be further classified as follows:

- urban residential broadhectare — 1,176 hectares
- rural residential broadhectare — 5,820 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 18,300 dwellings.
- Development at standard urban density accounts for 56 per cent of the total expected dwelling yield.
- Rural residential development is substantial in terms of contribution to overall dwelling supply.

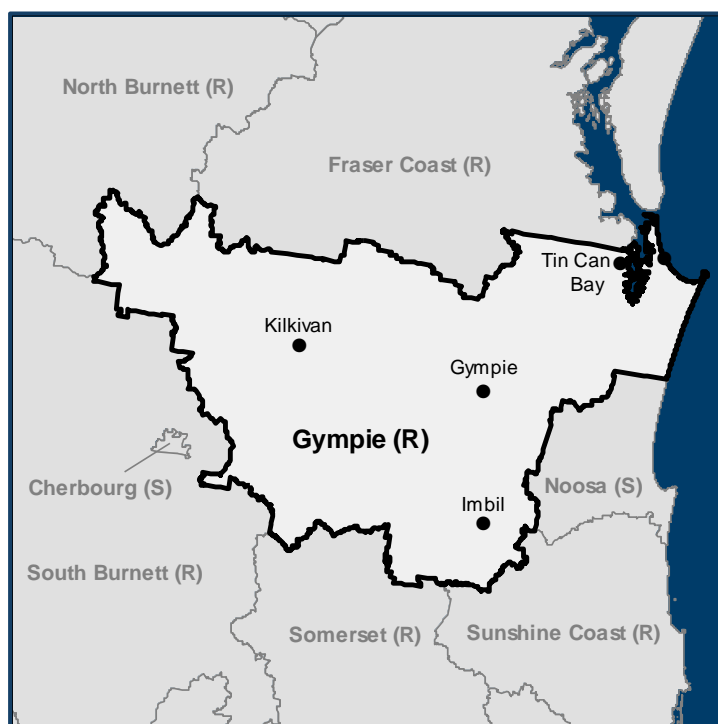


Table 1 Gympie (R) land use profile

Land use category	Area	% of total
Suitable for urban residential broadhectare development	1,176 ha	0.17%
Suitable for rural residential broadhectare development	5,820 ha	0.84%
Assumed existing urban residential use	1,180 ha	0.17%
Assumed existing lower density residential use	8,919 ha	1.29%
Roads, watercourses and railway casements	22,132 ha	3.21%
Rural/Green/Open space	647,929 ha	93.94%
Balance area ^(a)	2,589 ha	0.38%

(a) Includes all land uses other than residential.

Table 2 Gympie (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	10	184	519	713	2,536	321	1,554	660	2,536
2-<5 years	0	129	136	264	1,838	0	1,251	178	1,429
5-<10 years	0	67	6	74	960	4	830	6	841
10+ years	0	35	20	54	503	0	375	30	405
Not specified	1	750	5,139	5,891	18,631	30	6,256	6,828	13,115
Total	11	1,165	5,820	6,996	24,467	356	10,267	7,703	18,326

(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 Gympie is located primarily within land parcels between 1.3 to 4.9 and greater than 10 hectares (Table 3). For all broadhectare parcels, the difference between the overall parcel area (9,549 hectares) and the area available for development (6,996 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Broadhectare stock is contained within 2,760 land parcels.
- Parcels between 1.3 and 2 hectares in size account for over 43 per cent of all parcels.
- Parcels sized 10 hectares or more account for 38.5 per cent of the expected total dwelling yield from broadhectare land.

Table 3 Gympie (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	570	278	238	4	242	1,121	3	1,124
1.3-2.0	1197	2,228	176	1,880	2,056	1,393	1,771	3,164
2.1-4.9	673	2,021	167	1,576	1,742	1,848	2,501	4,349
5.0-9.9	148	1,054	153	601	754	1,743	896	2,638
10.0+	172	3,967	443	1,760	2,202	4,518	2,532	7,050
Total	2,760	9,549	1,176	5,820	6,996	10,623	7,703	18,326

(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 Gympie at 30 June 2014 was 48,500 persons (Source: ABS 3218.0). This is expected to increase to between 54,200 (low series) and 60,400 (high series) persons by 2026, representing population growth over the 2014–2026 period of between 5,700 (low series) and 11,900 (high series) (Source: *Queensland Government Population Projections*, 2013 edition).

The average household size for occupied private dwellings in Gympie at the time of the 2011 Census was 2.5 and 1.5 persons for houses and attached dwellings respectively. Table 4 shows that depending on average household size, broadhectare development could accommodate between 38,100 and 52,800 persons. Further development in existing residential areas, where the parcel size is less than 2,500 m², could also accommodate additional population.

Table 4 Gympie (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	7,703	16,175	17,716	19,256	20,797	22,337
Standard urban density residential	10,267	21,561	23,614	25,668	27,721	29,774
Possible population yield						
		Household size (average persons per household)				
		1.1	1.3	1.5	1.7	1.9
Possible population yield						
Higher density residential	356	392	463	534	605	677
Total	18,326	38,128	41,793	45,458	49,123	52,789

(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 19,500 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 Gympie (R) projected demand for land stock based on dwelling projections

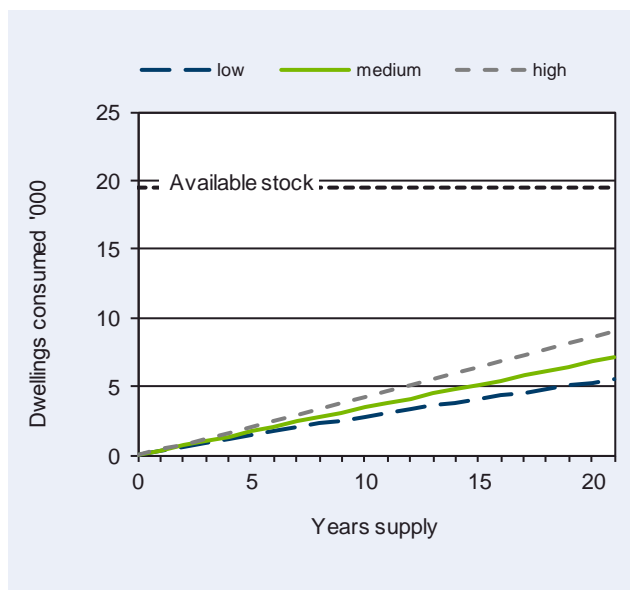


Table 5 also shows that developed land parcels that are vacant account for approximately 6 per cent of the total potential dwelling yield.

Table 5 Gympie (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	5,492	18,326	1,186	19,512	n.a
Medium trend	7,114	18,326	1,186	19,512	n.a
High trend	9,031	18,326	1,186	19,512	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 — Gympie Regional Council

The study has estimated that the total area of broadhectare available for residential development is 6,996 hectares. If this land were fully developed it has the potential to yield approximately 18,300 dwellings and accommodate 45,500 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.



