

Broadhectare study 2015 profile

South Burnett 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 South Burnett Regional Council (hereafter referred to as South Burnett) is 2,280 hectares, representing a small percentage of the total land area of South Burnett (Tables 1 and 2).

Broadhectare can be further classified as follows:

- urban residential broadhectare — 727 hectares
- rural residential broadhectare — 1,553 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 3,600 dwellings.
- Development at standard urban density accounts for 90 per cent of the total expected dwelling yield.
- The majority of broadhectare is within the 'not specified' timeframe.

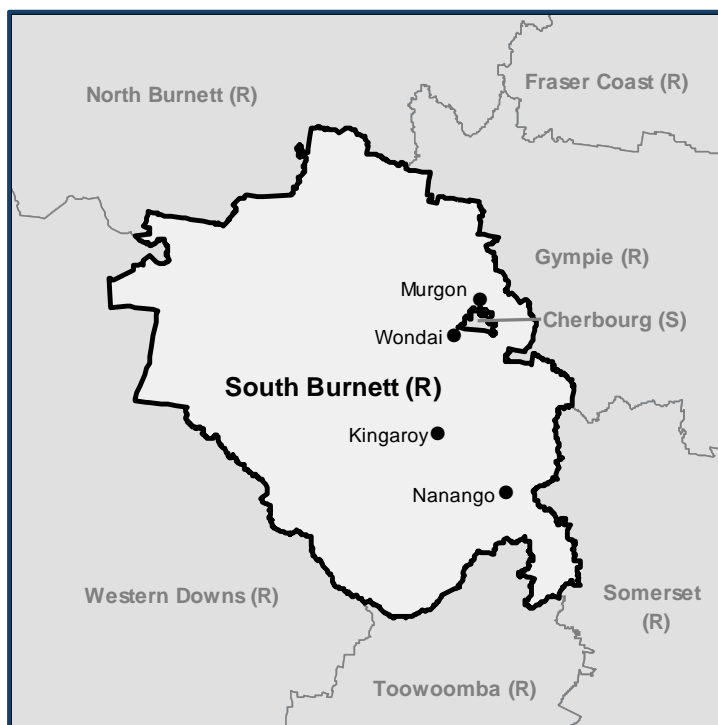


Table 1 South Burnett (R) land use profile

Land use category	Area	% of total
Suitable for urban residential broadhectare development	727 ha	0.09%
Suitable for rural residential broadhectare development	1,553 ha	0.18%
Assumed existing urban residential use	940 ha	0.11%
Assumed existing lower density residential use	11,684 ha	1.39%
Roads, watercourses and railway casements	28,932 ha	3.45%
Rural/Green/Open space	795,325 ha	94.72%
Balance area ^(a)	542 ha	0.06%

(a) Includes all land uses other than residential.

Table 2 South Burnett (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	1	31	134	165	363	44	217	102	363
2-<5 years	0	185	33	217	2,531	0	896	3	898
5-<10 years	0	66	68	133	934	0	347	16	363
10+ years	0	24	138	163	311	0	74	19	93
Not specified	0	420	1,181	1,601	6,351	0	1,764	157	1,921
Total	1	726	1,553	2,280	10,490	44	3,298	297	3,639

(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 South 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 (3,344 hectares) and the area available for development (2,280 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Broadhectare stock is contained within 407 land parcels.
- Parcels less than or equal to 1.2 hectares account for over 54 per cent of all parcels.
- Parcels sized 10 hectares or more account for almost 49 per cent of the expected total dwelling yield from broadhectare land.

Table 3 South Burnett (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	222	109	105	0	105	423	0	423
1.3-2.0	54	89	83	0	83	436	0	436
2.1-4.9	31	94	85	0	85	513	0	513
5.0-9.9	33	264	43	213	257	434	67	501
10.0+	67	2,790	411	1,340	1,751	1,535	230	1,765
Total	407	3,344	727	1,553	2,280	3,342	297	3,639

(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 South Burnett at 30 June 2014 was 32,900 persons (Source: ABS 3218.0). This is expected to increase to between 36,100 (low series) and 39,400 (high series) persons by 2026, representing population growth over the 2014–2026 period of between 3,200 (low series) and 6,500 (high series) (Source: *Queensland Government Population Projections*, 2013 edition).

The average household size for occupied private dwellings in South Burnett at the time of the 2011 Census was 2.5 and 1.6 persons for houses and attached dwellings respectively. Table 4 shows that depending on average household size, broadhectare development could accommodate between 7,600 and 10,500 persons. Further development in existing residential areas, where the parcel size is less than 2,500 m², could also accommodate additional population.

Table 4 South Burnett (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	297	623	682	742	801	860
Standard urban density residential	3,298	6,926	7,586	8,246	8,905	9,565
Possible population yield						
		Household size (average persons per household)				
		1.2	1.4	1.6	1.8	2.0
Possible population yield						
Higher density residential	44	53	62	70	79	88
Total	3,639	7,602	8,330	9,058	9,786	10,513

(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 4,600 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 South Burnett (R) projected demand for land stock based on dwelling projections

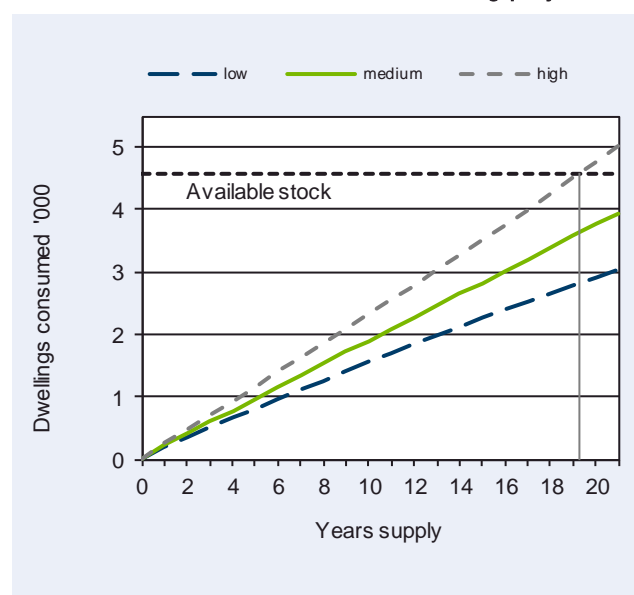


Table 5 also shows that developed land parcels that are vacant account for approximately 21 per cent of the total potential dwelling yield.

Table 5 South Burnett (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	3,053	3,639	941	4,580	n.a
Medium trend	3,949	3,639	941	4,580	n.a
High trend	5,008	3,639	941	4,580	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 August 2014.

(e) Supply of residential lots.

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

n.a supply beyond projection range.

Conclusion — South Burnett Regional Council

The study has estimated that the total area of broadhectare available for residential development is 2,280 hectares. If this land were fully developed it has the potential to yield approximately 4,600 dwellings and accommodate 9,100 persons, using current average household sizes.

Based on current medium series household projections and the expected broadhectare dwelling yield, the available residential land stock is beyond the current projection range.



