

Broadhectare Study 2012 profile Banana Shire Council

Introduction

The preliminary estimated resident population of Banana Shire (hereafter referred to as Banana) at 30 June 2011 was 14,860 persons (Source: ABS 3218.0). This is expected to increase to between 16,430 (low series) and 17,500 (high series) persons by 2016, representing a population increase over the 2011–2016 period of between 1,570 (low series) and 2,640 (high series) (Source: Queensland Government Population Projections to 2031, Local Government Areas 2011 edition).

Land stock

The total area of broadhectare land available in Banana for residential development is 326 hectares, representing a very small percentage of the total land area of Banana (Tables 1 and 2).

This land is shown on the map that accompanies the profile.

Broadhectare land is defined as the amount of unconstrained residential land identified under the current planning scheme including existing residential developments approved by council.

Broadhectare land can be further classified as follows:

- urban residential land for development – 248 hectares
- lower density residential land for development – 78 hectares.

'Lower density' refers to development yielding three dwellings or less per hectare, or as otherwise described in the planning scheme.

'Standard urban density' refers to development yielding between 4 and 15 dwellings per hectare.

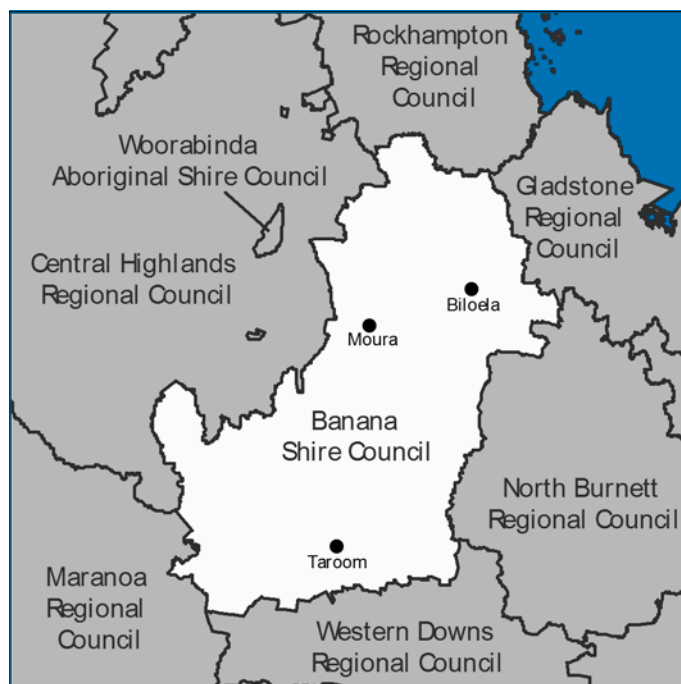


Table 1: Banana (S) land use profile

Land use category	Area	Per cent
Suitable for standard urban residential development	248 ha	0.01%
Suitable for lower density residential development	78 ha	<0.01%
Assumed existing urban residential use	302 ha	0.01%
Assumed existing lower density residential use	1,701 ha	0.06%
Roads, watercourses and railway easements	59,053 ha	2.06%
Rural/Green/Open space	2,774,889 ha	96.99%
Balance area ^(a)	24,729 ha	0.86%

(a) includes all land uses other than residential

Table 2: Banana (S) broadhectare stock and dwelling yield (a)

Timeframe	Broadhectare stock (hectares)			Theoretic dwelling yield stock (dwellings) (b)	Expected dwelling yield (dwellings) (c)		
	Standard urban density	Lower density	Total		Standard urban density	Lower density	Total
0–<2 years	21	16	37	215	167	46	213
2–<5 years	69	20	89	294	212	70	282
5–<10 years	37	0	37	83	76	0	76
10+ years	9	22	31	123	41	74	115
Not specified	112	20	132	758	664	60	724
Total	248	78	326	1,473	1,160	250	1,410

(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.



Dwelling yields

Table 2 shows the potential number of dwellings that could be constructed based on the identified land stock. This is known as the 'expected dwelling yield'. The main points from Table 2 are:

- Broadhectare land can potentially yield some 1,410 dwellings.
- Development at standard urban densities would account for over 82 per cent of the total expected dwelling yield.

Stock composition

For all broadhectare parcels, the difference between the overall parcel area (445 hectares) and the area available for development (326 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Residential stock is contained within 26 land parcels.
- Of the urban broadhectare stock, almost 90 per cent is contained in parcels sized 10 hectares or more.
- Parcels sized 10 hectares or more account for almost 90 per cent of the expected total dwelling yield from broadhectare land.

Table 3: Banana (S) 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)	Lower density residential	Total stock	Urban residential (b)	Lower density residential	Total dwellings
<= 1.2	7	3	3	0	3	11	0	11
1.3–2.0	4	7	5	2	7	16	3	19
2.1–4.9	5	13	13	0	13	77	0	77
5.0–9.9	2	18	10	9	18	27	11	38
10.0+	8	403	217	68	285	1,031	235	1,266
Total	26	445	247	79	326	1,162	249	1,410

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

(b) Includes dwellings at Higher and Standard urban densities.

Population capacity

Average household size for occupied private dwellings in Banana at the time of the 2011 Census was 2.7 and 1.6 persons for houses and attached dwellings respectively. Table 4 shows a range of possible population yields for the total identified broadhectare stock in each density category by a range of household sizes. The current household sizes at the time of the 2011 Census are highlighted.

Table 4: Banana (S) population yields based on a range of household sizes (persons)

Development type	Number of dwellings	Household size (average persons per household)				
		2.3	2.5	2.7	2.9	3.1
Possible population yield						
Lower density residential	250	575	625	675	725	775
Standard urban density residential	1,160	2,668	2,900	3,132	3,364	3,596
Household size (average persons per household)						
		1.2	1.4	1.6	1.8	2.0
Possible population yield						
Higher density residential	0	0	0	0	0	0
Total	1,410	3,243	3,525	3,807	4,089	4,371

The main finding from Table 4 is that, depending on average household size, land from broadhectare development could accommodate between 3,200 and 4,400 persons. Further development in existing residential areas, where the parcel size is less than 2,500 square metres, could also accommodate additional population.



Total potential dwelling yield

Land ownership and fragmentation of land are potential constraints to residential development, and adjustments have been made to the broadhectare stock by applying potential development rates to land parcels. Furthermore, to determine overall residential land supply for this study, existing vacant residential land stock below 2,500 square metres has been added to the broadhectare supply. Residential land supply based on these components indicate a total potential dwelling yield of almost 1,700 dwellings (See Table 5).

Years supply – illustrative only

Evidently, not all future dwelling demand will be met through development of broadhectare land. Nevertheless, an indicator of the adequacy of the 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 an 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. An allowance has been made for a continuous but gradual decline in average household size into the future. Figure 1 and Table 5 show, based on the low and medium series scenarios, the amount of land supply is beyond the range of current projections. Under the high series projection there is approximately 17 years of land supply.

Table 5 also shows that existing developed vacant land stock accounts for almost 16 per cent of the total residential land stock yield.

Figure 1: Banana (S) projected demand for land stock based on dwelling projections

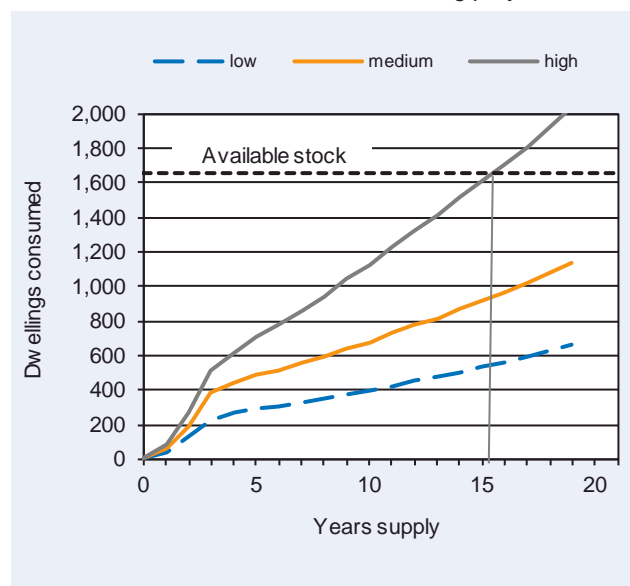


Table 5: Banana (S) Broadhectare supply scenarios

Dwelling production scenario (a)	Demand for residential lots	Supply - Stock of residential lots			
	Dwellings required per annum (b)	Broadhectare dwelling yield (c)	Existing vacant land stock (d)	Total potential dwellings (e)	Years supply (f)
Low trend	35	1,410	248	1,658	n.a*
Medium trend	60	1,410	248	1,658	n.a*
High trend	107	1,410	248	1,658	15

(a) Based on dwelling projection levels produced in 2011.

(b) Dwellings required per annum to 2031 based on Government Statistician dwelling projections.

(c) Decreased to take into account the probability of development.

(d) Estimate of vacant residential land as at November 2012.

(e) Supply of residential lots.

(f) Illustrative supply if no additional infill or redevelopment occurs.

n.a* supply beyond projection range.

Conclusion – Banana Shire

The study has determined that the total area of broadhectare land available for residential development is 326 hectares. If this land was fully developed it could potentially yield approximately 1,400 dwellings and accommodate 3,800 persons, using current average household sizes.

Based on current medium series household projections and a reduced broadhectare dwelling yield (to account for economics of development and ownership issues), the available residential land stock is beyond the current projection range.

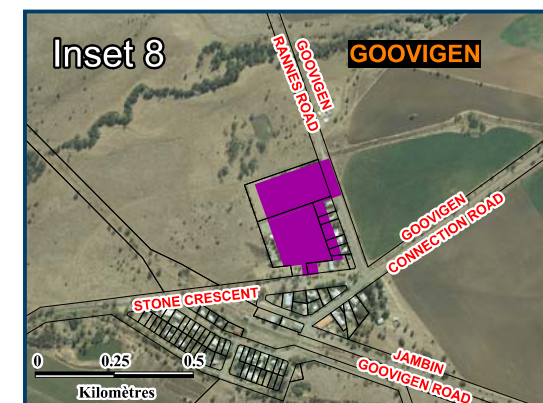
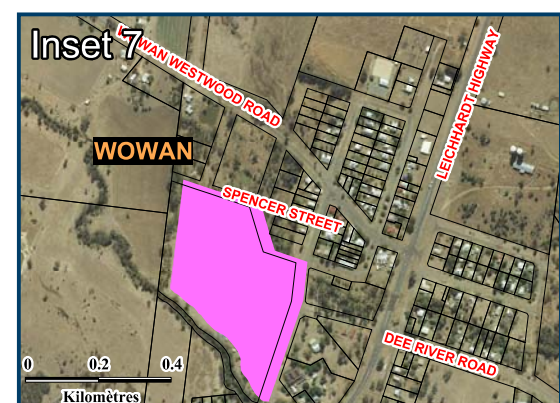
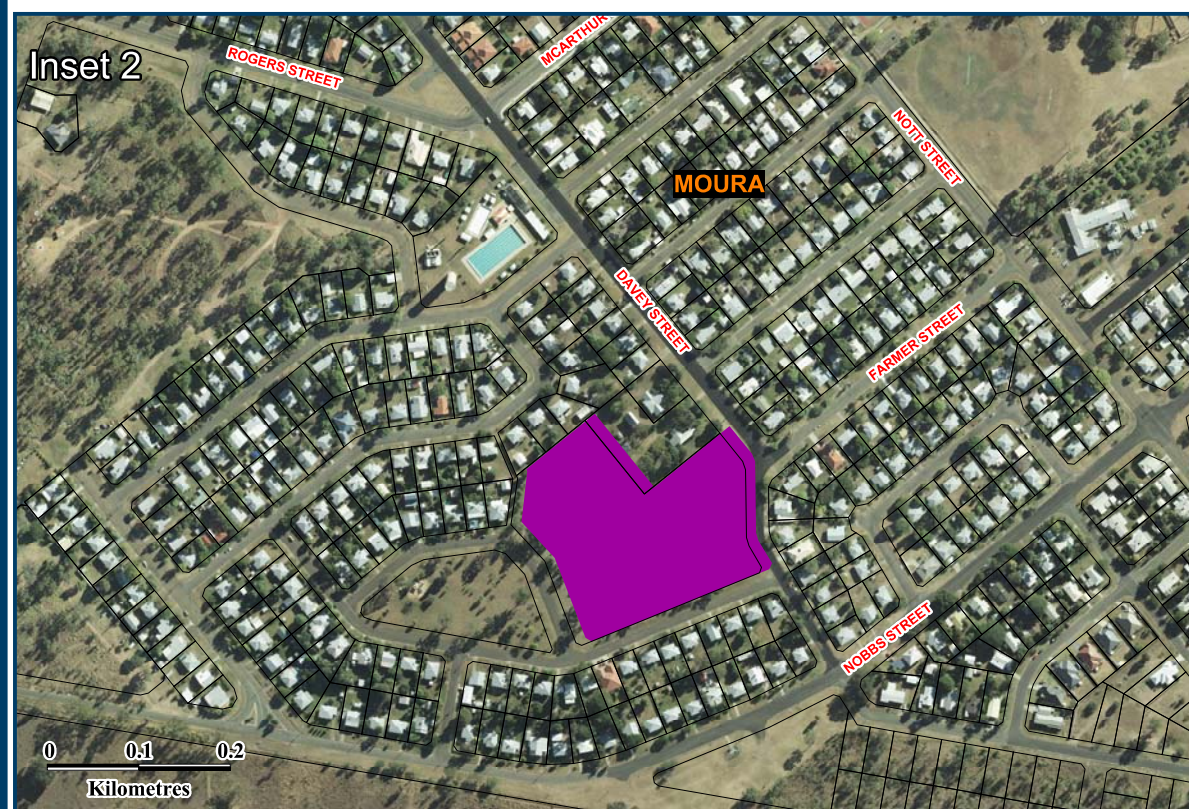
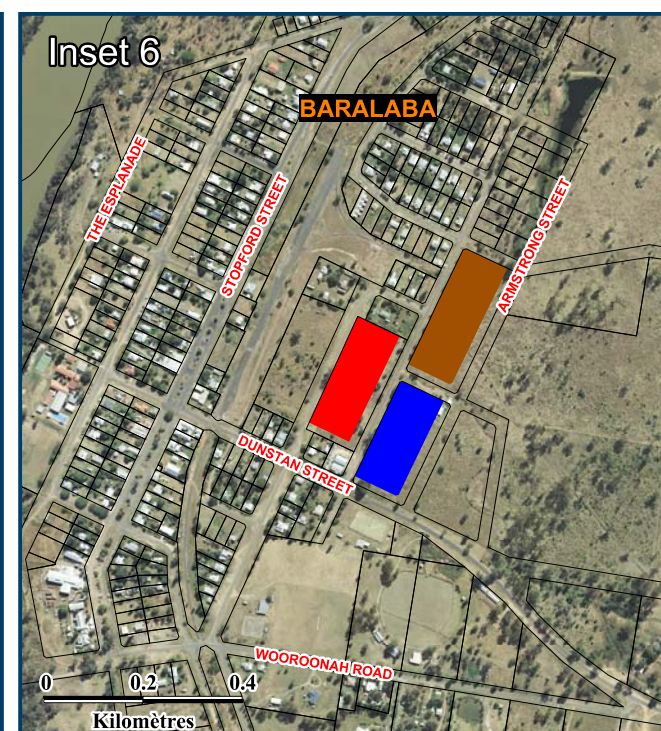
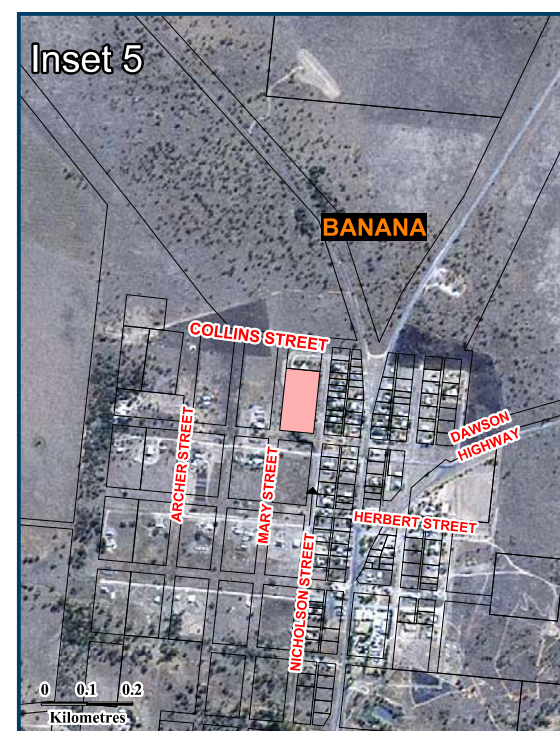
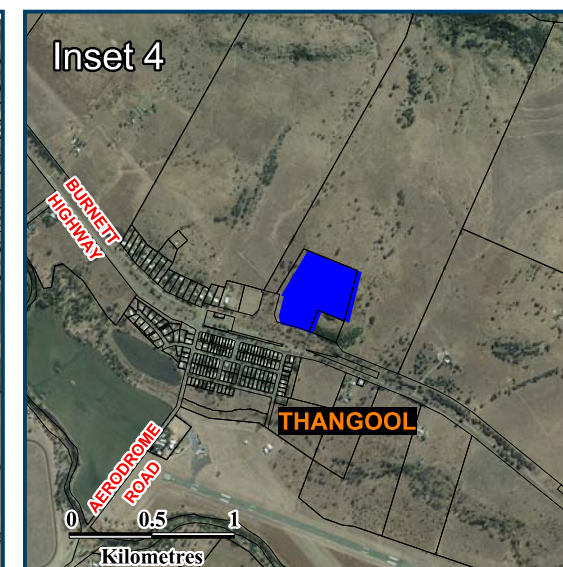
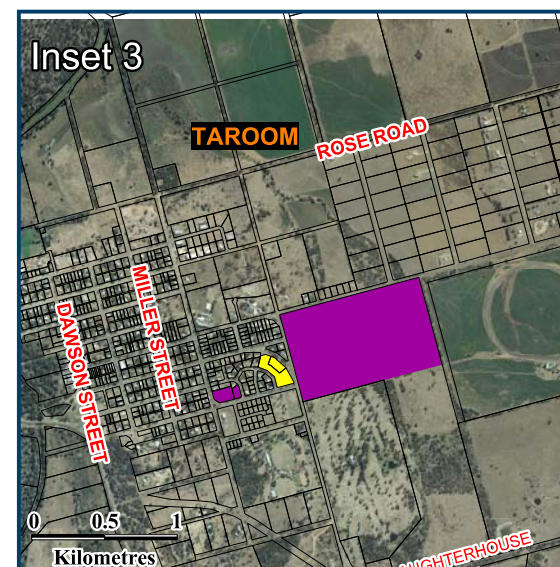
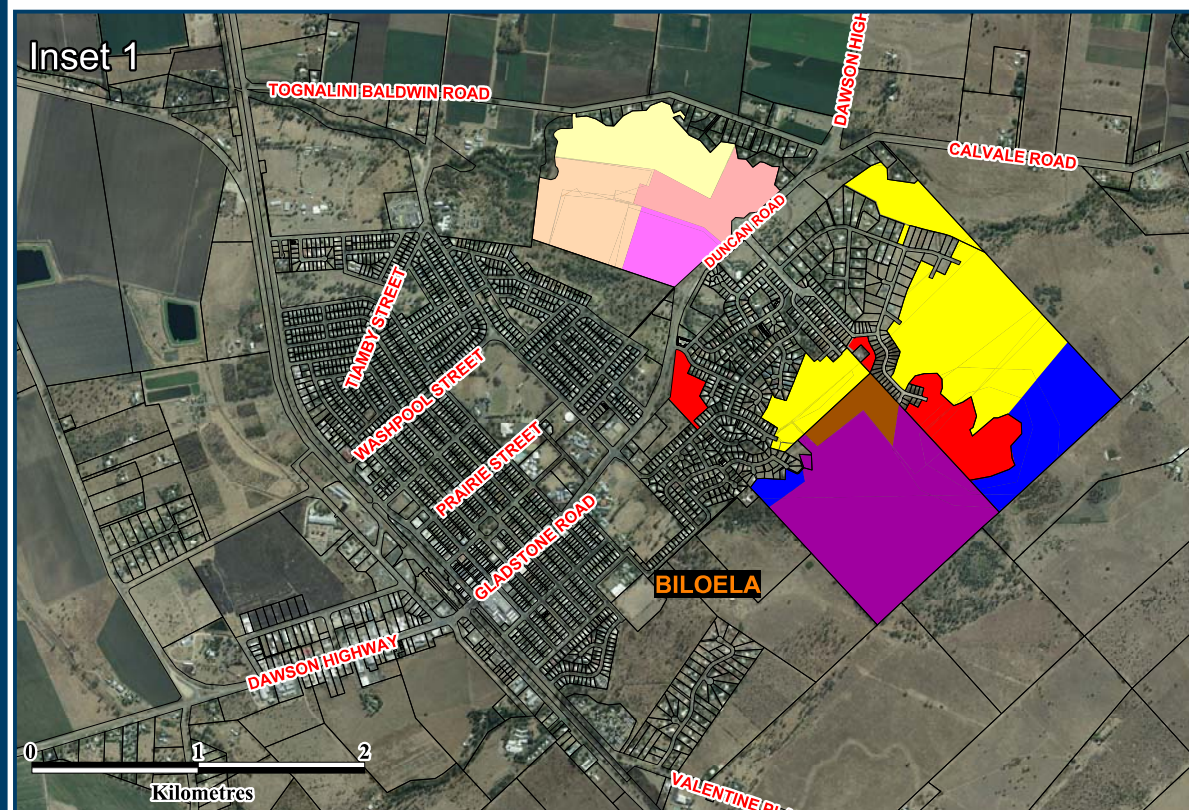


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Legend

Broadhectare land Banana Shire Council

Timeframe	Urban residential	Low density residential
0 – 2 years	21 ha	16 ha
2 – 5 years	69 ha	20 ha
5 – 10 years	37 ha	0ha
10+ years	9 ha	22 ha
Not specified	112 ha	20 ha

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

Other map features



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 should be read in conjunction with the main text of the profile.

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This edition of the Broadhectare Study was based on the Digital Cadastral Database, September 2012

