Introduction

The preliminary estimated resident population of Central Highlands Regional Council (hereafter referred to as Central Highlands) at 30 June 2011 was 29,500 people (Source: ABS 3218.0). This is expected to increase to between 35,400 (low series) and 37,200 (high series) people by 2016, representing population growth over the 2011–2016 period of between 5,900 (low series) and 7,700 (high series) (Source: Queensland Government Population Projections to 2031 Local Government Areas 2011 edition).

Land stock

The total area of broadhectare land available in Central Highlands for residential development is 1,351 hectares representing only a very small percentage of the total land (Tables 1 and 2). This includes a Urban Land Development Authority site at Blackwater.

This land is shown on the maps that accompany the profile.

Broadhectare land is defined as the amount of unconstrained residential land 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 – 886 hectares
- lower density residential land for development – 465 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.

‘Higher density’ refers to development yielding greater than 15 dwellings per hectare.

<table>
<thead>
<tr>
<th>Timeframe</th>
<th>Higher density</th>
<th>Standard density</th>
<th>Lower density</th>
<th>Total stock (dwellings)</th>
<th>Expected dwelling yield (dwellings)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Higher density</td>
<td>Standard density</td>
<td>Lower density</td>
<td>Theoretical yield</td>
<td>Lower density</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(b)</td>
<td></td>
</tr>
<tr>
<td>0–&lt;2 years</td>
<td>1</td>
<td>170</td>
<td>4</td>
<td>175</td>
<td>1,199</td>
</tr>
<tr>
<td>2–&lt;5 years</td>
<td>16</td>
<td>292</td>
<td>123</td>
<td>432</td>
<td>1,844</td>
</tr>
<tr>
<td>5–&lt;10 years</td>
<td>0</td>
<td>181</td>
<td>150</td>
<td>330</td>
<td>792</td>
</tr>
<tr>
<td>10+ years</td>
<td>0</td>
<td>51</td>
<td>24</td>
<td>75</td>
<td>452</td>
</tr>
<tr>
<td>Not specified</td>
<td>2</td>
<td>173</td>
<td>163</td>
<td>339</td>
<td>1,166</td>
</tr>
<tr>
<td>Total</td>
<td>19</td>
<td>897</td>
<td>464</td>
<td>1,351</td>
<td>5,453</td>
</tr>
</tbody>
</table>

(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 4,300 dwellings.
- Development at higher densities accounts for approximately 9 per cent of the total expected dwelling yield.
- Development at standard urban densities will account for the majority of development from broadhectare land.

Stock composition

The broadhectare stock in Central Highlands is contained primarily within land parcels greater than 10 hectares in area (Table 3). For all broadhectare parcels, the difference between the overall parcel area (1,398 hectares) and the area available for development (1,351 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Residential stock is contained within 314 land parcels.
- Parcels less than or equal to 1.2 hectares account for 57 per cent of all parcels.
- Of the urban broadhectare stock, 77 per cent is contained in parcels sized 10 hectares or more.
- Parcels sized 10 hectares or more account for 61 per cent of the expected total dwelling yield from broadhectare land.

Population capacity

Average household size for occupied private dwellings in Central Highlands at the time of the 2011 Census was 2.9 and 2.1 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: Central Highlands (R) population yields based on a range of household sizes (persons)

<table>
<thead>
<tr>
<th>Development type</th>
<th>Number of dwellings</th>
<th>Household size (average persons per household)</th>
<th>Possible population yield</th>
<th>Household size (average persons per household)</th>
<th>Possible population yield</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>2.5</td>
<td>2.7</td>
<td>2.9</td>
<td>3.1</td>
</tr>
<tr>
<td>Low density residential</td>
<td>519</td>
<td>1,298</td>
<td>1,401</td>
<td>1,505</td>
<td>1,609</td>
</tr>
<tr>
<td>Standard urban density residential</td>
<td>3,392</td>
<td>8,480</td>
<td>9,158</td>
<td>9,837</td>
<td>10,515</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.7</td>
<td>1.9</td>
<td>2.1</td>
<td>2.3</td>
</tr>
<tr>
<td>Higher density residential</td>
<td>400</td>
<td>680</td>
<td>760</td>
<td>840</td>
<td>920</td>
</tr>
<tr>
<td>Total</td>
<td>4,311</td>
<td>10,458</td>
<td>11,320</td>
<td>12,182</td>
<td>13,044</td>
</tr>
</tbody>
</table>
The main finding from Table 4 is that, depending on average household size, land from broadhectare development could accommodate between 10,500 people and 13,900 people. 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 indicates a total potential dwelling yield of 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.

**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 these scenarios, the amount of land supply in terms of years remaining.

Table 5 also shows that existing developed vacant land stock accounts for just over 6 per cent of the total residential land stock yield.

**Table 5: Central Highlands (R) Broadhectare supply scenarios**

<table>
<thead>
<tr>
<th>Dwelling production scenario (a)</th>
<th>Demand for residential lots</th>
<th>Supply - Stock of residential lots</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Dwellings required to 2031 (b)</td>
<td>Broadhectare dwelling yield (c)</td>
</tr>
<tr>
<td>Low trend</td>
<td>6,754</td>
<td>4,311</td>
</tr>
<tr>
<td>Medium trend</td>
<td>8,871</td>
<td>4,311</td>
</tr>
<tr>
<td>High trend</td>
<td>10,632</td>
<td>4,311</td>
</tr>
</tbody>
</table>

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

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

(c) Adjusted to take into account the propensity of development.

(d) Estimate of vacant residential land stock at April 2013.

(e) Supply of residential lots.

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

**Conclusion – Central Highlands Regional Council**

The study has estimated that the total area of broadhectare land available for residential development is approximately 1,351 hectares. If this land was fully developed it could potentially yield approximately 4,300 dwellings and accommodate approximately 12,000 people, 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 indicates approximately 10 years of supply.
Great state. Great opportunity.

**Legend**

**Broadhectare land**

<table>
<thead>
<tr>
<th>Timeframe</th>
<th>Urban residential</th>
<th>Low density residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 – 2 years</td>
<td>171 ha</td>
<td>4 ha</td>
</tr>
<tr>
<td>2 – 5 years</td>
<td>308 ha</td>
<td>123 ha</td>
</tr>
<tr>
<td>5 – 10 years</td>
<td>181 ha</td>
<td>150 ha</td>
</tr>
<tr>
<td>10+ years</td>
<td>51 ha</td>
<td>24 ha</td>
</tr>
<tr>
<td>Not specified</td>
<td>175 ha</td>
<td>163 ha</td>
</tr>
</tbody>
</table>

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

**Other map features**

- Local government boundaries
- Residential Investigation Areas (Blackwater Priority Development Area)

**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.

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

Imagery: Orthophoto 2011 & 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, September 2012.

[Government Statistician](http://creativecommons.org/licenses/by/3.0/au) © The State of Queensland (Queensland Treasury and Trade) 2013

---

**Inset 1**

- **Inset 2**

- **Inset 3**

- **Inset 4**

---

**Inset 1**

- **Inset 2**

- **Inset 3**

- **Inset 4**

---

**Inset 1**

- **Inset 2**

- **Inset 3**

- **Inset 4**

---

**Inset 1**

- **Inset 2**

- **Inset 3**

- **Inset 4**

---

**Inset 1**

- **Inset 2**

- **Inset 3**

- **Inset 4**

---

**Inset 1**

- **Inset 2**

- **Inset 3**

- **Inset 4**

---

**Inset 1**

- **Inset 2**

- **Inset 3**

- **Inset 4**

---