Broadhectare Study 2012 profile
Central Highlands Regional Council

Introduction

The preliminary estimated resident population of Central Highlands Regional Council (here after 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.

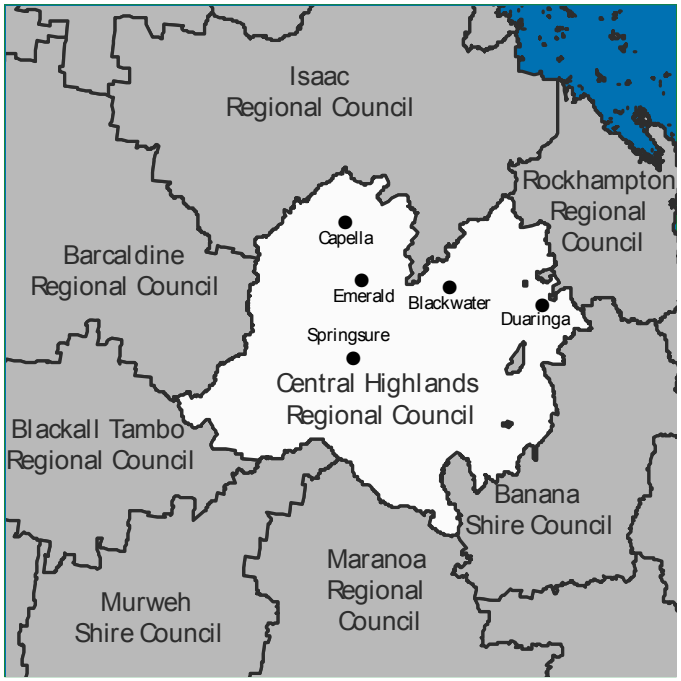

Table 1: Central Highlands (R) land use profile

Land use category	Area	Per cent
Suitable for standard urban residential development	886 ha	0.01%
Suitable for lower density residential development	464 ha	<0.01%
Assumed existing urban residential use	868 ha	0.01%
Assumed existing lower density residential use	2,542 ha	0.04%
Roads, watercourses and railway casements	99,136 ha	1.65%
Rural/Green/Open space	5,879,750 ha	98.06%
Balance area [a]	13,394 ha	0.22%

(a) includes all land uses other than residential

Table 2: Central Highlands (R) broadhectare stock and dwelling yield (a)

	Broadhectare stock (hectares)				Theoretical	Expected dwelling yield (dwellings) (c)			
Timeframe	Higher density	Standard urban density	Lower density	Total stock	dwelling yield (dwellings) (b)	Higher density	Standard urban density	Lower density	Total dwellings
0–<2 years	1	170	4	175	1,199	34	1,159	6	1,199
2–<5 years	16	292	123	432	1,844	335	1,011	124	1,470
5–<10 years	0	181	150	330	792	0	373	133	506
10+ years	0	51	24	75	452	0	255	33	289
Not specified	2	173	163	339	1,166	31	594	222	848
Total	**19**	**867**	**464**	**1,351**	**5,453**	**400**	**3,392**	**519**	**4,311**

(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.

Table 3: Central Highlands (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)	Low density residential	Total stock	Urban residential (b)	Low density residential	Total dwellings
<= 1.2	180	87	82	7	88	346	22	368
1.3–2.0	47	87	22	64	86	143	64	207
2.1–4.9	34	105	35	70	105	235	92	327
5.0–9.9	26	201	67	133	201	609	169	778
10.0+	27	918	681	190	871	2,461	172	2,633
Total	**314**	**1,398**	**886**	**465**	**1,351**	**3,792**	**519**	**4,311**

(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 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)

Development type	Number of dwellings	Household size (average persons per household)				
		2.5	2.7	2.9	3.1	3.3
		Possible population yield				
Low density residential	519	1,298	1,401	1,505	1,609	1,713
Standard urban density residential	3,392	8,480	9,158	9,837	10,515	11,194
		Household size (average persons per household)				
		1.7	1.9	2.1	2.3	2.5
		Possible population yield				
Higher density residential	400	680	760	840	920	1,000
Total	**4,311**	**10,458**	**11,320**	**12,182**	**13,044**	**13,906**

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.

Figure 1: Central Highlands (R) projected demand for land stock based on dwelling projections

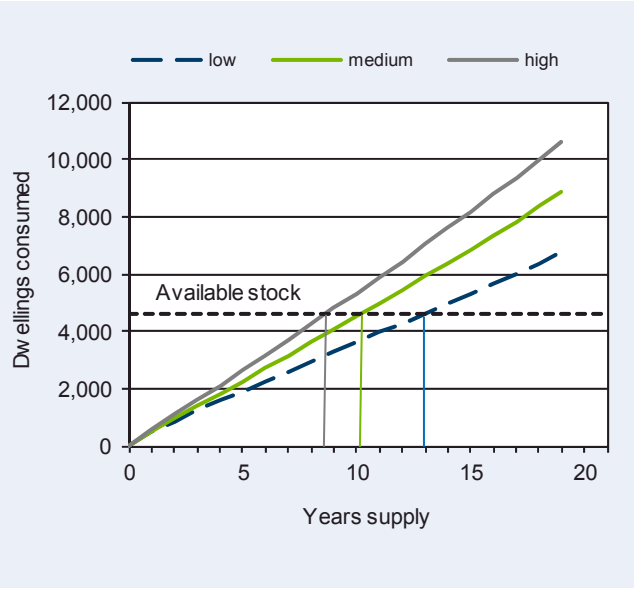

Table 5: Central Highlands (R) Broadhectare supply scenarios

Dwellling production scenario (a)	Demand for residential lots: Dwellings required to 2031 (b)	Supply - Stock of residential lots: Broadhectare dwelling yield (c)	Existing vacant land stock (d)	Total potential dwellings (e)	Years supply (f)
Low trend	6,754	4,311	298	4,609	13
Medium trend	8,871	4,311	298	4,609	10
High trend	10,632	4,311	298	4,609	9

(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.

For more information, please visit Queensland Treasury and Trade's website at www.oesr.qld.gov.au.

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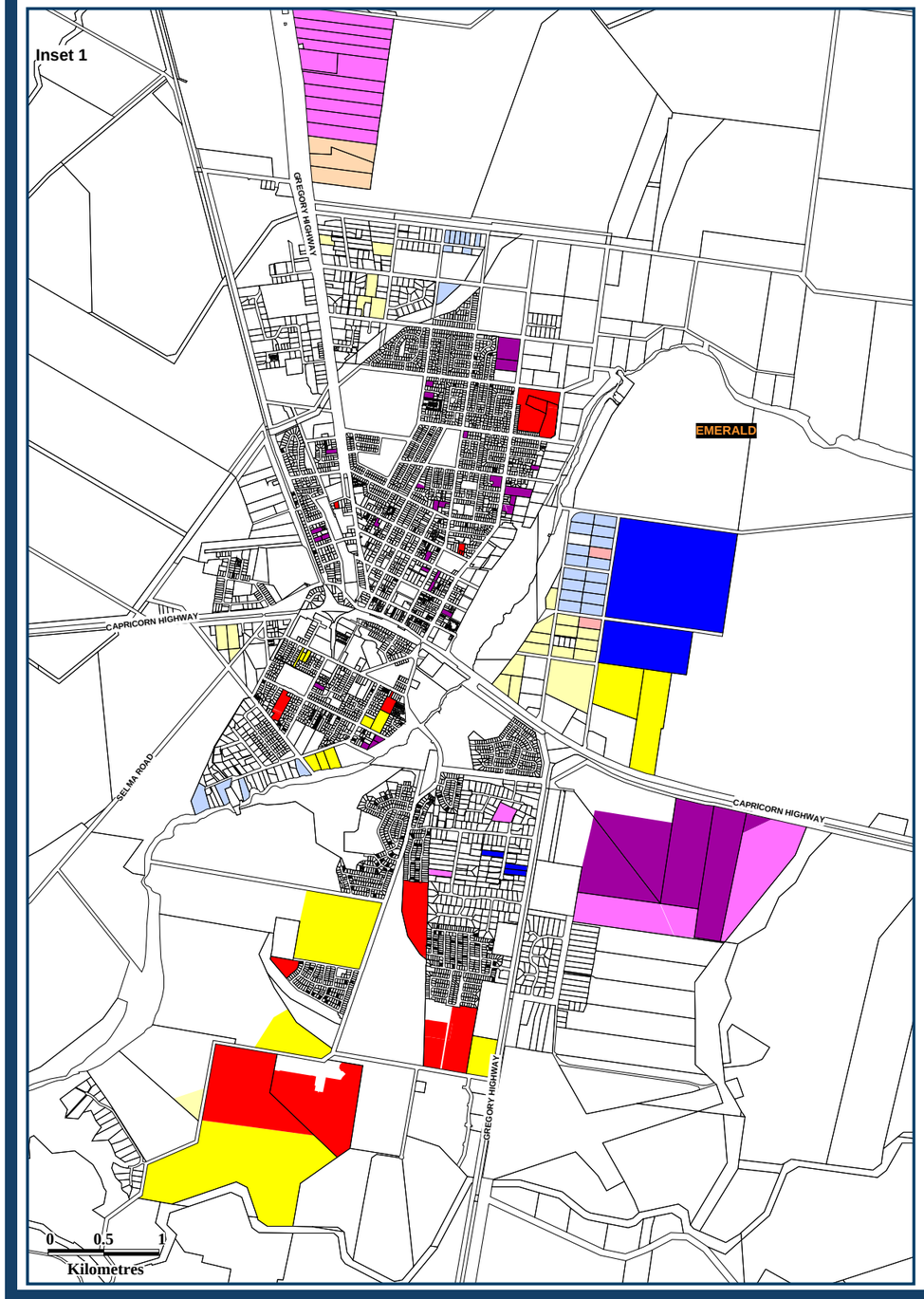
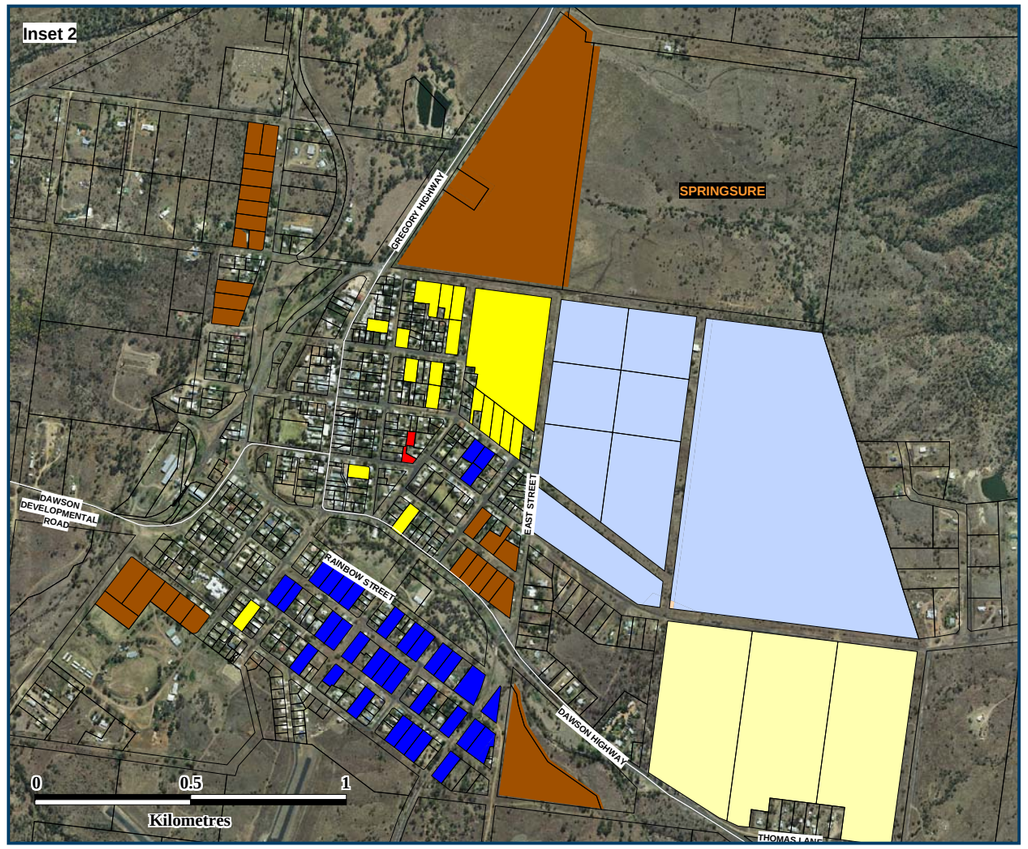
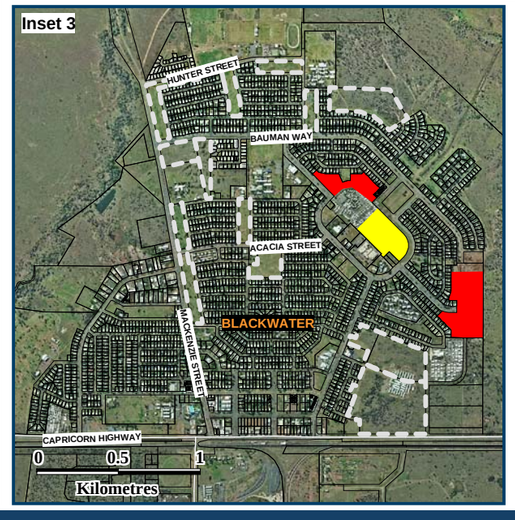
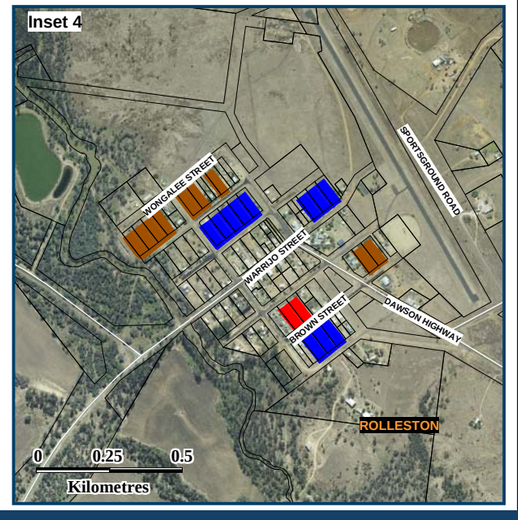
Broadhectare Study 2013 - Central Highlands Regional Council - Map 1









Legend

Broadhectare land

Timeframe	Urban residential	Low density residential
0 – 2 years	171 ha	4 ha
2 – 5 years	308 ha	123 ha
5 – 10 years	181 ha	150 ha
10+ years	51 ha	24 ha
Not specified	175 ha	163 ha

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

Other map features

Local government boundaries

Major roads

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.

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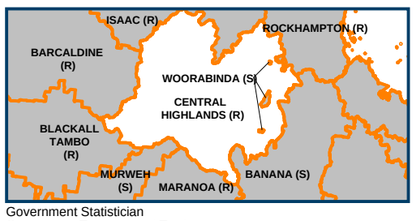
This edition of the Broadhectare Study was based on the Digital Cadastral Database, September 2012.



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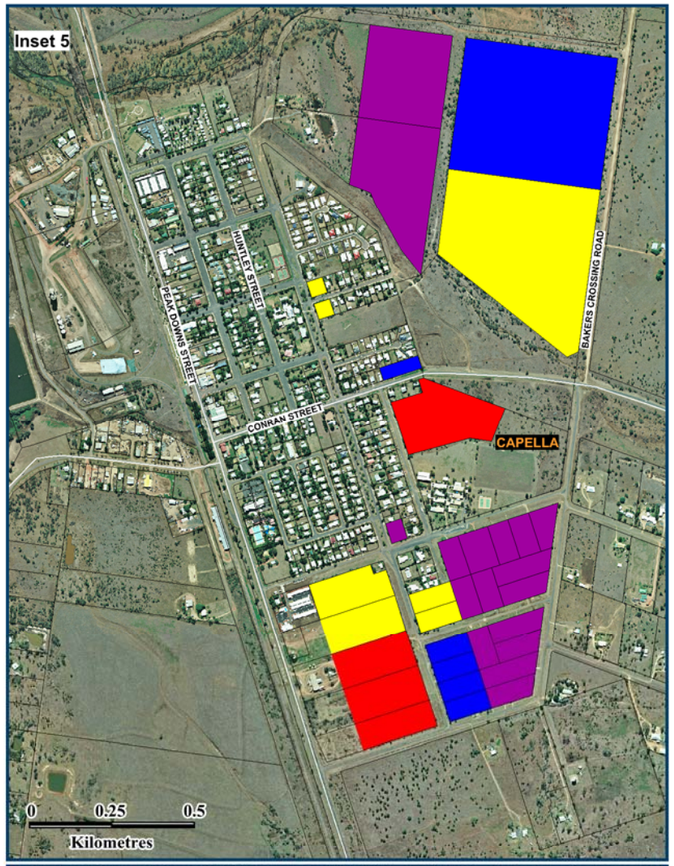
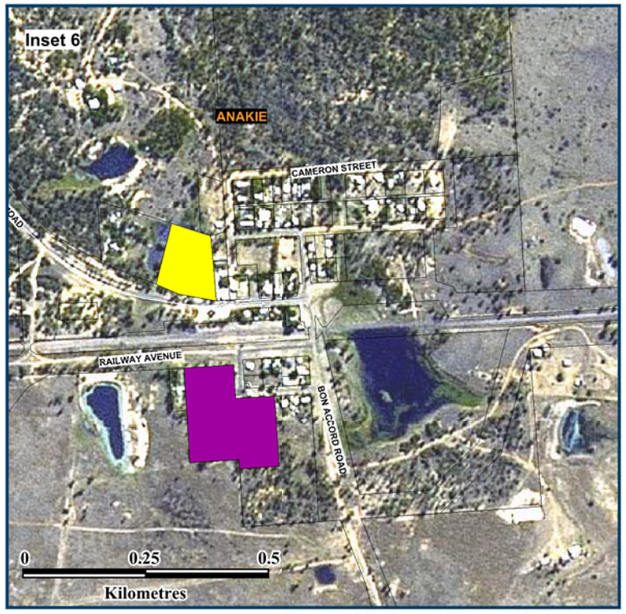
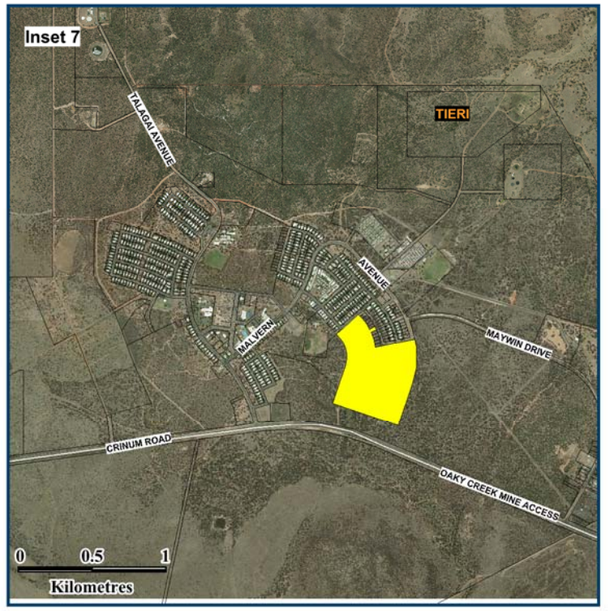
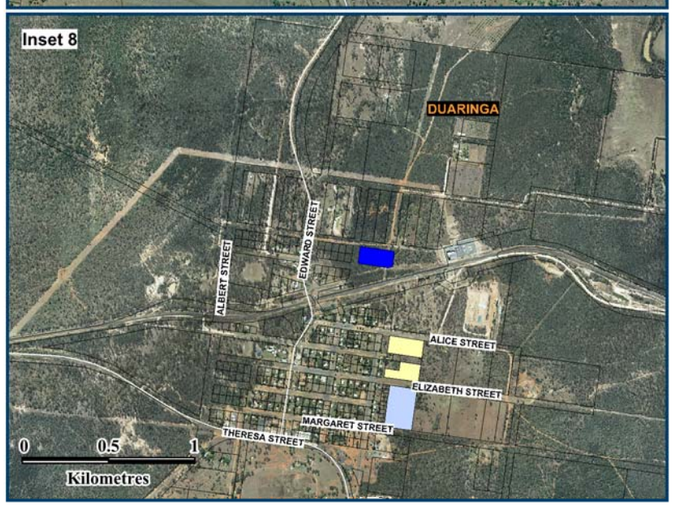
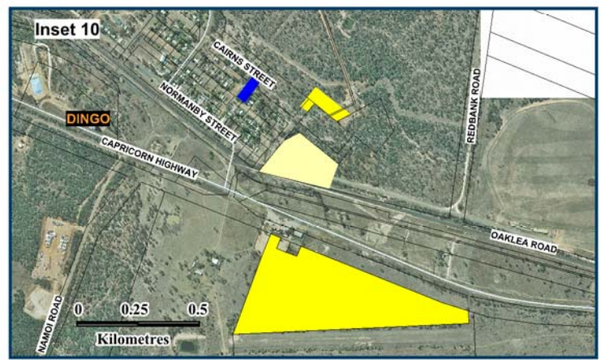
Broadhectare Study 2013 - Central Highlands Regional Council - Map 2











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