

Broadhectare study 2015 profile

Isaac 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 Isaac Regional Council (hereafter referred to as Isaac) is 899 hectares, representing a small percentage of the total land area of Isaac (Tables 1 and 2).

Broadhectare can be further classified as follows:

- urban residential broadhectare — 603 hectares
- rural residential broadhectare — 296 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 4,500 dwellings.
- Development at standard urban density accounts for almost 93 per cent of the total expected dwelling yield.
- Rural residential development is minor in terms of contribution to overall dwelling supply.



Table 1 Isaac (R) land use profile

Land use category	Area	% of total
Suitable for urban residential broadhectare development	603 ha	0.01%
Suitable for rural residential broadhectare development	296 ha	0.01%
Assumed existing urban residential use	699 ha	0.01%
Assumed existing lower density residential use	1,712 ha	0.03%
Roads, watercourses and railway casements	116,109 ha	1.97%
Rural/Green/Open space	5,764,257 ha	97.91%
Balance area ^(a)	3,519 ha	0.06%

(a) Includes all land uses other than residential.

Table 2 Isaac (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	0	79	0	79	718	0	718	0	718
2-<5 years	2	74	172	247	654	72	420	71	563
5-<10 years	0	367	118	484	3,183	0	2,683	158	2,841
10+ years	0	82	0	82	392	0	330	0	330
Not specified	0	0	7	7	9	0	0	8	8
Total	2	601	296	899	4,956	72	4,151	237	4,460

(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 Isaac 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 (2,105 hectares) and the area available for development (899 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Broadhectare stock is contained within 63 land parcels.
- Parcels less than or equal to 1.2 hectares account for over 28 per cent of all parcels.
- Parcels for rural residential development are at least 2 hectares in size.

Table 3 Isaac (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	18	9	10	0	10	99	0	99
1.3-2.0	6	11	9	0	9	29	0	29
2.1-4.9	7	22	21	2	23	124	2	126
5.0-9.9	5	34	17	61	78	158	26	183
10.0+	27	2,029	545	232	778	3,813	209	4,022
Total	63	2,105	603	296	899	4,223	237	4,460

(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 Isaac at 30 June 2014 was 24,500 persons (Source: ABS 3218.0). This is expected to increase to between 29,500 (low series) and 33,400 (high series) persons by 2026, representing population growth over the 2014-2026 period of between 5,000 (low series) and 8,900 (high series) (Source: *Queensland Government Population Projections*, 2013 edition).

The average household size for occupied private dwellings in Isaac at the time of the 2011 Census was 3.0 and 1.8 persons for houses and attached dwellings respectively. Table 4 shows that depending on average household size, broadhectare development could accommodate between 11,500 and 15,100 persons. Further development in existing residential areas, where the parcel size is less than 2,500 m², could also accommodate additional population.

Table 4 Isaac (R) population yields based on a range of household sizes (persons) ^(a)

Development type	Number of dwellings	Household size (average persons per household)				
		2.6	2.8	3.0	3.2	3.4
Possible population yield						
Rural residential	237	617	664	711	759	806
Standard urban density residential	4,151	10,793	11,623	12,453	13,283	14,114
Possible population yield						
		Household size (average persons per household)				
		1.4	1.6	1.8	2.0	2.2
Possible population yield						
Higher density residential	72	100	114	129	143	157
Total	4,460	11,510	12,401	13,293	14,185	15,077

(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 4,800 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 Isaac (R) projected demand for land stock based on dwelling projections

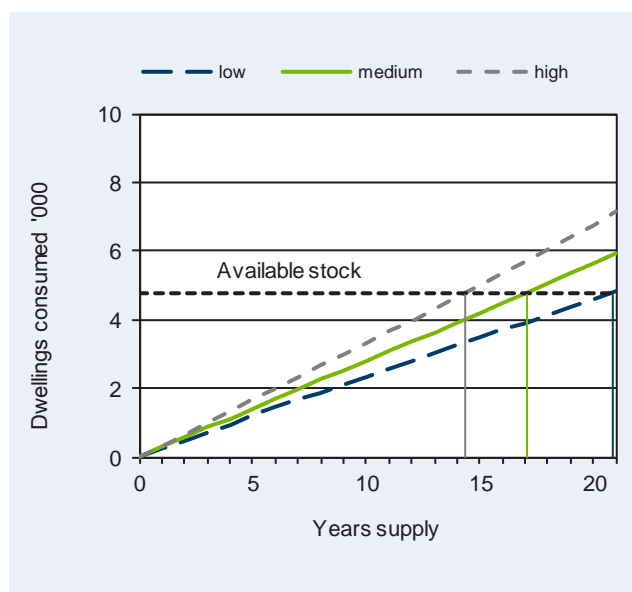


Table 5 also shows that developed land parcels that are vacant account for approximately 6 per cent of the total potential dwelling yield.

Table 5 Isaac (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	4,811	4,460	298	4,758	21
Medium trend	5,913	4,460	298	4,758	17
High trend	7,128	4,460	298	4,758	14

(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.

Conclusion — Isaac Regional Council

The study has estimated that the total area of broadhectare available for residential development is 899 hectares. If this land were fully developed it has the potential to yield approximately 4,500 dwellings and accommodate 13,300 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 17 years of supply.



