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

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

(a) Includes all land uses other than residential.
**Table 2 Isaac (R) broadhectare stock and dwelling yield (a)**

<table>
<thead>
<tr>
<th>Timeframe</th>
<th>Higher density</th>
<th>Standard urban density</th>
<th>Rural density</th>
<th>Total stock dwelling yield (dwellings) (a)</th>
<th>Higher density</th>
<th>Standard urban density</th>
<th>Rural density</th>
<th>Total dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>0–&lt;2 years</td>
<td>0</td>
<td>79</td>
<td>0</td>
<td>79</td>
<td>0</td>
<td>718</td>
<td>0</td>
<td>718</td>
</tr>
<tr>
<td>2–&lt;5 years</td>
<td>74</td>
<td>172</td>
<td>247</td>
<td>3,213</td>
<td>654</td>
<td>72</td>
<td>420</td>
<td>563</td>
</tr>
<tr>
<td>5–&lt;10 years</td>
<td>367</td>
<td>118</td>
<td>484</td>
<td>1,884</td>
<td>0</td>
<td>2,683</td>
<td>158</td>
<td>2,841</td>
</tr>
<tr>
<td>10+ years</td>
<td>82</td>
<td>0</td>
<td>82</td>
<td>3,300</td>
<td>0</td>
<td>330</td>
<td>0</td>
<td>330</td>
</tr>
<tr>
<td>Not specified</td>
<td>0</td>
<td>79</td>
<td>0</td>
<td>178</td>
<td>0</td>
<td>718</td>
<td>0</td>
<td>718</td>
</tr>
<tr>
<td>Total</td>
<td>601</td>
<td>296</td>
<td>899</td>
<td>4,956</td>
<td>72</td>
<td>4,151</td>
<td>237</td>
<td>4,460</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.

**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)**

<table>
<thead>
<tr>
<th>Parcel size categories (hectares)</th>
<th>Land parcels (number)</th>
<th>Total area of parcels (hectares)</th>
<th>Broadhectare area (hectares)</th>
<th>Expected dwelling yield (number)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Urban residential (b)</td>
<td>Rural residential</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Total stock</td>
<td>Total dwellings</td>
</tr>
<tr>
<td>&lt;= 1.2</td>
<td>18</td>
<td>9</td>
<td>10</td>
<td>0</td>
</tr>
<tr>
<td>1.3–2.0</td>
<td>6</td>
<td>11</td>
<td>9</td>
<td>0</td>
</tr>
<tr>
<td>2.1–4.9</td>
<td>7</td>
<td>22</td>
<td>21</td>
<td>2</td>
</tr>
<tr>
<td>5.0–9.9</td>
<td>5</td>
<td>34</td>
<td>17</td>
<td>61</td>
</tr>
<tr>
<td>10.0+</td>
<td>27</td>
<td>2,029</td>
<td>545</td>
<td>232</td>
</tr>
<tr>
<td>Total</td>
<td>63</td>
<td>2,105</td>
<td>603</td>
<td>296</td>
</tr>
</tbody>
</table>

(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.
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.
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**

<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 2036 (b)</td>
<td>Broadhectare dwelling yield (c)</td>
</tr>
<tr>
<td>Low trend</td>
<td>4,811</td>
<td>4,460</td>
</tr>
<tr>
<td>Medium trend</td>
<td>5,913</td>
<td>4,460</td>
</tr>
<tr>
<td>High trend</td>
<td>7,128</td>
<td>4,460</td>
</tr>
</tbody>
</table>

(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.
Broadhectare Study 2015 - Isaac Regional Council - Map 2

Legend

<table>
<thead>
<tr>
<th>Broadhectare Land</th>
<th>URBAN RESIDENTIAL</th>
<th>RURAL RESIDENTIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Timeframe</td>
<td>0 - 5 years</td>
<td>0 ha</td>
</tr>
<tr>
<td>2 - 5 Years</td>
<td>172 ha</td>
<td>172 ha</td>
</tr>
<tr>
<td>5 - 10 Years</td>
<td>118 ha</td>
<td>118 ha</td>
</tr>
<tr>
<td>10+ Years</td>
<td>7 ha</td>
<td>7 ha</td>
</tr>
</tbody>
</table>

Other map features

- Local government boundaries
- Major roads

Note

This map indicates the areas which are suitable and potentially available for residential development. This map does not commit to or preclude developments within these identified areas and should be interpreted in conjunction with the rest of the report. The map is part of the broadhectare study and is to be read in conjunction with the main text of the report.

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This edition of the broadhectare study was based on the DigitalCatastral Database, February 2015.