

Broadhectare study 2016 profile

Burdekin Shire

Introduction

The broadhectare profile for Burdekin Shire (S) provides information on residential land supply and the associated potential dwelling yield. 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.

Table 1 Burdekin (S) land use profile

Land use category	Area	Proportion of total
	hectares	— % —
Suitable for urban residential broadhectare development	421	0.08
Suitable for rural residential broadhectare development	641	0.13
Assumed existing urban residential use	626	0.12
Assumed existing lower density residential use	2,595	0.52
Roads, watercourses and railway casements	25,329	5.04
Rural/green/open space	472,267	94.02
Balance area ^(a)	436	0.09

(a) Includes all land uses other than residential.



Methodology

Broadhectare is identified as land from either greenfield or brownfield sites (greater than 2,500m²) that are currently suitable and planned for residential development after consideration of constraints. Also included in the land supply are approved residential development projects.

Potential dwelling yield is determined by application of planning scheme development densities to identified broadhectare, with allowance for infrastructure such as roads and parks, or the approved number of lots within a development permit.

Land stock

The total area of broadhectare available in Burdekin (S) is 1,062 hectares. Broadhectare can be further classified as follows:

- urban residential broadhectare — 421 hectares
- rural residential broadhectare — 641 hectares.

Development at 'standard urban density' and 'higher density' is classified as yielding between 4 to 20 dwellings and greater than 20 dwellings per hectare respectively. For 'rural residential' development, the density threshold is three dwellings or less per hectare, or as otherwise described in the planning scheme.

Dwelling yield

Table 2 shows 'theoretical dwelling yield' (the potential number of dwellings that could be built based on the identified land stock). The main points from Table 2 include:

- Broadhectare is potentially able to yield approximately 5,000 dwellings.
- Development at standard urban density accounts for 77 per cent of the total potential dwelling yield.
- The majority of broadhectare is within the 'not specified' development timeframe.

Table 2 Burdekin (S) broadhectare stock and dwelling yield ^(a)

Development timeframe	Broadhectare stock				Theoretical dwelling yield			
	Higher density	Standard urban density	Rural density	Total stock	Higher density	Standard urban density	Rural density	Total dwellings
— years —	— hectares —				— number —			
0–<2	0	11	54	65	0	84	70	154
2–<5	0	8	0	8	0	72	0	72
5–<10	0	36	0	36	0	308	0	308
Not specified	0	366	587	953	0	3,352	1,051	4,403
Total	0	421	641	1,062	0	3,815	1,121	4,937

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

Stock composition

The broadhectare stock in Burdekin (S) 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 (1,146 hectares) and the area available for development (1,062 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Residential stock is contained within 391 land parcels.
- Parcels less than or equal to 1.2 hectares account for over 33 per cent of all parcels.
- Parcels sized 10 hectares or more account for almost 44 per cent of the theoretical total dwelling yield from broadhectare.

Table 3 Burdekin (S) broadhectare stock composition ^(a)

Parcel size categories	Land parcels	Total Area of parcels	Broadhectare area			Theoretical dwelling yield		
			Urban residential ^(b)	Rural residential	Total stock	Urban residential ^(b)	Rural residential	Total dwellings
hectares	number	hectares	— hectares —			— number —		
<= 1.2	131	67	65	0	65	679	0	679
1.3–2.0	148	288	53	228	281	468	438	906
2.1–4.9	78	232	43	182	225	404	314	718
5.0–9.9	16	116	49	49	97	403	70	473
10.0+	18	443	210	183	394	1,861	299	2,160
Total	391	1,146	421	641	1,062	3,815	1,121	4,937

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

(b) Includes dwellings at higher and standard urban densities.

Population capacity

The estimated resident population of Burdekin (S) at 30 June 2015 was 17,800 persons (Source: ABS 3218.0). This is expected to increase to between 18,300 (low series) and 20,200 (high series) persons by 2036, representing population growth over the 2015–2036 period of between 500 (low series) and 2,400 (high series) persons (Source: *Queensland Government Population Projections*, 2015 edition).

The average household size for occupied private dwellings in Burdekin (S) at the time of the 2011 Census was 2.5 and 1.7 persons for houses and attached dwellings respectively. Table 4 shows that, depending on average household size, broadhectare development could accommodate between 10,400 and 14,300 persons. Further development in existing residential areas, where the parcel size is less than 2,500 m², could also accommodate additional population.

Table 4 Burdekin (S) population yields based on a range of household sizes (persons) ^(a)

Development type	Dwellings	Household size				
	— number —	— average persons per household —				
		2.1	2.3	2.5	2.7	2.9
		Possible population yield				
Rural residential	1,121	2,355	2,579	2,804	3,028	3,252
Standard urban density residential	3,815	8,012	8,775	9,538	10,301	11,064
	— number —	— average persons per household —				
		1.3	1.5	1.7	1.9	2.1
		Possible population yield				
Higher density residential	0	0	0	0	0	0
Total	4,937	10,367	11,354	12,342	13,329	14,316

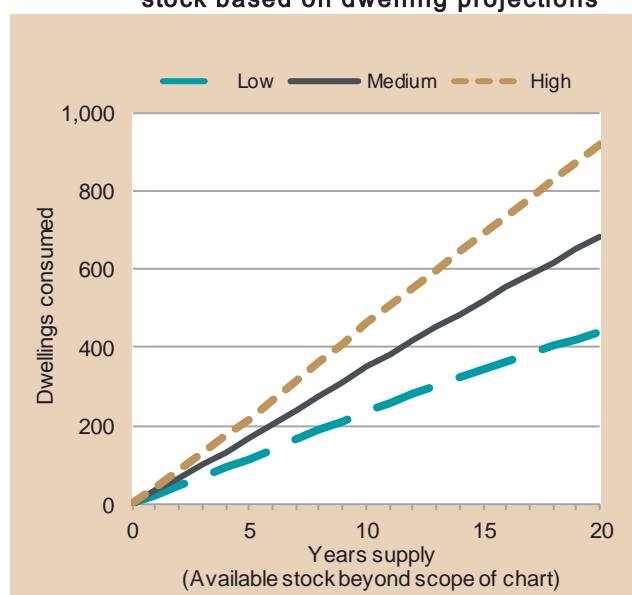
(a) Count of all persons enumerated in the dwelling on census night, including visitors from within Australia. Excludes usual residents who were temporarily absent on census night (2011).

Total potential dwelling yield

Land ownership and fragmentation are potential constraints to residential development. However due to the large supply of broadhectare, no further adjustments based on these factors have been applied. 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 5,300 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 2,500 m².

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



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 total lot yield with dwelling projections as an indicator of 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 7 per cent of the total potential dwelling yield from residential land supply.

Table 5 Burdekin (S) 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
	— number —	— number —			
Low trend	439	4,937	346	5,283	n.a
Medium trend	682	4,937	346	5,283	n.a
High trend	920	4,937	346	5,283	n.a

n.a = Supply beyond projection range.

(a) Based on dwelling projection levels in *Queensland Government household and dwelling projections*, 2015 edition.

(b) Dwellings required to 2036 based on same projections.

(c) Theoretical potential dwelling yield.

(d) Estimate of vacant residential parcels at May 2016.

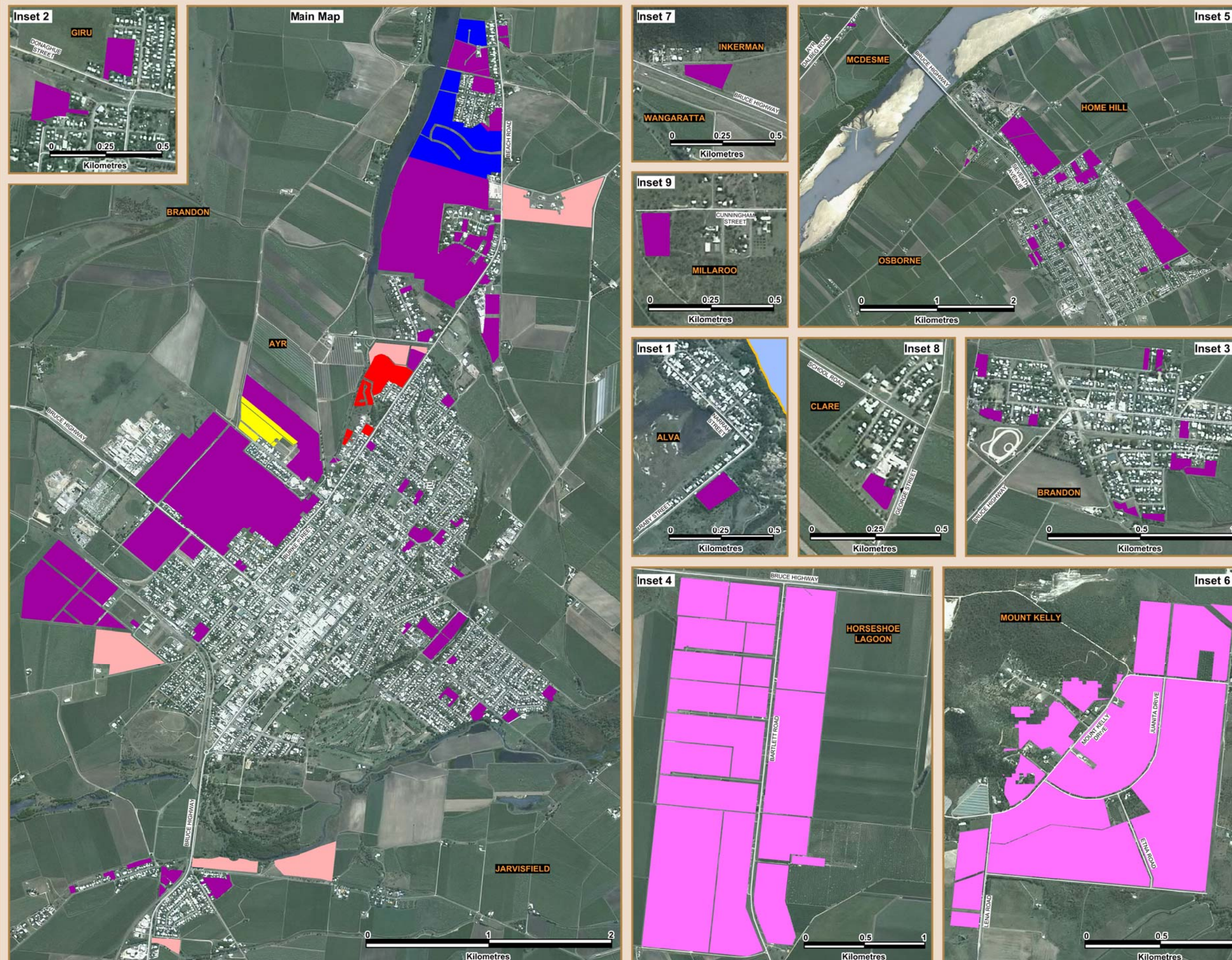
(e) Supply of residential lots.

Conclusion — Burdekin (S)

The study has estimated that the total area of broadhectare available for residential development is 1,062 hectares. If this land were fully developed, it has the potential to yield approximately 4,900 dwellings and accommodate 12,300 persons, using current average household sizes. In combination with existing vacant land parcels, total potential dwelling supply is approximately 5,300 dwellings.

Based on current medium series household projections, and the expected broadhectare dwelling yield, the available residential land stock is beyond the projection range.

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Legend

Broadhectare land

Timeframe	Urban residential	Rural residential
0 – 2 years	11 Ha	54 Ha
2 - 5 years	8 Ha	0 Ha
5 - 10 years	36 Ha	0 Ha
10+ Years	0 Ha	0 Ha
Not specified	366 Ha	587 Ha

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

Other map features

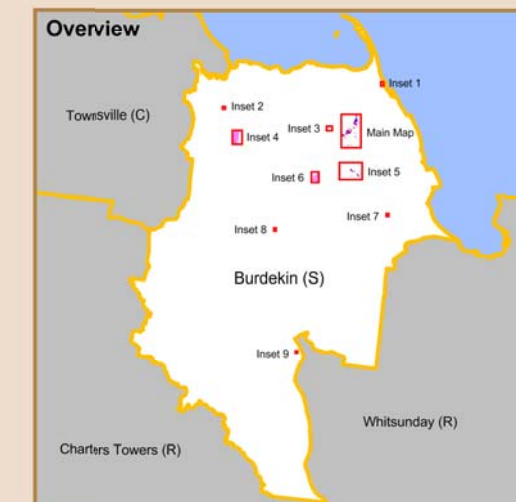


Notes

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 is to be read in conjunction with the main text of the profile.

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