Broadhectare study 2016 profile

Charters Towers Regional Council

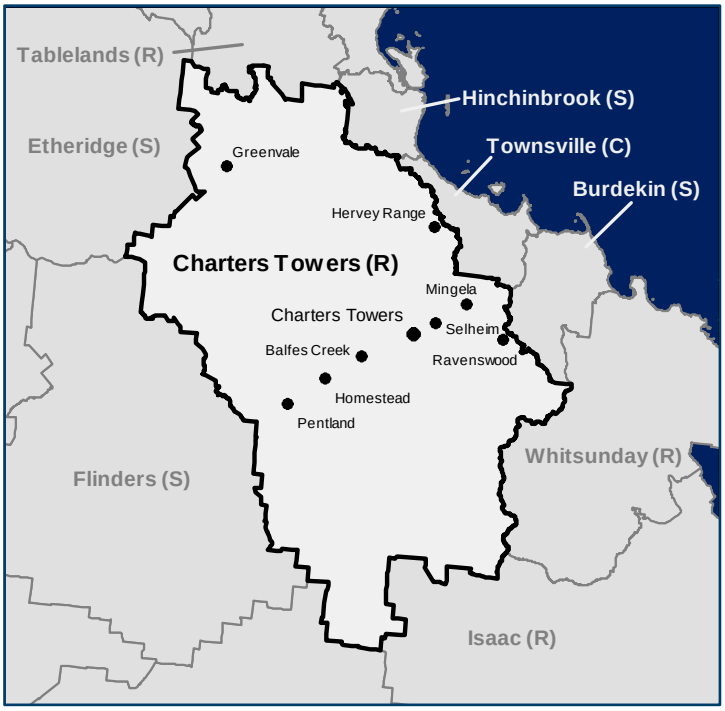
Introduction

The broadhectare profile for Charters Towers (R) 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 potential 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 Charters Towers (R) land use profile

Land use category	Area	Proportion of total
	hectares	— % —
Suitable for urban residential broadhectare development	38	< 0.01
Suitable for rural residential broadhectare development	47	< 0.01
Assumed existing urban residential use	470	0.01
Assumed existing lower density residential use	4,914	0.07
Roads, watercourses and railway casements	137,004	2.00
Rural/green/open space	6,711,082	97.87
Balance area [(a)]	3,561	0.05

(a) Includes all land uses other than residential.



Methodology

Broadhectare is identified as land from either greenfield or brownfield sites (greater than 2,500 m^2) 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 Charters Towers (R) is 85 hectares, potentially yielding approximately 450 dwellings.

For the purpose of this study, the analysis of broadhectare land has been confined to council's priority infrastructure area (PIA) and approvals. However, broadhectare land outside the PIA has been quantified at an additional 1,719 hectares which could potentially yield 2,522 dwellings.

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

Dwelling yield

Table 2 shows 'expected dwelling yield' from broadhectare land within council's PIA and approvals. The main points from Table 2 are:

- Broadhectare is likely to yield approximately 450 dwellings.
- No higher density development is planned for broadhectare land.

Table 2 Charters Towers (R) broadhectare stock and dwelling yield [(a)]

Development timeframe	Broadhectare stock[(b)]				Expected dwelling yield[(c)]			
	Higher density	Standard urban density	Rural density	Total stock	Higher density	Standard urban density	Rural density	Total dwellings
— years —	— hectares —				— number —			
0–<2	0	0	3	3	0	0	5	5
2–<5	0	0	44	44	0	0	60	60
5–<10	0	0	0	0	0	0	0	0
10+ years	0	0	0	0	0	0	0	0
Not specified	0	38	0	38	0	389	0	389
Total	**0**	**38**	**47**	**85**	**0**	**389**	**65**	**454**

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

(b) Boadhectare stock within council's priority infrastructure area (PIA) and approvals.

(c) Yield if only broadhectare stock within council's PIA and approvals is developed.

Population capacity

The estimated resident population of Charters Towers (R) at 30 June 2015 was 12,400 persons (Source: ABS 3218.0). This is expected to increase to be between 13,000 (low series) and 13,400 (high series) persons by 2036, representing population growth over the 2015-2036 period of between 600 (low series) and 1,000 (high series) persons. (Source: *Queensland Government Population Projections*, 2015 edition).

The average household size for occupied private dwellings in Charters Towers (R) at the time of the 2011 Census was 2.6 and 1.7 persons for houses and attached dwellings respectively. Table 3 shows that, depending on average household size, broadhectare development could accommodate between 1,000 and 1,400 persons. Further development in existing residential areas, where the parcel size is less than 2,500 m^2 and broadhectare stock outside of council's PIA, could also accommodate additional population.

Table 3 Charters Towers population yields based on a range of household sizes (persons) [(a)]

Development type	Dwellings	Household size				
	— number —	— average persons per household —				
		2.2	**2.4**	**2.6**	**2.8**	**3.0**
		Possible population yield				
Rural residential	65	143	156	169	182	195
Standard urban density residential	389	856	934	1,011	1,089	1,167
	— 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	**454**	**999**	**1,090**	**1,180**	**1,271**	**1,362**

(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).

Dwelling Demand

An indication of the adequacy of supply of residential land can be calculated by comparing the 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 4 show, based on these scenarios, there is an adequate supply of land available for residential development.

Figure 1 Charters Towers (R) projected demand for land stock based on dwelling projections

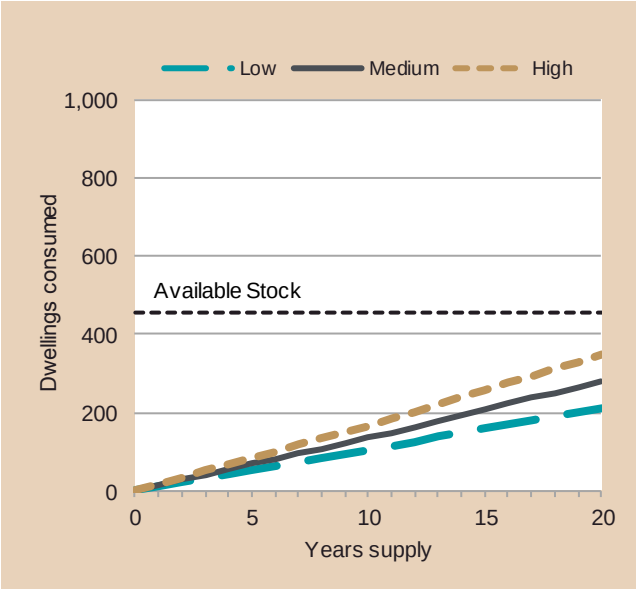


Table 4 Charters Towers (R) broadhectare supply scenarios

Dwelling production scenario [a]	Demand for residential lots	Supply - Stock of residential lots		
	Dwellings required to 2036 [b]	Theoretic broadhectare dwelling yield [c]	Expected broadhectare dwelling yield [d]	Years supply
	— number —	— number —		
Low trend	209	2,976	454	n.a
Medium trend	279	2,976	454	n.a
High trend	348	2,976	454	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 total includes expected yield.

(d) Dwelling yield if only broadhectare stock within council's (PIA) and approvals is developed.

Conclusion — Charters Towers (R)

The study has estimated that the total area of broadhectare available for residential development is 85 hectares. If this land were fully developed it has the potential to yield approximately 450 dwellings and accommodate 1,200 persons, using current average household sizes.

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

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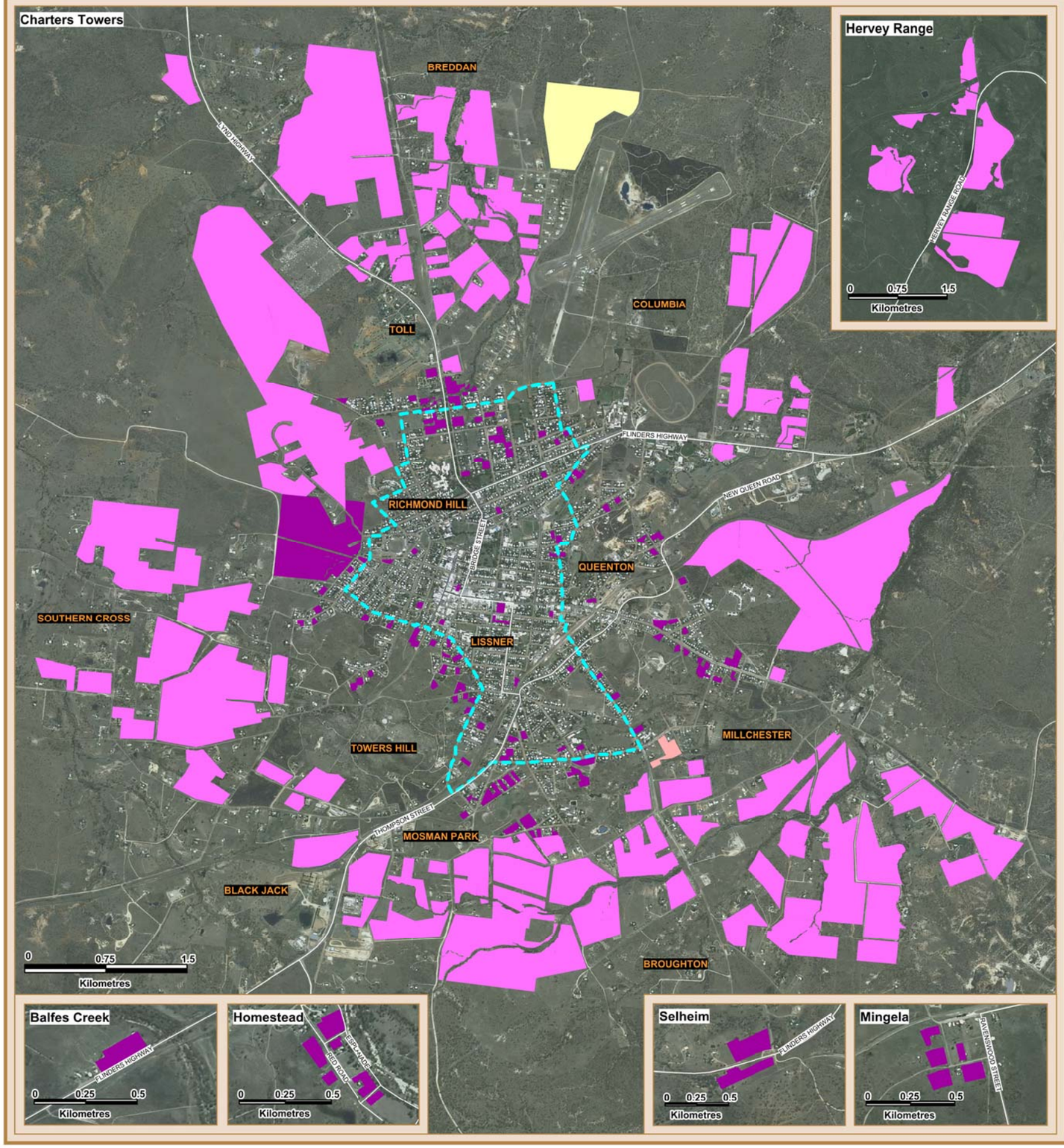

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Broadhectare land

Timeframe	Urban residential	Rural residential
0 – 2 years	0 Ha	3 Ha
2 - 5 years	0 Ha	44 Ha
5 - 10 years	0 Ha	0 Ha
10+ Years	0 Ha	0 Ha
Not specified	38 Ha	0 Ha

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

N

Other map features

Local government boundaries

Major roads

Investigation Areas

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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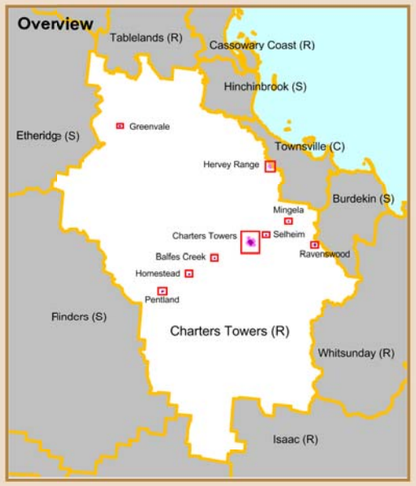
This edition of the broadhectare study is based on the Digital Cadastral Database, August 2016.



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