Broadhectare study 2016 profile

Palm Island Shire

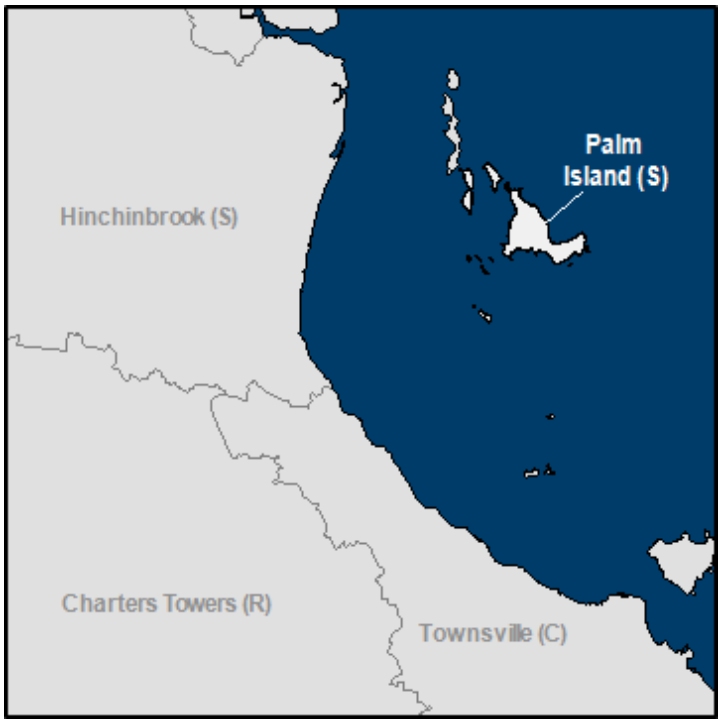
Introduction

The Broadhectare profile for Palm Island Shire (S) (Greater Palm Island only) 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 Palm Island (S) land use profile

Land use category	Area	Proportion of total
	hectares	— % —
Suitable for urban residential broadhectare development	44	0.79
Suitable for rural residential broadhectare development	0	0.00
Assumed existing urban residential use	2	0.04
Assumed existing lower density residential use	49	0.88
Roads, watercourses and railway casements	49	0.88
Rural/green/open space	5,318	95.34
Balance area [(a)]	116	2.08

(a) Includes all land uses other than residential.



Methodology

Broadhectare is identified as land from either greenfield or brownfield sites (greater than 2,500m^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 Palm Island (S) is 44 hectares, potentially yielding approximately 470 dwellings.

For the purpose of this study, the analysis of broadhectare land has been confined to council's priority infrastructure area (PIA). However, broadhectare land outside the PIA has been quantified at an additional 28 hectares which will potentially yield 360 dwellings.

All broadhectare land in Palm Island (S) is for development at urban residential densities, potentially yielding between 4 and 20 dwellings per hectare.

Dwelling yield

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

- Broadhectare is likely to yield approximately 470 dwellings.
- All broadhectare land will be developed at standard urban density

Table 2 Palm Island (S) 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	9	0	9	0	81	0	81
2–<5	0	11	0	11	0	100	0	100
5–<10	0	14	0	14	0	160	0	160
10+ years	0	10	0	10	0	125	0	125
Not specified	0	0	0	0	0	0	0	0
Total	**0**	**44**	**0**	**44**	**0**	**466**	**0**	**466**

(a) Components may not sum exactly to totals due to rounding.
(b) Boadhectare stock within council's priority infrastructure area (PIA) only.
(c) Yield if only broadhectare stock within council's PIA is developed.

Population capacity

The estimated resident population of Palm Island (S) at 30 June 2015 was 2,700 persons (Source: ABS 3218.0). This is expected to increase to between 3,000 (low series) and 3,400 (high series) persons by 2036, representing population growth over the 2015–2036 period of between 300 (low series) and 700 (high series) (Source: *Queensland Government Population Projections*, 2015 edition).

The average household size for occupied private dwellings in Palm Island (S) at the time of the 2011 Census was 6.8 and 2.6 persons for houses and attached dwellings respectively. Table 3 shows that, depending on average household size, broadhectare development could accommodate between 3,000 and 3,400 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 Palm Island (S) population yields based on a range of household sizes (persons) [a]

Development type	Dwellings	Household size				
	— number —	— average persons per household —				
		6.4	6.6	6.8	7.0	7.2
		Possible population yield				
Rural residential	0	0	0	0	0	0
Standard urban density residential	466	2,982	3,076	3,169	3,262	3,355
	— number —	— average persons per household —				
		2.2	2.4	2.6	2.8	3.0
		Possible population yield				
Higher density residential	0	0	0	0	0	0
Total	**466**	**2,982**	**3,076**	**3,169**	**3,262**	**3,355**

(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.

Future development of new residential parcels in Palm Island (S) will be in the form of long term leases of Deed of Grant in Trust (DOGIT) land.

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 Palm Island (S) projected demand for land stock based on dwelling projections

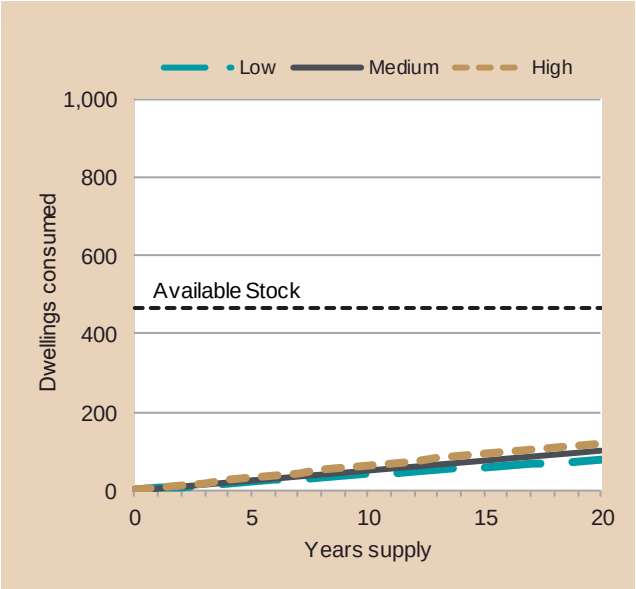


Table 4 Palm Island (S) broadhectare supply scenarios

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	76	830	466	n.a
Medium trend	103	830	466	n.a
High trend	127	830	466	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) Dwelling yield if only broadhectare stock within councils (PIA) is developed.

Conclusion — Palm Island (S)

The study has estimated that the total area of broadhectare available for residential development is 44 hectares. If this land were fully developed it has the potential to yield approximately 470 dwellings and accommodate 3,200 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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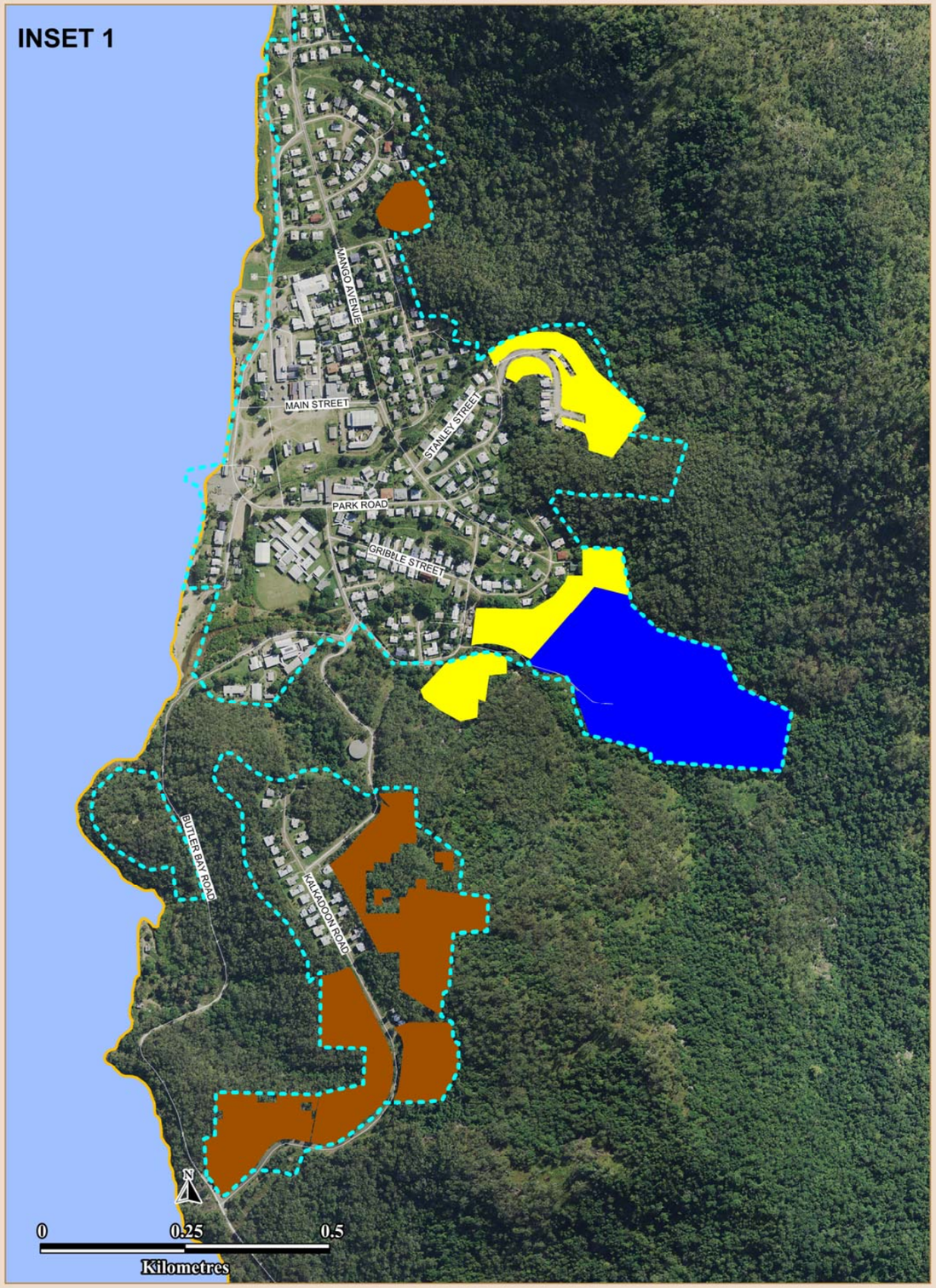
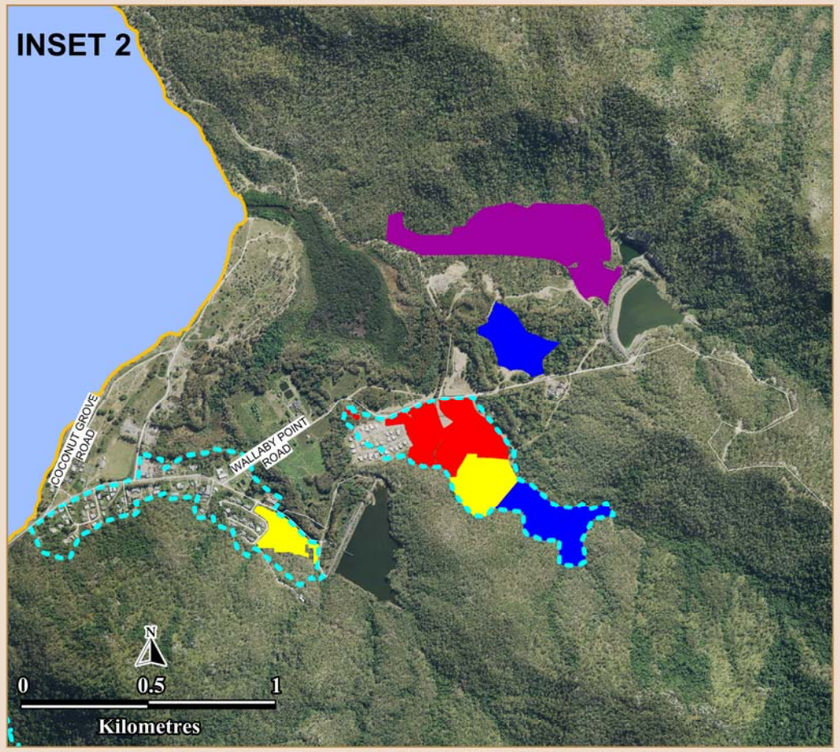
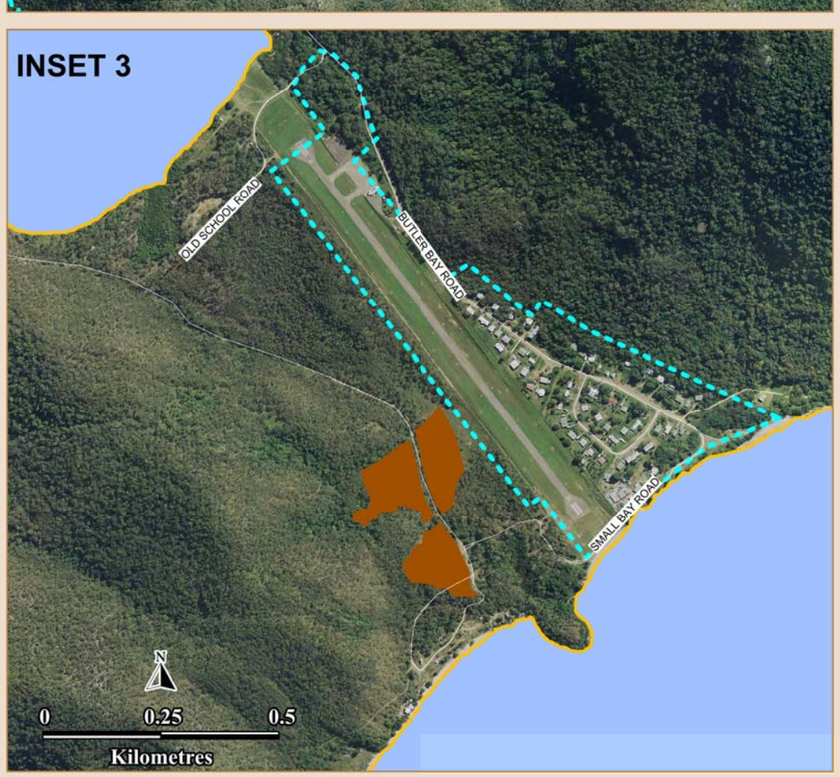
Broadhectare study 2016 – Palm Island Shire (Greater Palm Island only)







Legerd

Broadhectare land

Timeframe	Urban residential
0 – 2 years	9 Ha
2 – 5 years	11 Ha
5 – 10 years	14 Ha
10+ Years	10 Ha
Not specified	0 Ha

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

Other map features

Local government boundaries

Major roads

Priority Infrastructure Area (PIA)

Notes

This map identifies 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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Imagery: Ortho-rectified image (2015)

This edtion of the broadhectare study is based on the Digital Cadastral Database, December, 2015

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