

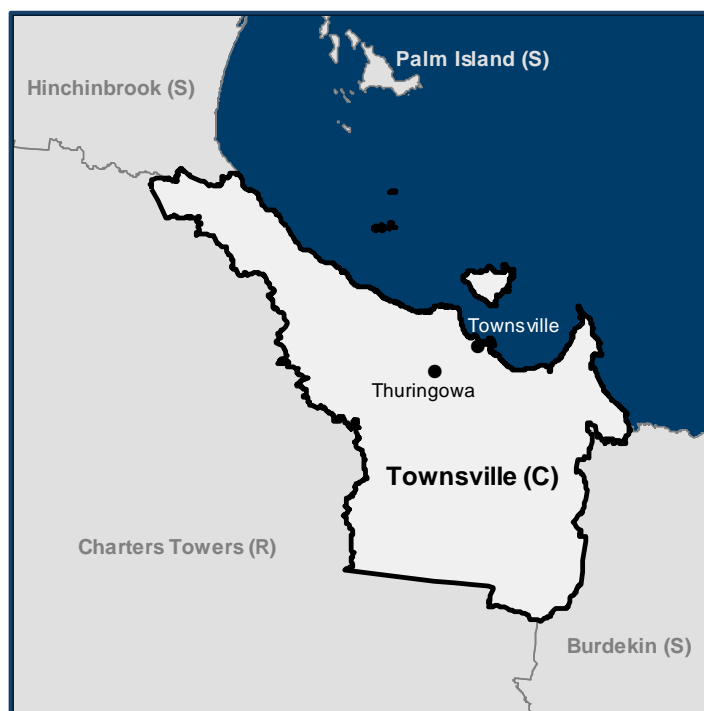
Broadhectare study 2014 profile

Townsville City

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. During the broadhectare process, consultation was undertaken with Townsville City Council.

The preliminary estimated resident population of Townsville City (hereafter referred to as Townsville) at 30 June 2013 was 189,200 persons (Source: ABS 3218.0). This is expected to increase to between 219,400 (low series) and 242,200 (high series) persons by 2021, representing population growth over the 2012–2021 period of between 30,200 (low series) and 53,000 (high series) (Source: *Queensland Government Population Projections*, 2013 edition).



Land stock

The total area of broadhectare land available in Townsville for residential development is 6,593 hectares, representing only a small percentage of the total land area (Tables 1 and 2)

Broadhectare land is defined as the amount of unconstrained residential land under the current planning scheme including existing residential developments approved by council. For this study, land parcels are excluded that yield less than three dwellings.

Broadhectare land can be further classified as follows:

- urban residential broadhectare land — 4,311 hectares
- rural residential broadhectare land — 2,282 hectares.

The broadhectare study refers to 'rural residential' development as yielding three dwellings or less per hectare, or as otherwise described in the planning scheme. 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.

Table 1 Townsville (C) land use profile

Land use category	Area	% of total
Suitable for urban residential broadhectare development	4,311 ha	1.15%
Suitable for rural residential broadhectare development	2,282 ha	0.61%
Assumed existing urban residential use	4,543 ha	1.22%
Assumed existing rural residential use	4,750 ha	1.27%
Roads, watercourses and railway casements	14,509 ha	3.88%
Rural/Green/Open space	341,151 ha	91.25%
Balance area ^(a)	2,311 ha	0.62%

(a) Includes all land uses other than residential.

Dwelling yields

Table 2 shows 'theoretical dwelling yield' (the potential number of dwellings that could be constructed 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).

Table 2 Townsville (C) 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	6	255	400	661	3,649	279	2,812	558	3,649
2-<5 years	53	524	183	760	7,722	1,613	4,807	329	6,749
5-<10 years	33	1,042	201	1,277	15,451	1,444	11,982	456	13,883
10+ years	67	397	0	464	6,189	2,173	3,523	0	5,696
Not specified	9	1,925	1,498	3,431	20,177	636	14,414	1,422	16,472
Total	168	4,143	2,282	6,593	53,188	6,145	37,540	2,765	46,449

(a) Components may not sum 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.

The main points from Table 2 are:

- Broadhectare land is likely to yield approximately 46,400 dwellings.
- Development at higher density accounts for 13 per cent of the total expected dwelling yield.
- Development at standard urban density will account for almost 81 per cent of the total expected dwelling yield.

Stock composition

The broadhectare stock in Townsville 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 (8,016 hectares) and the area available for development (6,593 hectares) indicates that some parcels are affected by physical or environmental constraints.

The main points from Table 3 include:

- Residential stock is contained within 681 land parcels.
- Parcels less than or equal to 1.2 hectares account for almost 35 per cent of all parcels.
- Parcels sized 10 hectares or more account for 88 per cent of the expected total dwelling yield from broadhectare land.

Table 3 Townsville (C) 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	237	106	110	0	110	1,104	0	1,104
1.3-2.0	92	170	62	101	162	746	90	835
2.1-4.9	144	455	131	279	410	1,562	184	1,746
5.0-9.9	82	634	152	347	500	1,402	279	1,681
10.0+	126	6,651	3,856	1,555	5,411	38,870	2,212	41,082
Total	681	8,016	4,311	2,282	6,593	43,684	2,765	46,449

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

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

Population capacity

Average household size for occupied private dwellings in Townsville at the time of the 2011 Census was 2.8 and 1.8 persons for houses and attached dwellings respectively. Table 4 shows a range of possible population yields for the total identified broadhectare stock in each density category by a range of household sizes. The current household sizes at the time of the 2011 Census are highlighted.

The main finding from Table 4 is that, depending on average household size, land from broadhectare development could accommodate between 105,300 and 142,500 persons. Further development in existing residential areas, where the parcel size is less than 2,500 m², could also accommodate additional population.

Table 4 Townsville (C) population yields based on a range of household sizes (persons) ^(a)

Development type	Number of dwellings	Household size (average persons per household)				
		2.4	2.6	2.8	3.0	3.2
Possible population yield						
Rural residential	2,765	6,636	7,189	7,742	8,295	8,848
Standard urban density residential	37,540	90,095	97,603	105,111	112,619	120,127
Household size (average persons per household)						
		1.4	1.6	1.8	2.0	2.2
Possible population yield						
Higher density residential	6,145	8,602	9,831	11,060	12,289	13,518
Total	46,449	105,333	114,623	123,913	133,203	142,492

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

Total potential dwelling yield

Land ownership and fragmentation of land 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 48,900 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.

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 Townsville (C) projected demand for land stock based on dwelling projections

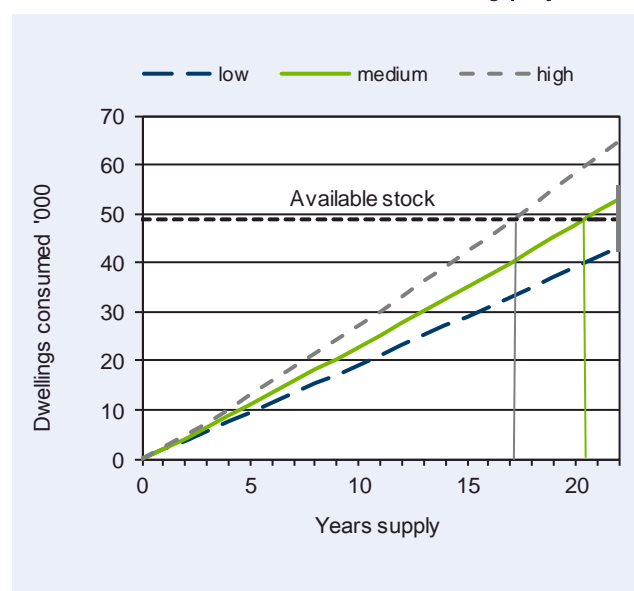


Table 5 also shows that developed land parcels that are vacant account for approximately 5 per cent of the total potential dwelling yield from broadhectare land.

Table 5 Townsville (C) 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	43,029	46,449	2,483	48,932	n.a*
Medium trend	52,930	46,449	2,483	48,932	20
High trend	64,585	46,449	2,483	48,932	17

(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 October 2014.

(e) Supply of residential lots.

(f) Illustrative only if no development occurs outside of broadhectare land.

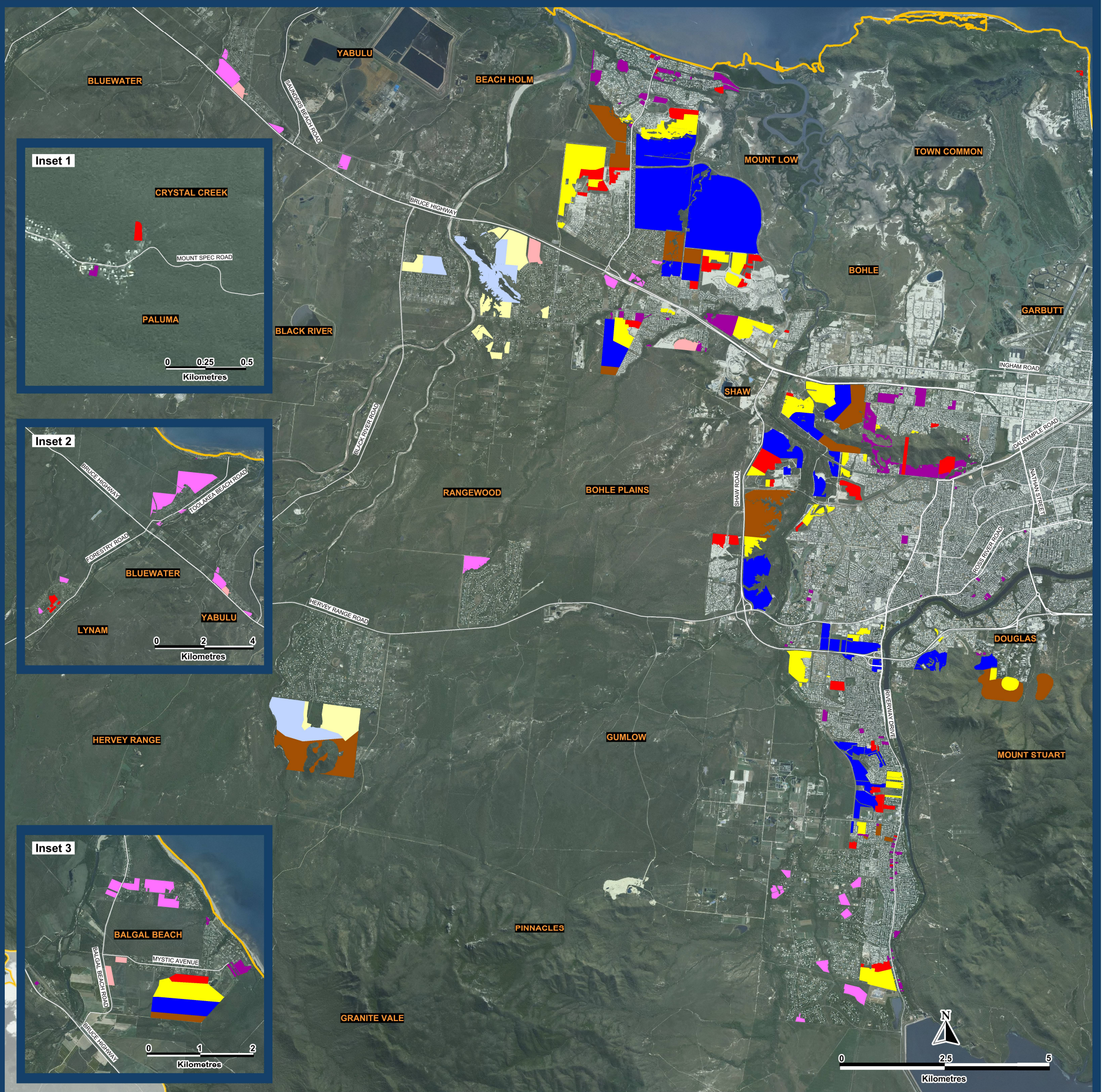
n.a* supply beyond projection range

Conclusion — Townsville City

The study has estimated that the total area of broadhectare land available for residential development is 6,593 hectares. If this land were fully developed it has the potential to yield approximately 46,400 dwellings and accommodate 123,900 persons, based on current average household sizes.

Based on current medium series household projections and the expected broadhectare dwelling yield, the available residential land stock indicates 20 years of supply.

Broadhectare study 2014 - Townsville City - Map 1



Legend

Broadhectare land

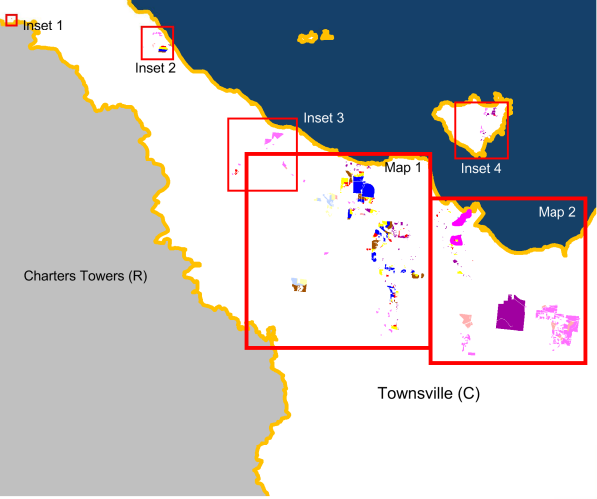
Timeframe	Urban residential	Rural residential
0 – 2 years	261ha	400ha
2 – 5 years	577ha	183ha
5 – 10 years	1,075ha	201ha
10+ years	463ha	0ha
Not specified	1,934ha	1,498ha

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

Other map features

- Local government boundaries
- Major roads

Overview



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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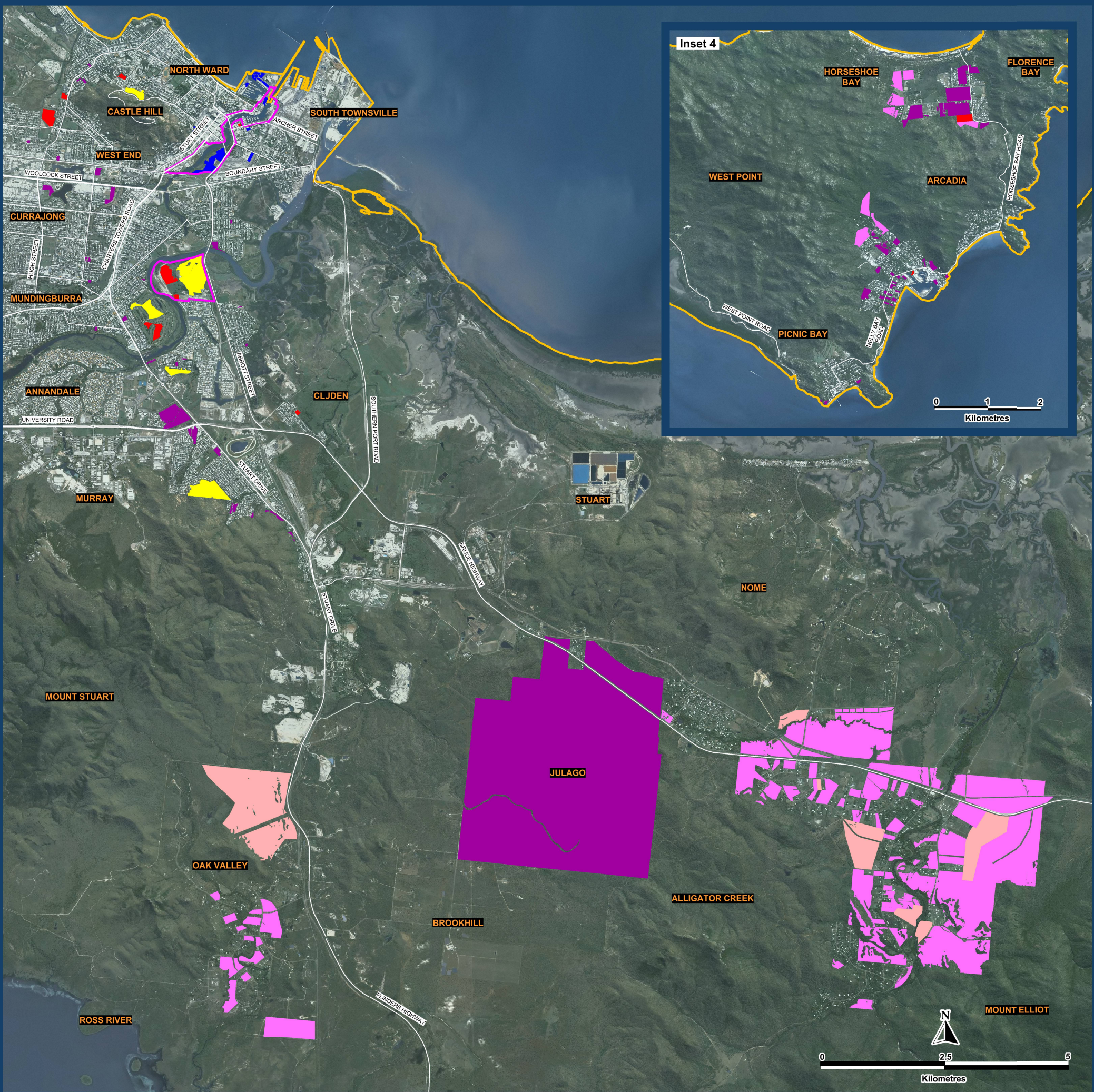
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Broadhectare study 2014 - Townsville City - Map 2



Legend

Broadhectare land

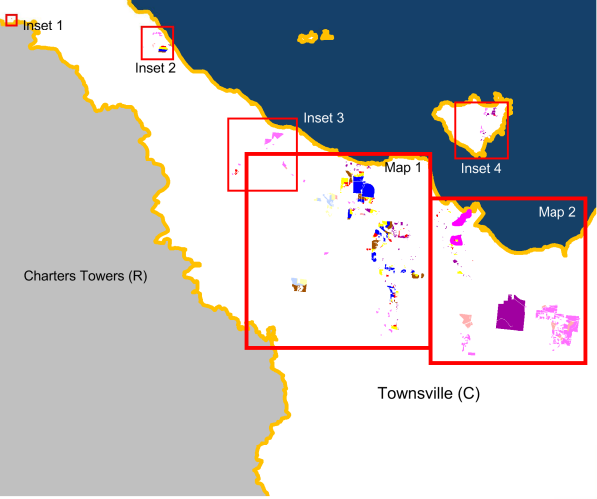
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- Major roads
- Priority Development Areas

Overview



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