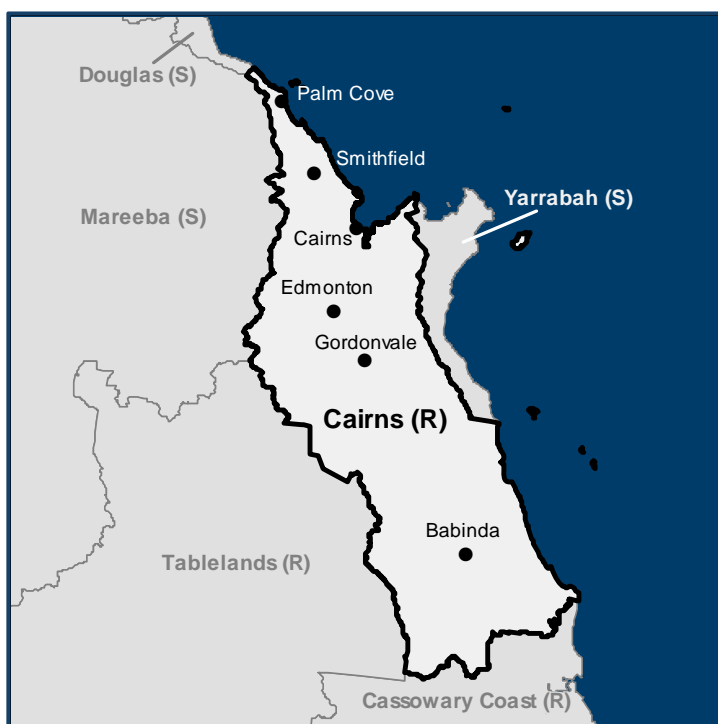


Broadhectare study 2014 profile

Cairns Regional Council

Introduction

The preliminary estimated resident population of Cairns Regional Council (hereafter referred to as Cairns) at 30 June 2013 was 157,100 persons (Source: ABS 3218.0). This is expected to increase to between 180,500 (low series) and 192,700 (high series) persons by 2021, representing population growth over the 2012–2021 period of between 23,400 (low series) and 35,600 (high series) (Source: *Queensland Government Population Projections*, 2013 edition).



Land stock

The total area of broadhectare land available in Cairns for residential development is 2,405 hectares, representing only a very 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 — 2,120 hectares
- rural residential broadhectare land — 285 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 Cairns (R) land use profile

Land use category	Area	% of total
Suitable for urban residential broadhectare development	2,120 ha	1.25%
Suitable for rural residential broadhectare development	285 ha	0.17%
Assumed existing urban residential use	3,786 ha	2.24%
Assumed existing lower density residential use	2,832 ha	1.67%
Roads, watercourses and railway easements	8,934 ha	5.28%
Rural/Green/Open space	149,668 ha	88.39%
Balance area ^(a)	1,701 ha	1.00%

(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 Cairns (R) 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	0	327	68	395	3,213	0	3,118	96	3,213
2-<5 years	77	1,023	0	1,100	15,715	2,343	13,146	0	15,489
5-<10 years	7	124	16	147	1,502	320	898	16	1,234
10+ years	4	548	7	559	5,439	150	4,991	7	5,148
Not specified	0	10	194	204	384	0	36	225	262
Total	88	2,032	285	2,405	26,253	2,814	22,188	344	25,346

(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.

The main points from Table 2 are:

- Broadhectare land is likely to yield approximately 25,300 dwellings.
- Development at higher density accounts for 11 per cent of the total expected dwelling yield.
- Development at standard urban density will account for almost 88 per cent of the total expected dwelling yield.

Stock composition

The broadhectare stock in Cairns is contained primarily within land parcels greater than 10 hectare in area (Table 3). For all broadhectare parcels, the difference between the overall parcel area (4,323 hectares) and the area available for development (2,405 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Residential stock is contained within 430 land parcels.
- Parcels less than or equal to 1.2 hectares account for over 37 per cent of all parcels.
- Parcels sized 10 hectares or more account for almost 76 per cent of the expected total dwelling yield from broadhectare land.

Table 3 Cairns (R) 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	161	92	87	0	87	885	0	885
1.3-2.0	57	93	69	9	78	895	11	906
2.1-4.9	58	185	120	26	145	1,735	26	1,761
5.0-9.9	55	405	263	57	320	2,566	50	2,616
10.0+	99	3,548	1,583	193	1,776	18,922	257	19,179
Total	430	4,323	2,120	285	2,405	25,002	344	25,346

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

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

Population capacity

Average household size for occupied private dwellings in Cairns at the time of the 2011 Census was 2.8 and 1.9 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 household sizes current 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 58,300 and 78,600 persons. Further development in existing residential areas, where the parcel size is less than 2,500 m², could also accommodate additional population.

Table 4 Cairns (R) 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	344	826	895	964	1,033	1,102
Standard urban density residential	22,188	53,251	57,689	62,127	66,564	71,002
Household size (average persons per household)						
		1.5	1.7	1.9	2.1	2.3
Possible population yield						
Higher density residential	2,814	4,221	4,784	5,346	5,909	6,472
Total	25,346	58,298	63,368	68,437	73,506	78,575

(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.

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 26,800 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.

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 Cairns (R) projected demand for land stock based on dwelling projections

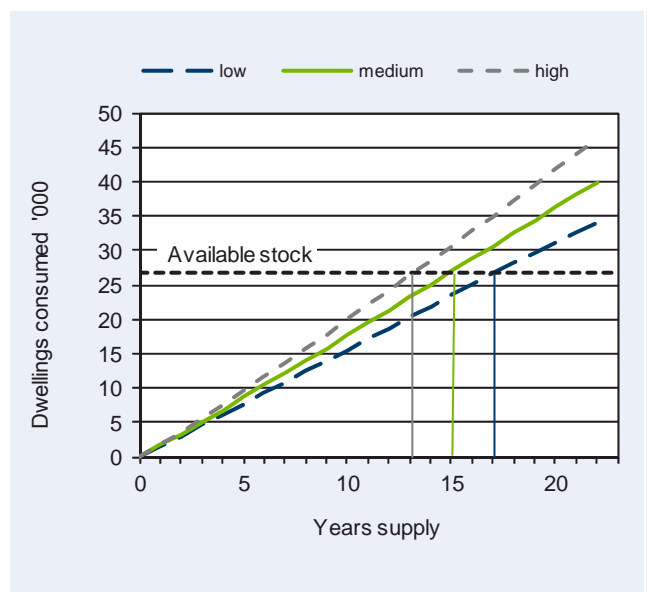


Table 5 also shows that developed land parcels that are vacant account for approximately 6 per cent of the total potential dwelling yield from broadhectare land.

Table 5 Cairns (R) 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	33,990	25,346	1,500	26,846	17
Medium trend	39,942	25,346	1,500	26,846	15
High trend	46,285	25,346	1,500	26,846	13

(a) Based on dwelling projection levels produced in 2013.

(b) Dwellings required to 2036 based on Queensland Government's household and dwelling projections, 2013 edition.

(c) Adjusted to take into account the propensity of development.

(d) Estimate of vacant residential parcels at August 2014.

(e) Supply of residential lots.

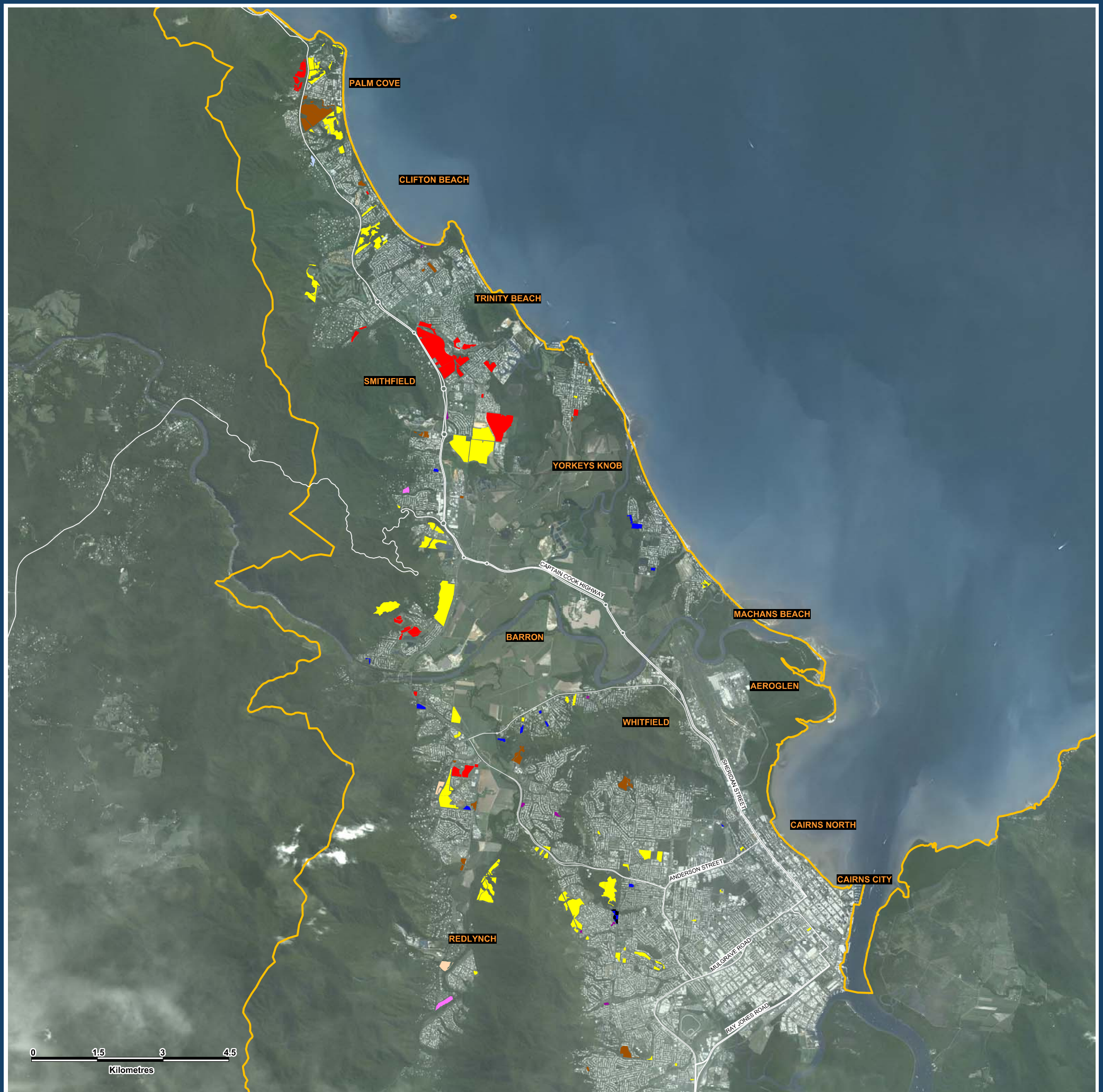
(f) Illustrative only, if no development occurs outside of broadhectare land.

Conclusion — Cairns Regional Council

The study has estimated that the total area of broadhectare land available for residential development is 2,405 hectares. If this land were fully developed it has the potential to yield approximately 25,300 dwellings and accommodate 68,400 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 15 years of supply.

Broadhectare study 2014 - Cairns Regional Council - Map 1



Legend

Broadhectare land

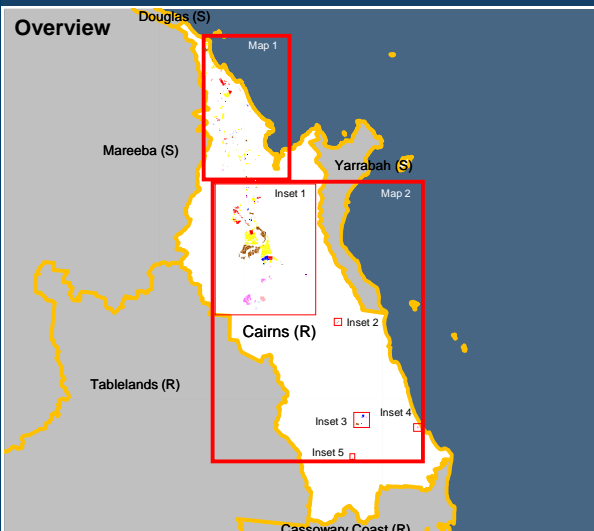
Timeframe	Urban residential	Rural residential
0 – 2 years	327ha	68ha
2 – 5 years	1,100ha	0ha
5 – 10 years	131ha	16ha
10+ years	552ha	7ha
Not specified	10ha	194ha

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

Other map features



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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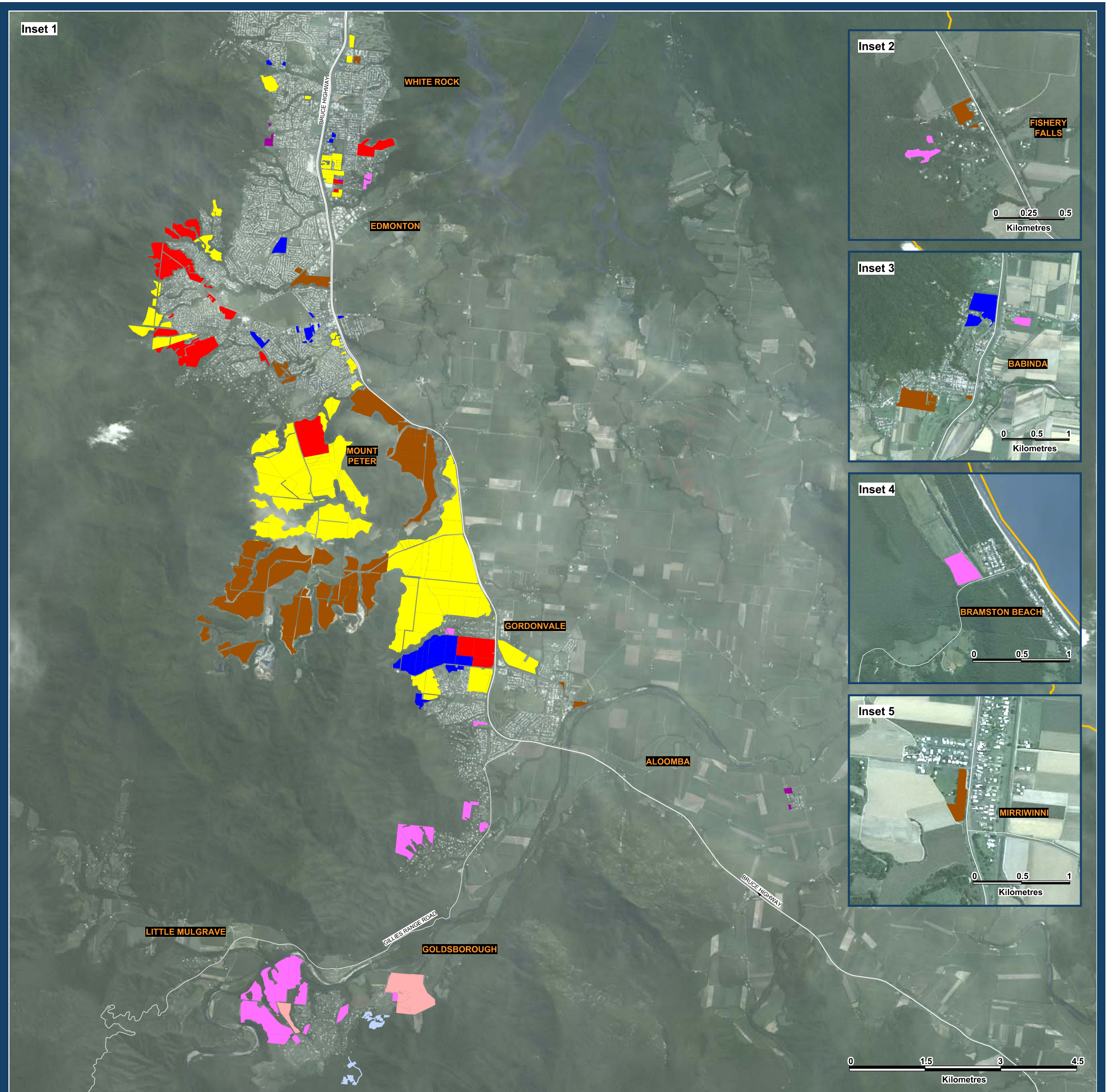
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Broadhectare study 2014 - Cairns Regional Council - Map 2



Legend

Broadhectare land

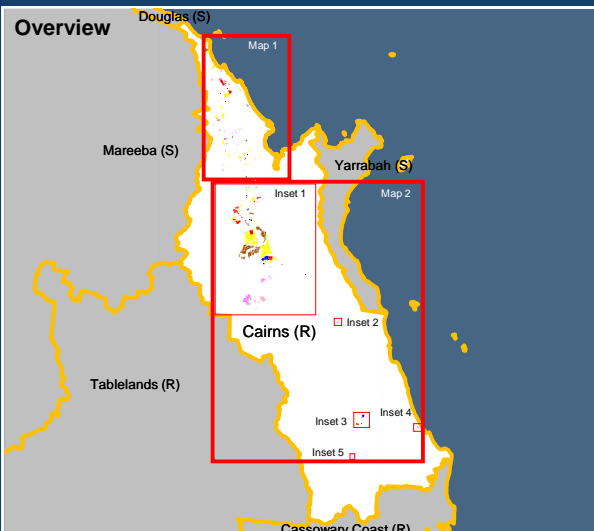
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