

Broadhectare study 2014 profile

Cassowary Coast Regional Council

Introduction

The preliminary estimated resident population of Cassowary Coast Regional Council (hereafter referred to as Cassowary Coast) at 30 June 2013 was 28,700 persons (Source: ABS 3218.0). This is expected to increase to between 29,000 (low series) and 29,400 (high series) persons by 2021, representing population growth over the 2012–2021 period of between 300 (low series) and 700 (high series) (Source: *Queensland Government Population Projections*, 2013 edition).

Land stock

The total area of broadhectare land available in Cassowary Coast for residential development is 517 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 — 316 hectares
- rural residential broadhectare land — 201 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 Cassowary Coast (R) land use profile

Land use category	Area	% of total
Suitable for urban residential broadhectare development	316 ha	<1%
Suitable for rural residential broadhectare development	201 ha	<1%
Assumed existing urban residential use	955 ha	<1%
Assumed existing lower density residential use	5,053 ha	1.08%
Roads, watercourses and railway casements	15,433 ha	3.29%
Rural/Green/Open space	447,296 ha	95.25%
Balance area ^(a)	341 ha	<1%

(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 Cassowary Coast (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	129	61	190	725	0	665	60	725
2-<5 years	1	9	0	11	135	46	55	0	101
5-<10 years	3	36	7	46	537	113	239	6	358
10+ years	0	43	0	43	1,691	0	429	0	429
Not specified	2	93	133	228	1,303	80	425	175	681
Total	6	310	201	517	4,391	240	1,813	241	2,294

(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 2,300 dwellings.
- Development at higher density accounts for 10 per cent of the total expected dwelling yield.
- Development at standard urban density will account for 79 per cent of the total expected dwelling yield.

Stock composition

The broadhectare stock in Cassowary Coast 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 (945 hectares) and the area available for development (517 hectares) indicates that some parcels are affected by physical or environmental constraints.

The main points from Table 3 include:

- Residential stock is contained within 200 land parcels.
- Parcels less than or equal to 1.2 hectares account for 46 per cent of all parcels.
- Parcels sized 10 hectares or more account for 53 per cent of the expected total dwelling yield from broadhectare land.

Table 3 Cassowary Coast (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	91	53	46	2	48	149	3	152
1.3-2.0	37	61	31	22	53	274	24	298
2.1-4.9	33	109	34	48	81	235	51	286
5.0-9.9	13	95	45	8	53	322	10	332
10.0+	26	627	161	121	282	1,073	152	1,225
Total	200	945	316	201	517	2,053	241	2,294

(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 Cassowary Coast at the time of the 2011 Census was 2.6 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 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 4,800 and 6,700 persons. Further development in existing residential areas, where the parcel size is less than 2,500 m², could also accommodate additional population.

Table 4 Cassowary Coast (R) population yields based on a range of household sizes (persons) ^(a)

Development type	Number of dwellings	Household size (average persons per household)				
		2.2	2.4	2.6	2.8	3.0
Possible population yield						
Rural residential	241	530	578	626	674	723
Standard urban density residential	1,813	3,989	4,351	4,714	5,076	5,439
Possible population yield						
Household size (average persons per household)						
1.41.61.82.02.2						
Possible population yield						
Higher density residential	240	336	383	431	479	527
Total	2,294	4,854	5,313	5,771	6,230	6,689

(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 3,800 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 is beyond the current projection range.

Figure 1 Cassowary Coast (R) projected demand for land stock based on dwelling projections

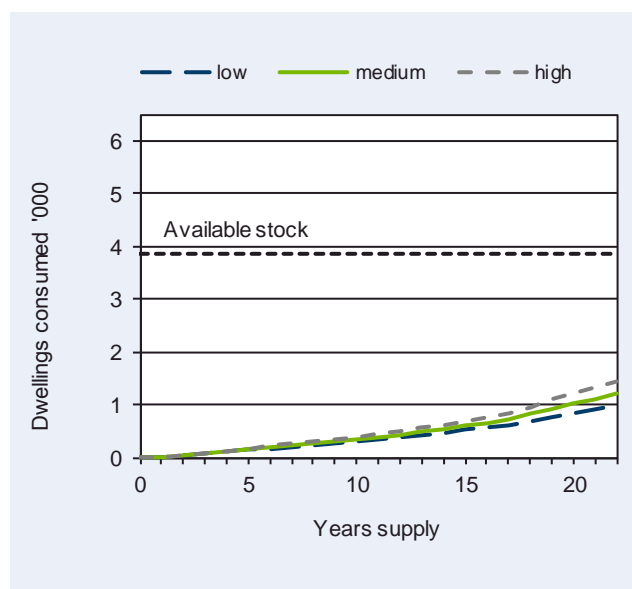


Table 5 also shows that developed land parcels that are vacant account for approximately 40 per cent of the total potential dwelling yield from broadhectare land.

Table 5 Cassowary Coast (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	999	2,294	1,546	3,840	n.a*
Medium trend	1,212	2,294	1,546	3,840	n.a*
High trend	1,439	2,294	1,546	3,840	n.a*

(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 August 2014.

(e) Supply of residential lots.

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

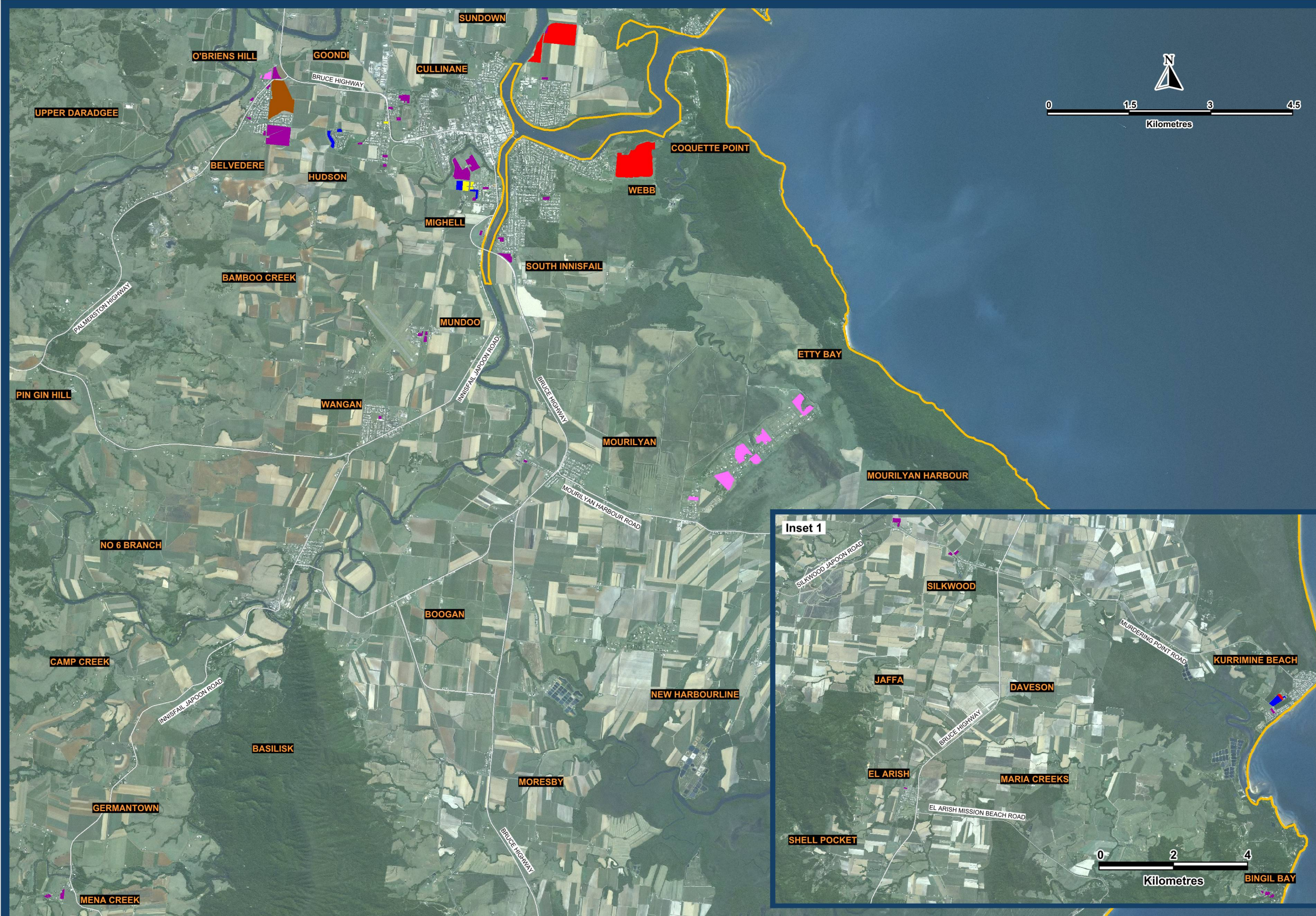
n.a* supply beyond projection range

Conclusion — Cassowary Coast Regional Council

The study has estimated that the total area of broadhectare land available for residential development is 517 hectares. If this land were fully developed it has the potential to yield approximately 2,300 dwellings and accommodate 5,800 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 is beyond the current projection range.

Broadhectare study 2014 - Cassowary Coast Regional Council - Map 1



Legend

Broadhectare land

Timeframe	Urban residential	Rural residential
0 - 2 years	129 ha	61 ha
2 - 5 Years	11 ha	0 ha
5 - 10 years	39 ha	7 ha
10+ Years	43 ha	0 ha
Not specified	95 ha	133 ha

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

Other map features

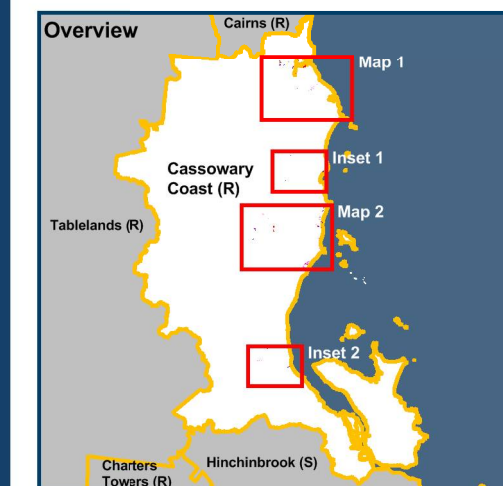
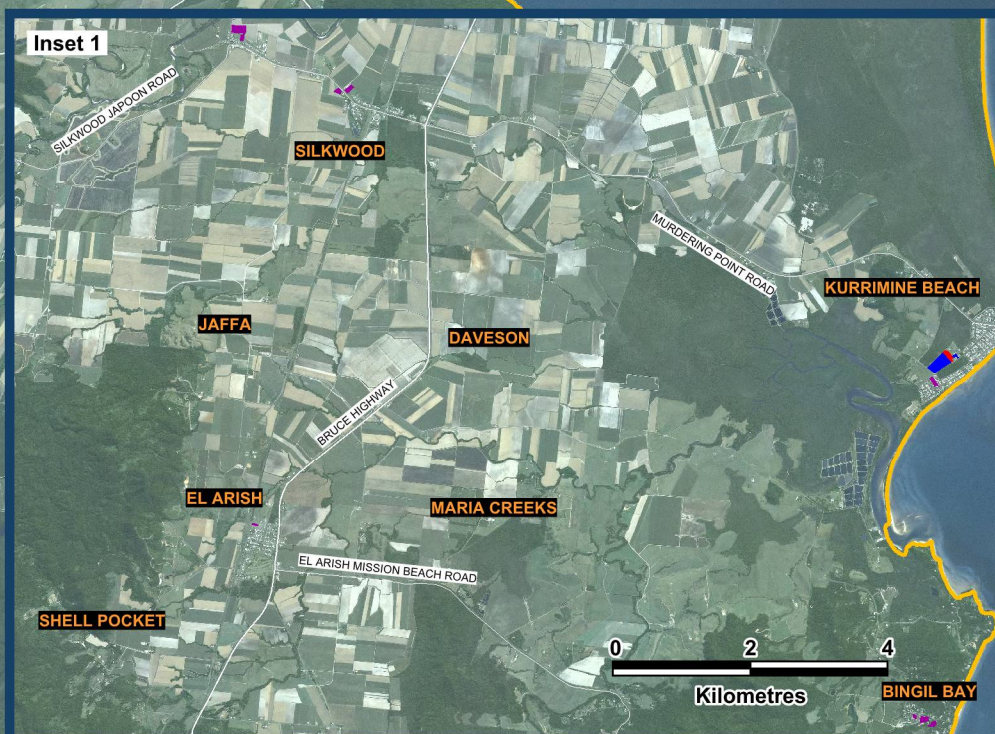
- Local government boundaries
- Major roads

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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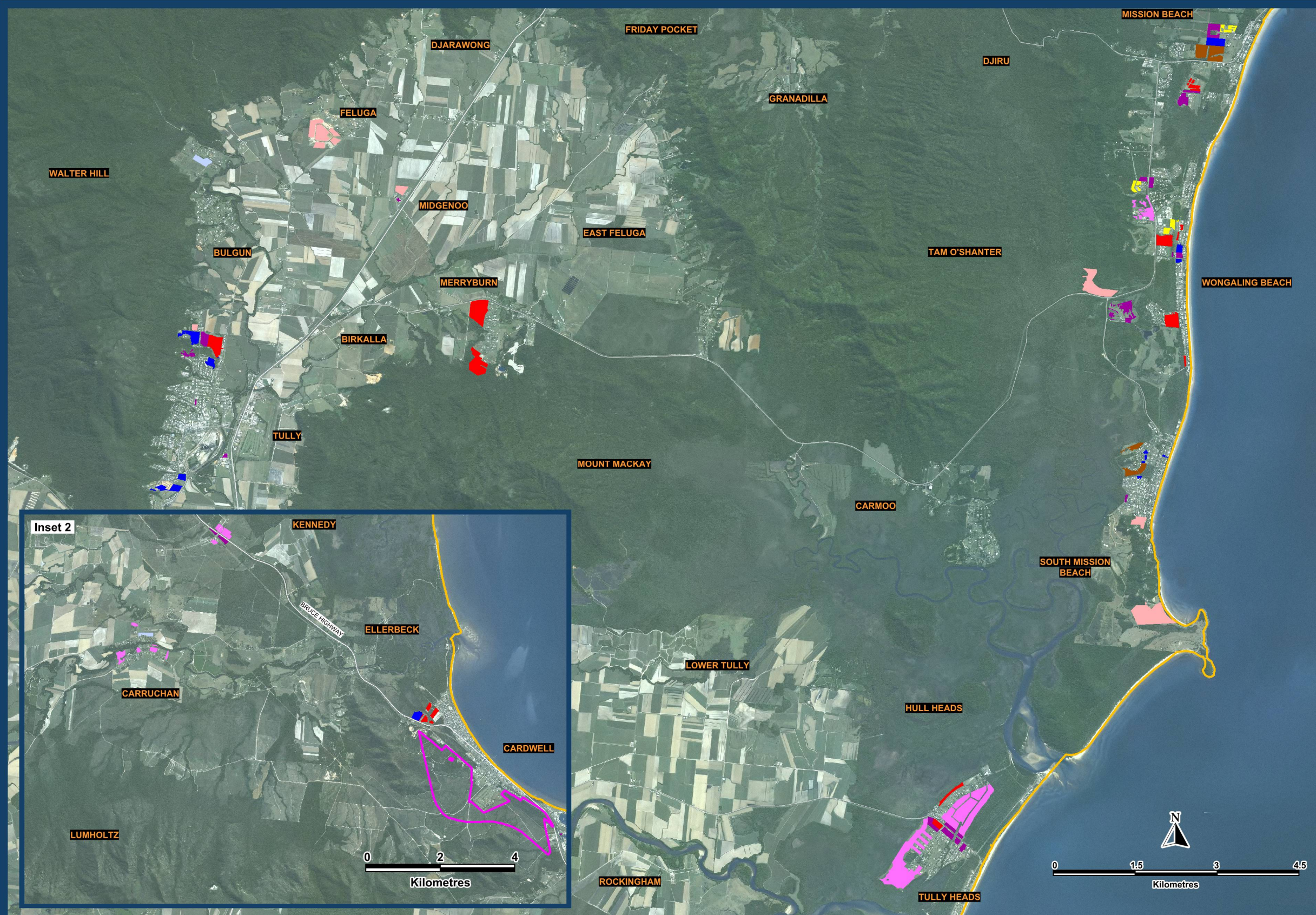
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Broadhectare study 2014 - Cassowary Coast Regional Council - Map 2



Legend

Broadhectare land

Timeframe	Urban residential	Rural residential
0 – 2 years	129 ha	61 ha
2 - 5 Years	11 ha	0 ha
5 - 10 years	39 ha	7 ha
10+ Years	43 ha	0 ha
Not specified	95 ha	133 ha

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

Other map features

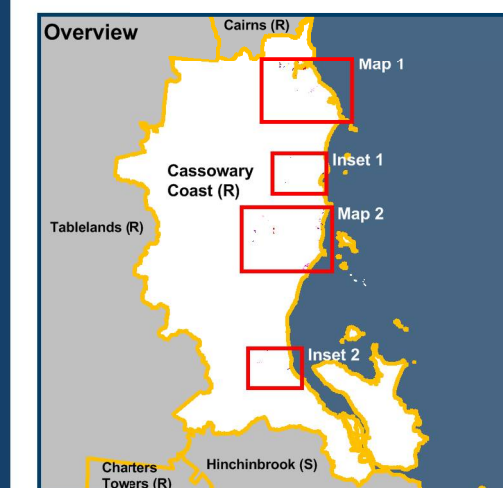
- Local government boundaries
- Major roads
- Investigation Areas

Notes

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