

Broadhectare study 2014 profile

Mareeba Shire

Introduction

The preliminary estimated resident population of Mareeba Shire (hereafter referred to as Mareeba) at 30 June 2013 was 21,400 persons (Source: ABS 3218.0). This is expected to increase to between 23,100 (low series) and 24,200 (high series) persons by 2021, representing population growth over the 2013–2021 period of between 1,700 (low series) and 2,800 (high series) (Source: *Queensland Government Population Projections, 2013 edition*).

Land stock

The total area of broadhectare land available in Mareeba for residential development is 1,803 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 — 1,300 hectares
- rural residential broadhectare land — 503 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 Mareeba (S) land use profile

Land use category	Area	% of total
Suitable for urban residential broadhectare development	1,300 ha	<1%
Suitable for rural residential broadhectare development	503 ha	<1%
Assumed existing urban residential use	1,071 ha	<1%
Assumed existing lower density residential use	3,556 ha	<1%
Roads, watercourses and railway casements	46,194 ha	<1%
Rural/Green/Open space	5,309,733 ha	98.91%
Balance area ^(a)	5,643 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 Mareeba (S) 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	52	146	198	343	0	226	118	343
2-<5 years	0	189	211	400	465	0	328	42	370
5-<10 years	0	184	129	313	883	0	627	63	689
10+ years	0	870	18	888	5,677	0	4,404	7	4,411
Not specified	0	4	0	4	61	0	42	0	42
Total	0	1,300	503	1,803	7,429	0	5,627	229	5,856

(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 5,860 dwellings.
- There is no development at higher urban densities.
- Development at standard urban densities will account for 96 per cent of the expected dwelling yield.

Stock composition

The broadhectare stock in Mareeba 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 (1,855 hectares) and the area available for development (1,803 hectares) indicates that most parcels are unaffected by physical or environmental constraints.

The main points from Table 3 include:

- Residential stock is contained within 270 land parcels.
- Parcels less than or equal to 1.2 hectares account for almost half of all parcels.
- Parcels sized 10 hectares or more account for 72 per cent of the expected total dwelling yield from broadhectare land.

Table 3 Mareeba (S) 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	131	69	68	0	68	543	0	543
1.3-2.0	36	61	40	17	58	170	22	191
2.1-4.9	45	152	117	34	151	463	27	490
5.0-9.9	19	141	95	45	140	402	12	414
10.0+	39	1,432	980	407	1,386	4,050	168	4,218
Total	270	1,855	1,300	503	1,803	5,628	229	5,856

(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 Mareeba at the time of the 2011 Census was 2.6 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 12,900 and 17,600 persons. Further development in existing residential areas, where the parcel size is less than 2,500 m², could also accommodate additional population.

Table 4 Mareeba (S) 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	229	504	550	595	641	687
Standard urban density residential	5,627	12,379	13,505	14,630	15,756	16,881
Household size (average persons per household)						
		1.5	1.7	1.9	2.1	2.3
Possible population yield						
Higher density residential	0	0	0	0	0	0
Total	5,856	12,883	14,054	15,226	16,397	17,568

(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 6,300 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 is beyond the current projection range.

Figure 1 Mareeba (S) projected demand for land stock based on dwelling projections

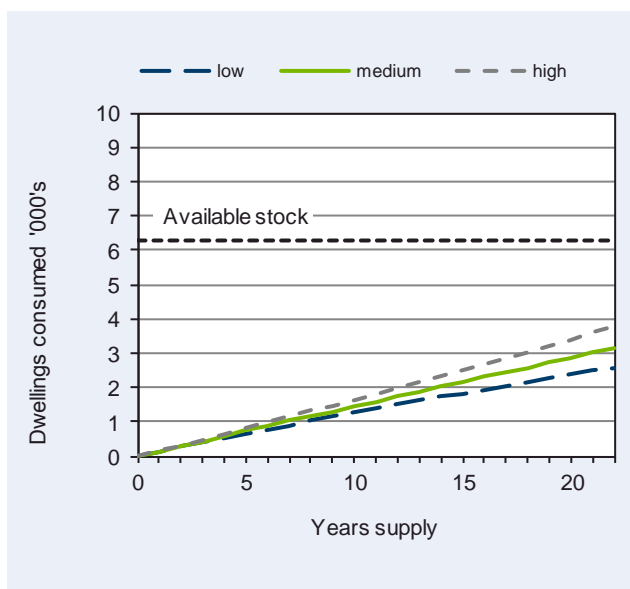


Table 5 also shows that developed land parcels that are vacant account for approximately 7 per cent of the total potential dwelling yield from broadhectare land.

Table 5 Mareeba (S) 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	2,583	5,856	411	6,267	n.a*
Medium trend	3,159	5,856	411	6,267	n.a*
High trend	3,760	5,856	411	6,267	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

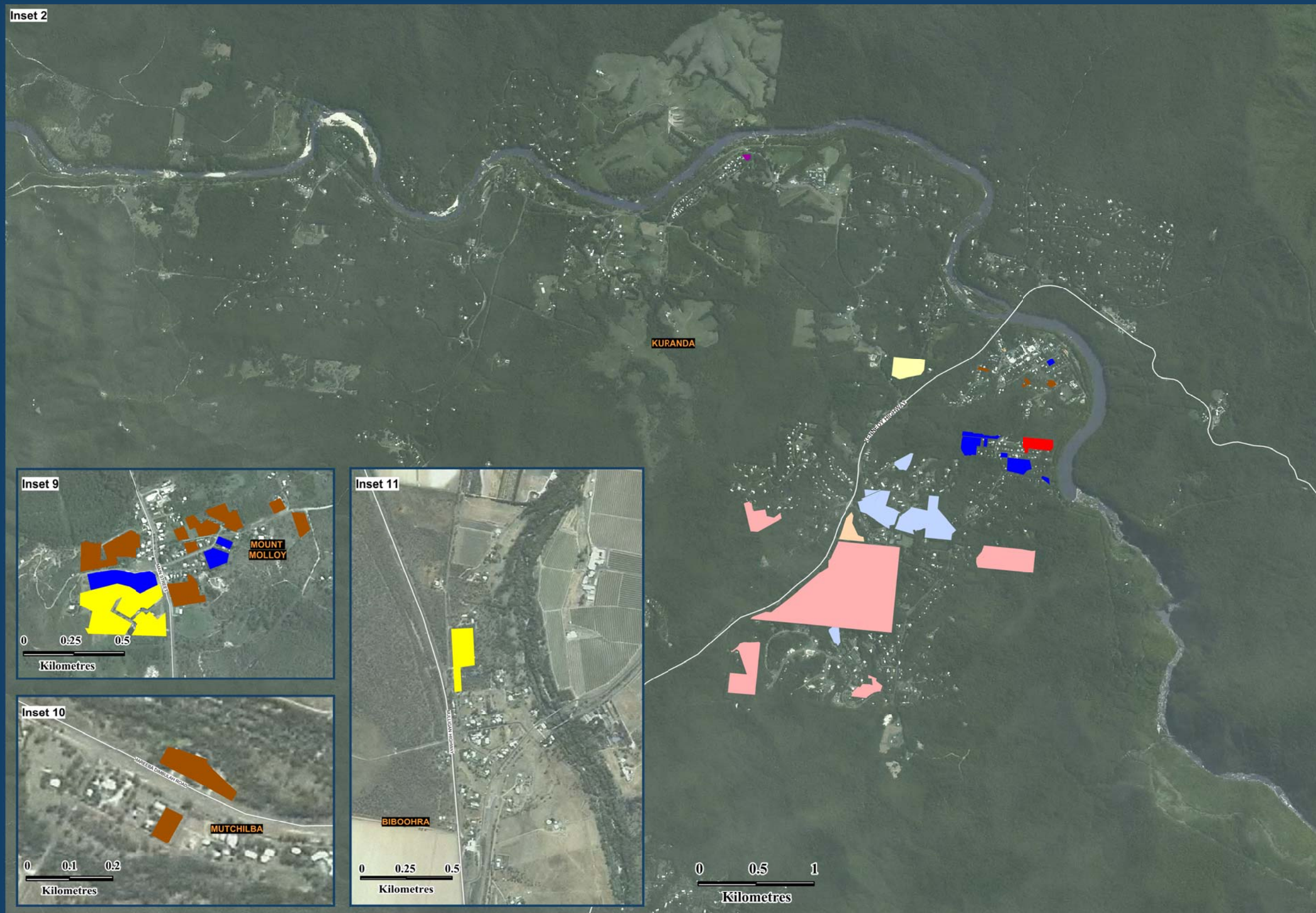
Conclusion — Mareeba Shire

The study has estimated that the total area of broadhectare land available for residential development is 1,803 hectares. If this land were fully developed it has the potential to yield approximately 5,900 dwellings and accommodate 15,200 persons, based on current average household sizes.

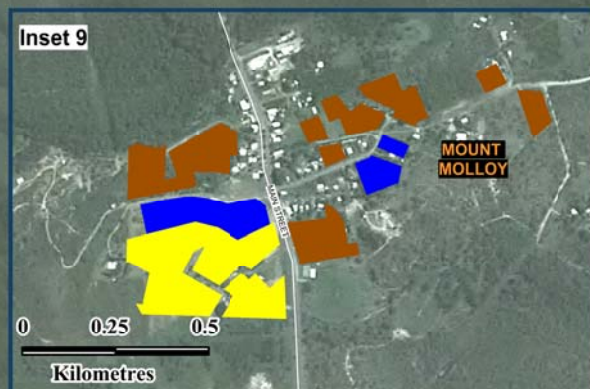
Based on current medium series household projections and the expected broadhectare dwelling yield, the available residential land stock is beyond the current projection range.

Broadhectare study 2014 - Mareeba Shire - Map 2

Inset 2



Inset 9



Inset 11



Inset 10



Legend

Broadhectare land

Timeframe	Urban residential	Rural residential
0 – 2 years	52 ha	146 ha
2 - 5 Years	189 ha	211 ha
5 – 10 years	184 ha	129 ha
10+ Years	870 ha	18 ha
No Timeframe	4 ha	0 ha

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

Other map features

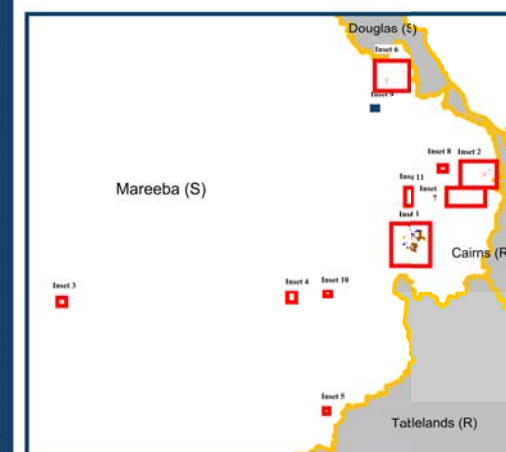


This map indicates the areas which are suitable and potentially available for residential development. This map does not commit council to approve developments within these identified areas or within the indicated timeframes.

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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