

# Broadhectare study 2014 profile

## Tablelands Regional Council

### Introduction

The preliminary estimated resident population of Tablelands Regional Council (hereafter referred to as Tablelands) at 30 June 2013 was 24,800 persons (Source: ABS 3218.0). This is expected to increase to between 26,600 (low series) and 27,500 (high series) persons by 2021, representing population growth over the 2012–2021 period of between 1,800 (low series) and 2,700 (high series) (Source: *Queensland Government Population Projections*, 2013 edition).

### Land stock

The total area of broadhectare land available in Tablelands for residential development is 2,335 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 — 675 hectares
- rural residential broadhectare land — 1,660 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 Tablelands (R) land use profile**

Land use category	Area	% of total
Suitable for urban residential broadhectare development	675 ha	<1%
Suitable for rural residential broadhectare development	1,660 ha	<1%
Assumed existing urban residential use	733 ha	<1%
Assumed existing lower density residential use	5,928 ha	<1%
Roads, watercourses and railway casements	24,668 ha	2.18%
Rural/Green/Open space	959,036 ha	84.65%
Balance area <sup>(a)</sup>	140,235 ha	12.38%

(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 Tablelands (R) broadhectare stock and dwelling yield <sup>(a)</sup>**

Timeframe	Broadhectare stock (hectares)				Theoretical dwelling yield (dwellings) <sup>(b)</sup>	Expected dwelling yield (dwellings) <sup>(c)</sup>			
	Higher density	Standard urban density	Rural density	Total stock		Higher density	Standard urban density	Rural density	Total dwellings
0-<2 years	0	29	56	85	369	0	280	89	369
2-<5 years	0	47	283	330	519	0	236	125	361
5-<10 years	0	129	359	488	1,309	0	603	353	956
10+ years	0	132	255	387	1,155	0	657	159	816
Not specified	0	337	707	1,045	3,965	0	1,999	874	2,873
<b>Total</b>	<b>0</b>	<b>675</b>	<b>1,660</b>	<b>2,335</b>	<b>7,317</b>	<b>0</b>	<b>3,775</b>	<b>1,600</b>	<b>5,375</b>

(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 5,400 dwellings.
- There are no dwellings at higher densities.
- An additional 1,940 dwellings could be added to supply based on the theoretical yield.

## Stock composition

The broadhectare stock in Tablelands is contained primarily within land parcels less than 1.2 hectares in area (Table 3). For all broadhectare parcels, the difference between the overall parcel area (2,569 hectares) and the area available for development (2,335 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Residential stock is contained within 552 land parcels.
- Parcels less than or equal to 1.2 hectares account for almost 44 per cent of all parcels.
- Parcels sized 10 hectares or more account for 70 per cent of the expected total dwelling yield from broadhectare land.

**Table 3 Tablelands (R) broadhectare stock composition <sup>(a)</sup>**

Parcel size categories (hectares)	Land parcels (number)	Total area of parcels (hectares)	Broadhectare area (hectares)			Expected dwelling yield (number)		
			Urban residential <sup>(b)</sup>	Rural residential	Total stock	Urban residential <sup>(b)</sup>	Rural residential	Total dwellings
<= 1.2	242	148	115	70	185	336	12	348
1.3-2.0	139	253	53	192	245	245	109	354
2.1-4.9	85	262	66	183	249	247	108	355
5.0-9.9	41	303	60	239	299	357	210	567
10.0+	45	1,603	381	975	1,356	2,590	1,161	3,751
<b>Total</b>	<b>552</b>	<b>2,569</b>	<b>675</b>	<b>1,660</b>	<b>2,335</b>	<b>3,775</b>	<b>1,600</b>	<b>5,375</b>

(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 Tablelands 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 11,800 and 16,100 persons. Further development in existing residential areas, where the parcel size is less than 2,500m<sup>2</sup>, could also accommodate additional population.

**Table 4 Tablelands (R) population yields based on a range of household sizes (persons) <sup>(a)</sup>**

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	1,600	3,520	3,840	4,160	4,480	4,800
Standard urban density residential	3,775	8,305	9,060	9,815	10,570	11,325
Household size (average persons per household)						
		1.4	1.6	1.8	2.0	2.2
Possible population yield						
Higher density residential	0	0	0	0	0	0
Total	5,375	11,825	12,900	13,975	15,050	16,125

(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 2,500m<sup>2</sup> has been added to the broadhectare supply. Broadhectare residential land supply based on these components indicates a total potential dwelling yield of approximately 6,000 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 Tablelands (R) projected demand for land stock based on dwelling projections**

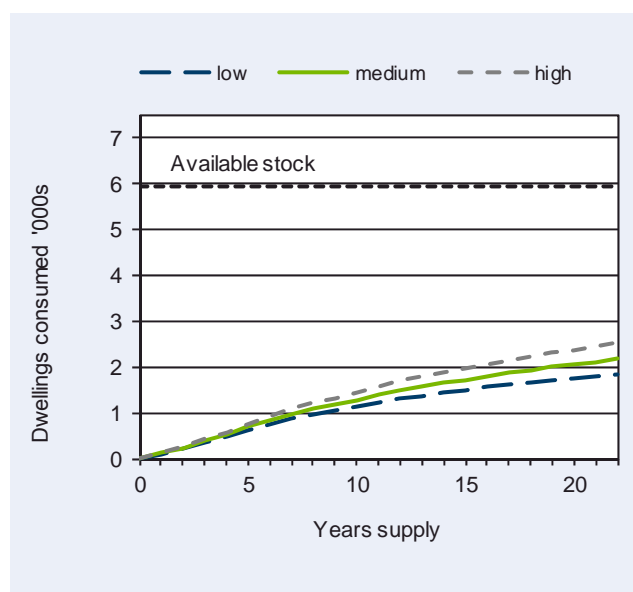


Table 5 also shows that developed land parcels that are vacant account for approximately 10 per cent of the total potential dwelling yield from broadhectare land.

**Table 5 Tablelands (R) broadhectare supply scenarios**

Dwelling production scenario <sup>(a)</sup>	Demand for residential lots	Supply - Stock of residential lots			
	Dwellings required to 2036 <sup>(b)</sup>	Broadhectare dwelling yield <sup>(c)</sup>	Existing vacant land parcels <sup>(d)</sup>	Total potential dwellings <sup>(e)</sup>	Years supply <sup>(f)</sup>
Low trend	1,851	5,375	549	5,924	n.a*
Medium trend	2,169	5,375	549	5,924	n.a*
High trend	2,511	5,375	549	5,924	n.a*

(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

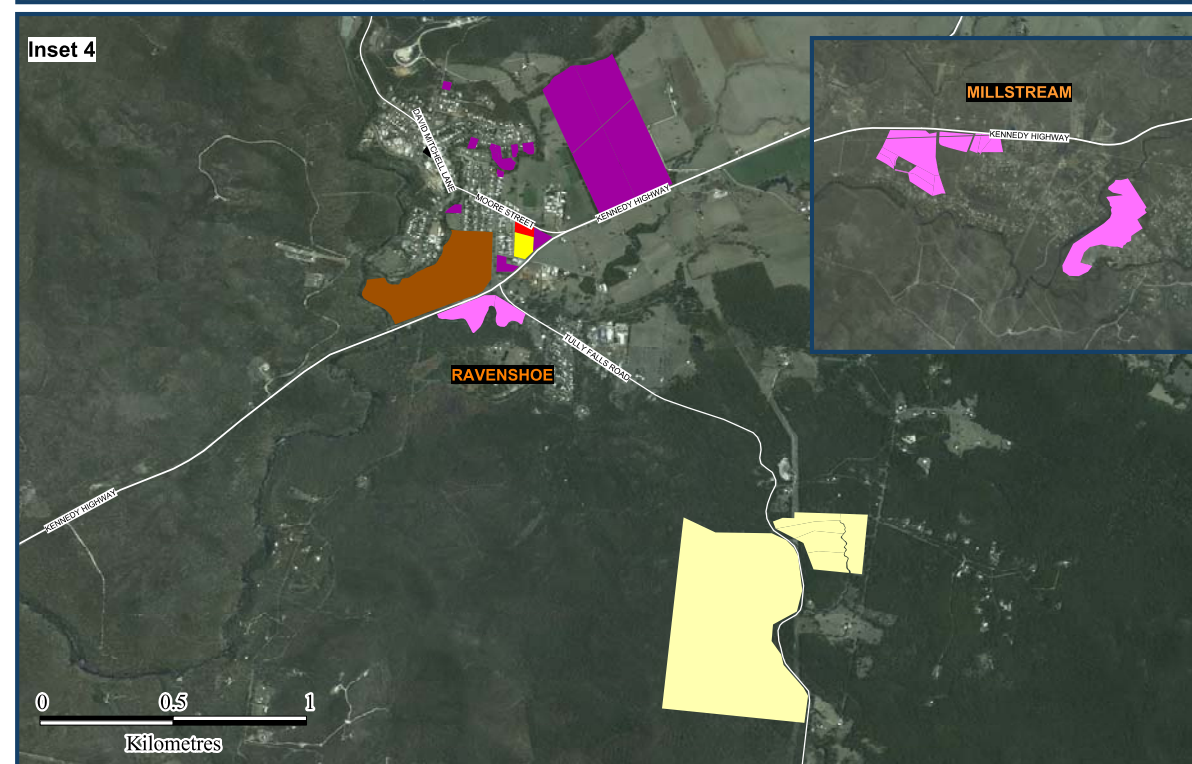
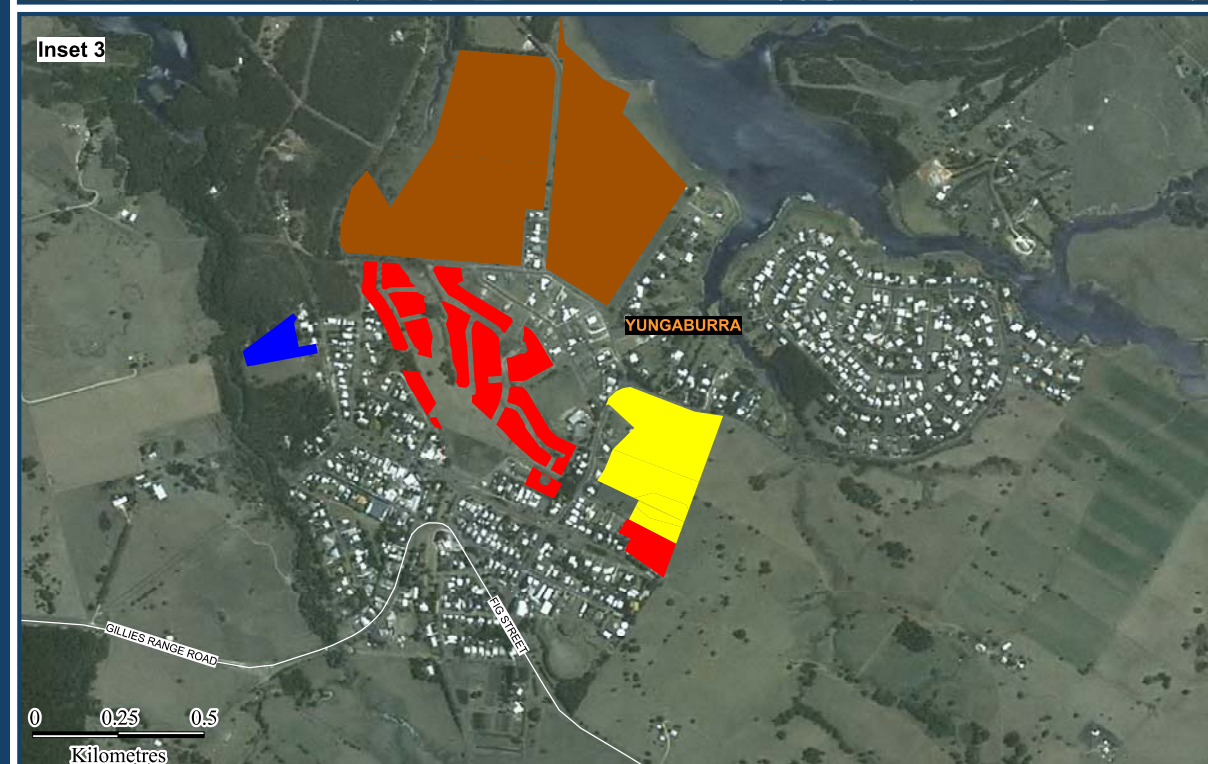
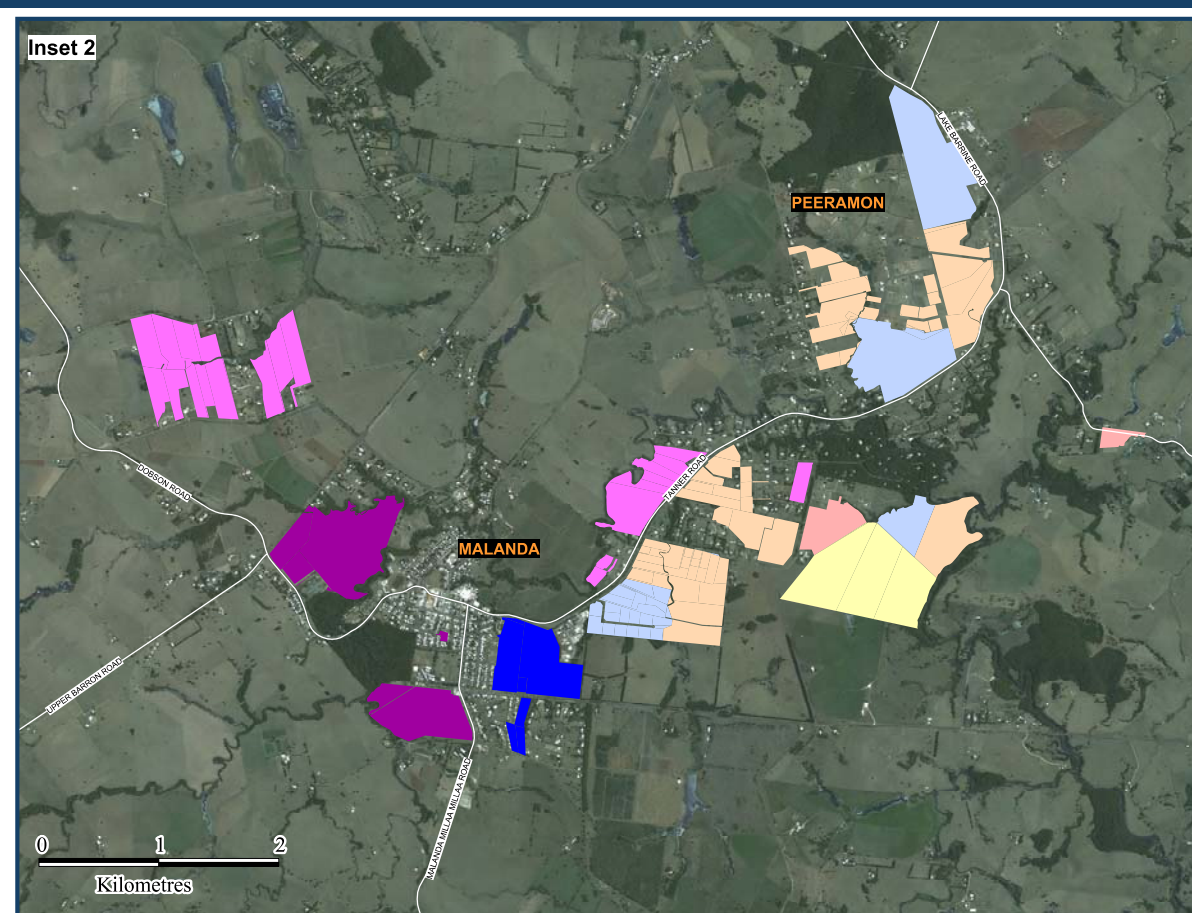
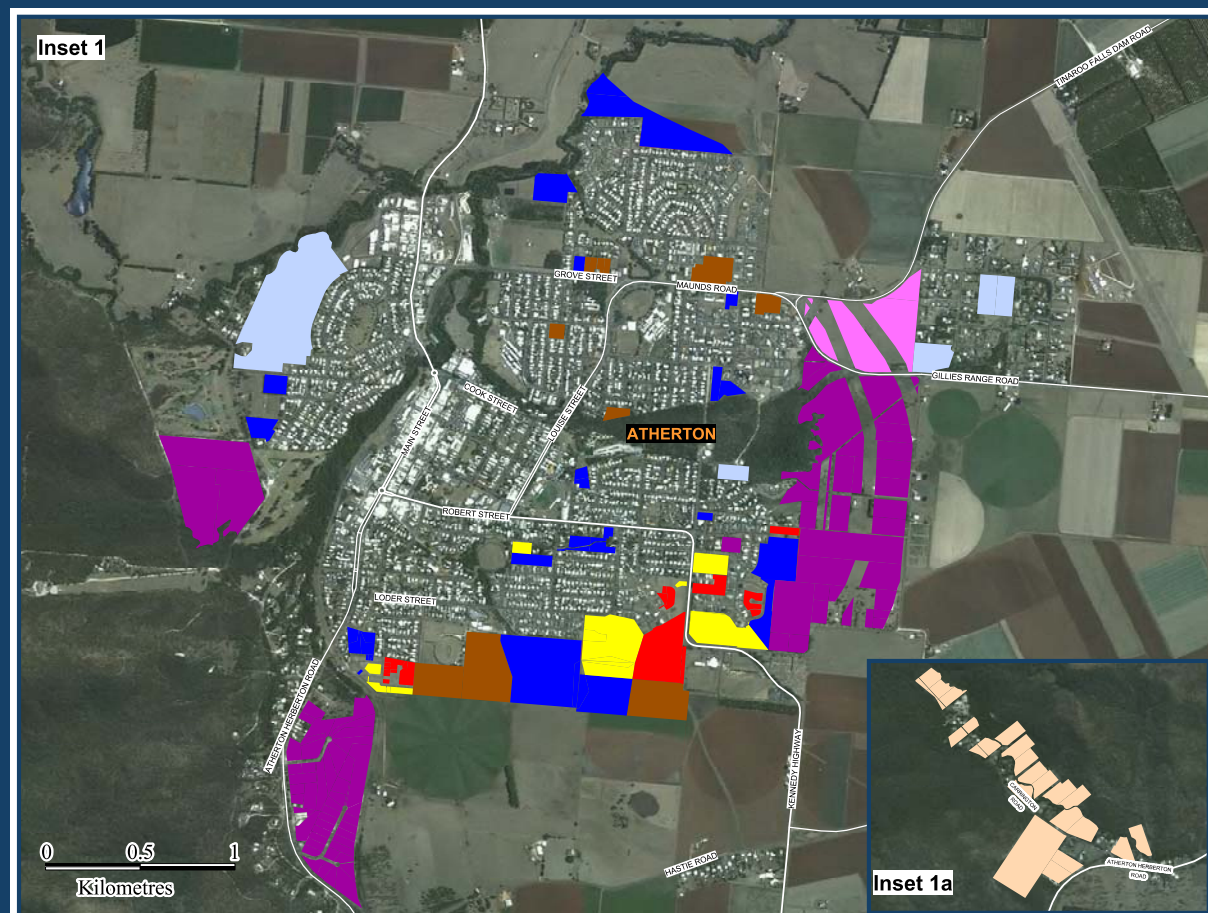
n.a\* supply beyond projection range

## Conclusion — Tablelands Regional Council

The study has estimated that the total area of broadhectare land available for residential development is 2,335 hectares. If this land were fully developed it has the potential to yield approximately 5,400 dwellings and accommodate 14,000 persons, using 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 - Tablelands Regional Council - Map 1



## Legend

### Broadhectare land

Timeframe	Urban residential	Rural residential
0 – 2 years	29 ha	56 ha
2 - 5 Years	47 ha	283 ha
5 - 10 years	129 ha	359 ha
10+ Years	132 ha	255 ha
Not specified	337 ha	707 ha

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

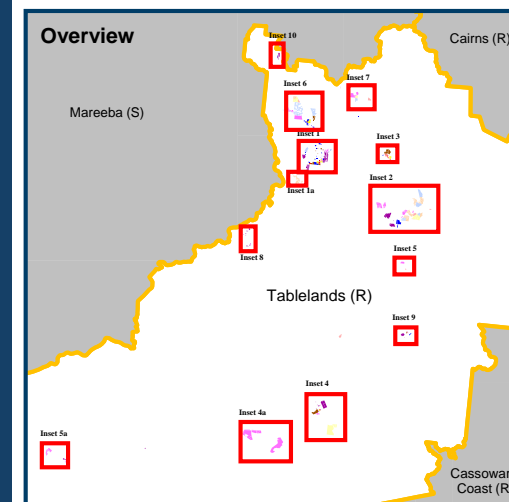
### Other map features



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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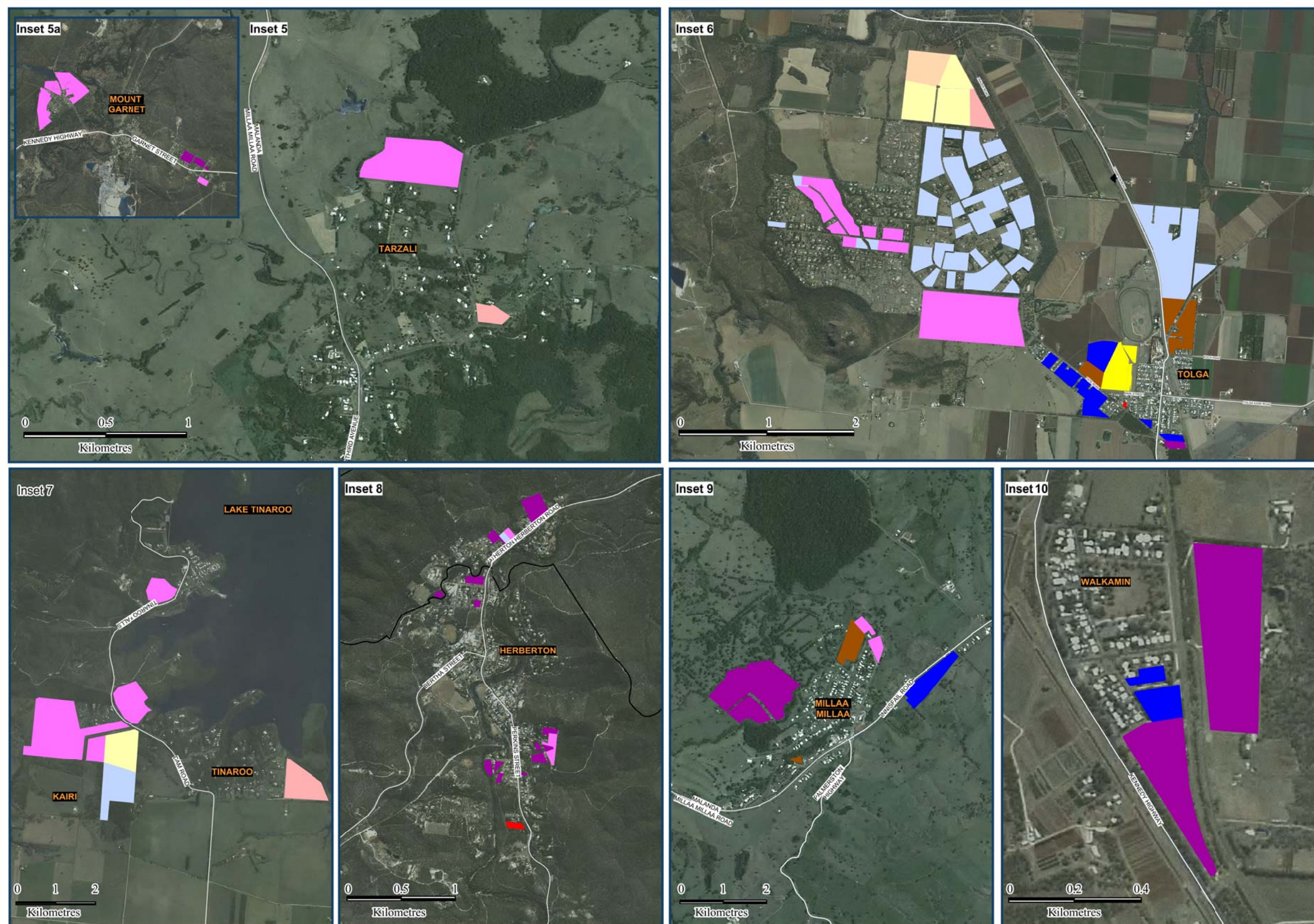
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# Broadhectare study 2014 - Tablelands Regional Council - Map 2



## Legend

### Broadhectare land

Timeframe	Urban residential	Rural residential
0 – 2 years	29 ha	56 ha
2 - 5 Years	47 ha	283 ha
5 - 10 years	129 ha	359 ha
10+ Years	132 ha	255 ha
Not specified	337 ha	707 ha

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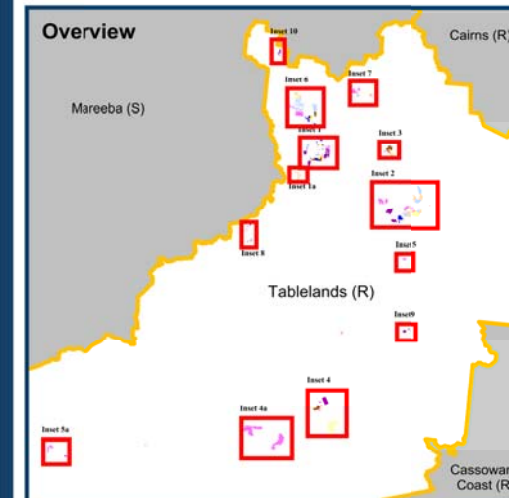


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