

T O W N P L A N N I N G



S T R A T E G I E S

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## *Lockyer Valley Regional Council*

# Residential Needs Report

*An assessment of the residential growth options for the  
Lockyer Valley Regional Planning Scheme*

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9032

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*This report has been prepared for Lockyer Valley Regional Council. It provides;*

- *an assessment of the existing residential provisions in both the Gatton and Laidley planning schemes,*
- *selected existing demographic characteristics,*
- *distributes the expected growth required by the South East Queensland Regional Plan,*
- *distributes the growth between nominated planning districts, and finally,*
- *it makes recommendations for a residential development planning framework.*

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# 1. CURRENT PLANNING SCHEMES RESIDENTIAL PROVISIONS

## 1.1 BACKGROUND

Two planning schemes operate in the Lockyer Valley local government area. The Gatton Planning Scheme applies to the western part of the Lockyer Valley Regional Council area while development in the eastern area is administered through the Laidley Planning Scheme. The Gatton Planning Scheme came into operation on 1 July 2007, while the Laidley Planning Scheme has been in operation since 12 March 2003. Both of these schemes were prepared using the State template under the *Integrated Planning Act (1997)*. Whilst the schemes have similar formats, they are not identical. There are a number of differences in the details contained within these two schemes particularly relating to the range of:

- residential zones,
- minimum lot sizes and dimensions for subdividing new residential allotments,
- defined uses to describe types of development,
- levels of assessment for defined uses.

## 1.2 RESIDENTIAL ZONES AND MINIMUM LOT SIZES

The Gatton Planning Scheme contains four Residential Zones and an additional zone intended as a long-term land bank for future urban development. The minimum subdivision size for these zones depends on the availability of sewerage or water supply services and varies by locality.

Table 1 – Zones and Subdivision Sizes Gatton

ZONE	WITH SEWERAGE	WITH TOWN WATER	NO TOWN WATER
Urban Residential	600 m <sup>2</sup> (Gatton) 800 m <sup>2</sup> (Helidon)	3,000 m <sup>2</sup> (Withcott)	
Village		3,000 m <sup>2</sup>	
Park Residential		3,000 m <sup>2</sup>	
Rural Residential		6,000 m <sup>2</sup> (no precinct) 8,000 m <sup>2</sup> (Homestead Precinct)	8,000 m <sup>2</sup> <sup>1</sup> 12,000 m <sup>2</sup>
Investigation Area			100 ha

The Laidley Planning Scheme also contains four Residential Zones; one as a long-term land bank and three for regulating short term development. The minimum subdivision size for each of these zones can vary by locality and this is listed in Table 2.

<sup>1</sup> Same Precincts apply for where water is available.

Table 2– Zones and Subdivision Sizes Laidley

ZONE	WITH SEWERAGE	TOWN WATER	NO TOWN WATER
Urban Residential	600 m <sup>2</sup> 900 m <sup>2</sup> Multi-units (3+) 450 m <sup>2</sup> - 600 m <sup>2</sup> (small lots)		
Village	400 m <sup>2</sup>		
Rural Residential		4,000 m <sup>2</sup> 7,900 m <sup>2</sup> (maximum)	12,000 m <sup>2</sup>
Residential Expansion			60 ha

### 1.3 RESIDENTIAL USES

The Planning Schemes contain a number of residential uses. The definitions and the general intent of the terms are summarised in the Table 3.

Table 3 – Comparison of Defined Terms and Meanings

Gatton defined use	Comparison of meanings	Laidley defined use
Accommodation Unit	Includes units, flats, boarding houses. Gatton only also includes dual occupancy and <u>retirement villages</u> - Gatton, and <i>accommodation for more than 6 disabled persons including carers, hostel, serviced rooms, boarding house</i> – Laidley <i>2 or more single self-contained residences</i> - Laidley	<i>Accommodation Units</i>  <i>Multiple Dwelling</i>
Annexed Unit	<u>Annex to a dwelling house and integrated with it</u> - Laidley, and a second dwelling unit – Gatton, for <u>relatives</u> of the residence of the dwelling house-Gatton only, and to accommodate physically or mentally disabled or aged persons - Laidley and <u>financially and/or socially dependent</u> as well for Gatton.	<i>Apartment</i>
Bed & Breakfast Accommodation	Where <u>full-time owner</u> provides accommodation for visitors, including association with agriculture or animal husbandry – Gatton. <sup>2</sup> <i>Up to 8 travellers for tourists only</i> - Laidley	<i>Tourist Accommodation</i> <i>(a) bed &amp; breakfast accommodation</i> <i>(c) Host Farm</i>
Caravan Park	Parking and siting caravans, relocatable homes for accommodation and includes ancillary of the camping areas and short term accommodation cabins – Gatton, and <i>Temporary and permanent accommodation for residents and tourists in caravans, relocatable homes or tents</i> - Laidley.	<i>Caravan Park</i>

<sup>2</sup> Numbers are addressed through assessment levels and the relevant code.

Gatton defined use	Comparison of meanings	Laidley defined use
Caretaker's Residence	Accommodation on the same site for a caretaker or <u>employee</u> - Gatton, and caretaker only, in connection with the lawfully established <u>industry only</u> -Laidley	Caretaker Housing
Dwelling House	Single detached dwelling units on lot over 600 m <sup>2</sup> in area, includes <u>family day care centre; four or less unrelated persons in common household</u> - Gatton <i>Single detached self-contained residence only - Laidley</i>	Dwelling House
Small Lot House	Dwelling unit for one household on site less than 600 m <sup>2</sup> -Gatton. <i>Addressed through subdivision provisions - Laidley</i>	
Ecotourism Facility	Nature based at educational and recreational experience of visitors - Gatton <i>(b) Accommodation for visitors to experience education or recreation based on an environmental feature on the land or adjoining land - Laidley.</i>	Tourist Accommodation <i>(b) Ecotourism</i>
Farm Workers' Accommodation	<u>Separate dwelling house</u> to accommodate workers on the same site in <u>any rural zone</u> -Gatton <i>Up to two dwelling units <u>attached</u> or <u>detached on one allotment</u> engaged in <u>bona fide primary production</u> - Laidley.</i>	Secondary Rural Dwelling
Home Based Business	Business conducted within the curtilage of a dwelling unit by a resident - Gatton. <i>Business or professional purpose as a secondary use includes carrying out <u>in or under a dwelling house</u> - Laidley</i> <i>Any <u>industry or trade activity</u> as a secondary use - Laidley.</i>	Home Based Business  Home Occupation
Motel	For temporary accommodation of travellers including restaurant and include <u>boarding houses, guesthouses, hostel, serviced room, student accommodation</u> , for similar - Gatton <sup>3</sup> , and <i>temporary or short stay accommodation including size restricted restaurant for Motel guests - Laidley</i>	Motel
	<i>Dwelling house and associated outbuildings to be moved from one allotment to another - Laidley</i>	Removal House
	<i>(d) cultural tourism e.g. Gallery, Museum, historic building, artefacts, machinery.</i>	Tourist Accommodation <i>(d) Tourism Attraction</i>

<sup>3</sup> Note this duplicates parts of the current definition of Accommodation Unit.



## 1.4 LEVELS OF ASSESSMENT

The Laidley Planning Scheme uses the term "all circumstances" in the assessment tables as the all-encompassing phrase. This is simple and clear.

The Gatton Planning Scheme assessment tables are organised around the defined use which is listed alphabetically. On the other hand, the Laidley Planning Scheme organises the information first by level of assessment and then alphabetically by defined use. Both approaches are equally valid and a preferred approach should be determined based on consultation of the development assessment staff.

Table 4 – Comparison of Levels of Assessment

RESIDENTIAL USE	ZONES						
	URBAN RESIDENTIAL		PARK RESIDENTIAL	VILLAGE		RURAL RESIDENTIAL	
	Gatton	Laidley	Gatton	Gatton	Laidley	Gatton	Laidley
Accommodation Unit	C/I		I	I	I	I	I
<i>Multiple Dwelling</i>	-	C/I	-	-	C/I	-	I
Annexed Unit	SA/C	-	SA/C	SA/C	-	SA/C	-
<i>Apartment</i>	-	SA/C	-	-	SA/C	-	SA/C
Bed and Breakfast Accommodation	SA/C/I (2/4/5+)	-	SA/C/I (2/4/5+)	SA/C/I (2/4/5+)	-	SA/C/I (2/4/5+)	-
<i>Tourist Accommodation (b) bed &amp; breakfast accommodation (c) Host Farm</i>	-	I	-	-	I	-	I
Caravan Park	I	I	I	I	I	I	I
Caretaker's Residence	C	-	I	C	-	C	-
<i>Caretaker Housing</i>	-	I	-	-	I	-	I
Dual Occupancy	SA/I	-	I	I	-	I	-
Dwelling House 600m <sup>2</sup>	SA/C	SA	SA/C	SA/C	SA/C	SA/C	SA/C
<i>Small Lot House</i>	C	C	I	I		I	
Ecotourism Facility	I	-	I	I	-	I	-
<i>Tourist Accommodation (b) Ecotourism</i>	-	I	-	-	I	-	I
Farm Workers' Accommodation	I	-	I	I	-	I	-
<i>Secondary Rural Dwelling</i>	-	I	-	-	I	-	I
Home Based Business	SA/C	I	SA/C	SA/C	SA/C	SA/C	SA/C
<i>Home Occupation</i>	-	I	-	-	I	-	C
Motel	I	I	I	I	I	I	I
<i>Removal House</i>	-	C	-	-	C	-	C
<i>Tourist Accommodation (d) Tourism Attraction</i>	-	I	-	-	I	-	I

SA = Self Assessable  
C = Code Assessable  
I = Impact Assessable

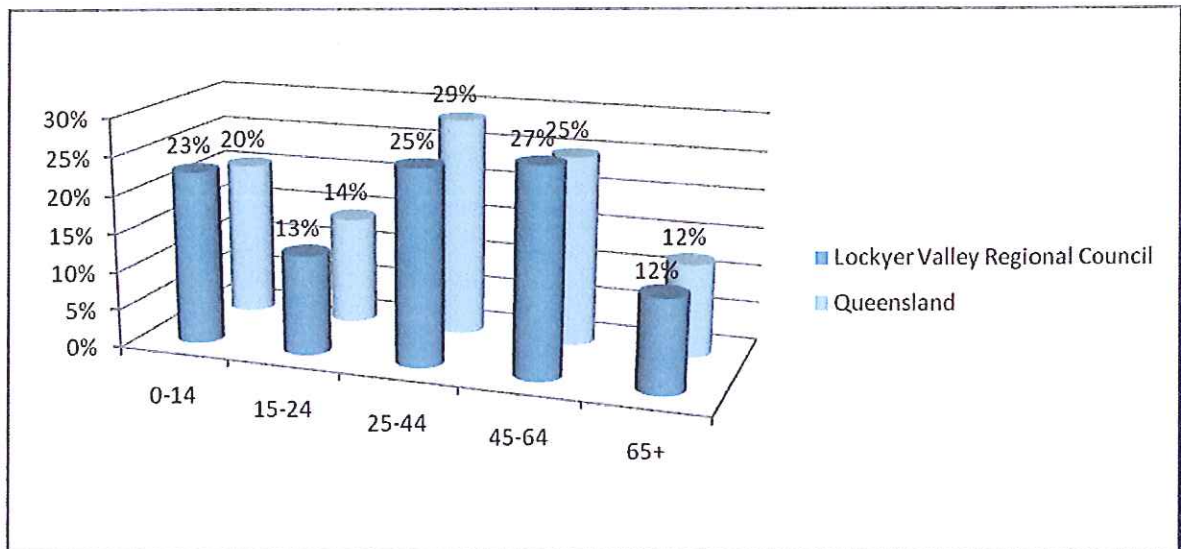
## 2. EXISTING DEMOGRAPHY

Selected demographic information for the Lockyer Valley Regional Council area has been produced by the Planning Information Forecasting Unit, Office of Economic and Statistical Research of the Queensland Treasury. Taken from the estimated residential population from the 2006 census, the estimated residential populations have been prepared using the latest available information. The final estimated residential population for the Lockyer Valley Regional Council is 31,932 people.

### 2.1 AGE DISTRIBUTION

Comparison of the age distribution of the local government area with the State as a whole highlights the similarities and differences for Lockyer Valley. It shows the same percentage of persons 65 years and older. The age group 45 – 64 years is 2% higher in Lockyer Valley than for Queensland. There is a significantly larger number of younger children and their parents. A relatively lower number of 15-24 year olds reflects the shortage of local employment opportunities and limited higher education facilities for high school leavers.

Table 5 – Age Comparison Lockyer Valley and Queensland



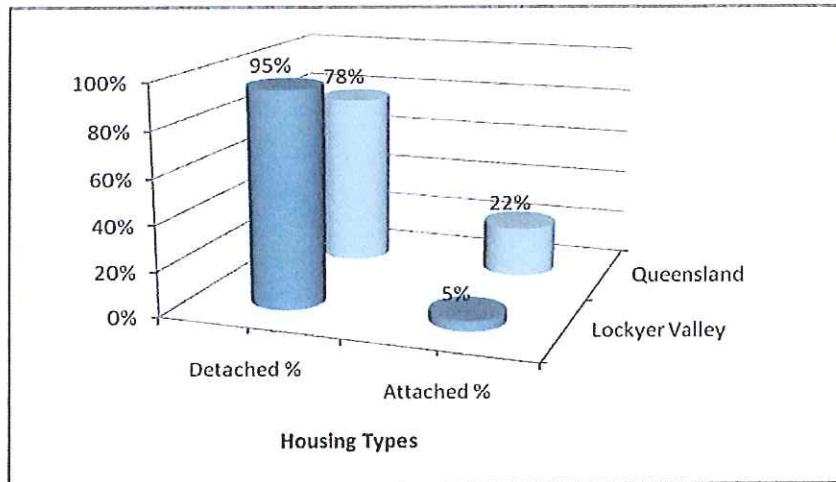
### 2.2 HOUSING TYPES

The population of 31,932 persons is accommodated in 11,526 private dwellings and non-private dwellings. Of this total, houses make up 11,001 of the private dwellings while 525 are attached private dwellings.

All but 47 of the attached private dwellings are located in Gatton or Laidley towns. Gatton town contains 71.6% of all of the local government areas private attached dwellings.

Table 6 below compares the number of attached private dwellings and detached private dwellings in the Lockyer Valley Regional Council area with Queensland.

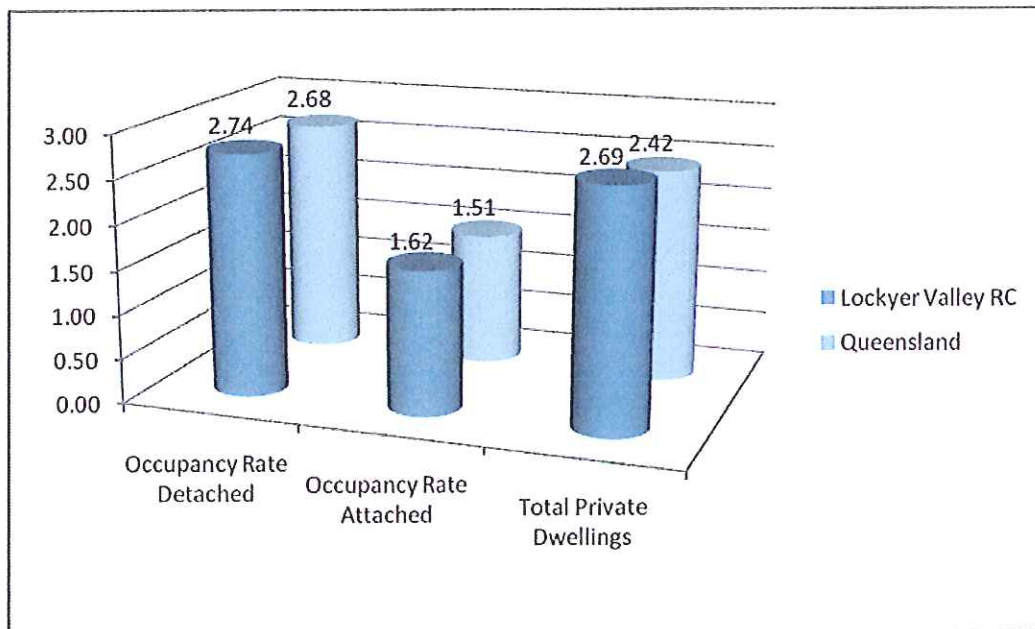
Table 6 - Detached and Attached Dwelling Types Comparison Lockyer Valley and Queensland



Housing types in Queensland are more diverse than in Lockyer Valley and this is not surprising given the size of the urban settlements of Gatton and Laidley. Recent building approvals for detached housing have increased since the date of this data and while Queensland is expected to maintain a high proportion of attached houses, the Lockyer Valley in percentage will continue to increase over time.

### 2.3 OCCUPANCY RATE COMPARISON

Table 7 - Occupancy Rate Comparison Lockyer Valley and Queensland



For both the attached dwellings and attached dwellings, Lockyer Valley has higher occupancy rates than for Queensland as a whole. The overall difference is 0.27 persons per household.

This difference means that in Queensland, 11,500 dwellings would accommodate 27,830 people, while at Lockyer Valley, the same number of dwellings would accommodate 30,935 people. The higher occupancy rate generally means more children in the household, and it can also mean a higher rate of the accommodation of aged relatives, or a higher proportion of group households for example, rural workers, students or health care workers.

This trend of larger numbers of people in occupied dwellings needs to be monitored over time as it is possible the occupancy rate will change and decrease as the area further urbanises. This will result in an increased demand for the number of new dwellings.

### 3. EXISTING DISTRIBUTION OF POPULATION

Existing residential development in the Lockyer Valley local government area can be categorised into similar types and described as being located-

- in existing towns
- in existing rural residential areas
- in existing villages
- in rural areas.

To enable statistics to be produced, the boundary between these areas must follow Census Collectors Districts. This leads to somewhat less than ideal circumstances. For example the village of Grantham is not separately identified as a collector's district and it is included with the large rural area to the north.

**Attachment 1 - Lockyer Valley Planning Districts** distinguishes the different towns, rural residential areas, existing villages, rural areas and special area. The geographic units shown on the attachment provides the statistics from which an analysis of the existing population is undertaken. They are aggregated from Census Collector's Districts.

#### 3.1 EXISTING TOWNS

Gatton is the principal town in the Lockyer Valley Regional Council area. It has an estimated residential population of 6,402 persons based on latest available information. It is the administrative centre for the Lockyer Valley Regional Council area. Gatton town area is planning district 1 and is shown in red on the Lockyer Valley Planning districts map, **Attachment 1**.

Laidley town is included in planning district 2 which is shown coloured orange on the Lockyer Valley Planning districts map, **Attachment 1**. Laidley town has an estimated residential population of 4,216.

These two towns, in total, accommodate an estimated residential population of 10,618 persons.

#### 3.2 EXISTING RURAL RESIDENTIAL AREAS

A significant portion of the local government area population is located in rural residential areas at Plainland, Withcott, Laidley North, and Morton Vale.

The estimated residential population of the rural residential areas is shown in **Table 8**.

**Table 8 - Estimated Residential Population of Existing Rural Residential Areas**

Rural Residential Area	Planning District Number	Estimated Residential Population
Plainland	3	5,307
Withcott	4	1,672
Laidley North	8	2,265
Morton Vale	10	1,551
<b>Total</b>		<b>10,795</b>

### 3.3 EXISTING VILLAGES

The smaller towns, categorised as villages, include Helidon village, and Forest Hill. Helidon village is in planning district 5 and coloured the darkest blue on the Lockyer Valley Planning districts map, **Attachment 1**. Forest Hill is planning district number 6 and it is coloured light pink. The estimated residential population of the villages is shown in **Table 9**.

Table 9 - Estimated Residential Population of Existing Villages

Village	Estimated Residential Population
Helidon	600
Forest Hill	362
<b>Total</b>	<b>962</b>

### 3.4 RURAL AREAS

Table 10 - Estimated Residential Population of Existing Rural Areas

Rural Area	Planning District Number	Estimated Residential Population
Murphys Creek and surrounds	7	1,481
Helidon Hills including Grantham	11	3,197
Rural West	12	2,388
Rural South	13	2,106
<b>Total</b>		<b>9,172</b>

### 3.5 LAWES UNIVERSITY CAMPUS

Table 11 - Estimated Residential Population of the Lawes Campus Planning District

Area	Estimated Residential Population
Lawes University	384
<b>Total</b>	<b>384</b>

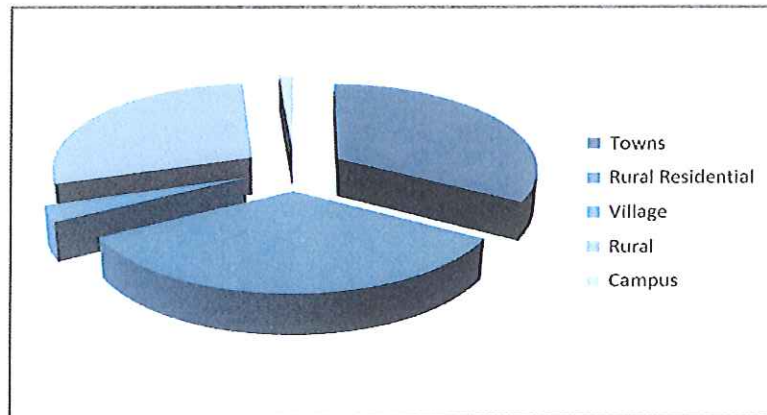
### 3.6 DISTRIBUTION OF DWELLINGS BY TYPE OF RESIDENTIAL AREA

The estimated residential population of the local government area is 31,932 persons. **Tables 12 and 13** below show that the population is distributed with similar proportions in towns, rural residential areas and in the rural areas.

Table 12 - Estimated Residential Population % by Location

Towns	33%
Rural Residential	34%
Village	3%
Rural	29%
Campus	1%
<b>Total</b>	<b>100%</b>

**Table 13 – Distribution of Dwellings by Location**



### 3.7 POPULATION BY PLANNING DISTRICT

**Table 14 – Population by Planning District**

FINAL 2006 ERP LVP District	Persons TOTAL
Gatton Town	6,402
Laidley Town	4,216
Plainland	5,307
Withcott	1,672
Helidon Village	600
Forest Hill	362
Murphys Creek and surrounds	1,481
Laidley North	2,265
Lawes University	384
Morton Vale	1,551
Helidon Hills and Grantham	3,197
Rural West	2,388
Rural South	2,106
<b>TOTAL</b>	<b>31,932</b>

#### 3.7.1 DEMOGRAPHY OF POPULATION BY PLANNING DISTRICT

The Planning and Forecasting Unit also produced selected demographic information about the population of each district. It appears in **Attachment 2 - Estimated Residential Population**.

## 4. PLANNED GROWTH TO 2031

### 4.1 ROLE OF THE SOUTH-EAST QUEENSLAND REGIONAL PLAN

Lockyer Valley Regional Council area is located within south-east Queensland where the South-East Queensland Regional Plan provides the parameters for future development. The purpose of the South-East Queensland Regional Plan 2009-2031 is to manage regional growth and change in the most sustainable way to protect and enhance quality of life in the region. It is the pre-eminent plan for the south-east Queensland region and consequently takes precedence over all other planning instruments. The South-East Queensland Regional Plan (SEQR) identifies sufficient land to accommodate the projected south east Queensland population of 4.4 million people and the employment and economic development needs up to 2031 in a compact urban form.

The State Planning Regulatory Provisions of the SEQR are required to be taken into account both in local government Planning Schemes, other plans and policies; and in the development decision-making processes. The SEQR Sub-regional Narratives and Regional Policies are relevant in assessing applications for development including a master plan.

### 4.2 SUB-REGIONAL NARRATIVES

The narrative for residential development in the Lockyer Valley local government area is contained within that for the Western Councils comprising the local government areas of Scenic Rim, Lockyer Valley and Somerset and part of Ipswich City. The urban footprint for the Lockyer Valley Regional Council area is shown on **Attachment 3 - Lockyer Valley Urban Footprint**.

Within the area of the urban footprint, existing towns and villages are intended to accommodate the expected residential and employment growth. By 2031, dwelling numbers in the Lockyer Valley Regional Council area must double to accommodate the expected regional growth, population increase, and demographic change.

Regional Policy 8, is entitled "Compact Settlement". To achieve compact residential development, dwelling targets are set for each local government area and **Table 15** shows the numbers for Lockyer Valley.

**Table 15 - SEQR Dwelling Targets**

2006		2006-2031	
Existing Dwellings	Total Additional Dwellings	Infill + Redevelopment (minimum)	Balance Areas and/or Additional in Existing Urban Area
11,554	11,500	0	11,500

Source: Australian Bureau of Statistics (ABS) 2006 Census, for 2006 Existing Dwellings

From 2006 to 2031, the addition dwellings are to be located in undeveloped areas of the Urban Footprint or Rural Living area and in existing urban area. To achieve a compact form of urban development, a minimum dwelling yield of 15 dwellings per hectare net is required. This applies to *development areas* for new dwellings in local development areas. A wider range of housing choice can be provided and these may include garden apartments, new units or traditional suburban homes. A variety of housing styles is also required to satisfy the changing household demographics brought about by an ageing population and more diverse households.



Regional Plan Map 12 shows the two Lockyer Valley local development areas at Plainland and Gatton North. Only a small part of the development area at Plainland is intended for residential development, while at Gatton North, no residential development is planned.

## 5. DISTRIBUTION OF FUTURE HOUSEHOLDS

### 5.1 DWELLING GROWTH REQUIRED

Growth planned by the South-East Queensland Regional Plan for the Lockyer Valley Region requires an average annual growth rate of 2.8% in the number of dwellings from 2006 to 2031. The average growth rate for every five-year period starting at the Census year 2006 is 14.85%. At the start of this period, there are 11,526 existing dwellings in the Lockyer Valley Regional Council area. By 2031, 11,500 new dwellings have been constructed and there are 23,026 private dwellings in the local government area.

Table 16 – Total Dwellings in 5 year Increments

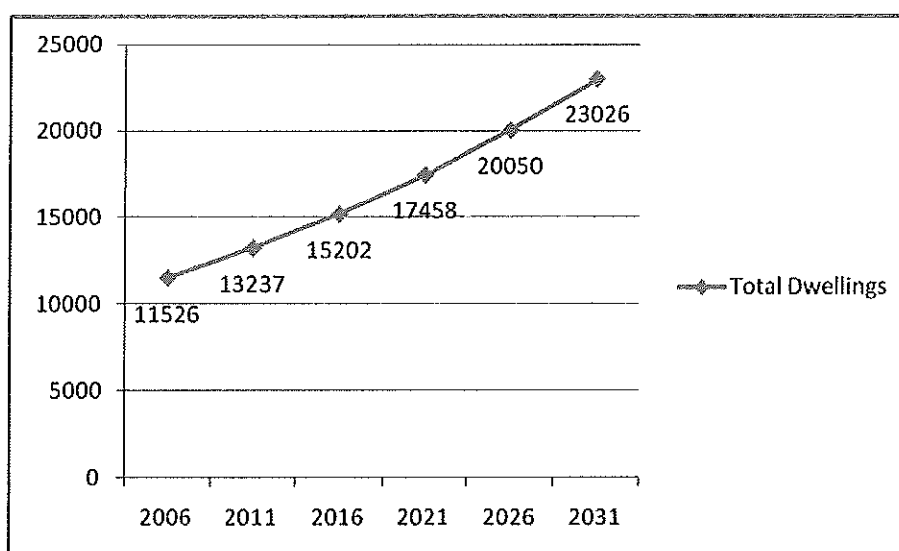


Table 17 shows the number of new dwellings required in 5 year increments to achieve the SEQRP targets.

Table 17 – New dwellings required in 5 year Increments to 2031

Year	2011	2016	2021	2026	2031
New Dwellings	1,711	1,965	2,256	2,592	2,976

### 5.2 LAND AVAILABLE FOR NEW DWELLINGS

The pre-eminent planning document guiding the location of new dwellings in Lockyer Valley region is the South-East Queensland Regional Plan. The location of the Urban Footprint and Rural Living Areas determines, in broad terms, the pattern of future growth.

An analysis has been made of available land within the Urban Footprint and Rural Living Areas to accommodate the new dwellings. Minimum parcel sizes selected were intended to ensure that, once potential constraints on development yield of the parcels was taken into account, there would still, on average, be the opportunity to subdivide at least two lots.

**Attachment 4 - Vacant Land within the Urban Footprint and Rural Living Area**, identifies all parcels of land within the Urban Footprint that have an area greater than 2,500 m<sup>2</sup> and are vacant. They are coloured dark pink. For the Rural Living Areas, the map identifies all vacant parcels with an area greater than 2 ha. These are shown coloured yellow. The vacant land data was disaggregated to coincide with the planning districts shown on **Attachment 1**.

**Table 18** shows the respective areas of vacant land identified by the SEQRP.

**Table 18 – Vacant Land in the Urban Footprint and Rural Living Areas**

	Planning District	Urban Footprint (ha)	Rural Living (ha)
1	Gatton Town	1304.972	0.000
2	Laidley Town	382.717	26.343
3	Plainland	28.684	624.612
4	Withcott	701.460	35.286
5	Helidon Village	10.716	0.000
6	Forest Hill	3.445	0.000
7	Murphys Creek and surrounds	0.000	311.884
8	Laidley North	58.250	83.386
9	Lawes University	0.000	0.000
10	Morton Vale	0.000	0.000
11	Helidon Hills and Grantham	573.305	440.450
12	Rural West	35.794	74.556
13	Rural South	0.000	0.000
	<b>Total</b>	<b>3099.343</b>	<b>1596.516</b>

### 5.2.1 LAND NOT INTENDED FOR RESIDENTIAL DEVELOPMENT

The first consideration given was to adjust the total of vacant land for land allocated to non-residential use. Future industry in the Gatton North Development Area affects Planning Districts 11 and 1. The total area (including developed land) intended for industrial purposes at Gatton North is 919 ha.

The land allocated to future commercial development in the Plainland Development Area already contains development. The balance area is intended for urban residential development.

### 5.2.2 DEVELOPMENT CONSTRAINTS

#### General

Next, a factor was placed on the total number of hectares by Planning District to theoretically represent the overlays or constraints on development. It was assumed that 20% of the gross area of land available for development would be lost to constraints. Assignment of a percentage is not the ideal way to determine the net area of land available for development that is free of constraints. In the western part of the region, flooding information is not yet available as a layer on the GIS system. When this analysis is revisited and updated next, probably after the 2011 census data is available, it is anticipated that the process of identifying developable land would be done entirely through the GIS. In the interim, based on experience, an assumed loss of 20% is made.

### Rural residential land west of Laidley town

It is known that the rural living area west of Laidley Town is either totally flooded or is so stony that it will not be developed. This is a relatively small area of 26 ha and it has been deleted from the land allocation for rural living.

### Laidley town flooding

Still in the town of Laidley, the flooding constraint is known to be far more severe than in other planning districts. Here, on a one-off basis, 50% is used in lieu of the generally allowed 20% for constraints. It reduces the developable area down to 306 ha.

### Withcott Urban Footprint planned to be primarily Rural Residential

The next assumption that is made is about the extent of urban residential development within the Urban Footprint at Withcott. It is assumed that approximately 24 ha will be allocated to urban residential allotments. The balance of the Urban Footprint and the adjoining rural living areas would all be developed for rural residential lots. In Planning District 4 Withcott, 697 ha are allocated to rural residential development. In the adjoining rural planning district of Rural West, all land identified by the SEQRP for development will be at rural residential densities. The total area is 110 ha.

## 5.2.3 ALLOWANCE FOR INFRASTRUCTURE

Once this analysis was completed, a figure was available for each planning district for both urban residential and rural residential development. Urban infrastructure; roads and drainage systems and urban parkland are required for new housing areas. It was assumed that at urban residential densities, 20% of the area available for development would be lost in the provision of infrastructure. Because lots are significantly larger in the Rural Living Area, this loss was assumed to be 10% of the area of land being subdivided.

## 5.2.4 NETT AREAS AVAILABLE OR PLANNING DISTRICTS

Table 19 shows the net areas of vacant land available for development in each planning district.

Table 19 – Net Development Areas for Planning Districts

Planning District		Urban Footprint (ha)	Rural Living (ha)
1	Gatton Town	718.1	0.0
2	Laidley Town	153.1	0.0
3	Plainland	18.4	449.7
4	Withcott	25.6	501.7
5	Helidon Village	6.9	0.0
6	Forest Hill	2.2	0.0
7	Murphys Creek and surrounds	0.0	224.6
8	Laidley North	37.3	60.0

Planning District		Urban Footprint (ha)	Rural Living (ha)
9	Lawes University	0.0	0.0
10	Morton Vale	0.0	0.0
11	Helidon Hills and Grantham	0.0	317.1
12	Rural West	0.0	79.5
13	Rural South	0.0	0.0
<b>Total</b>		<b>1,053.3</b>	<b>1,632.5</b>

### 5.3 NUMBER OF LOTS REQUIRED FOR NEW DWELLINGS

The average area of new urban residential lots in the Urban Footprint is assumed at 600 m<sup>2</sup>. Development at this density would give 16.67 dwellings per hectare. For the Rural Living Areas, the average rural residential lot size was assumed at 4,000 m<sup>2</sup>. This would give 2.5 dwellings per hectare.

Table 20 shows the number of lots prospectively available for each Planning District. Planning districts, where no subdivision is intended, have been excluded from Table 20.

Table 20 – Lots for New Dwellings by planning district

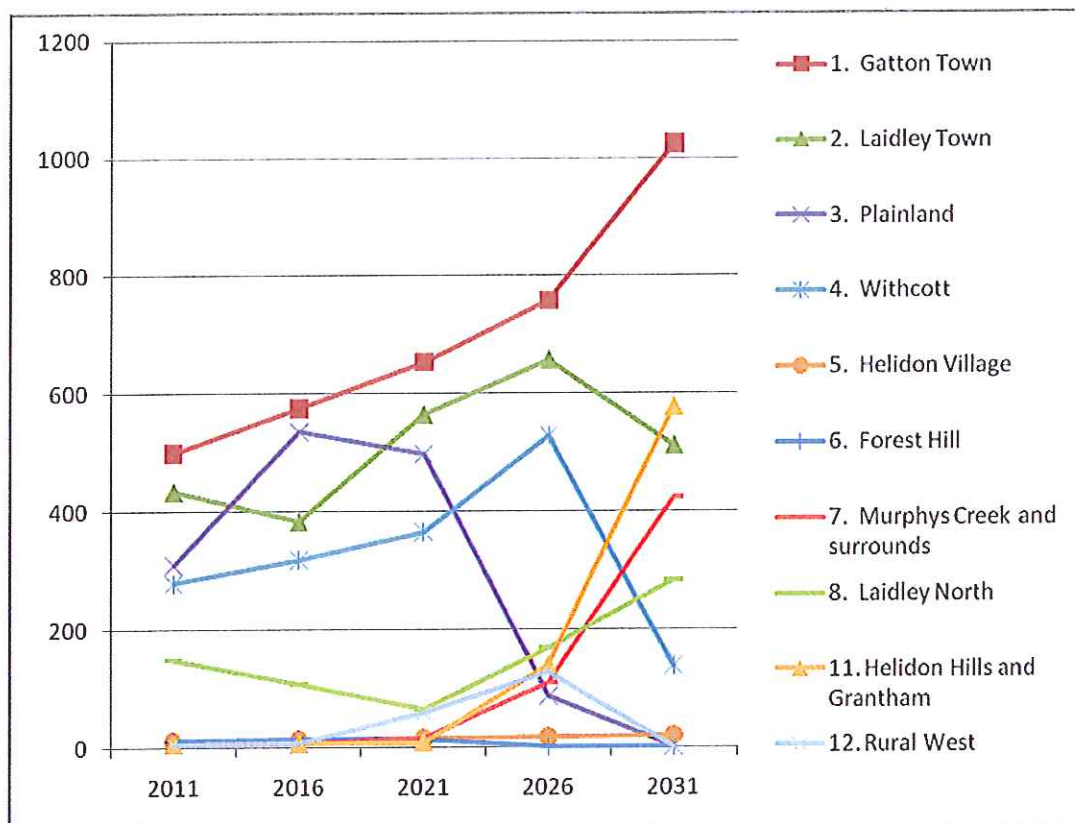
Planning District		Urban Footprint New Dwellings	Rural Living New Dwellings
1	Galton Town	11,968	-
2	Laidley Town	2,551	-
3	Plainland	306	1,124
4	Withcott	427	1,254
5	Helidon Village	114	-
6	Forest Hill	37	-
7	Murphys Creek and surrounds	-	561
8	Laidley North	621	150
11	Helidon Hills and Grantham	-	793
12	Rural West	-	199
<b>Total</b>		<b>16,024</b>	<b>4,081</b>

Table 17 (on page 13) identifies the required number of new dwellings for each five-year period, with the first period concluding in 2011. These dwelling numbers are for the whole of the area and an apportionment needs to be made between dwellings on urban residential lots and dwellings on rural residential lots. Recent trends in the eastern part of the area show 80% of the dwellings are being approved on urban residential lots. By contrast, in the western part of the area, rural residential allotments are attracting approximately 50% of new dwelling commencements. An average has been struck, and it is assumed that 65% of all new dwellings will be constructed on urban residential lots with the remaining 35% on rural residential lots.

## 6. DEMAND FOR NEW DWELLINGS AND AVAILABLE LAND

Taking the net development areas for each planning district, predictions have been made about where future growth will occur in the area. The results are shown in Table 21 below.

Table 21 - New Dwellings by Planning District in 5 year Increments



This information is yet to separate urban residential dwellings from rural residential dwellings. The following sections show the allocation of dwellings to planning districts as either urban residential or rural residential dwellings.

### 6.1 PLANNING DISTRICT 1 GATTON TOWN

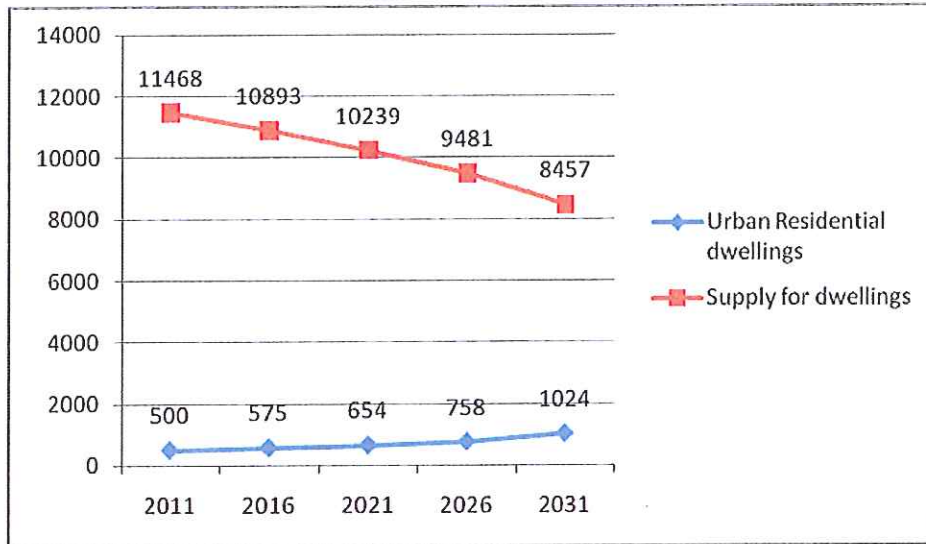
Table 21 shows that the Gattton Town planning district will contain the largest number of new dwellings in every five-year period to 2031. In total, Gattton Town will accommodate 3,510 new dwellings, all on urban residential lots within the Urban Footprint. It is assumed that 45% of all new dwellings on urban residential lots will be located in the town of Gattton. These dwellings can take the form of either detached houses on small lots, dwellings on standard lots, dual occupancy dwellings or multiple dwellings.

At June 30, 2011, Gattton Town will still have equivalent of 11,468 dwelling units in its land bank. By 2016, the town will accommodate 3,535 dwellings and have 10,893 dwelling units available in its land bank.

In 2031, the number of existing dwellings will have risen to 5,970 and the Gattton Town land bank will still contain the equivalent of 8,457 dwelling sites. The relationship between the supply of

land and the new dwellings is shown in Table 22.

**Table 22 – Gatton Town New Dwellings in 5 year Increments**

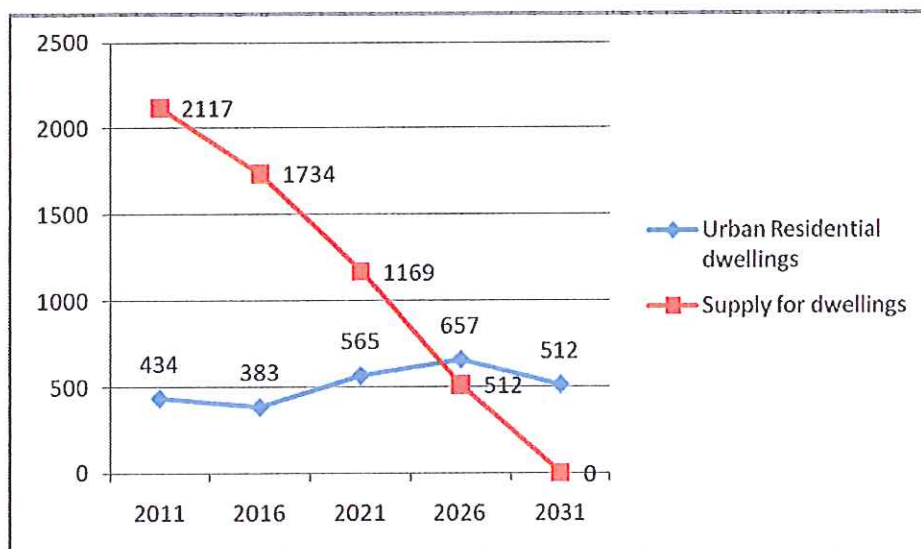


## 6.2 PLANNING DISTRICT 2 LAIDLEY TOWN

New urban residential dwellings in Laidley Town, are expected to consume 39% of urban residential dwellings demand to 2011. Shortly after this, the Plainland urban residential area will become available and it is anticipated that the share of Laidley town will drop slightly to 30% of urban residential growth. At this time, Laidley Town planning district will contain 2,431 dwellings.

By 2028, it is anticipated that the land bank for urban residential allotments in Laidley Town will be exhausted.

**Table 23 – Laidley Town New Dwellings in 5 year Increments**



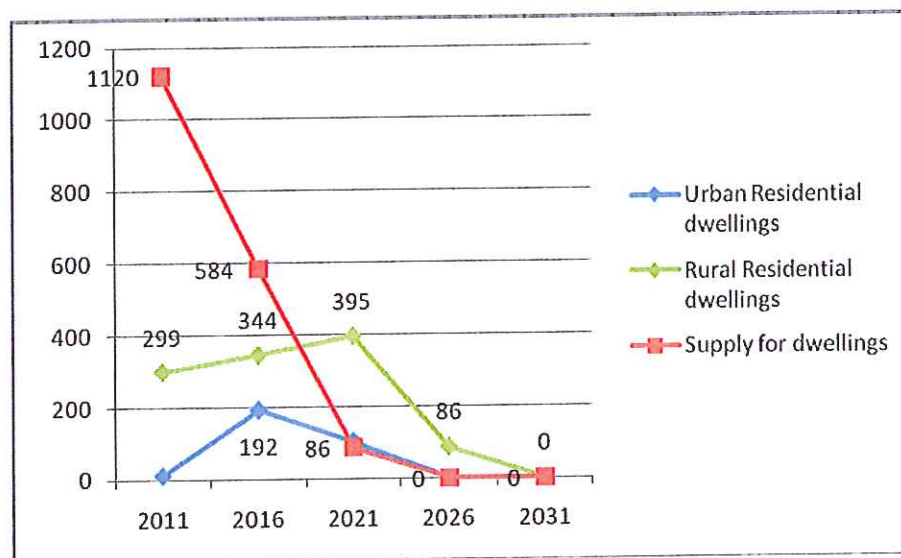
### 6.3 PLANNING DISTRICT 3 PLAINLAND

The Plainland planning district is primarily a rural residential district. At 30 June 2006, it contained 1,878 private dwellings. Located in the east of the local government area, it is anticipated to continue to provide the new dwellings for the majority of rural residential demand. This is due to the proximity of employment opportunities to the east in the Ipswich and Brisbane local government areas. To 2016, 643 new dwellings are anticipated in the rural residential area. This will leave a balance in the land bank for 481 dwellings. That supply is expected to be consumed by the end of calendar year 2022.

The SEQ Regional Plan creates an urban footprint at Plainland primarily for the Plainland centre. However, in addition to the centre, land is set aside for urban residential purposes. Some urban residential lots may be available in 2011 and to 2016, 203 urban residential dwellings are expected to be constructed around the Plainland centre. This will leave a balance of 103 urban residential dwelling sites which will probably be consumed by early in the calendar year 2019.

The supply of land for dwellings, and the expected take-up by dwellings in the rural residential area and the urban residential area are shown in Table 24 below.

Table 24 – Plainland New Dwellings in 5 year Increments



### 6.4 PLANNING DISTRICT 4 WITHCOTT

Withcott is located at the western extremity of the local government area, where it's growth is expected to continue as a consequence of its proximity to Toowoomba. Withcott will continue to be a primarily rural residential planning district despite its nomination in the SEQ Regional Plan as urban footprint. Urban residential growth in Gatton Town, Laidley Town and at Plainland will require a significant investment in sewerage infrastructure. Depending on the ultimate strategy for collecting and treating sewerage from Plainland and Laidley Town, Forest Hill may also be seweraged if all treatment occurs at an augmented Gatton treatment plant.

Seweraging other parts of the local government area will require a significant financial commitment. It is unlikely that resources will be available to implement a large scale sewerage treatment plant at Withcott in the foreseeable future. Coupled with the overall limit in the supply



in rural residential land, rural residential density development is preferred for the majority of the Withcott urban footprint area.

An allocation has been made for Withcott to receive 5% of the growth of urban residential allotments each 5 years, commencing in 2011. By 2016, 120 urban residential dwellings will exist. For this to happen, localised wastewater treatment must be resolved. The land bank will contain capacity for 307 dwellings.

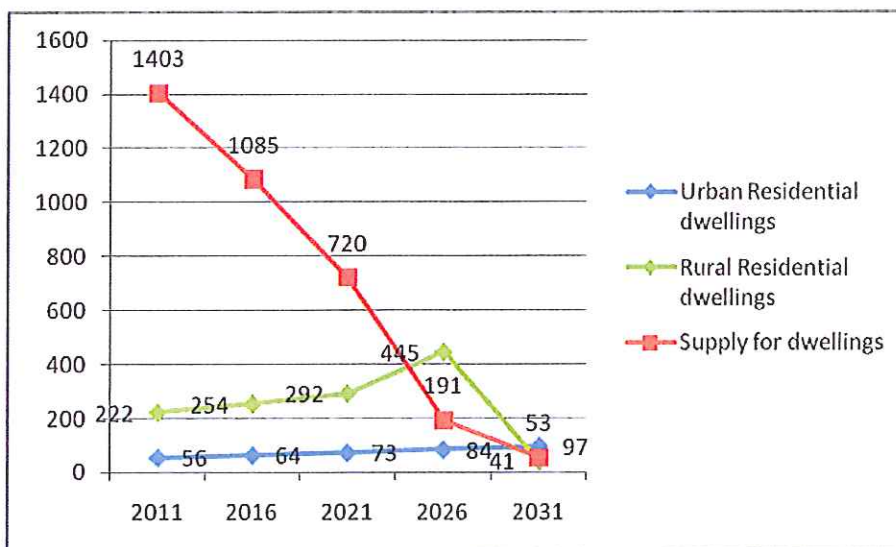
If the rate of urban residential development in Withcott stays at 5% of the total urban residential growth, the land bank will have a balance of 53 dwellings by 2031.

Withcott is anticipated to be the second-largest rural residential growth area in Lockyer Valley. It is expected to accommodate approximately 37% of all of the rural residential growth to 2021. At that time, the Plainland supply will be almost exhausted and it is anticipated that Withcott will then accommodate approximately half of the rural residential growth until it stocks are exhausted in approximately 2027.

At the interim time of 2016, there will be a balance of 778 dwellings available at rural residential density.

A small area of the urban footprint at Withcott is located in the Rural West planning district.

Table 25 – Withcott New Dwellings in 5 year Increments

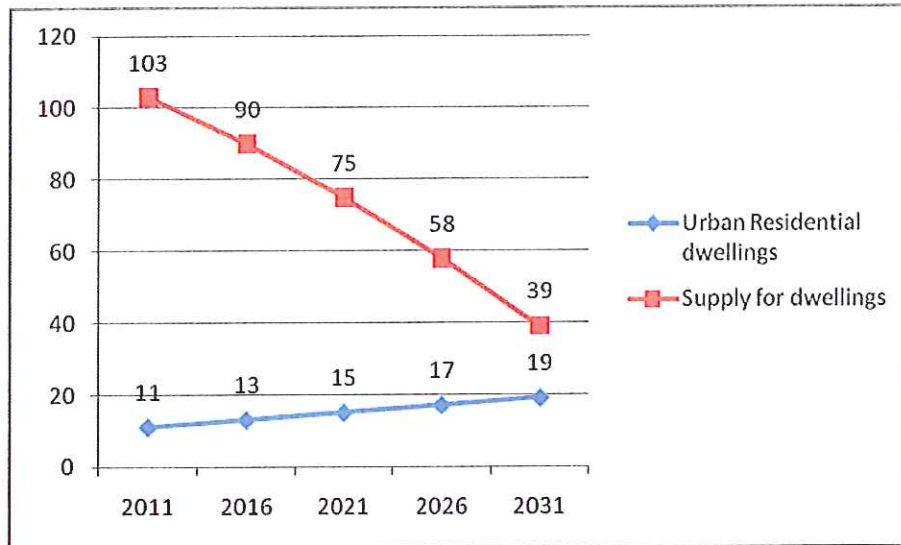


## 6.5 PLANNING DISTRICT 5 HELIDON VILLAGE

Helidon Village will continue to accommodate urban residential development only. In 2006, Helidon Village contained 230 dwellings on urban residential lots. The wastewater from these lots is treated by a dedicated sewage treatment plant. The vacant land in Helidon Village can accommodate an additional 114 lots based on 2006 figures. For the purposes of this study, it is assumed that Helidon will accommodate 1% of the new urban residential dwellings in the local government area to 2016. This represents a total of 24 new dwellings.

To 2031, continuation of this growth rate will see an additional 51 dwellings constructed and leave a balance in the land bank for an additional 39 dwellings.

Table 26 – Helidon Village New Dwellings in 5 year increments



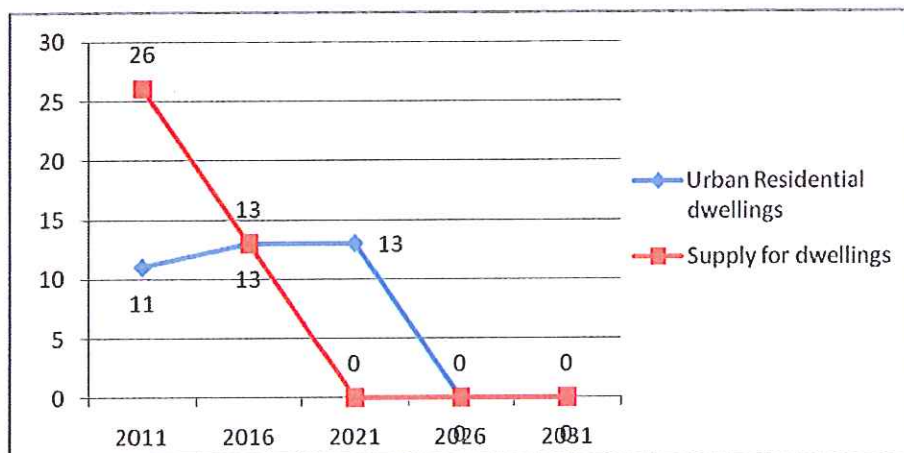
## 6.6 PLANNING DISTRICT 6 FOREST HILL

The form of development for Forest Hill will mirror Helidon Village with 1% per annum growth, resulting in the vacant land supply of urban residential lots being exhausted in 2021 and all existing sites occupied dwellings by 2026.

Sewerage treatment for Forest Hill also needs to be resolved at an early time.

Table 27 below shows the relationship between new dwellings and a supply of land for dwellings.

Table 27 – Forest Hill New Dwellings in 5 year Increments



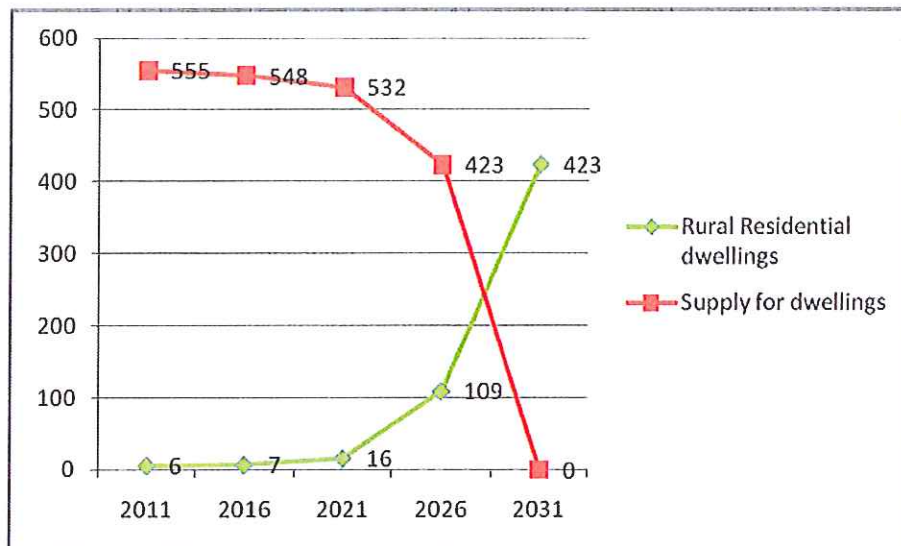
## 6.7 PLANNING DISTRICT 7 MURPHYS CREEK AND SURROUNDS

This planning district is located in the north-west of the local government area with the greatest travel distances to employment centres. All of its development will be in the form of rural residential. Ending 2006, the Murphys Creek planning district contained 492 dwellings. Its rural

residential growth rate is assumed to be 1% of the total to 2016. New dwellings will total 13 in this period and there will be 548 dwellings able to be accommodated in the balance area from Murphys Creek at that time.

Post 2016, as the rural residential land supply in the east becomes exhausted, the growth rate will progressively increase and the land bank is expected to expire at the start of financial year 2028.

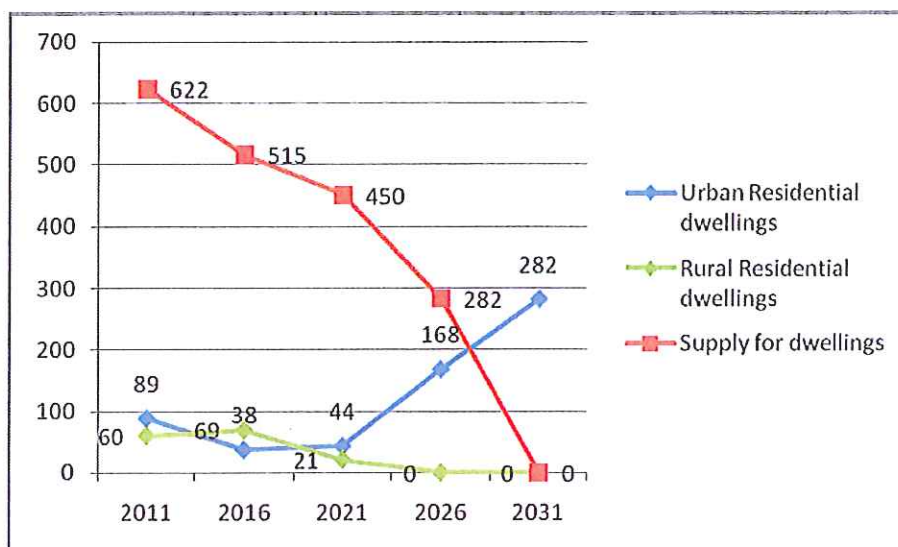
Table 28 – Murphys Creek New Dwellings in 5 year increments



## 6.8 PLANNING DISTRICT 8 LAIDLEY NORTH

The anticipated consumption of urban residential and rural residential dwelling opportunities in this planning district is shown on Table 29 below.

Table 29 – Laidley North New Dwellings in 5 year Increments



The planning district of Laidley North is located in the east of the local government area, on the southern side of the Warrego Highway and north of Laidley Town. It contains a mixture of the

urban footprint and rural living area in the SEQ Regional Plan. Laidley North contained 820 dwellings in 2006. Whilst the urban residential land in this planning district has better access to the highway than does Laidley town, the lack of the available sewerage infrastructure will restrict its growth in the short term.

To 2016, Laidley North is expected to accommodate 127 dwellings and retain a land bank for 494 dwellings. Once the urban residential land supply at Plainland is exhausted, Laidley North will continue to grow and its supply of dwellings will be exhausted early in the five-year period 2026-2031.

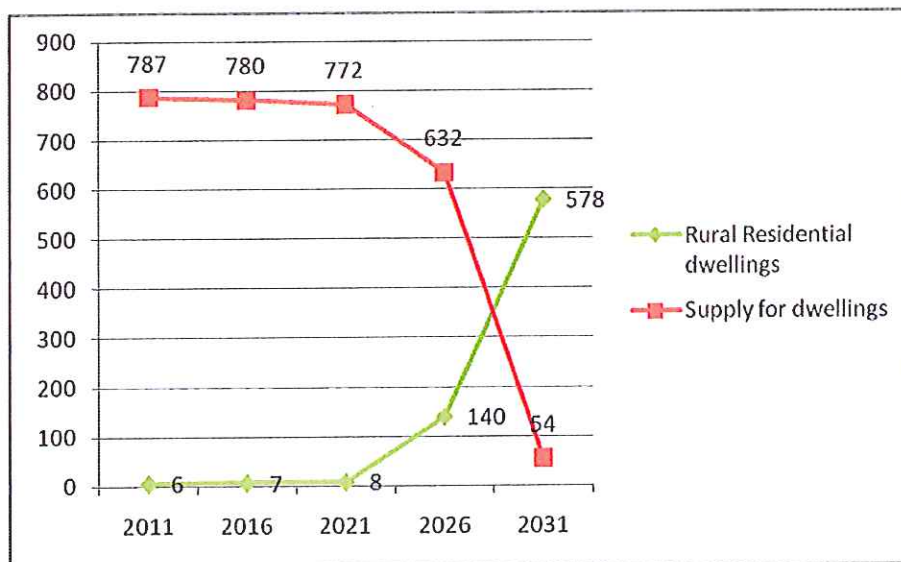
The rural residential capacity of this planning district is limited by the relatively small rural living area. It is estimated that there is capacity for 150 additional rural residential dwellings. The balance of these will be exhausted by 2018.

### 6.9 PLANNING DISTRICT 11 HELIDON HILLS AND GRANTHAM

In this planning district, Grantham village will have urban residential development. Due to the lack of urban footprint designation in the Regional Plan; the small size of the village; and the lack of a specific census collectors district for it, Grantham cannot be accounted for separately. It is acknowledged that dwellings will be constructed on existing urban residential lots within the village boundaries.

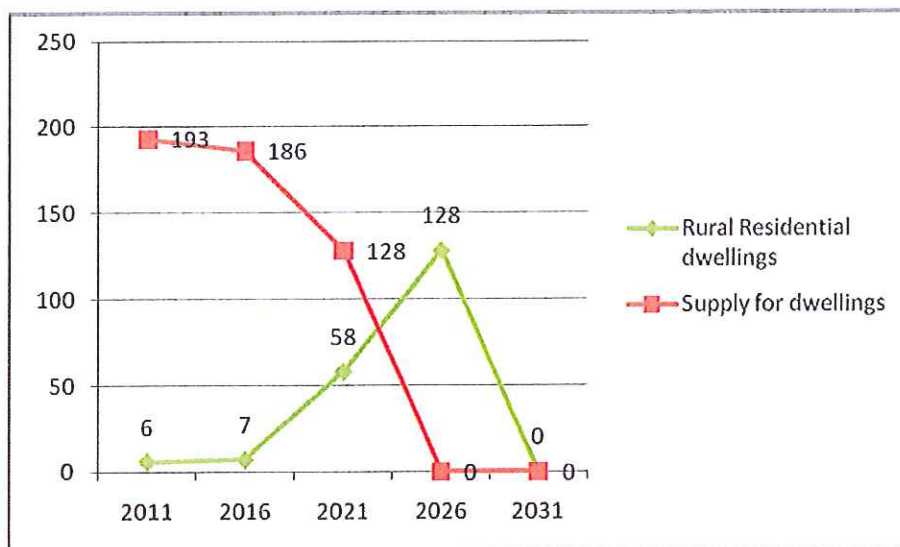
Otherwise, development in the Helidon Hills and Grantham planning district will be for rural residential purposes. As for Murphys Creek and Surrounds, development will be delayed to post 2026 and will occur when the eastern land bank of rural residential dwellings has expired. This will be the only planning district to have a small excess of the available dwelling sites after 2031. However, at 54, this is not a significant number.

Table 30 – Helidon Hills and Grantham New Dwellings in 5 year Increments



## 6.10 PLANNING DISTRICT 12 RURAL WEST

Table 31 – Rural West New Dwellings in 5 year Increments



This planning district will development as part of the Withcott rural residential area. It will start to grow after 2016 when the supply of rural residential dwelling opportunities in the eastern part of the local government area comes close to depletion.

## 7. INTERCENSAL DEVELOPMENT OF DWELLINGS

It is estimated that there are 12,798 dwellings in Lockyer Valley Regional Council area at 30 June 2010. This is estimated from the actual number of dwellings at the last census to which the number of approvals for new dwelling units has been added. On the projected figures from which the five-year aggregates are shown, the number of dwellings at 30 June 2010 should be 12,876, if a steady rate of growth is to be achieved to reach a target of 23,054 dwellings at 30 June 2031.

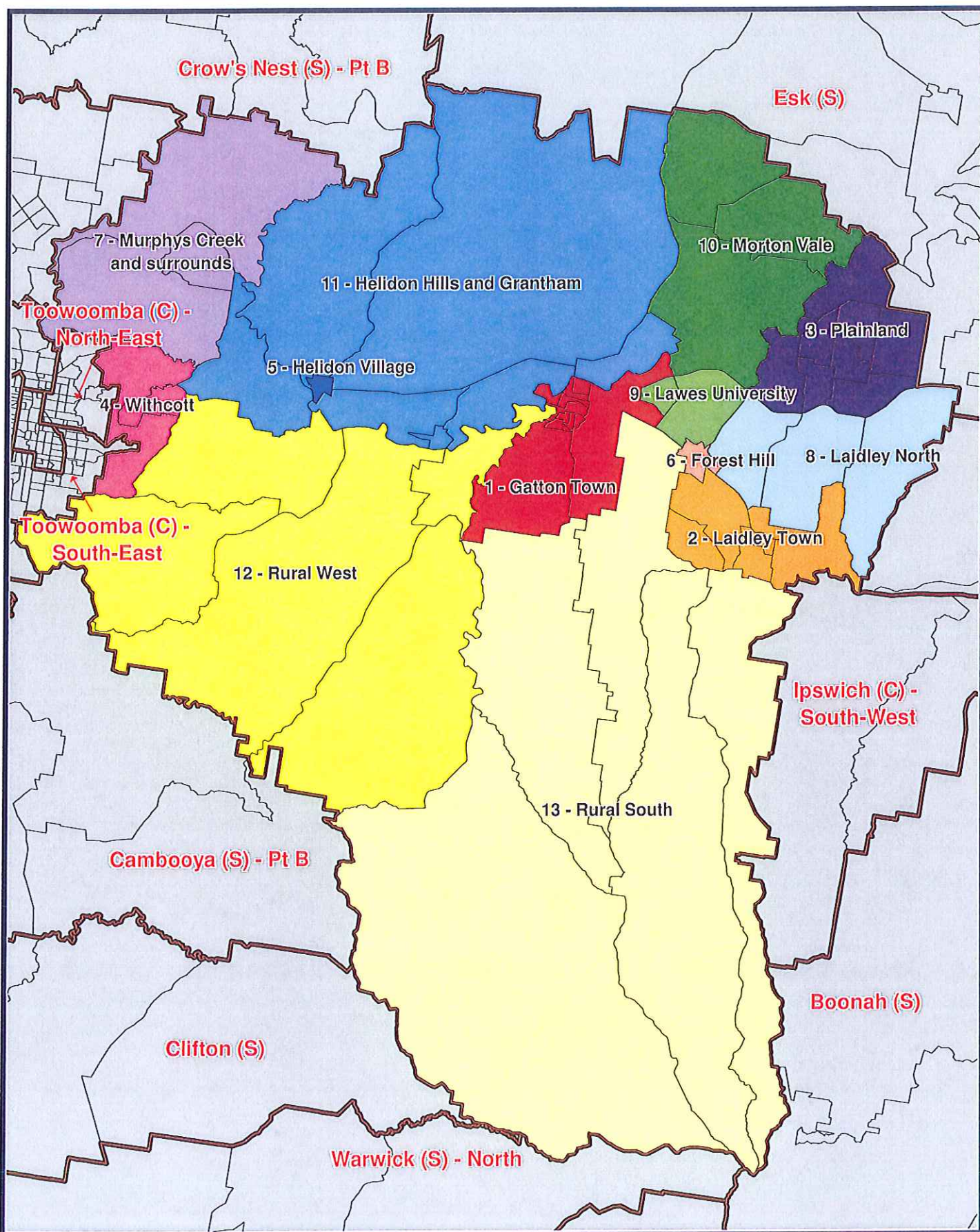
It is acknowledged that the methodology to calculate the current number of dwellings is simplistic. However, given the small mismatch between the estimated number and the required number, the methodology is adequate.

Since 30 June 2006, development approvals have been granted for an additional 1,244 dwellings. If the numbers of dwellings approved in each year were constant, then the number of dwellings approved to June 2011 would be 1,155. To meet the Regional Plan targets, this number would need to be 1,711. Although slightly below the Regional Plan target, the approvals are close to the targets set.

## 8. RECOMMENDATIONS

- 1) That the Lockyer Valley planning districts shown on **Attachment 1** to this report be used as an ongoing basis for the reporting of housing and development information for the Lockyer Valley Regional Council area.
- 2) That the Planning Scheme provides for a range of low and medium density urban residential housing forms, acknowledging that only 5% of housing in 2006 was attached.
- 3) That the occupancy rate of dwellings be monitored with each ensuing Census as decreasing occupancy rates will require more dwellings pro rata to accommodate the same population.
- 4) That the defined flood event for the western part of Lockyer Valley Regional Council area be identified and established as a layer in the GIFs and an overlay in the Planning Scheme. When that information is available, rerun development constraints analysis of the vacant land available for development.
- 5) That the relationship between new dwellings in urban residential and rural residential areas be monitored and the assumed 65/35 split be tested. The actual apportionment can then be used when this report is reviewed.
- 6) That local structure plans be prepared for Gatton town, Laidley town, Plainland town centre, and Withcott to address:
  - a) adequate provision of sewerage treatment infrastructure,
  - b) adequately interconnected traffic and transport infrastructure,
  - c) stormwater management infrastructure,
  - d) the adequate provision of open space,
  - e) the location an adequate functioning of non-residential uses, and
  - f) buffering to residential areas, and
  - g) urban design of centres.
- 7) That data be collected and held to enable monitoring of residential development and that this Report be reviewed annually and updated to reflect the best and most current information about the residential needs for the Lockyer Valley Regional Council.

# Attachment 1 - Lockyer Valley Planning Districts







# Queensland Government

Produced by the Planning Information and Forecasting Unit, Office of Economic and Statistical Research  
Queensland Treasury

## ESTIMATED RESIDENT POPULATION, ASGC 2006 CDS

*These estimated resident populations have been prepared using the latest available information.  
Disclaimer: While every care has been taken in preparing these population estimates, the State of Queensland  
does not accept responsibility for decisions or actions taken as a result of these data.*

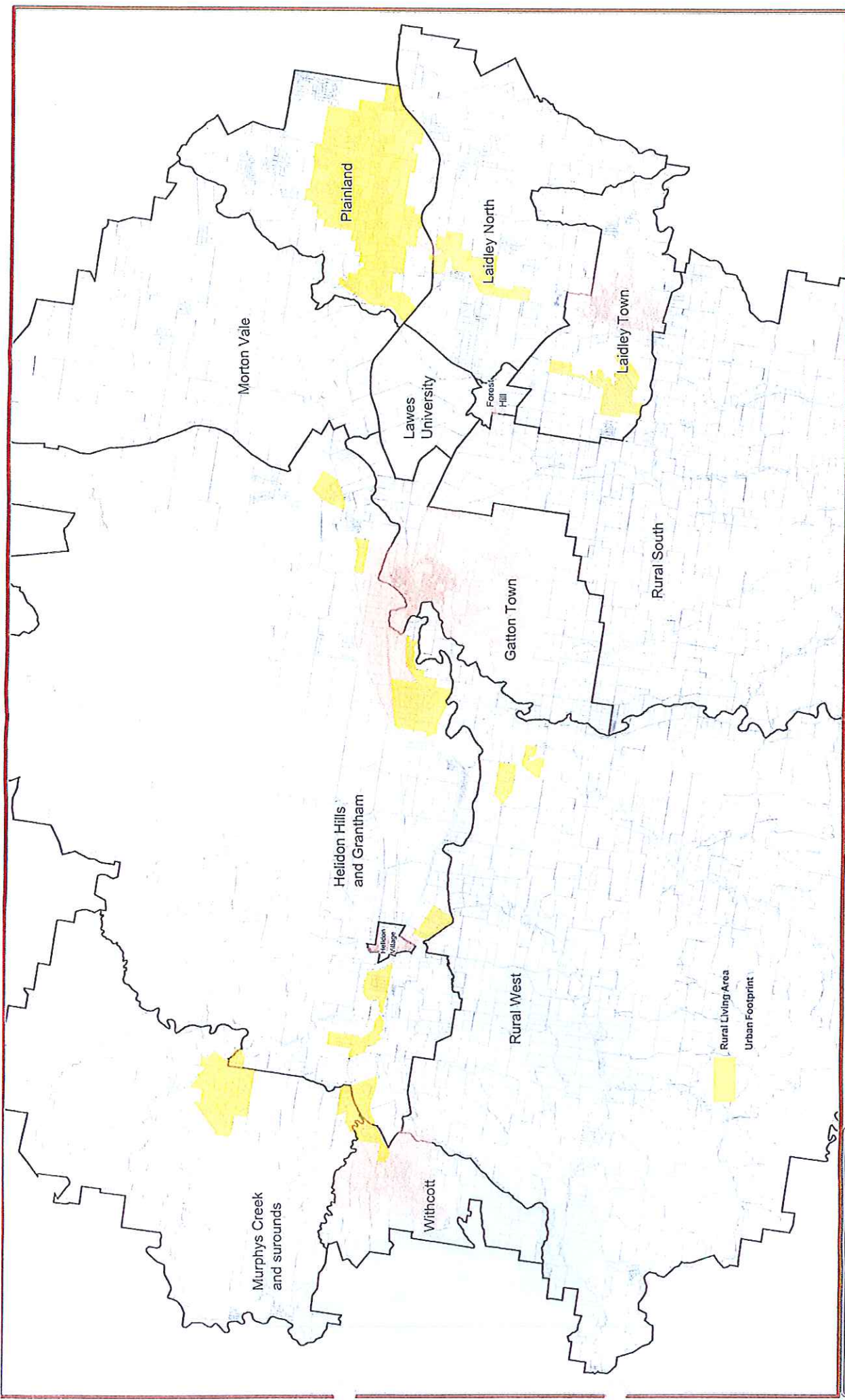
**Consultancy Date: 12 January 2010**

FINAL 2006 ERP LVP District	Males				Females				Persons TOTAL		
	0-14	15-24	25-44	45-64	65+	0-14	15-24	25-44		45-64	65+
Gatton Town	657	471	840	732	426	665	475	824	721	591	6,403
Laidley Town	481	265	437	535	370	431	226	473	558	441	4,216
Plainland	686	283	725	732	256	624	296	761	734	210	5,307
Withcott	199	123	202	230	86	195	105	254	228	51	1,672
Helidon Village	64	39	80	71	49	61	36	69	77	55	600
Forest Hill	44	28	34	53	23	34	43	39	38	27	362
Murphys Creek and surrounds	193	107	206	235	50	149	87	192	219	43	1,480
Laidley North	258	136	259	365	123	244	136	297	344	103	2,265
Lawes University	20	53	37	26	12	37	113	42	30	14	384
Morton Vale	191	99	201	228	75	193	88	217	210	49	1,552
Helidon Hills and Grantham	394	211	395	472	167	380	177	426	420	155	3,198
Rural West	311	152	286	335	150	262	139	318	323	112	2,387
Rural South	213	146	255	333	137	250	124	250	307	91	2,107
<b>Lockyer Valley Regional Council</b>	<b>3,712</b>	<b>2,112</b>	<b>3,957</b>	<b>4,346</b>	<b>1,922</b>	<b>3,526</b>	<b>2,045</b>	<b>4,162</b>	<b>4,210</b>	<b>1,940</b>	<b>31,932</b>
<b>Queensland</b>	<b>428,222</b>	<b>294,524</b>	<b>581,980</b>	<b>507,770</b>	<b>228,795</b>	<b>406,460</b>	<b>284,076</b>	<b>587,264</b>	<b>506,216</b>	<b>265,601</b>	<b>4,090,908</b>

The sum of all age groups for males and females may not add exactly to total persons due to rounding.

This information is intended for the use of the client and should not be distributed to third parties without the permission of Office of Economic and Statistical Research.

Source: Office of Economic and Statistical Research, and ABS unpublished data




**Attachment 3**  
**Lockyer Valley Urban Footprint**  
 LOCKYER VALLEY REGIONAL COUNCIL  
 PO Box 25, Railway Street, Gatton Q 4343 Phone: 1900 039 877 Fax: 4342 3250



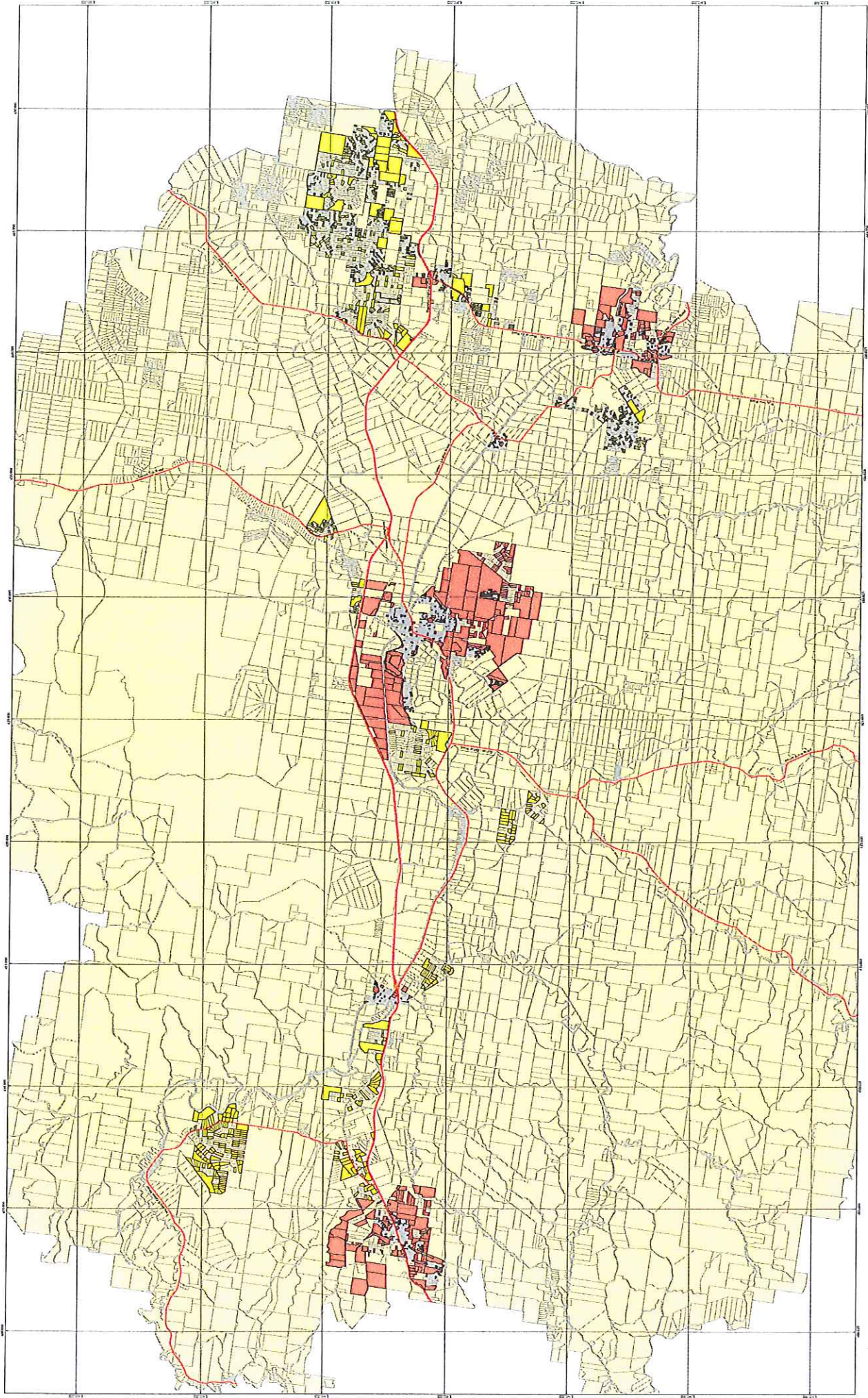
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Drawn By: JCC  
 Department of Engineering  
 Project No: 11/004/2/000/06  
 Date: 14/11/11



**Important**  
 This map was produced by GDA (Geospatial Data Australia) for the Lockyer Valley Regional Council. It is a digital map of the Lockyer Valley Urban Footprint. The map is based on aerial photography and is accurate to within 1:50,000. The map is intended for use as a reference only and should not be used for any other purpose. The map is not a substitute for a professional survey or other authoritative source of information. The map is not a substitute for a professional survey or other authoritative source of information.

Scale: 1:50,000  
 Grid: Magnetic  
 Date: 14/11/11



Job Number | 41-20203  
 Revision | 1  
 Date | 02 AUG 2010

Lockyer Valley Regional Council  
 Residential Study  
 Attachment 4  
 Vacant Land within Urban  
 and Rural Planning Districts



**LEGEND**

- Vacant Urban Land
- Vacant Rural Land
- State Controlled Areas



1:50,000 (at A4)  
 0 1 2 3 4 5  
 Kilometres  
 Map Projection: Universal Transverse Mercator/  
 Horizontal Datum: GDA 1984  
 Grid: Map Grid of Australia 1984, Zone 56

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