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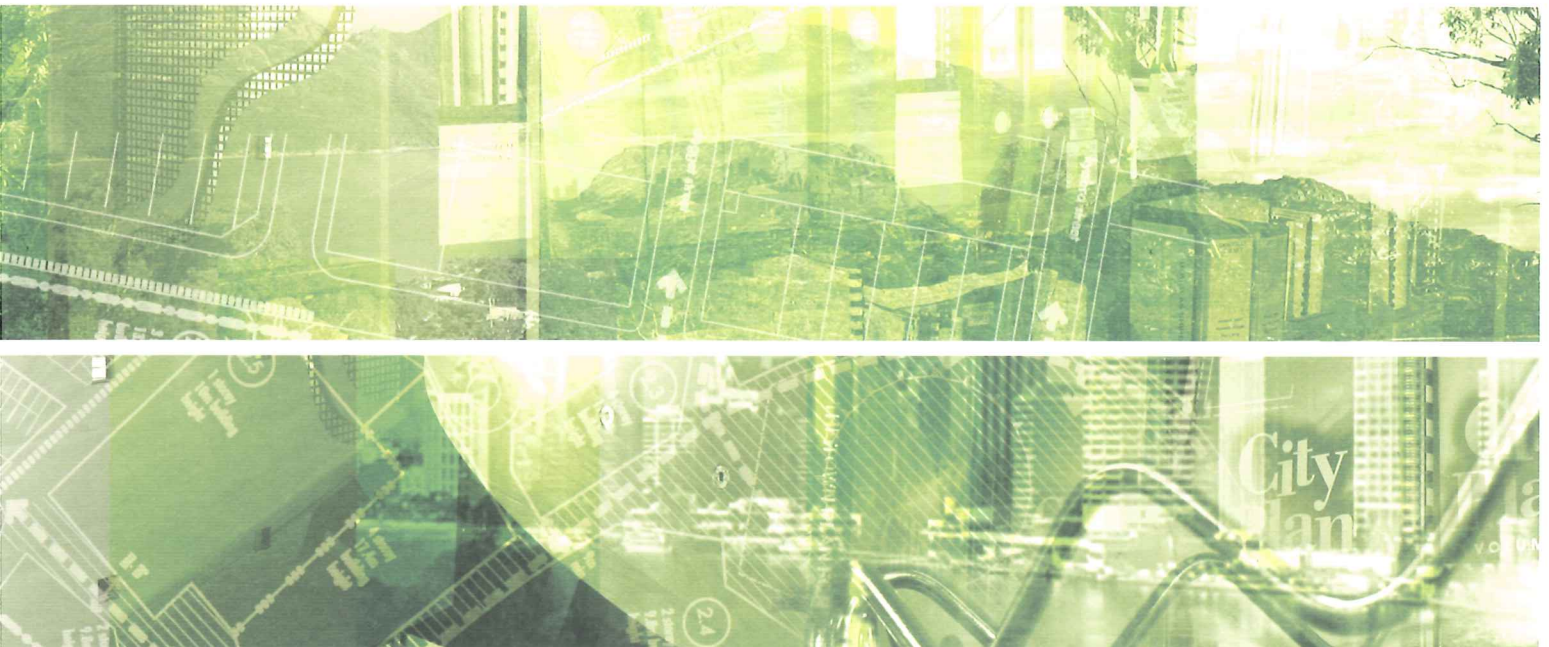
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FRASER COAST REGIONAL COUNCIL – HOUSING NEEDS ASSESSMENT

A planning study supporting the
Fraser Coast 2031: Sustainable
Growth Strategy Project



MARCH 2011

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PREFACE

This individual planning study report was commissioned by the Fraser Coast Regional Council (Council) as part its Sustainable Growth Strategy project to assist and inform in the development of a new planning scheme for the entire local government area. It is important to understand that while the study report and its recommendations are a significant input, it does not necessarily represent the final integrated policy position of Council. Rather, the information will be used to assist the drafting of elements of the new planning scheme. The integration and balancing of a range of project inputs, community and State government engagement and other information which becomes available to Council will also influence the final policy content of the new planning scheme. Following an initial review by the State, a statutory public consultation process will occur where formal submissions are considered by Council and the State government before the planning scheme is finally adopted.

EXECUTIVE SUMMARY

Requirement for a Housing Needs Assessment

This Housing Needs Assessment project is one of a number of studies being undertaken on behalf of the Fraser Coast Regional Council as part of the *Fraser Coast 2031: Sustainable Growth Strategy* project. It informs Council about the current and future projected housing needs of the Fraser Coast population, and how these needs can be supported through specific land use strategies and ultimately through a future planning scheme. It is undertaken in accordance with the State Planning Policy (SPP) 1/07 – Housing and Residential Development, adopted by the Queensland government on 17 December 2006.

Context

The Wide Bay Burnett (WBB) region experienced rapid population growth in the 20 years to 2006, and is projected to experience a continuing high and sustained level of growth to 2031 with an increase of approximately 60,000 residents. At 2006 the Fraser Coast accommodated 89,479 people, close to 34% of the population of the WBB region. Population growth in the Fraser Coast Regional Council area is estimated to account for almost half (47.2%) of the total population growth in the Wide Bay Burnett region (PIFU, 2008).

Overall, the region is characterised by:

- a concentration of urban settlement within Hervey Bay in the far north-eastern part of the region and in Maryborough City (containing approximately 80% of the population);
- coastal settlements and sensitive environmental areas on the eastern and northern coasts, which are currently experiencing significant growth pressures despite having limited urban infrastructure; and
- significant rural farming lands in the western and southern part of the region, with small rural townships and settlements located throughout.

Hervey Bay is the largest urban centre/locality within the Fraser Coast region, estimated at 30 June 2009 to have a resident population of 49,491. Maryborough, located approximately 36 kilometres south-west of Hervey Bay, had a population of 22,984 people.

The majority of housing is of a low density form, predominantly single dwellings on lots which are large in comparison to South East Queensland standards. The urban area of Hervey Bay has attracted some urban infill development, particularly in areas along and close to the esplanade in recent years, which has resulted in the creation of a residential unit market. Residential development in Maryborough is low density and does not currently reflect a consolidated urban form.

Challenges for Future Residential Development

The key challenges to future development within the Fraser Coast region, particularly in relation to housing resulting from the existing settlement pattern and current growth patterns, would appear to include the following:

- the dispersed nature of urban development, and the existing low density structure and form of the urban areas, which is particularly pronounced in the linear form of Hervey Bay;
- the high level of car dependency throughout the region resulting from the settlement pattern;
- the limited capacity of existing infrastructure within the established urban areas to support further infill development;
- the high cost of infrastructure provision required for new development areas and the need, in many cases, for infrastructure agreements between multiple parties;

- the significant natural features of the Fraser Coast as a whole and the appropriate management of these features within new development areas;
- the good quality agricultural land constraints, particularly surrounding Maryborough, that warrant protection to support the economic viability of the region;
- the interest in and growth pressure on smaller coastal villages that are heavily constrained by natural and coastal features and limited infrastructure;
- the lifestyle attributes of the Fraser Coast that are a key attractor of new residents, particularly retirees with limited incomes seeking affordable properties on larger allotments, at times in locations that lack accessibility; and
- the possible need for some further growth and development in the rural townships (Howard and Tiaro in particular) to support further investment and facility/service provision, which would in turn provide services for existing residents in these outlying areas.

Demographic Overview

This report provides an overview of the demographic features that relate to housing provision for the Fraser Coast community and its catchments (see **Section 5**). The statistics provided in the report are taken from the *Demographic Profile and Dwelling Capacity Analysis* report, which has been prepared separately. Some of the key findings that have implications for housing provision indicate:

- a significantly higher proportion of ‘couple only’ households, a lower proportion of ‘couple with children’ households and a lower proportion of group households compared with Queensland;
- a significantly higher percentage of people aged 55–75 years and over and a lower proportion of people aged 25–34 years, compared with Queensland;
- a higher percentage of people with disabilities and proportion of disability pension recipients than Queensland, which is partly related to the older age profile in the Fraser Coast;
- an Indigenous population which represents a smaller proportion of the housing market than for Queensland;
- a lower percentage of the population in employment compared with Queensland;
- a lower median income compared with Queensland, which is a reflection of the high representation of older people and unemployed people in the region as well as a slightly higher proportion of people employed part time;
- a higher proportion of new residents compared to Queensland, with almost one third of the population having lived outside of the area in the 5 years before the 2006 census;
- SEIFA data suggests there is a fairly distinct pattern of disadvantage in the more remote locations outside of the main townships of Hervey Bay and Maryborough, which is considered to partly result from the availability of affordable accommodation in these locations;
- the SEIFA data also indicates that there is disadvantage within the urban areas of Hervey Bay and Maryborough, which suggests that the affordability issue and level of disadvantage is considerably widespread;
- by contrast, locations of relatively less disadvantage are evident in high amenity locations such as Dundowran and Craignish; and ‘lifestyle block’ locations such as Tinana South, Dundathu, and Wondunna.

In respect of projected population growth, it is apparent that:

- projections prepared by the Planning Information and Forecasting Unit (PIFU) indicate that the total resident population of the Fraser Coast Regional Council area is expected to reach between 113,500 and 122,230 people (low and high series respectively) by 2016;
- by 2031, the population is expected to increase to between 139,290 and 168,160 people (low and high series) (PIFU 2009).

Implications for Housing Provision

The key implications that can be derived from the demographic analysis are as follows:

- there is expected to be a considerable overall demand for housing due to the high rate of population growth (2.1% per annum compared with 1.7% per annum for Queensland);
- housing demand will be concentrated within the former Hervey Bay LGA, which is expected to accommodate an additional 50,000 people by 2031, however, it is recognised that the distribution of population growth between key centres will also be influenced by the forthcoming Wide Bay Burnett regional plan;
- the significantly higher proportion of couple only households in the Fraser Coast region compared with the State suggests there may be an opportunity for some of these households to be accommodated in smaller dwelling types;
- overall, the need for smaller dwellings will increase substantially as the number of small households (lone person and couple only households) across the region increases from 64% to 70% by 2026 (well above the proportion for the State);
- it is apparent that accommodating the high proportion of people aged 55 years and over in affordable and appropriate housing is an important need to be addressed in the region;
- there is a need to ensure that affordable and appropriate housing is available for people with disabilities to respond to the higher proportion of people with disabilities and disability pension recipients compared with Queensland;
- although the region's Indigenous population represents a smaller proportion of the housing market than for Queensland, this is an important form of special needs housing that will need to be considered;
- affordable accommodation is a key need given that there is a lower proportion of the population in employment and a lower median income compared to Queensland (noting this is a reflection of the high representation of older people and unemployed people in the region, as well as a slightly higher proportion of people employed part time);
- the pattern of disadvantage indicated by the SEIFA data suggests that more affordable housing choices need to be available in urban localities, where there is greater access to a range of facilities and services (ie. access to facilities and services and cost of living considerations should also be factored into housing location decisions).

Existing Housing Supply and Dwelling Characteristics

From the information on housing characteristics detailed in Section 6 of this report, a range of implications for housing provision in the Fraser Coast can be identified, including:

Dwelling Type

- The most common current dwelling type across all household types is a separate house (for 92% of all households), a preference that is particularly pronounced for couple households with children (98% of which resided in separate houses at the time of the 2006 census). It is however notable that 95% of couple families without children also still live in separate houses, potentially a housing form less appropriate for them.
- As expected, lone households is the dominant household type living in attached and semi-detached housing (7% and 4% respectively), however, 82% of lone person households however still live in a separate house, also potentially a housing form less appropriate for them.

Dwelling Tenure

- In terms of housing tenure, it is evident that there is a high degree of home ownership in the Fraser Coast, and a relatively low proportion of households renting. This could mean a high level of opportunity to encourage downsizing from family homes and alternative dwelling forms, particularly in Hervey Bay and Maryborough.

Tourist Accommodation

- There is considerable intermixing of tourist and residential uses in Hervey Bay. It needs to be determined whether this is desirable, both at the level of the individual building, or the immediate neighbourhood.

Private Rental

- There are high vacancy rates in private dwellings in Hervey Bay, confirming that high proportions, particularly of higher density stock, are removed from the residential dwelling pool for tourist purposes.
- There is a very low vacancy rate in Maryborough in private rental accommodation, approximately half the state level and strong rental price increases. Rental costs for houses in Maryborough are very little below that in Hervey Bay. This suggests a potential need for increased rental supply in Maryborough, which may relate to the very small number of semi-detached dwellings and a very small increase in the number of flats and units available for private rental in the last 10 years.
- There is minimal private rental dwelling stock available outside of Hervey Bay and Maryborough. Given the relative lack of urban services in many areas, this may be acceptable.

Affordability

- While rents for all dwellings in Fraser Coast are significantly lower than Queensland, these have increased more rapidly in the seven years to 2008. Further, the percentage and number of dwellings that are considered affordable have decreased for all dwelling types, with the exception of 1 bedroom dwellings. The economic downturn in 2009 is likely to exacerbate this increase in rent and decreasing affordability because of the reduction in development activity.
- There have been large increases in the price of both land and housing over the last 5 years (a 29.6% increase in the price of land and a 29.3% increase in the price of houses). Because median house and land prices have increased by greater percentages in the Fraser Coast over the last seven years than in Queensland, this differential could be expected to continue to close.
- Although Hervey Bay has the highest median prices, the median price of detached houses in Maryborough is the second highest in the region. Hence it would appear that Maryborough is also not immune from affordability issues.
- Significantly, the highest proportions of affordable rental housing in Fraser Coast appear to be in Hervey Bay Part B, Maryborough and Tiaro SLAs. In the case of Hervey Bay Part B and Tiaro SLA, this is particularly likely to result in unaffordable living due to transport costs and lack of services. This raises the desirability of increasing affordable housing supply within better located areas.

Caravan Parks

- Those accessing both long term accommodation and short-term caravan accommodation on the Fraser Coast do so at a much higher rate than the rest of Queensland. This could be expected to place considerable pressure on caravan parks as a source of affordable housing.

Social Housing

- Social housing appears relatively well located, and a further 173 additional social housing properties planned for construction within the Fraser Coast Regional Council area will significantly assist supply. There appears extremely limited boarding house stock available; relatively little Indigenous housing and only one youth crisis housing facility.

Retirement Accommodation

- There is a significant amount of retirement accommodation provided and a large amount approved. The need for this and other types of aged accommodation will need to be assessed. Very little information is available on the private housing stock occupied by older residents. However the data on dwelling type by household type suggests that a high proportion of older people may be living in larger accommodation forms than they require and that are possibly particularly appropriate for them. This needs to be further investigated through qualitative information.

Analysis of Housing Stock and Development Trends

A range of implications relating to housing stock and development trends have been identified in this report (see Section 7), which can be summarised as:

Fraser Coast Region

- Smaller allotments are typically provided in many new estates as a ‘tokenistic’ response to wider housing diversity discussions rather than to seriously address affordability issues. If there is to be any real impact on affordability, Council needs to find ways to encourage the provision of authentic affordable products at a scale which will make an impact on the problem.
- The implications of the drop in dwelling approvals and development activity in 2009 in terms of the balance between supply and demand, and its resultant implications in terms of affordability, needs to be considered. This drop has particularly affected the provision of units/town houses, which were only 10% of all approvals in 2009.
- The large number of development approvals, which have not yet been acted upon, particularly within Hervey Bay and to a lesser extent in Maryborough, need to be taken into account in determining future needs.

Hervey Bay

- There appear to be three dominant housing products existing and currently being established within Hervey Bay, with limited innovation or diversity. Opportunities for diversity and new housing forms needs to be further established.
- There is strong evidence that development industry resistance to providing more diverse housing products is at least partly a result of the combination of prescriptive planning scheme requirements, significant approval processes and application costs, long timeframes and high infrastructure charges. This is a major issue for the drafting on the proposed new planning scheme for the Fraser Coast.
- There has been a trend away from duplex and dual occupancy development in Hervey Bay, apparently as a result of planning scheme barriers and local community opposition to higher densities. The need to address planning scheme barriers to these products, poor community perceptions, and mechanisms to encourage their provision need to be considered.

Maryborough

- There has been little provision of semi-detached dwellings in Maryborough, and the development of flats, units and apartments (attached housing) has been spread throughout the urban area rather than focussed in key areas.
- There is evidence that the Maryborough planning scheme is limiting any development of a higher density to areas in and immediately surrounding the CBD, notwithstanding that this is where smaller land parcels appear to be acting as a constraint. This appears to be a factor in ensuring residential dwelling activity and growth is heavily focussed on Hervey Bay. Intervention to encourage further development could and should occur at Maryborough.
- The limited land availability in Maryborough and the need for growth areas to be identified to support long term ongoing growth and development on larger parent parcels that can facilitate a range of dwelling types, should be taken into account in determining the Sustainable Growth Strategy 2031. However, this would need to be underpinned by infrastructure planning.

Housing Trends and Preferences

Broader housing trends and preferences at the national, state and local level have an impact upon, and are evident in, the Fraser Coast region. These trends, and the associated implications for housing provision, are described in detail in **Section 8** of this report and are summarised below.

Wider Trends Influencing Housing Demand

- Household growth is expected to peak in the next five years, which will exacerbate the recent lack of development activity.
- Average household size can be expected to continue to decline in the foreseeable future. Any slight reversal in this decline as a response to limited available housing stock will be unlikely to have any significant influence in the short term.
- There will be a larger proportion and number of older people in the population, including a high number of the very old and frail-aged who will need appropriate accommodation.
- National trends suggest that there will be a decreasing rate of home ownership and increased demand for rental tenure.
- It is predicted that the housing shortage will reach unprecedented levels in the foreseeable future, with resultant implications for further upward pressure on both rents and house prices. In combination with rising interest rates, this is predicted to drive the deterioration in affordability (both purchase and rental) *'beyond anything we have ever seen'*.
- The Queensland Government's regionalisation agenda may well influence population projections upwards in regional Queensland in the medium to long term.

Generational Trends

- There will be a substantial increase in demand for smaller dwellings and dwelling types appropriate and affordable for older people, including adaptable housing design.
- The housing preferences of the *current older generation* including a preference for independent living need to be respected, however, the importance of locality rather than the family home suggests that older people may be willing to move to more appropriate smaller housing if available in their local area.
- Baby boomers will demand a different range of housing options than is currently available to older people. In particular, there is little evidence that baby boomers will continue the trend of moving into retirement villages, hence there will be a growing demand for more diverse choices which cannot be met at the present time.

- There will be a growing need for new and alternative forms of housing for older people that offer retirement based social interaction, shared use of open space for recreation, sharing of resources including personal transport and household articles, and mutual caring and support.
- One in five baby boomers are likely to require affordable rental accommodation as they get older, hence there will be increased pressure on both private rental and public housing by 55+s which will need to be addressed.
- Affordable housing will also need to be developed to ensure Generations X and Y are not locked out of the housing market through declining levels of affordability.

Local Expressed Preferences

- Lifestyle choices must be protected by the planning scheme, including lots which have room for pools or sheds and the ability to store RVs, boats and cars, particularly among older people. There is also an emerging market for smaller compact housing which enable secure lock-up in coastal towns.
- There is a need for a culture change to reduce demand from households seeking four-bedroom, two bathroom houses.
- The potential for providing a small number of duplexes in well serviced townships and lots smaller than 1000 m² should be considered as an affordable alternative.
- There is a need to establish a balance between the large unmet demand for large-lot, semi-rural or acreage lots for genuine semi-rural activities, as opposed to those who seek them for affordability, by increasing affordable alternatives in better serviced locations.
- There will be a need to satisfy the demand for secondary dwellings, both for older children and parents.
- There is a view held by the development industry that the community will be open to smaller dwellings.
- Diversity including one storey small lot housing, courtyard housing, villa lots and tourist lots needs to be encouraged. There are seen to be the opportunities for sympathetic rear lane housing and loft housing in Maryborough.
- Opportunities are seen for increased density around community nodes and transport hubs.

Future Housing Requirements

Scenario Modelling

As part of the preparation of this housing needs assessment, a number of scenarios have been modelled in order to estimate the projected demand for different dwelling types (e.g. attached, semi-attached, separate dwellings) at five year intervals to 2031. The model methodology and findings are described in detail in **Section 9** of this report.

A key assumption of the model is that the projected change in household types outlined above indicates an increasing proportion of smaller households (e.g. lone households, couples without children and one parent families) that are likely to require smaller dwellings, particularly semi-detached and attached dwellings. This is consistent with the broader national trend toward smaller households and is a key factor influencing dwelling type preferences.

The key assumptions and findings of this modelling are:

- it has to be recognised that, given historical housing consumption patterns, it is likely that a high proportion of households (small and large) will continue to choose large dwellings (mainly separate houses) as their preferred housing choice. It is also understood there is a local perception at least in Hervey Bay, that 4 bedroom houses are better for resale. This has been considered in the formulation of assumptions used in the model scenarios;

- despite the above, the increasing proportion and number of smaller households in FCRC (in accordance with OESR household type projections) suggests a greater demand particularly for semi-detached/attached housing, and to a lesser extent flats, units and apartments in the future, and this will need to be reflected by the planning scheme;
- to accommodate changing household types and demographic trends, there is a need for a greater range of modest housing options particularly for low income and ageing populations and to cater for the increasing proportions of couple without children and lone person households;
- it is evident from the model that there are particularly low proportions and numbers of semi-detached, row or terrace house, townhouse etc dwellings and flat, units and apartments in the FCRC area. For example, it is estimated that ¹:
 - semi-detached, row or terrace house, townhouse etc dwellings comprise just 1.67% of the private housing stock, or just 610 dwelling units;
 - flat, units and apartments make up 2.98% of the private housing stock, representing 1,088 dwellings;
 - it is considered, therefore, that there is significant opportunity to increase the numbers of both these dwelling types in the Fraser Coast region;
- in particular, under the low change and high change scenarios, the greatest potential for an increase in dwelling numbers (apart from separate houses) is identified in the semi-detached, row or terrace house, townhouse etc dwelling type.

High Change Scenario

- Focussing on the high change scenario, the following additional dwellings would need to be constructed each year to meet the projected dwelling needs:
 - separate houses: 590 dwellings/year;
 - semi-detached, row or terrace house, townhouse etc: 400 dwellings/year; and
 - flats, units or apartments: 94 dwellings/year.

Low Change Scenario

- Under the low change scenario, significantly less additional medium density dwellings would need to be constructed each year to meet the projected dwelling needs:
 - separate houses: 731 dwellings/year;
 - semi-detached, row or terrace house, townhouse etc: 278 dwellings/year; and
 - flats, units or apartments: 76 dwellings/year. The number of total dwellings required is the same under all three scenarios – the different scenarios only reflect a redistribution of dwelling types towards more semi-detached and attached dwellings.

Target Scenario

The preferred scenario, as determined by the Fraser Coast Regional Council, is for 20% of all new dwellings in the region to be attached, or semi-detached dwellings by 2031 (a situation between the no change and low change scenarios). Under this target scenario, the following dwelling would be required annually:

- separate houses: 862 dwellings/year;
- semi-detached, row or terrace house, townhouse etc: 163 dwellings/year; and
- flats, units or apartments: 59 dwellings/year.

¹ The number of dwellings is an approximation based on household numbers and does not consider vacancy rates.

Analysis of Housing Needs

Based on the research and analysis undertaken for this housing needs assessment, some key needs have been identified which relate to specific segments of the housing market and the needs of particular groups. The key needs identified are summarised in the following pages (refer to **Section 10** of this report for further details).

Private Housing - Housing Diversity

- As previously mentioned, the proportion of separate houses in the Fraser Coast is higher than for Queensland. Additionally, observation suggests that a high proportion of medium and high density dwelling types are devoted to tourist use. Hence the availability of alternative dwelling forms to a separate house for permanent residents appears fairly limited.
- The suitability of single detached dwelling types as the dominant housing form for both the existing and future residential population has been seen to be inappropriate for a reasonable proportion of households. This proportion will increase in the future as the population ages, household size further decreases and more couple families without children and lone person households occur.
- The significantly higher proportion of couple families without children in the Fraser Coast region compared with the State suggests there may be an opportunity for some of these households to be accommodated in smaller dwellings (e.g. flats or apartments, or semi-detached or attached dwelling) types, particularly given that the high proportion of couple only households will continue to increase to 2026.

Private Housing - Increased Density

- It is anticipated that much of the future population growth and demand for housing will occur in the Hervey Bay Urban area, with a lesser amount in Maryborough Urban area. (refer to **Section 6.4** for description of catchments). There are strong economic reasons for consolidation and infill development to occur in appropriate areas.
- Opportunities are required for increased density around community nodes and transport hubs, with good access to facilities, services and employment.
- There is a need for increased housing to take advantage of access to facilities and services for people of lower socio-economic status who may not have access to a private vehicle, particularly around Hervey Bay and Maryborough town centres where employment is available.
- Regardless of the need for diversity and increases in density, there is also the need to protect lifestyle choices offered by the larger standard residential (800-1,000m²) lot. There will be continued demand for the separate house – albeit many such houses could be smaller dwellings.

Private Housing - Housing Affordability

- The situation in relation to housing affordability suggests that rental affordability is relatively good, however, this is not to say that there are not areas where rents are relatively high, including Woocoo SLA and Hervey Bay Part A.
- However, rents increased by higher percentages than Queensland in the seven years to 2008 and consultation with service providers suggests the wrong conclusions can be drawn about housing need on the Fraser Coast based on rental levels relative to the rest of Queensland alone, particularly Maryborough,.
- In particular, relatively low rents in Maryborough do not necessarily mean there is no affordability problem, as this fails to recognise the relatively greater social disadvantage, including lower incomes, older age profile and higher unemployment.

- In relation to housing purchase, it would appear that the Fraser Coast may have slightly lesser housing affordability than Queensland as a whole, although this has improved slightly in 2009. The steep increases in prices which occurred between 2001-2007 are however likely to have caused significant pressure on low income and first home buyers on the Fraser Coast.
- It is the view of local housing providers that there is a clear undersupply of housing that is within the affordable range for many families, and the lack of smaller dwellings exacerbates the difficulty in finding affordable accommodation.
- While there has been some relief in 2009, particularly in home purchase affordability, the slowdown in development activity may mean an impending exacerbation particularly of rental stress as population increases and housing supply tightens.
- Significantly, the majority of affordable rental housing in Fraser Coast appears to be in Hervey Bay Part B, Maryborough and Tiaro SLAs. In the case of Hervey Bay Part B and Tiaro SLA, this is particularly likely to result in *unaffordable living* due to transport costs and lack of services.
- The pattern of social disadvantage (refer to the SEIFA index in **Section 5**) underlines the need for more affordable housing in areas which do not exacerbate the existing pattern of disadvantage. This suggests that more affordable housing choices need to be available in urban localities, where there is greater access to a range of facilities and services and a more affordable the cost of living.

Social Housing and Homelessness

Key social housing needs and issues are:

- there is a long waiting list for social housing and it takes longer for people to be allocated housing in the Wide Bay Burnett area compared to the whole of Queensland;
- overall, across the Fraser Coast, the most common demographic characteristics of clients on the social housing register are single parent families, lone persons and aged persons, and this equates to the need for more smaller dwelling types for social housing within the Fraser Coast;
- there appears to be a lower rate of provision of social housing on the Fraser Coast compared to Queensland or the Wide Bay Burnett region;
- there would appear a need for increased provision of social housing above that currently being constructed to reduce waiting lists, particularly among older people;
- a salt and pepper approach is required to assist with public perception of social housing;
- there is a growing trend for people to seek crisis accommodation for a range of reasons and the demand for crisis housing and supported accommodation is greater than can be delivered with current stock;
- options for older single males need to be developed, including boarding house accommodation (currently lacking on the Fraser Coast) and a men's shelter in Hervey Bay;
- there is a need for more transitional accommodation to ensure people do not cycle back into homelessness;
- other initiatives, such as increasing the supply of smaller affordable private housing, increasing the supply of social housing generally and introducing programs such as Rent Connect will all assist in reducing homelessness.

Caravan Park Accommodation

The key needs relating to caravan parks appear to be:

- existing caravan parks significantly contributing to long term accommodation for low income groups need to be maintained, or additional places for long term residents found in alternative accommodation should parks be redeveloped;
- other initiatives, such as increasing supply of smaller affordable private housing, increasing supply of social housing generally and introducing programs such as Rent Connect will all assist in reducing pressure on caravan parks as a place of accommodation of last resort.

Housing Needs for Identified Groups

Visitors

The key findings emerging in relation to visitor accommodation are:

- it will be highly desirable that intermixing of tourist and long-term residential accommodation is limited. Consideration will need to be given to using appropriate definitions under the *SPA 2009* to achieve this;
- adequate provision will be needed within appropriate sites or precincts for the projected additional number of visitor accommodation rooms likely to be required (65 beyond those under construction or planned by 2018, and over 5,280 rooms between 2018 and 2031).

Aged Persons

Key needs for aged persons' accommodation include:

- there is a specific and growing need in the Fraser Coast to cater for older people, both now and as the population continues to age. This need is particularly evident in Hervey Bay Urban area;
- the high and increasing proportion of people aged 55 years and over need to be accommodated in both *affordable* and *appropriate* housing;
- it can be hypothesized that a high proportion of older people are living in larger accommodation forms than they require and are appropriate for them;
- the importance of 'ageing in place' should be recognised and promoted by encouraging integrated aged care facilities to meet progressive needs (i.e. independent living to palliative care in one facility);
- there will be a need for a substantial increase in aged care places to 2031 of just over 2,000 places, approximately 1,600 of which will need to be residential aged care beds. 927 of these will need to be low care beds and 551 will need to be high care beds;
- while a higher proportion of beds will be required in Hervey Bay, Maryborough is also seen as a good opportunity to provide more affordable retirement housing and there is an identified need for a greater range of aged persons accommodation, particularly integrated villages with all three levels of care;
- there will be a need for increased social (community and public) housing for older people, both to make up existing deficiencies and to cater for the anticipated increased demand for affordable rental accommodation by older people in the future;
- close to double the current number of independent living units would be required to accommodate the over 55's population by 2031. It will be important that the planning scheme enables these types of accommodation to be provided in appropriate and convenient locations;
- the new planning scheme should encourage the inclusion of a proportion of adaptable housing based on universal design principles. Adaptable and universal housing forms are key to people ageing in place in their own housing;
- in order to limit the spread of urban development, other forms of future residential aged care such as vertical building models (high-rise), small clusters of serviced dwelling complexes and 'apartments for life' need to be developed.

Youth Housing

- There is a need for additional short term crisis accommodation. Service providers would eventually like to see two smaller crisis care centres in Hervey Bay and two in Maryborough, with provision for 12-14 year olds and a program for family reconciliation.
- Long-term housing for younger people is not wanted as it is seen as unsustainable. Exit points are required from crisis accommodation into housing – unit, family, friends.

- Smaller, more affordable accommodation in the general private housing market will assist housing younger people in the longer term.

Indigenous Housing

- There is a need to provide larger social housing for Indigenous families and units for singles in urban areas which are well located in relation to public transport, employment and services.
- There is a need for crisis and short-term accommodation for transient Indigenous people, particularly in Maryborough.
- Assistance is required to help ATSI housing providers access funding for new housing and maintenance of existing properties through either one-off or recurrent programs at either State or Federal level.

People with Disabilities

- The high proportion of people with disabilities in younger age groups reinforces the need for adaptable housing discussed in **Section 9.5.2**.
- There is a need for well located accommodation in both central Maryborough and Hervey Bay. Housing for people with disabilities can share the characteristics of age friendly neighbourhoods (e.g. flat topography and accessibility).
- New housing models such as small clusters of four-pack units need to be developed.
- More affordable low set housing is required for people with disabilities – one story duplexes are considered a good set up and are cost effective.

Recommendations

Achieving successful housing outcomes requires a comprehensive and integrated approach to the planning and management of all factors involved in housing provision, and is a shared responsibility of State and Commonwealth governments, Councils, the private sector and the community.

Good housing outcomes for the Fraser Coast to 2031 will depend on developing a housing strategy which is based on some key principles for future housing provision. These should include:

- at all times, there is a balance between supply of and demand for housing across the Fraser Coast and a choice of housing options reflecting the region's demographic and socio-economic characteristics and the community's needs;
- affordable housing is well-designed, providing high quality design outcomes for modest housing;
- the standard of residential environments is high, and they are characterised by a strong sense of community and a distinct identity;
- affordable housing is integrated within the fabric of the community and 'clusters' of public housing or segregated areas are avoided;
- overall, urban development is encouraged in areas where adequate infrastructure exists or can be provided efficiently and in a timely manner;
- approval processes do not impede the process of bringing new housing to the market or exclude lower incomes earners;
- the Fraser Coast benefits from all available State and Federal funding;
- responsiveness to government programs which fund housing (e.g. NRAS) and reducing costs associated with housing provision (HAF) is maximised;
- participation by the local development industry in opportunities provided by government programs is facilitated and encouraged;
- Council is open to a range of non-statutory tools.

Specific regulatory and non-regulatory measures arising from this housing needs assessment are summarised in the following.

Regulatory

Appropriateness

This report demonstrates the need for a more diverse housing stock in the Fraser Coast so that residents are able to access housing which is appropriate to their needs, particularly in terms of life-cycle stage and physical appropriateness.

Accordingly, the scheme drafting process should:

- consider separating some tourist and residential uses using of appropriate definitions under the SPA 2009, including ‘tourist park’, ‘short-term accommodation’ and ‘multiple dwelling’;
- provide for a range of residential lot sizes including some opportunity for large and semi-rural lots to satisfy lifestyle choice, where these can be supplied with services efficiently;
- safeguard existing low-cost accommodation from redevelopment pressures where possible;
- provide for a ready supply of land to support increasing the supply social housing, including short-term housing, in both Maryborough and Hervey Bay;
- consider identifying sites or precincts suitable for:
 - ‘relocatable /manufactured home park’ development for older people in specific well-serviced locations, while opportunities remain available;
 - ‘hostel’ or ‘short-term accommodation’ specifically for crisis or social housing; and
 - ‘hostel’ or ‘short-term accommodation’ specifically for student/key worker housing, possibly located in mixed use developments in city centres (e.g. Pialba);
- include development of an aged accommodation code, which incorporates the principles of positive ageing and encourages the inclusion of modified adaptable housing (universal design principles) based on the ULDA provisions;
- consider including incentives in the planning scheme for development proposals which include a proportion of adaptable housing;
- encourage the provision of secondary dwellings (eg granny flats or studios, as distinct from ‘dual occupancy’);
- provide for Council to show openness and flexibility towards the development of innovative housing and subdivision models to meet the changing needs of older people. While there are very few such models currently available, without the ongoing development of models which are considered more appropriate to baby boomers, larger dwellings will continue to be inefficiently utilised. In particular, the planning scheme will need to ensure the potential for market investment in:
 - co-housing or group housing for accommodating 6 or more unrelated people; and
 - higher density (vertical) retirement villages.

Affordability

To address the identified gap in housing affordability on the Fraser Coast:

- encourage the provision of a larger proportion of smaller dwellings, in accordance with either the high or low scenario identified in **Section 9**;
- provide for smaller, more modest dwellings in locations which will not exacerbate existing social disadvantage, and in particular, are well located in relation to employment, facilities and services, communication and transport networks;

- use and promote products developed by the ULDA, including:
 - design checklist - page 42 of the ULDA guideline; and
 - lot and building design guidelines, notably ‘Residential 30’ , which can inform the new codes.

Availability

To ensure a supply of housing on an on-going basis (refer **Section 9**), Council is encouraged to consider additional opportunities provided by the *Sustainable Planning Act 2009* and the *Urban Land Development Authority Act 2007*, as follows.

Sustainable Planning Act 2009

- Ensure that systems for managing the development approval processes provide for decision making on development applications in a timely manner, in accordance with the timeframes established under SPA/IDAS.
- Investigate opportunities for funding to review existing processes and include best-practice data management systems and a system of performance indicators and monitoring. This may have implications for delegations for decision making and/or Council committee schedules but would improve certainty in the development industry and reduce holding costs, thereby resulting in more affordable housing;
- Ensure the forthcoming new Fraser Coast planning scheme:
 - provides for Council to show openness and flexibility towards the development of innovative housing and subdivision models generally, and even positively encourages change using incentives;
 - encourages higher density residential development in well serviced locations (determined with input from the community);
 - ensures good design of higher density development, including dual occupancy, ‘back lane’ and attached housing, to maximise community and Council acceptance and increase the range of products available;
 - matches zones to planning objectives – sending clear messages about redevelopment potential, including ensuring constraints and overlays do not make achievement of stated objectives difficult;
 - provides for a broader range of lot sizes reflecting the objective of providing smaller attached and detached dwellings;
 - reduces the scope for individual interpretation of planning scheme criteria by Council officers, and build on existing pre-lodgement processes, to maximise certainty;
 - removes over-regulation including on lot sizes, levels of assessment, and so on; and
 - includes an approach to infrastructure costs and charges which brings charges more in line with other local government areas.
- Reconsider the opportunity to ‘opt in’ to exemptions for dual occupancy development provided by Schedule 4 of the *Sustainable Planning Regulation 2009*;
- Alternatively, consider freeing up opportunities for dual occupancy in specific locations - through providing clear statements in both existing planning schemes (by amendment) and the forthcoming new Fraser Coast planning scheme, and by removing the requirement to obtain planning approval for dual occupancy development; and
- Encourage the retention of caravan parks, particularly those with high proportions of long term residents, by developing a strategy which addresses both the pressure for redevelopment and the standard of accommodation provided.

Urban Land Development Authority Act 2007

There are two main opportunities for Council to build upon the work undertaken by the ULDA and adapt it to the Fraser Coast context:

- Council could consider identifying a site potentially matching the ULDA's criteria and approach the ULDA with a proposal to have this site identified as an Urban Development Area; and
- as noted in section 11.4.2 above, ULDA guidelines, and in particular the Residential 30 guideline, are a useful resource that can be used to inform Council's new planning scheme. These can easily be converted into planning scheme code provisions within the relevant use codes of the new Fraser Coast planning scheme. In addition to the above, other guidelines, such as the 'Accessible Housing Guidelines', provide guidance that can be adapted to input into the scheme to encourage universal housing design.

Non-Regulatory

Through the *Fraser Coast 2031: Sustainable Growth Strategy* project, Council has an opportunity to demonstrate leadership and guidance to the Fraser Coast community about improving housing outcomes in the Fraser Coast Regional Council area. Some non-regulatory mechanisms to assist with this include:

- raise community awareness, through community advertising and media campaigns, on the importance of meeting the housing needs of the whole community, and the connection between appropriate and affordability housing;
- plan for cultural change within Council as an organisation, to acknowledge its central role in housing and ensure a 'can do' environment for housing projects of all scales and types;
- target the needs of vulnerable groups within the community through discussion with Department of Communities, with the aim of improving support services which may help transition them out of social housing;
- advocate the desirability of 'ageing in place' and integrated care in any discussions in relation to providing additional aged care facilities on the Fraser Coast;
- ensure affordable and appropriate (particularly smaller) housing suitable for older people as they age and people with disabilities, based on new cluster-based models delivered through 'age friendly neighbourhoods';
- investigate opportunities to develop new models of aged housing, including within social housing programs, in partnership with DOCs and perhaps key research agencies like Australian Housing and Urban Research Institute (AHURI).

Affordability

- Prepare and publicise Fraser Coast 'Affordability Guidelines' and supporting 'fact sheets' to raise awareness about different housing forms and their advantages to the community, potential investors, and the development industry, particularly when compared to existing housing stock.
- Establish a role/position within Council to monitor:
 - housing affordability and the achievement of housing objectives within the Council area; and
 - Federal and State housing programs to ensure Council accesses its share of funding from these programs, in particular the Housing Affordability Fund and the National Rental Affordability Scheme discussed below.
- Ensure a link between this role and the economic development resources within Council.
- Pursue a closer relationship with the relevant regional program managers within DOCs to improve dialogue about housing needs and funding and program opportunities, and to ensure the appropriate 'safety net' to ensure renters don't transition to homelessness.

- An opportunity arising from the current Federal Government HAF funding is the potential for Council to secure funds through the HAF to provide infrastructure in locations appropriate for further residential development that lack the appropriate infrastructure.
- In addition to Council seeking funding directly from the federal government, there are other HAF funded projects that Council may benefit from (refer to **Section 12** for further details).
- Under the current national roll-out of the NRAS scheme is a prime opportunity for Council to access funding for affordable housing in the short term.
- There is also an opportunity for Council to signal to the industry that it is prepared to support the modification of existing approvals to better facilitate NRAS delivery, should this be required.

Availability

- Investigate opportunities to partner with the development industry to undertake housing developments which demonstrate best practice principles and outcomes, and exemplify Council's commitment to timely delivery.
- Encourage investment in the rental market either through helping to promote local NRAS projects, or simply raising awareness of the value of investment to the local community.
- Maximise two-way communication with the development industry particularly about addressing their issues through the new planning scheme, as discussed in the regulatory section above.
- Monitor land availability and development capacity and the adequacy of development activity relative to both tourist and long-term residential uses, and use regulatory and non-regulatory mechanisms to encourage a balance between the two relative to projected demand.
- Identify parcels of land in Council ownership which could make a contribution to the supply of housing.
- Develop a strong relationship with agencies of government which monitor and facilitate disposal of surplus government land within the Fraser Coast area.

This report (in **Section 12**) provides additional details about the specific regulatory and non-regulatory measures and recommendations aimed at improving housing provision in the Fraser Coast.

1.0 INTRODUCTION

1.1 Overview of the Fraser Coast 2031: Sustainable Growth Strategy

In November 2009, the Fraser Coast Regional Council formally commenced a whole of Council planning project, working in conjunction with a team of consultants to prepare the *Fraser Coast 2031 – Sustainable Growth Strategy*.

The Fraser Coast 2031: Sustainable Growth Strategy project aims to provide the Fraser Coast Regional Council with a vision and strategy to guide future land use in the region to 2031. It presents an opportunity to undertake a coordinated and integrated approach to strategic land use planning for the new Council area, for the first time.

The Fraser Coast 2031: Sustainable Growth Strategy project forms the first component of a two-component whole of Council planning process, the second component being the preparation of a new planning scheme for the whole Fraser Coast Regional Council area.

The Housing Needs Assessment project is one of a number of studies being undertaken on behalf of the Fraser Coast Regional Council as part of the Fraser Coast 2031: Sustainable Growth Strategy project, and is key to informing Council about the current and future projected housing needs of the Fraser Coast population, and how these needs can be supported through specific land use strategies and ultimately through a future planning scheme.

1.2 The Context for a Housing Needs Assessment

The State Planning Policy (SPP) 1/07 – Housing and Residential Development was adopted by the Queensland government on 17 December 2006 ‘...to ensure larger, high growth local governments identify their community’s housing needs and analyse, and modify if necessary, their planning schemes to remove barriers and provide opportunities for housing options that respond to identified needs’.

The SPP and associated guideline provides a framework for local governments to identify the housing needs in their community and remove barriers to, and provide opportunities for, a range of housing opportunities in responding to these needs.

‘Housing needs’ refers to the underlying requirement people may have for housing in terms of quality, tenure, dwelling type, cost and location. ‘Unmet housing need’ describes the extent of the mismatch between housing that is supplied to the market in order to meet perceived demand and the extent to which that housing meets actual needs. Unmet housing need occurs when households cannot find housing that is appropriate to their requirements. It is acknowledged that the extent and nature of housing need is difficult to predict.

In order to support local governments in addressing local housing needs, the SPP requires that a Housing Needs Assessment be undertaken, along with a planning scheme analysis to identify:

- existing and future housing needs;
- impediments to providing housing to meet these needs; and
- statutory and non-statutory provisions to support these needs being addressed in the future.

Annex 1 of the SPP lists the local government areas that are required to prepare a Housing Needs Assessment. While this list pre-dates the 2008 amalgamations, the former Hervey Bay City and Maryborough City Councils are identified in this regard, and therefore the SPP is assumed to apply to the Fraser Coast Regional Council.

1.3 Assessing Housing Needs – Appropriate and Affordable Housing

Two important considerations in the assessment of housing needs are:

- the **appropriateness of housing** – this refers to the suitability of housing stock in terms of its quality, tenure, type and location; and
- the **affordability of housing** – which is sometimes difficult to define and tends to be confused with ‘affordable housing’. While there is no commonly accepted definition of ‘housing affordability’ (sometimes called ‘affordable living’), it is generally recognised as referring to a wider set of factors that influence the cost of living in a particular place than simply the cost and availability of housing.

‘Affordable housing’, on the other hand, is a specific sub-set of the broader term ‘housing affordability’, which has been defined by the Qld Government through the Department of Communities as follows:

*‘The Department of Communities considers housing to be affordable when:
the dwelling is appropriate to the needs of low-income households in terms of design, location and access to services and facilities; and
out-of-pocket rent (total rent less any government rent assistance payments) paid by households in the lowest 40% of the income distribution, does not exceed 30% of the gross household income.’*
(Department of Communities, 2010)

Thus, the definition of affordable housing used by the Queensland Government incorporates an assessment of the appropriateness of the dwelling as well as its relative cost. **Figure 1** below provides a summary of the key considerations of affordable housing.

- **Appropriateness of the dwelling:** Dwellings should be appropriate to the needs and circumstances of the household in terms of the number, size and configuration of rooms, safety considerations, the versatility of indoor/outdoor spaces, and ease of physical access, regardless of the physical capacity of household members.
- **Housing and social mix:** A range of housing types, tenures and styles should be available to meet the needs of people at different stages of their life cycle and under negative economic circumstances. Planning should seek to avoid the impacts of a housing market that excludes all but relatively high-income earners. We need to avoid the development of neighbourhoods that do not contribute to community well-being.
- **Tenure choice:** Households should enjoy tenure choice and consumer protection, including access to long lease contracts, shared equity arrangements, and cooperative ownership structures, as well as opportunities for home purchase and private rental.
- **Location of housing:** Housing should be well located in relation to places of employment and to the range of services, facilities, communication and transport networks required to meet other household needs. Planning and design should ensure that residential neighbourhoods and buildings are compatible with adjacent land uses.
- **Quality of environmental planning and design:** Housing planning and design should be responsive to local microclimate and environmental conditions by incorporating energy efficient design principles. Housing should fit into and enhance the neighbourhood, ensure privacy to residents and neighbours, and incorporate the principles of crime prevention through environmental design. Neighbourhood design should promote safe and convenient pedestrian access to local services and facilities.
- **Cost:** Low-income households (the bottom 40 per cent of households on the income distribution) should spend no more than 30 per cent of their income on mortgage or rental payments. All households should be able to meet the cost of their dwellings, and the longer-term costs of maintenance and energy consumption, while meeting other lifestyle needs.

Figure 1: Affordable Housing Considerations

Source: (Department of Communities, 2005)

For the purpose of this report and in order to clearly differentiate between the terms housing affordability, affordable housing and affordable living, the following definitions are adopted in this report.

Housing Affordability

‘Housing affordability’ is a general term used to describe the relative cost and availability of housing and the impact this has on a person’s or household’s ability to enter the housing market. It is influenced by a range of factors, including:

- appropriateness of the dwelling;
- housing and social mix;
- tenure choice;
- location of housing; and
- quality of environmental planning and design.

Housing affordability generally targets low to medium income households and is not limited to households within a specific range on the income distribution. ‘Housing affordability’ can therefore include consideration of factors such as the cost of transport from the place people live, the availability of employment, and the ongoing costs of living in a particular place.

Affordable Housing

Housing is considered ‘affordable housing’ where the out-of-pocket rent (total rent less any government rent assistance payments) paid by households in the lowest 40% of the income distribution, does not exceed 30% of the gross household income.

This is adapted from the DOCs definition outlined above, however, it differs in that it is limited to the cost of housing relative to gross household income and does not include locational, design and accessibility elements. Notwithstanding the emphasis on housing cost, it is recognised that affordable housing must also be appropriate to meet tenants’ needs, therefore, other considerations also be taken into account in the planning and design of this type of housing.

Affordable Living

‘Affordable living’ is a much broader concept that has been defined as *‘the aspiration of living within our means; financially, environmentally, socially and economically. It also aims to ensure that living in terms of: equity, diversity and sustainability are achieved. Affordable living should be embodied in the whole of life cycle including: planning, doing, maintaining and re-using’* (Sunshine Coast Regional Council 2009: 1).

Housing impacts on affordable living to the extent that it affects the ability to access peace, shelter, education, food, income, a stable eco-system, sustainable resources, social justice, and equity, at a reasonable cost (adapted World Health Organisation cited in Sunshine Coast Regional Council 2009: 1).

1.4 Purpose and Scope of the Housing Needs Assessment

As part of its obligations under SPP 1/07, the Fraser Coast Regional Council is required to undertake and prepare a Housing Needs Assessment.

The Housing Needs Assessment is required to reflect the requirements of the SPP, and will thereby focus on (i) identifying existing local housing needs and (ii) projecting future housing needs, particularly in relation to:

- dwelling size and diversity;
- special needs housing (including housing for Indigenous, disabled, young and homeless people);
- aged care housing; and
- affordable (including social) housing.

The housing needs assessment is intended to identify a possible range of both regulatory and non-regulatory measures to help achieve prospective housing options for the Fraser Coast.

The findings of the assessment are also intended to:

- input directly into the *Fraser Coast 2031: Sustainable Growth Strategy* project; and
- include recommendations to inform the drafting of a future planning scheme.

A key input into the study is a Housing Analysis prepared by the former Department of Housing for the Fraser Coast Regional Council area (2008). The Housing Analysis is a compilation of data from which basic assumptions about housing need can be made.

This Housing Needs Assessment involves using the Housing Analysis as a starting point to undertake further research and a more detailed analysis and assessment to meet the requirements of the SPP. The scope of the assessment allows for some expanded analysis of the data, along with the compilation of additional data, to further understand household patterns, dwelling type, household stress and population ageing trends.

The SPP Guideline highlights key elements, in relation to the preparation of a Housing Needs Assessment and these suggest that such an assessment:

- utilise a range of data (in addition to the Housing Analysis provided by the State government) from a range of sources, including local knowledge, to appropriately assess housing needs;
- assess this combination of data to assist in a 'bigger picture' analysis of demographic and housing trends and issues;
- use these identified trends and issues, and the housing needs model contained in the Housing Analysis, to inform 'scenarios' for housing options for assessment and extrapolation through a scenario-based computer model to determine their implications; and
- involve thinking beyond the 'numbers' and about a range of housing needs and options that the planning scheme, and any other future Council plans and strategies (including those of a non-statutory nature), should address and deliver.

The requirement under Part 4 of the SPP is to ensure that '*new or amended planning schemes remove barriers to and provide opportunities for the provision of identified housing options*' means the findings from the Housing Needs Assessment and a subsequent review of existing planning schemes will inform the drafting of the new planning scheme for the Fraser Coast by providing recommendations for achieving the identified range of housing options through planning scheme measures.

1.5 Project Methodology

In accordance with the SPP and associated guideline, the methodology for this Housing Needs Assessment has involved a review of a range of information including demographic data, housing consumption information, existing stock data and input received from key stakeholders, which is tested through a scenario-based model to assist in the identification of future housing needs.

The approach to undertaking the Housing Needs Assessment involves four (4) key phases, being:

1. Data Collection, Review and Research phase;
2. Modelling phase;
3. Assessment phase; and
4. Strategy development phase.

A key proportion of the project is intended to be undertaken within Phase 1 of the Fraser Coast 2031: Sustainable Growth Strategy project, however some further analysis and consideration of overall land use and growth implications will be undertaken at Phase 2 of the overall project.

The project approach/methodology of the project is as follows:

1. Data Collection, Review and Research – which includes:

- a review of the Housing Analysis prepared by the Department of Communities;
- sourcing and analysis of additional demographic and housing data from OESR and the Department of Communities particularly in relation to household types to further understand household patterns, dwelling type, household stress and population ageing trends;
- targeted consultation in order to understand local circumstances, provide a qualitative assessment of housing needs, and identify trends/issues to inform the ‘scenarios’ for the model. Consultation was undertaken with a range of sources including:
 - Department of Communities representatives;
 - Council development assessment officers, housing providers (including social, aged care, special care and caravan park housing providers);
 - real estate agents; and
 - members of the development industry (through the Urban Development Institute of Australia);
- assessment of current housing policy and housing stock through analysis of current planning schemes, dwelling mapping, and existing approvals and current applications; and
- best practice research to identify options for future housing policy and housing form.

2. Modelling – which includes:

- a review of the model undertaken by the Department of Communities in the Housing Analysis; and
- preparation of a more detailed scenario-based computer model which involves the identification of three different household dwelling type change scenarios, being status quo, low change and high change; and tests these to show the potential dwelling mix needs (for detached, semi-detached, apartment/unit and ‘other’ dwellings) under each scenario, at 5 year intervals to 2031.

3. Assessment – based on the results of the data review and modelling, housing needs will be analysed, and trends and opportunities will be examined. Consideration of best practice options for both housing policy and product will be considered with respect to addressing future housing needs.

4. Strategy development – based on the assessment and analysis above, the strategy development will involve the identification of:

- future preferred housing needs and housing options;
- recommendations for how these housing options may be implemented; and
- advice regarding locational requirements and appropriate distribution of dwelling types which will inform the settlement pattern within the Fraser Coast 2031: Sustainable Growth Strategy.

This last component will be undertaken predominantly within Phase 2 of the project, with only general locational principles provided in this report.

2.0 CONTEXT OF FRASER COAST REGIONAL COUNCIL AREA

2.1 Relationship with the Wide Bay Burnett Region

The Wide Bay Burnett (WBB) region is geographically central to the Queensland coast and is located between South East Queensland and Central Queensland.

The region comprises the Fraser Coast Regional Council, Gympie Regional Council, North and South Burnett Shire Councils, Cherbourg Aboriginal Shire Council and the Bundaberg Regional Council.

According to the current Wide Bay Burnett Regional Plan 2007-2026, the region experienced rapid population growth in the 20 years to 2006. In 2006, the region's total population was 264,081 (PIFU, 2008). Medium series population projections produced by the Planning Information and Forecasting Unit for the WBB region in 2008 indicate that by 2031, the population is expected to grow to 395,128 (PIFU, 2008).

The Wide Bay Burnett region supports the key urban centres of Bundaberg, Hervey Bay and Maryborough; and rural centres of Kingaroy and Gympie.

The Wide Bay Burnett region has traditionally supported rural production (mainly cattle and horticulture) and rural industries (mainly sugar and timber). The region also supports a significant tourist industry predominantly focussed on Bundaberg/Bargara (and its coastline) and Hervey Bay/Fraser Island.

The Fraser Coast Regional Council area is central to the region and its key economic centres of Hervey Bay and Maryborough are complemented by the regional centres of Bundaberg to the north and Gympie to the south to which it has direct connections.

At 2006 the Fraser Coast accommodated close to 34% of the population of the WBB region. Population growth in the Fraser Coast Regional Council area is estimated to account for almost half (47.2%) of the total population growth in the Wide Bay Burnett region

Figure 2 shows the Fraser Coast region, its key centres and towns, road and rail linkages and its context with the Wide Bay Burnett region centres of Bundaberg to the north and Gympie to the south.

2.2 Description of the Fraser Coast Regional Council Area

The Fraser Coast Regional Council area is 7,125 km² in area and extends from the rural residential settlement of Glenwood and township of Tiaro in the south, to the coastal settlement of Burrum Heads in the north; from Fraser Island in the east, to rural lands and rural settlements in the west.

The mainland part of the region is approximately 95 kilometres at its widest point (east to west) and approximately 90 kilometres from its most southern point, south of Glenwood, to its most northern point at Burrum Heads.

The Fraser Coast Regional Council area is located approximately 300 kilometres north of Brisbane and contains ecosystems of world significance (Fraser Island and Great Sandy Biosphere) along with a number of other significant environmental features associated with coastal foreshores, rivers/waterways and riparian areas, National Parks and State forests and other sensitive ecosystems. It has a rich cultural heritage associated with the Indigenous, South Sea Islander, European and other ethnic groups.

The Fraser Coast Regional Council area includes two key urban centres, Hervey Bay and Maryborough, located in the north and north-eastern portion of the Council area, and the extent of these urban areas is shown on the map at **Figure 3**.



Figure 2: The Fraser Coast Regional Council Area

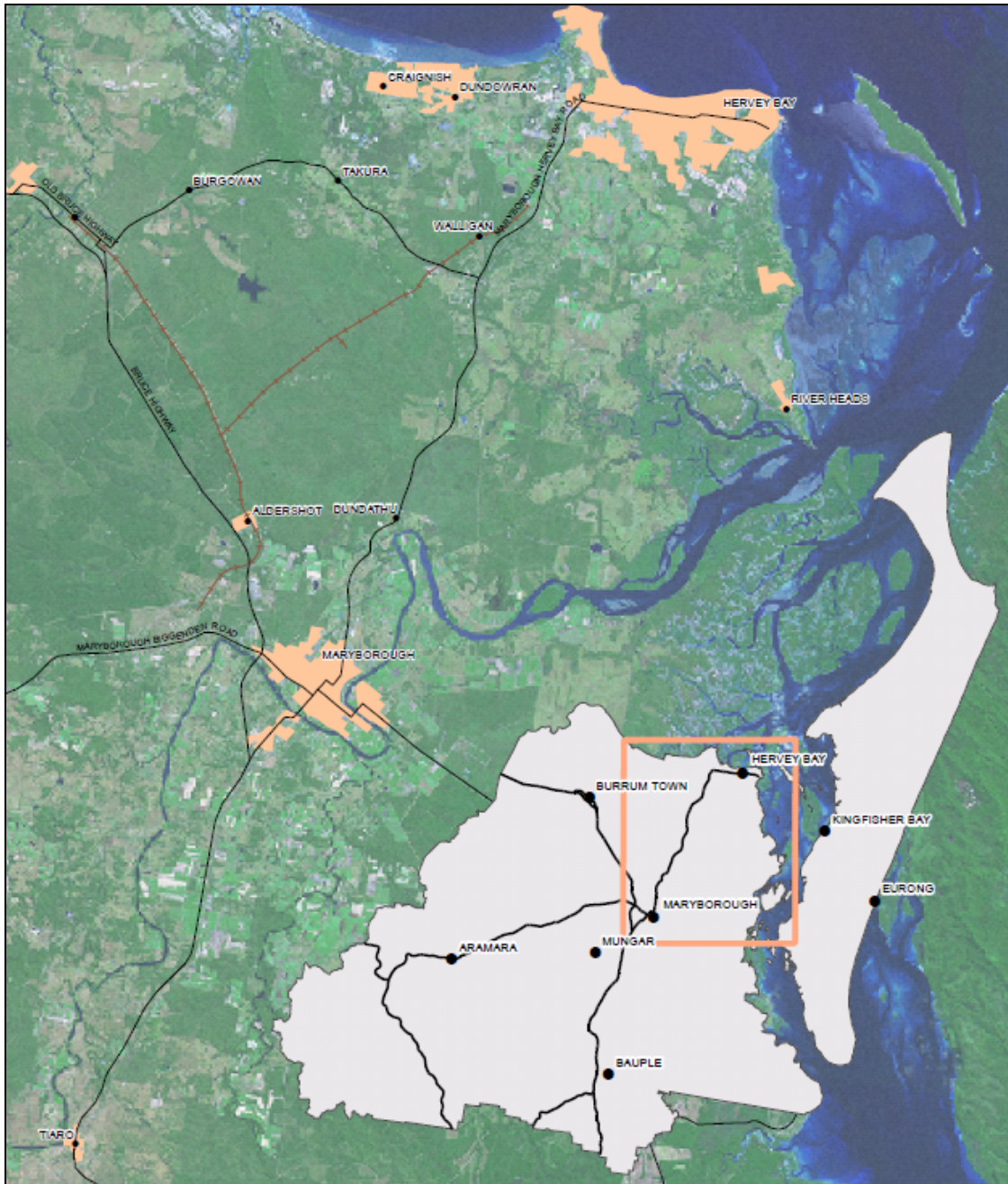


Figure 3: Regional Centres

The broader region contains a number of rural/hinterland townships and settlements including Tiaro, Howard, Torbanlea, Bauple, Oakhurst, Aldershot, Dundathu, Glenwood, Brooweena, Teebar, Aramara, Gundiah, Antigua, Mungar, Yengarie; along with coastal townships and settlements including Burrum Heads and Toogoom, Craignish/Dundowran on the northern coast, and River Heads, Maaroom, Boonaroo, Tuan, Poona and Tinnanbar on the eastern coast.

Overall, the region is characterised by:

- a concentration of urban settlement within Hervey Bay in the far north-eastern part of the region and in Maryborough City;

- coastal settlements and sensitive environmental areas on the eastern and northern coasts; and
- significant rural farming lands in the western and southern part of the region, with rural townships and settlements located throughout.

The mainland part of the region is traversed by the Bruce Highway from the south of the region to Maryborough before heading west past Howard and Torbanlea, to Childers. The North Coast Railway line follows a similar route to the Bruce Highway which travels through Gundiah, Maryborough West and Howard (though does not stop at Howard).

The largest of the two main cities, Hervey Bay, is maturing into a complete city after a period of rapid growth building on its origins as a series of separate fishing communities. The second city, Maryborough - a reinvigorated but still authentic Queensland city, has built on its rich heritage as one of the earliest ports in Queensland, traditional manufacturing and cane industries, embracing change while respecting its past.

These urban areas are complemented by rural hinterland areas which have built on their long history of rural endeavour, supported by two key rural townships, Tiaro in the south and Howard in the north-west.

Coastal settlements in the northern and eastern coasts are nestled into their natural environment. A number are currently experiencing significant growth pressures despite having limited urban infrastructure.

The region is characterised by a high level of interdependence between component communities, and in particular the two cities provide higher level services to residents of the towns and villages and the rural hinterland.

2.3 Broad Characteristics of the Fraser Coast Regional Council Area

The Fraser Coast region has been identified as one of the fastest growing regions in Queensland. Population projections for the region anticipate a high and sustained level of population growth, from 89,479 in 2006 to approximately 151,300 in 2031 (based on medium-series projections), resulting in a projected increase of around 60,000 residents (PIFU, 2008).

The region's population is largely concentrated within the two large urban areas of Hervey Bay and Maryborough, with approximately 80% of the population residing in these two centres.

The Fraser Coast region has generally well established infrastructure supporting urban development, tourism and regional development uses and activities. While there is some public transport, there is a high level of car dependency within the region.

The Fraser Coast has a range of key facilities and industries that support economic and social growth in the region, including the airports at Hervey Bay and Maryborough, University of Southern Queensland campus in Hervey Bay, Performing Arts Centre Brolga Theatre in Maryborough, hospitals within both Hervey Bay and Maryborough, and a number of key industries.

The Economic Profile (AEC Group, 2009) prepared for the Fraser Coast Regional Council highlights that:

- tourism is a major economic generator in the Fraser Coast region, particularly in Hervey Bay;
- the agriculture, forestry and fishing sector has had a strong and vibrant history in the Fraser Coast region, most notably for sugar cane and timber production, but also for pastoral and orchard crop enterprises;

- the Fraser Coast has a strong manufacturing industry and that there are rising levels of investment in industrial facilities and regional support industries; and
- the Fraser Coast has seen a strong construction industry in recent years, reflected by significant growth in Gross Regional Product (GRP) contribution over the past 10 years and expanding property development.

By comparison with Queensland as a whole, the Fraser Coast in 2006 had:

- a higher proportion of persons over 55;
- a lower proportion of persons of working age, particularly in the 25-34 age group;
- a higher proportion of couples without children;
- a higher proportion of home ownership and a lower proportion of persons renting;
- a significantly lower average weekly household income;
- a lower proportion of persons with a post school qualification; and
- a significantly higher unemployment rate.

The specific characteristics of the two key urban centres are outlined in the following sub-sections.

2.3.1 Hervey Bay

Hervey Bay is the largest urban centre/locality within the Fraser Coast region, and the urban area was estimated at 30 June 2009 to have a resident population of 49,491 (OESR, 2009a), which is approximately 55% of the entire Fraser Coast population.

Hervey Bay is a coastal urban centre which provides passage to the World Heritage listed Fraser Island. The landscape possesses valued environmental assets particularly in the coastal areas. Hervey Bay is a popular tourist destination with local and International visitors, and as an area to live.

Hervey Bay is supported by:

- a sub-regional airport which provides direct flights to Brisbane and Sydney;
- tertiary education facilities including the Wide Bay Institute of TAFE and the University of Southern Queensland (USQ);
- a sub-regional public hospital that provides an oncology, maternity and other specialist services;
- a working commercial boat and recreational boat harbour with a range of supporting service industries, including commercial fishing and boat building;
- tourism infrastructure including short and medium term accommodation; and
- a number of State government services.

In addition to tourism and marine-related industries, Hervey Bay also supports a significant construction industry and retail-trade operations.

2.3.2 Maryborough

Maryborough is located approximately on the Mary River, approximately 36 kilometres south-west of Hervey Bay. At 30 June 2009, the urban area was estimated to have a population of 22,984 people (OESR, 2009), which is approximately 25% of the Fraser Coast population.

Maryborough has a long history as a port, dating back to its establishment in 1847. This history is reflected in its significant heritage buildings and sites and its traditional city centre.

Maryborough’s economy has traditionally been based on manufacturing (Downer EDI Rail, Hyne Timber and the Central Queensland Mining Services (Pacific Foundry)) and government services.

Maryborough is supported by:

- direct access to the Bruce Highway and National Highway network;
- rail infrastructure that links directly with State transport networks;
- a sub-regional airport facility (though which does not support regular passenger transport flights);
- the majority of State-government based services for the Fraser Coast sub-region;
- a tertiary education facility, being the regional campus of the Wide Bay Institute of TAFE;
- a hospital facility;
- a performing arts centre, the largest on the Fraser Coast, being the Brolga Theatre; and
- a heritage-based tourism and cultural precinct (‘Portside’) along Wharf Street which adjoins the CBD.

2.4 Identifiable Planning Catchments

For the purposes of this project, and the broader Sustainable Growth Strategy project, the Fraser Coast Regional Council area has been broken down to smaller areas referred to as ‘catchments’ which facilitate further analysis and policy development for key settlements. These catchments are particularly critical in examining demographic profiles and housing requirements for specific areas.

The catchment breakdowns are based on ABS data and generally reflect a logical combination of key precincts and localities. A full catchment map is attached at **Appendix A** with an excerpt of this provided below at **Figure 4**.

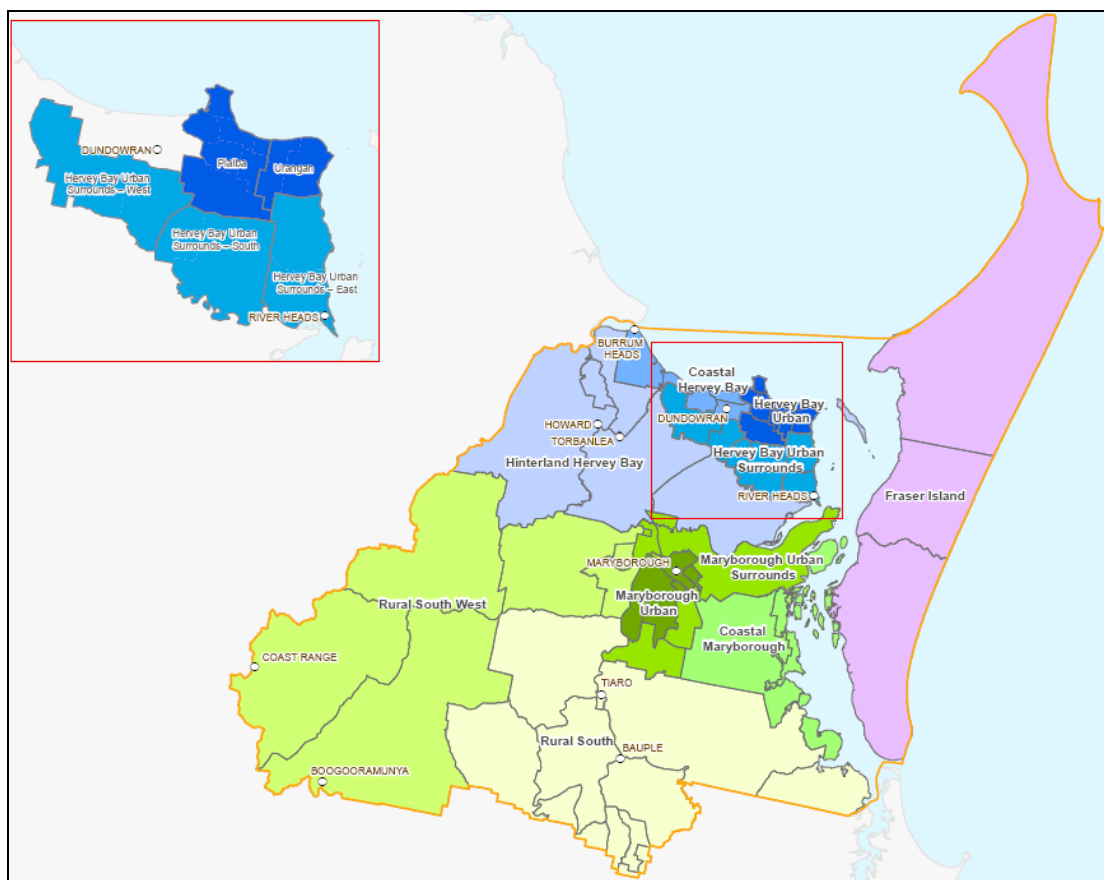


Figure 4: Planning Catchments, Fraser Coast Regional Council Area

Table 1 below provides a summary of the catchments, sub-catchments and the main settlements within each.

Table 1: Fraser Coast Regional Council Catchments

Catchment	Sub Catchment	Main Settlements
Rural South	-	Tiaro, Glenwood, Bauple, Gundiah, St Mary, Miva, Gunalda, Tin Can Bay (rural) and Anderleigh
Rural South West	-	Oakhurst, Mungar, Doongul, Boompa, Calgoa, Dunmora
Hervey Bay Urban	Pialba	Pialba, Scarness, Point Vernon, Eli Waters, Urraween, Kawungan and Nikenbah
	Urangan	Urangan, Torquay and Wondunna
Hervey Bay Urban Surrounds	Hervey Bay Urban Surrounds – South	Sunshine Acres and Bunya Creek
	Hervey Bay Urban Surrounds – East	Booral and River Heads
	Hervey Bay Urban Surrounds – West	Takura and Walligan
Coastal Hervey Bay	-	Dundowran, Dundowran Beach, Craignish, Toogoom and Burrum Heads
Hinterland Hervey Bay	-	Howard, Torbanlea, Burrum Town, Dundathu, Great Sandy Strait and Pacific Haven
Maryborough Urban	-	Maryborough CBD, Tinana, Tinana South and Granville
Maryborough Urban Surrounds	-	Maryborough West, Aldershot, St Helens, Oakhurst, Owanyilla and Bidwill
Coastal Maryborough	-	Boonooroo, Tuan, Boonooroo Plains, Poona and Tinnanbar
Fraser Island	-	Eurong

2.5 Description of Settlement Patterns by Catchment

The following outlines a brief description of the existing settlement patterns of the Fraser Coast region, by catchment. A detailed description of the Fraser Coast region's urban structure and overall settlement pattern is provided in the Background Information Paper prepared by Buckley Vann Town Planning Consultants for the SGS and further discussion in relation to housing characteristics within the Fraser Coast is outlined at **Section 6** of this report.

2.5.1 Rural South Catchment – former Tiaro Shire

The majority of the former Tiaro Shire forms the Rural South catchment.

The Rural South catchment includes the townships of Tiaro and Bauple, and the rural residential settlement of Glenwood, as well as large rural areas. Both the catchment and the township of Tiaro are traversed by the Bruce Highway.

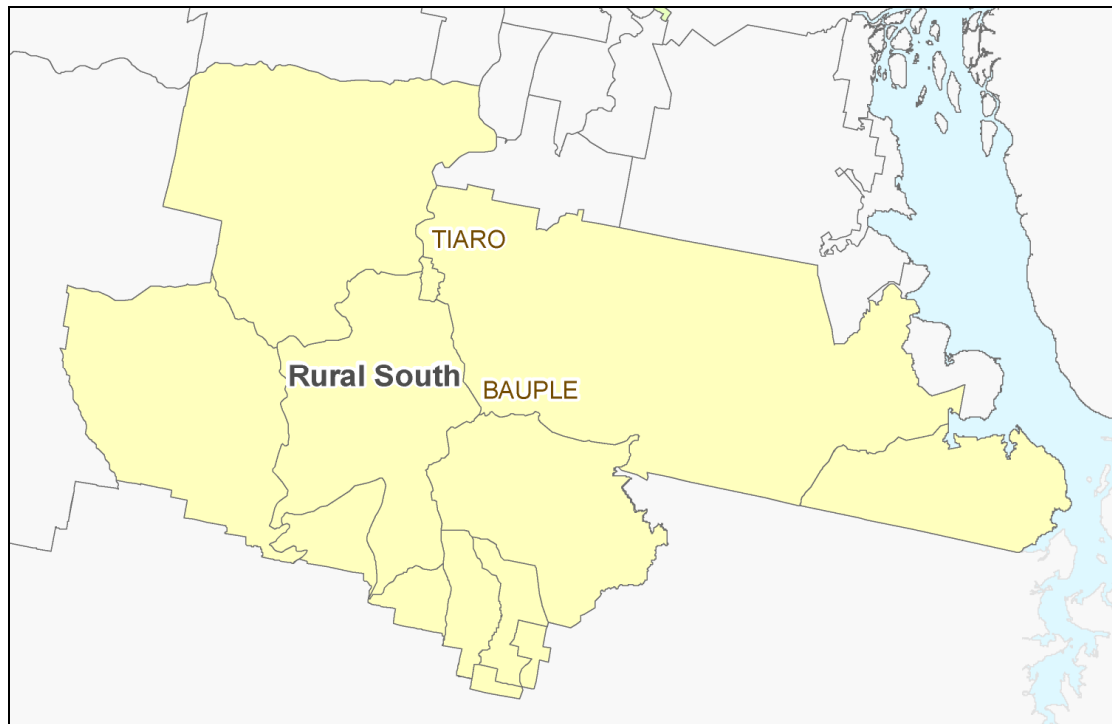


Figure 5: Rural South Catchment

The townships and settlements have the following characteristics:

- as indicated above, Tiaro township is located on and is divided by the Bruce Highway. The township includes a commercial strip fronting both sides of the highway which supports uses such as a convenience shopping facility, rural supplies, real estate agency, hotel/pub, hairdresser, service station and a tourist/visitor centre. Housing is generally single-storey low density residential, and the majority of housing is older detached dwellings;
- Bauple is a historic township located off the Bruce Highway. The township itself has a significant heritage precinct and museum which provides a key focal point for the community and visitors. The commercial aspects of the township are located around this heritage centre and are minimal, including a service station and cafe. The township itself supports residential development of a low density nature that forms a triangle shape around Bauple Drive, Mill Street and Forestry Road;
- Glenwood is a significant rural residential estate that is characterised by undulating land with vegetated and cleared areas, as a result of previous pine plantation usage;
- Gundiah is a small rural settlement with a hotel along with rural residential and low density residential (approximately 15 low density residential lots).

2.5.2 Rural South West – former Woocoo Shire

The majority of the former Woocoo Shire has been included in the Rural South West catchment.

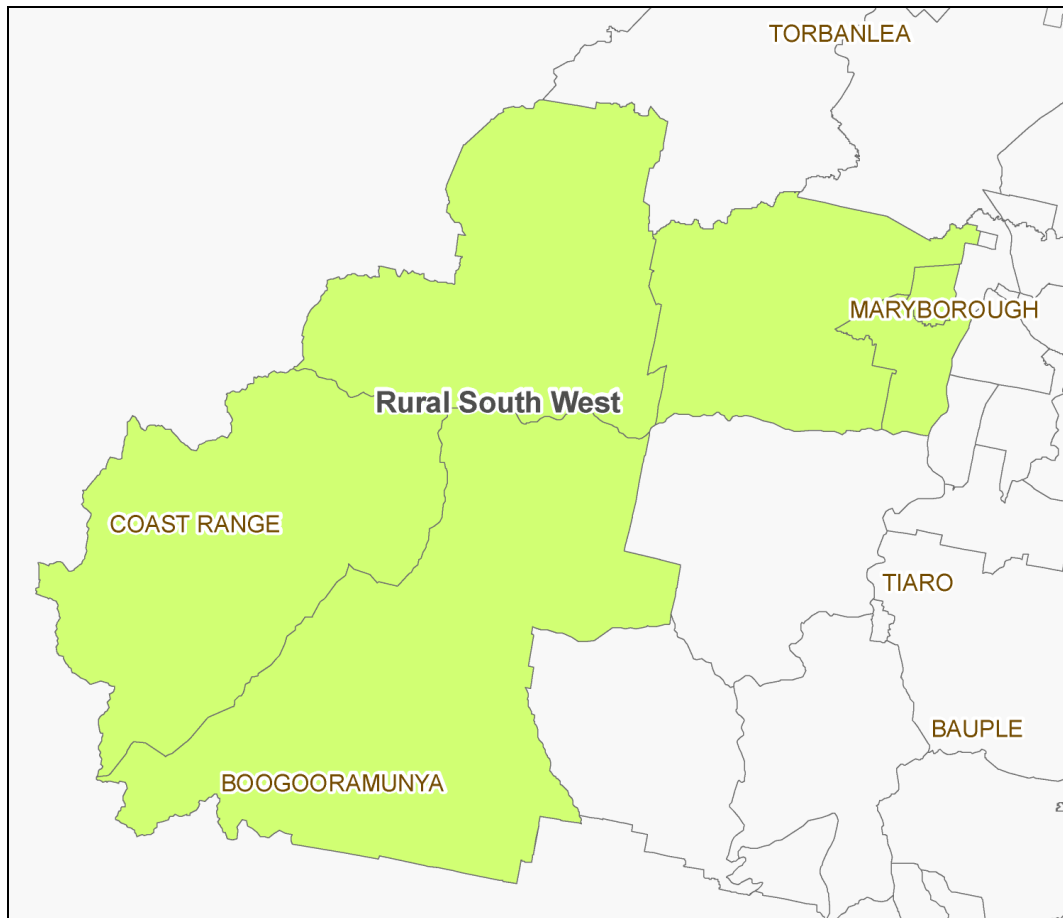


Figure 6: Rural South West Catchment

The Rural South West catchment includes predominantly rural lands and forms the productive rural base of the Fraser Coast region.

The catchment supports the rural settlements of Teebar, Aramara, Brooweena, Yengarie, Mungar, and Antigua.

The first three townships are located in the far west of the catchment along Maryborough-Biggenden Road, and are some 50 kilometres from Maryborough (though closer to the town of Biggenden which is located outside of the Council area).

The latter three townships are located immediately south-west of Maryborough along Mungar Road which connects the townships between Maryborough and Tiaro.

These settlements support predominantly rural residential and limited village-style living within a rural setting.

The catchment is also characterised by some historic subdivision patterns that have resulted in some areas where smaller allotments/rural residential living is supported outside of any identifiable township/settlement.

2.5.3 Hervey Bay and Surrounding Areas – former Hervey Bay City

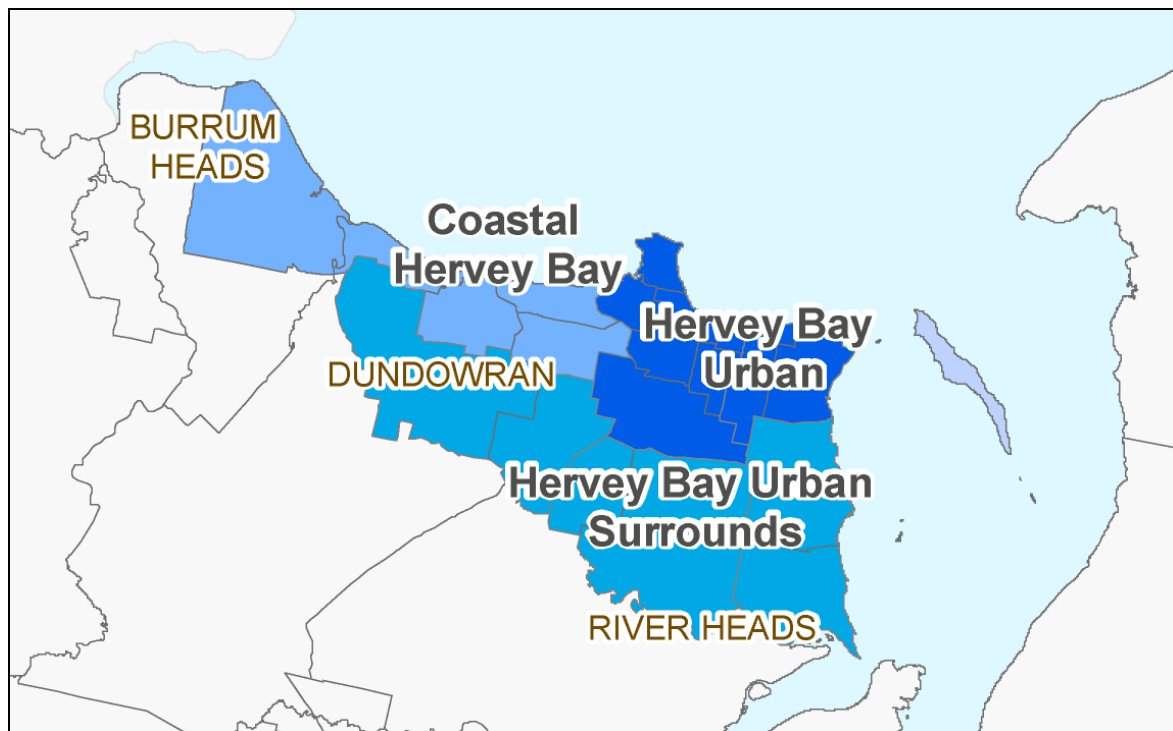


Figure 7: Hervey Bay Urban, Hervey Bay Urban Surrounds and Hervey Bay Coastal

2.5.3.1 Hervey Bay Urban

The Hervey Bay urban area has a linear form through the linking, over time, of the original villages of Pialba, Torquay, Scarness and Urangan to create a conglomerate urban area.

Significant growth in the past 5-10 years has also seen the creation of additional suburbs at Eli Waters, Urraween, Kawungan and Wondunna that adjoin and connect to the south of the original villages.

Overall, the area is characterized by extensive low density residential development, predominantly single detached dwellings on standard to large sized residential allotments.

Key activity nodes at Pialba, Scarness, Torquay and Urangan on and in proximity to the Esplanade, support medium and higher density residential development such as townhouses, multi-storey units and mixed use development. The maximum height of any mixed use/multi-storey development is eight (8) storeys in the high density zoned areas (where located on sites greater than 2,000m²).

The Hervey Bay urban area includes park residential development styles in the southern part of the catchment particularly in Urangan. Many of these park residential sites have access to sewer and town water.

There are also a number of retirement/ 'over 50's' villages, aged care homes and caravan parks throughout the Hervey Bay urban area. Caravan parks along the foreshore are operated for tourist purposes only.

The commercial, administrative and retail nodes include:

- Pialba – the most significant commercial, administrative and shopping area in Hervey Bay city and the predominant location for business, retail and government agencies and community services. This ‘centre’ is spread over Boat Harbour Drive, Main Street and Torquay Road in a linear form;
- Eli Waters – contains the Eli Waters Shopping Centre with a full-line supermarket, specialty stores and a significant retail showroom component;
- Torquay – the commercial node of Torquay is centred on the Esplanade and Bideford Street/ Freshwater Street commercial area. This centre contains predominantly retail uses including shops, restaurants and cafes; along with limited office space. This precinct also includes Esplanade development that supports a beach-front café with watersports and a tennis court facility (along with a caravan park further east);
- Scarness – the Esplanade commercial area at Scarness includes a mix of older and more modern buildings that include predominantly retail uses including tourist-related retail, restaurants and beachfront cafes as well as a half basketball court and children’s playground. A number of the modern buildings in this precinct support tourist accommodation units/motels. South of the Esplanade commercial area are a number of commercial and community uses including the police station;
- Urangan Central – the Urangan Central shopping centre is located south of the Esplanade at the corner of Boat Harbour Drive and Elizabeth Street. The shopping centre includes a Woolworths, bank facilities, post office, and other specialty retailers;
- Urangan Pier Precinct – located at the northern part of Urangan, the area is focused around the historical Urangan Pier. Opposite the pier are the recently established Peppers resort and other multi-storey tourist/residential accommodation, along with a hotel (bar), restaurants, retailers, art gallery, and embellished parkland foreshore area;
- Urangan Boat Harbour – the Urangan Boat Harbour is a key precinct at the far eastern end of Urangan and the Hervey Bay urban area. The precinct includes a marina facility along with resort developments, multi-residential and restaurants/cafes, and specialty retail. The surrounding area also supports other unit (tourist and residential) development including Portside and Whale Cove which are villa style developments.

2.5.3.2 Hervey Bay Urban Surrounds

The Hervey Bay Urban Surrounds catchment is directly south of the Hervey Bay Urban catchment and includes the rural residential settlements outlying from the main urban area.

These settlements include River Heads and Booral to the south-east, Sunshine Acres and Bunya Creek directly to the south and Takura and Walligan to the south-west. These areas include predominantly rural residential development.

River Heads is a peninsula-shaped settlement accessed from Booral via River Heads Road which runs centrally through the peninsula and culminates at a headland that is located between the water body of Hervey Bay and the confluence of the Mary and Susan Rivers. This headland also supports a barge facility that provides transport to Fraser Island.

Development at River Heads includes rural residential and low density residential development that is predominantly included in the residential estate of Turtle Cove.

2.5.3.3 Coastal Hervey Bay

The Coastal Hervey Bay catchment includes the coastal townships and settlements located along the north coast of the Fraser Coast region.

These include the coastal townships of Burrum Heads and Toogoom and the coastal park residential settlements of Dundowran and Craignish located west of Hervey Bay and accessed via Pialba-Burrum Heads Road, as described below:

- Burrum Heads and Toogoom are traditional coastal holiday areas that support a relaxed coastal lifestyle and include seaside caravan parks and holiday houses, along with recreational facilities such as boat ramps. Each township has small-scale commercial facilities. There are areas of new detached dwelling residential development in both, typically of 650-850m². Burrum Heads has largely attracted empty nesters, while Toogoom, being slightly closer to facilities such as schools, has tended to attract young families. Further development applications have been lodged and are seeking assessment against the Superseded Transitional Planning Scheme 1996;
- Craignish includes park residential style development that benefits from extensive sea views due to its high location and hilly topography. Allotments are generally of a large size (in the order of 2,000-4,000m²) and development typically includes large detached dwelling houses. A small commercial centre exists on the southern side of Pialba-Burrum Heads Road with a restaurant/café, convenience store and post office;
- Dundowran is accessed from Ansons Road and features park residential style living on predominantly half-full acre allotments that are high quality in a well-vegetated environment. The locality also features a lagoon system (Arkarra lagoons) which is central to residential development. The eastern part of Dundowran (ie. east of Ansons Road to Eli Waters) is currently undeveloped and features land formerly used for grazing/agricultural purposes though with a significant riparian zone along the foreshore and some significant wetland and vegetated areas.

2.5.3.4 Hinterland Hervey Bay



Figure 8: Hinterland Hervey Bay

The Hinterland Hervey Bay catchment is characterised by the townships of Howard and Torbanlea; and the residential settlement of Burrum Town (north-east of Howard) and Dundathu (southern part of the catchment, north of Maryborough).

Howard and Torbanlea are small-scale and low density townships with a rural connection and are surrounded by significant rural residential areas. In particular, the rural residential settlement of Pacific Haven is located north of the towns.

Howard and Torbanlea are jointly served by local shopping, light industrial and community facilities, the majority of which are located at Howard.

Burrum Town is a historic grid-patterned subdivision that includes low density residential development, detached dwelling houses, with a number of unmade roads. It is surrounded by rural land.

Dundathu is a small rural residential settlement north of Maryborough, on the northern side of the Mary River at the bend in the river that lies directly opposite the marine industry precinct at Granville.

2.5.4 Maryborough City, Maryborough Surrounds and East Coast – (mostly) former Maryborough City

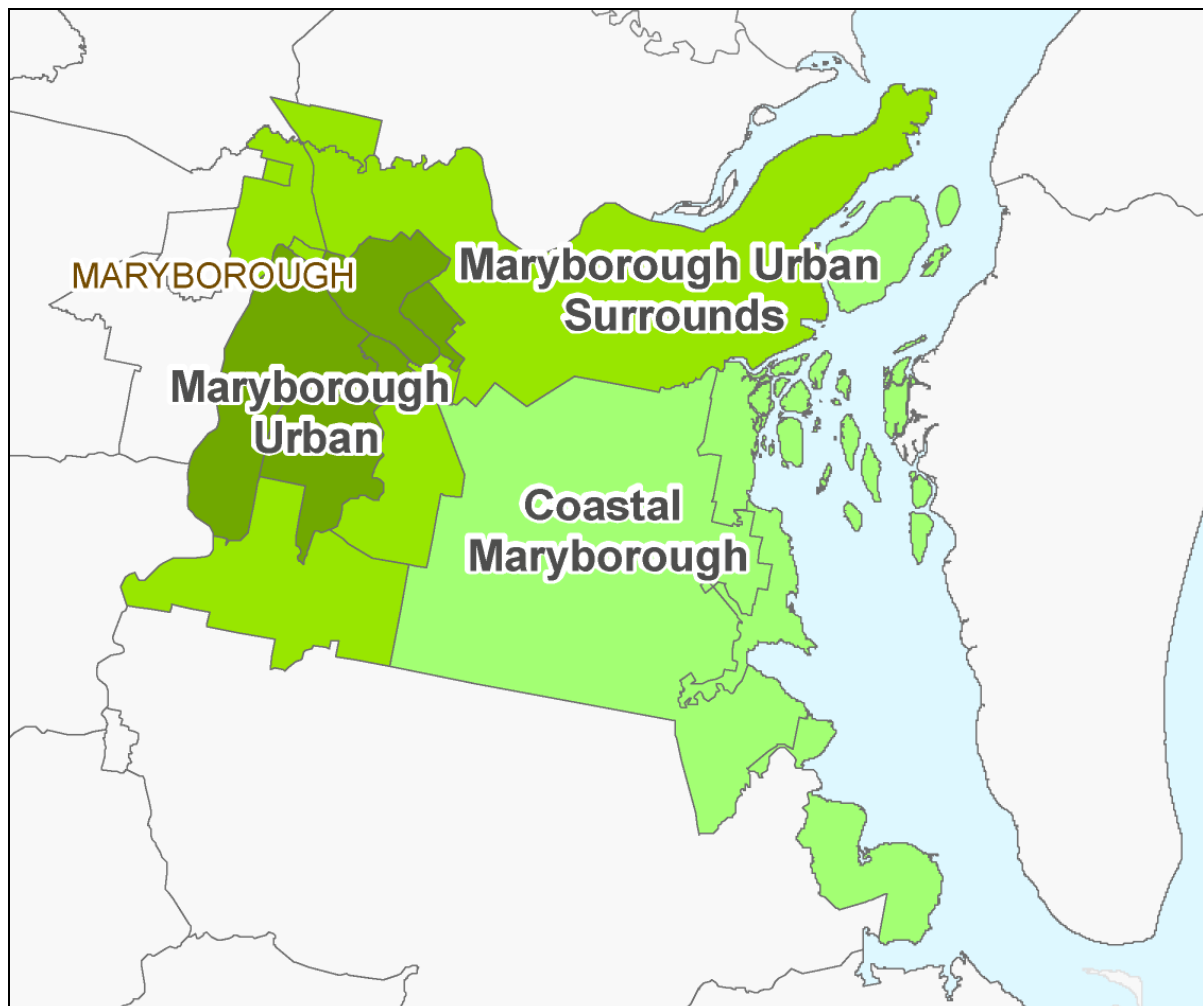


Figure 9: Maryborough Urban, Urban Surrounds and Coastal Maryborough

2.5.4.1 Maryborough Urban – Maryborough City and CBD

The Maryborough CBD includes the core urban area of Maryborough city. It presents a historical grid structure that adjoins the Mary River and the significant green space of Queens Park. The centre includes a traditional commercial core focused around Kent Street, Ellena Street, Adelaide Street and Bazaar Street, a historic precinct along Wharf Street, a commercial frame area and the Railyards redevelopment site bound by Lennox Street, Kent Street, Ferry Street and Alice Street.

The CBD includes a number of distinct heritage buildings including the Maryborough Town Hall. The CBD also supports the Station Square shopping centre and disused railway station access.

The Wharf Street precinct incorporates an area identified for higher density residential development ('Inner City Living'), which includes a new residential multi-storey unit development.

2.5.4.2 Maryborough Urban – Tinana and Granville

Tinana and Tinana South are located on the southern side of the Mary River and south of the Maryborough CBD. Tinana includes two convenience commercial centres and some light industry uses along Gympie Road along with a number of sporting facilities. Tinana supports low density residential development on either side of Gympie Road with pockets of rural residential to the south-east and to the south and west along with areas of rural land particularly along the Mary River that still support farming (cane) operations.

Granville is located to the north-east of the CBD and on the north-eastern side of the Mary River. The developed part of Granville is located immediately north of the Granville Bridge and includes a relatively well-structured (grid pattern) low density residential area with two local convenience centres. There are also some industry uses located in this part of Granville. Further north and along the banks of the Mary River are agricultural lands currently used for cane growing that have been subject to recent development interest.

2.5.4.3 Maryborough Urban Surrounds

The Maryborough Urban Surrounds catchment surrounds the Maryborough urban area and incorporates the localities/settlements at Maryborough North, Aldershot (former Hervey Bay City), and St Helens to the north of the catchment; Maryborough West and (part of) Oakhurst to the west of the catchment; and Owanyilla and Bidwell to the south of the catchment.

Aldershot contains a small residential community east of the Bruce Highway and north-west of Maryborough. The settlement has no water or sewerage infrastructure.

St Helens is a rural residential settlement north of Maryborough located along Saltwater Creek Road on the western side, to the north-west of the Maryborough airport.

Maryborough West contains some low density residential development extending from and associated with the Maryborough urban area. This part of the catchment also includes the Maryborough West railway station which is the key station and stop on the North Coast Railway Line for the Fraser Coast region. The Maryborough TAFE is also located in this catchment.

Oakhurst lies further west of Maryborough West and contains a large rural residential estate, Oakhurst Gardens which has a significant amount of existing capacity. There are no commercial facilities located at Oakhurst although there is an established industrial estate.

Owanyilla contains some village/rural residential style development within a rural setting along the Mary River, west of the Bruce Highway. A key aspect of Owanyilla is the existence of a rail spur from the North Coast Railway Line and a large hardstand area, all in private ownership, at the end of Canterwood Road.

2.5.4.4 Coastal Maryborough – mostly former Maryborough City (Tinnanbar – former Tiaro Shire)

Maaroom, Boonooroo, Tuan, Poona, (all former Maryborough City) and Tinnanbar (former Tiaro Shire) are located on the eastern coast of the Fraser Coast region and along the foreshore of the Great Sandy Strait, directly opposite the southern part of Fraser Island.

These settlements are located within a significant vegetated setting and are connected by the Maryborough-Tuan Forest Road which runs between Maryborough and Tin Can Bay (in the Gympie Regional Council area).

The settlements are each very small-scale fishing villages, Poona being the largest, with limited residential development of dwelling houses on larger allotments, that includes a mix of permanent residential and holiday house accommodation. Each settlement supports recreation activities such as boating and fishing.

Caravan parks are located at Boonooroo, Poona and Maaroom and Tinnanbar. Poona and Boonooroo have limited small-scale convenience stores.

2.5.5 Fraser Island – former Hervey Bay City (north) and former Maryborough City (south)

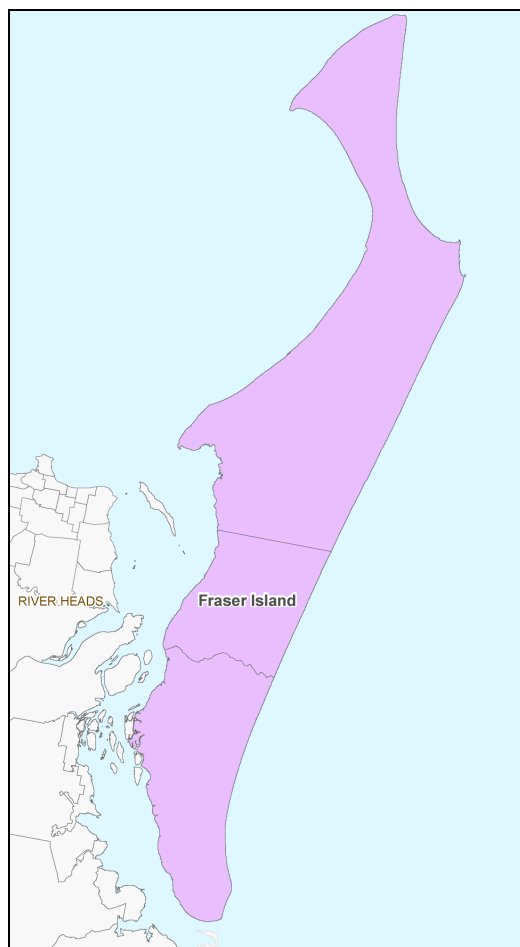


Figure 10: Fraser Island Catchment

Fraser Island is a World Heritage listed place and is the world's largest sand island accessed from Hervey Bay via River Heads (with another access point from Inskip Point within the Gympie Regional Council area). The northern part of Fraser Island previously formed part of the Hervey Bay City Council area and the southern part of Fraser Island (including Dilli Village, Eurong and Kingfisher Bay Resort) previously formed part of the Maryborough City Council area.

Fraser Island is a National Park, however it does include some freehold land components which are controlled by local government planning schemes.

Eurong is the major service and tourist centre on Fraser Island and includes approximately 37 low density residential lots along with two multi-unit developments; that form part of a tourist precinct/village area. Orchid Beach contains in the order of 141 residential lots with a mix of permanent, semi-permanent and holiday residents.

2.6 Key Observations of Existing Settlement Pattern of the Fraser Coast

The Fraser Coast Regional Council area has a relatively dispersed settlement pattern that includes two significant urban areas, and a number of rural and coastal towns and settlements of varying scales. The majority of housing over the Fraser Coast region is of a low density form and on larger allotments.

The Hervey Bay urban form is low density and expansive and characterised by a linear pattern of development, whilst the Maryborough City urban area focuses on a CBD area with development radiating in a concentric manner. Notwithstanding this, residential development in Maryborough is low density and does not currently reflect a consolidated urban form.

Maryborough has a slightly higher population density than Hervey Bay, and is centrally located within the LGA. Maryborough may therefore be an appropriate location for the provision of social infrastructure.

Notably, the urban area of Hervey Bay has attracted some urban infill development, particularly in areas along and close to the Esplanade in recent years, which has resulted in the creation of a residential unit market.

Overall, the Fraser Coast settlement pattern is low density and dispersed. It is characterised by homogenous housing, predominantly single dwellings on lots which are large by comparison with South East Queensland.

2.7 Challenges for Future Residential Development

From the Background Information Paper and the above overview, the key factors for consideration and challenges to future development within the region, particularly in relation to housing, as a result of the existing settlement pattern and current growth patterns, would appear to include the following:

- the dispersed nature of urban development, and the existing low density structure and form of the urban areas, which is particularly pronounced in the linear form of Hervey Bay;
- the high level of car dependency throughout the region resulting from the settlement pattern;
- the limited capacity of existing infrastructure within the established urban areas to support further infill development;
- the high cost of infrastructure provision required for new development areas and the need, in many cases, for infrastructure agreements between multiple parties;
- the significant natural features of the Fraser Coast as a whole and how these are managed appropriately within new development areas;

- the good quality agricultural land constraints, particularly surrounding Maryborough, that warrant protection to support the economic viability of the region;
- the interest in and growth pressure on smaller coastal villages that are heavily constrained by natural and coastal features, and that have limited infrastructure provision;
- the lifestyle attributes of the Fraser Coast that are a key attractor of new residents, particularly retirees with limited incomes, and the desire for such residents to seek affordable properties on larger allotments, at times in locations that lack accessibility; and
- the possible need for some further growth and development in the rural townships (Howard and Tiaro in particular) to support further investment and facility/service provision, which would in turn provide services for existing residents in these outlying areas.

3.0 LEGISLATIVE AND POLICY CONTEXT

3.1 Overview of Current Policies and Responsibilities for Housing Provision

In order to understand housing needs at a local level and how these may be met through a range of statutory and non-statutory actions, the way in which housing is provided needs to be understood. Equally, the legislative and policy environment that affects housing needs and housing provision needs to be appreciated.

Achieving successful housing outcomes ‘requires a comprehensive and integrated approach to the planning and management of all factors involved in housing provision...and is a shared responsibility of State and Commonwealth governments, Councils, the private sector and the community’ (Department of Housing, 2003).

It is also acknowledged that housing ‘does not sit in a neat stand alone policy box’ and that housing ‘cuts across so many areas, issues and processes and levels of government, professions and interests’ (Prasser, 2010).

The policy context for housing within Australia, Queensland and the Fraser Coast region is outlined in the following table which provides an overview of the responsibilities that the Commonwealth, State and local governments, private sector and community housing sector have with respect to housing policy and housing provision. The subsections that follow this table outline in detail the specific policies and issues relevant to each identified sector.

Table 2: Roles and Responsibilities for Housing

Agency or Sector	Overall Responsibility for Housing Policy and Provision	Current Legislation/Policies/Housing Providers Relevant to this Project
<i>Commonwealth/ Federal Government</i>	<ul style="list-style-type: none"> ▪ <i>Managing economic policies that influence housing investment (eg. first home owner grant)</i> ▪ <i>Setting national housing and homelessness policies</i> ▪ <i>Funding social housing provision and housing assistance programs in partnership with the States</i> ▪ <i>Providing housing-related income support and rental subsidies</i> ▪ <i>Supporting research and information (eg. ABS census data, OESR)</i> 	<p><u>Policies:</u></p> <ul style="list-style-type: none"> ▪ National Affordable Housing Agreement (NAHA) ▪ National Rental Affordability Scheme (NRAS) ▪ Nation Building Economic Stimulus Plan (NBESP) – Social Housing Initiative ▪ Housing Affordability Fund (HAF)
<i>State Government</i>	<ul style="list-style-type: none"> ▪ <i>Preparing and administering legislation and policies associated with land use planning, land supply, and housing development requirements</i> ▪ <i>Funding, constructing and managing social housing</i> ▪ <i>Funding of housing assistance programs</i> ▪ <i>Regulating private housing management (eg. real estate and rental legislation)</i> ▪ <i>Use and management of State-owned land</i> ▪ <i>Management of State economic policy regarding taxes and charges that influence housing affordability</i> ▪ <i>Supporting research for housing data and</i> 	<p><u>Legislation/Policies:</u></p> <ul style="list-style-type: none"> ▪ Queensland Government Housing Affordability Strategy ▪ Local Government Act 2009 ▪ Sustainable Planning Act 2009 ▪ State Planning Policy 1/07 Housing and Residential Development ▪ Statutory regional plans and State planning regulatory provisions <p><u>Housing Providers:</u></p> <ul style="list-style-type: none"> ▪ Department of Communities – Housing and Homelessness

Agency or Sector	Overall Responsibility for Housing Policy and Provision	Current Legislation/Policies/Housing Providers Relevant to this Project
	<p><i>demographic trends</i></p> <ul style="list-style-type: none"> ▪ <i>Regulating and managing the land tenure system and setting land values to support local government property ratings</i> 	<ul style="list-style-type: none"> ▪ Urban Land Development Authority
<i>Local Government</i>	<ul style="list-style-type: none"> ▪ <i>Undertaking of corporate planning</i> ▪ <i>Undertaking of forward urban planning through planning schemes, local area plans and residential development strategies</i> ▪ <i>Undertaking of housing needs assessments under State Planning Policy 1/07</i> ▪ <i>Regulation of development through planning schemes, infrastructure plans and building codes</i> ▪ <i>Planning and building approval processes</i> ▪ <i>Initiating urban renewal projects</i> ▪ <i>Local laws regarding amenity, health and safety</i> ▪ <i>Rates and charges for housing and which influence housing affordability ie. property rating</i> 	<p><u>Legislation/Policies</u></p> <ul style="list-style-type: none"> ▪ Community Plan (note that this has only recently become a requirement of the Local Government Act, 2009 and has not yet been prepared for the Fraser Coast) ▪ Corporate Plan ▪ Planning Schemes and Priority Infrastructure Plans ▪ Planning Scheme Policies ▪ Local Laws
<i>Private Sector</i>	<ul style="list-style-type: none"> ▪ <i>Delivers housing in response to market demand through land development, housing construction and private rental investment</i> ▪ <i>Well-positioned to collaborate with State government, Councils and community sector through joint venture projects and other partnership arrangements to deliver housing outcomes that would otherwise not be delivered by the private market</i> 	<p><u>Housing Providers</u></p> <ul style="list-style-type: none"> ▪ Urban Development Institute of Australia ▪ Private developers ▪ Retirement villages ▪ Private caravan park owners
<i>Community Sector Housing Providers</i>	<ul style="list-style-type: none"> ▪ <i>Funding, constructing and managing social housing with support from the State government</i> ▪ <i>Provision of crisis housing and homelessness support</i> ▪ <i>Rental assistance and other social services support programs to retain people in the private housing market</i> 	<p><u>Housing Providers</u></p> <p>Fraser Coast Housing Services Maryborough Aboriginal Housing Corporation Korrawinga Housing Corporation Centacare Fraser Coast Reconnect Fraser Coast – Youth Homelessness Early Intervention Hervey Bay Homelessness Yoorana Women’s Shelter Coolooli Men’s Shelter Youthcare Hervey Bay Fraser Coast Advice and Advocacy Service Community Lifestyles Agency Inc (accommodation support for people with a disability) Hervey Bay Home Assist Secure Maryborough and Burnett Districts Home Assist Secure</p>

Agency or Sector	Overall Responsibility for Housing Policy and Provision	Current Legislation/Policies/Housing Providers Relevant to this Project
		Maryborough Burnett South Home Modification Service Churches of Christ Care Pathways – Maryborough Fraser Coast Community Rental Group

Source: Adapted from information outlined within the Local Government Resource Toolkit (Department of Housing, 2003) along with the National Affordable Housing Agreement (COAG, 2010)

3.2 Federal Government Housing Agenda and Policies

3.2.1 Overview

The National Housing Supply Council recently released the State of Supply Report (2010). Key findings of the report were that:

- **there is a significant gap in supply** – the number of Australian households has increased by 200,000 since 2008 with the gap between demand and supply increasing from 99,500 dwellings at June 2008 to 178,400 dwellings at June 2009; and
- **there is a delay in bringing new housing online** – greenfield developments that commenced in 2009 will generally take between 6-15 years to come to the market, and there has been a reduction in the establishment of new houses due to the global financial crisis which will continue to impact on dwelling completions.

The federal government’s recent White Paper on Homelessness identifies the lack of access to housing as one of the prime causes of homelessness and specifically states *‘the increase in family homelessness can be explained, in part, by declining housing affordability and financial stress’* (Homelessness Taskforce, 2008:6).

Since the election of the Labor government in 2007, the Australian Government (federal government) has demonstrated an *‘ambitious housing agenda’* (O’Brien, 2010) and is taking a specific interest in urban planning and housing issues to address the significant concerns associated with a lack of housing supply and a lack of affordable housing (and other urban planning issues such as infrastructure provision).

This policy agenda has therefore resulted in *‘greater involvement by the Commonwealth government into urban and housing issues’* and in particular has *‘revived the Council for Australian Government (COAG)’* and *‘affordable housing is one of six national agreements’* (Prasser, 2010).

The Honourable Tanya Plibersek MP, Minister for Housing (and the Status of Women) recently presented at an Australian Green Development Forum seminar (21 April 2010) and stated that the Federal government’s housing agenda *‘is a substantial housing agenda to address a substantial housing need’* (Plibersek, 2010). The Minister also acknowledged the ongoing issues with land supply and difficulty in accessing finance for development during the economic downturn had significantly impacted upon the number of new houses being built between 2008 and the present time.

The Minister has also stated (through a media release dated 27 April 2010) that *‘State and Territory governments, local councils and industry must adopt a more strategic approach to residential development to meet the evolving needs of an increasing and ageing population’*. (Australian Government, 2010)

The key federal government initiatives that are relevant to the Fraser Coast Regional Council housing needs assessment are outlined at **Table 2** above and are addressed in the following sub-sections.

3.2.2 National Affordable Housing Agreement

3.2.2.1 NAHA Overview

The National Affordable Housing Agreement (NAHA) aims to *‘ensure that all Australians have access to affordable, safe and sustainable housing that contributes to social and economic participation’* (Australian Government, 2010)

The NAHA is an agreement by the Council of Australian Governments (COAG) that commenced on 1 January 2009, initiating a whole-of-government approach in tackling the problem of housing affordability. It is therefore an agreement between the Federal government, all State and Territory governments and the Australia Local Government Association on behalf of local government.

The NAHA aims to provide \$6.2 billion worth of housing assistance to low and middle income earners in the first five years. Part of the agreement states that the parties all commit to ongoing reforms in the housing sector and that some agreed policy actions to achieve this include:

- undertaking planning reform for greater efficiency in the supply of housing;
- improving supply of land for new dwellings through audits of federal and State surplus land;
- increasing capacity to match new housing supply with demand;
- establishing a nationally consistent approach to social housing to create a more ‘transparent, accountable and efficient sector’;
- establishing a nationally-coordinated approach and joint action on homelessness;
- creating mixed communities to avoid concentrations of disadvantage;
- improving access by Indigenous people to mainstream housing;
- improving the operational efficiency of public housing through rent deductions and improved information exchange between Federal and State governments;
- creating incentives for public housing tenants to take up employment opportunities; and
- enhancing the capacity and growth of the not-for-profit housing sector.

The NAHA is supported by the National Partnership Agreements on social housing, homelessness and Indigenous Australians living in remote areas. The agreement on social housing is outlined below.

3.2.2.2 National Partnership Agreement on Social Housing under the NAHA

The National Partnership Agreement on Social Housing under the NAHA (Department of Families, Housing, Community Services and Indigenous Affairs 2010) is intended to support social housing provision in order to ensure people are able to rent housing that meets their needs, provide people who are homeless or at risk of homelessness with suitable housing and provide Indigenous people with improved housing arrangements.

The agreement provides \$400 million for a ‘Social Housing Growth Fund’ over 2008-09 and 2009-10 to ensure an *‘immediate increase in the supply of new social housing and provide a boost to the building and construction industry’*.

Under the agreement, the State governments are intended to increase the supply of social housing, providing approximately 1600 to 2100 additional dwellings by 2009-10, and provide opportunities to grow the not-for-profit housing sector.

Proposals for funding must meet the following key requirements:

- *involve the construction of new social housing dwellings;*
- *add to the supply of social housing dwellings within a jurisdiction;*
- *all projects funded through this Agreement must be completed and ready for occupation within two years of funding being allocated; and*
- *provide an appropriate response to an area of unmet need for social housing within the jurisdiction’.*

In addition to the above, proposals should also meet one or more of the following criteria:

- *‘projects that facilitate or support the transition of persons who are homeless or at risk of homelessness to secure, long term accommodation;*
- *projects that adhere to universal design principles that facilitate better access for persons with disability and older persons;*
- *projects that target improved housing opportunities for Indigenous Australians;*
- *projects that support the growth of the not-for-profit sector; and*
- *projects that offer new and innovative approaches that will support a more effective and efficient provision of social housing’.*

3.2.3 National Rental Affordability Scheme

The National Rental Affordability Scheme (NRAS) is a federal funding initiative (approximately \$622.6 million worth of funding) to *‘stimulate the supply of new affordable rental dwellings by up to 50,000² by June 2012’* in addition to reducing rental costs for low-moderate income households and encouraging large-scale investment and innovative delivery of affordable housing. A key part of the NRAS is the ability to foster partnerships with the private sector for the delivery of affordable housing (Commonwealth of Australia, 2009).

The NRAS specifically responds to the lack of an affordable rental housing supply, particularly given the reduction in private investment in rental properties.

The NRAS scheme offers incentives for the provision of affordable housing whereby:

‘successful NRAS applicants are eligible to receive a National Rental Incentive for each approved dwelling where they are rented to eligible low and moderate income households at 20 per cent below market rates’.

The National Rental Incentive for each approved dwelling is provided as an annual monetary incentive for a ten (10) year period which includes:

- a federal-based government incentive via a refundable tax offset (comprising approximately 75% of the overall incentive payment); and
- a State-based incentive (comprising approximately 25% of the overall incentive payment) which may take the form of a cash grant, concession or stamp duty.

The NRAS Incentive is *‘indexed according to movements in the rents component of the Housing Group Consumer Price Index for the year, December quarter to December quarter as at 1 March, using the weighted average rate of eight capital cities housing component’.*

The following tables outline the current and previous NRAS incentive values:

² 50,000 dwellings nation-wide.

Table 3: Incentive Values for NRAS 2009/2010 and Previous 2008/2009

Current NRAS Year		
Year	Contributed by	Amount
2009/2010	Australian Government Contribution	\$6,504.00
	State/Territory Contribution	\$2,168.00
	Total	\$8,672.00
Past NRAS years		
Year	Contributed by	Amount
2008/2009	Australian Government Contribution	\$6,000.00
	State/Territory Contribution	\$2,000.00
	Total	\$8,000.00

The incentives are provided annually on the condition that throughout the ten (10) year period the dwelling is rented at 20% below the market rent to eligible low and moderate income households. It is noted that if a developer needed to sell before the ten (10) year expiry, the only penalty in withdrawing is that the developer would not get the incentive.

Eligible tenants' income must be equal to or less than the **initial** income limit when they become a tenant of a NRAS dwelling. Income may increase up to 25% (the upper income limit) before their eligibility is affected. A key benefit of the NRAS is it benefits income-earners that may be on a social housing waiting list but are not considered priority candidates.

As part of fostering partnerships with the private sector, the NRAS is also designed to pool resources from a range of participants including financial institutions, not-for-profit organisations and local government which, when combined with the incentives, will increase the supply of more affordable rental accommodation.

These resources could include *'loans, equity investments, capital grants by Commonwealth, State and Territory or Local Governments; donations by charities, free or discounted land by churches, or contributions by developers in accordance with planning requirements'* (Commonwealth of Australia, 2009).

The Honourable Tanya Plibersek MP, Minister for Housing (and the Status of Women) recently presented at the Australian Green Development Forum seminar (21 April 2010) and discussed the NRAS and anticipated that *'it will be largest driver of growth'* in housing. However, the Minister indicated that the Federal government has also identified some issues associated with financial institutions being unwilling to support NRAS proposals and that there may need to be discussions with such institutions given that there is little risk in renting properties that are below 20% of market rents.

Throughout Queensland, the NRAS program is being implemented and in particular the Horizon Housing Company has already established NRAS housing that are available to rent at locations such as Southport (1 and 2 bedroom apartments for \$225/week rent) and at Bellmere, west of Caboolture (4 bedroom houses for \$250/week rent (Gold Coast Housing Company Ltd, 2010a). Further details of the Horizon Housing Company are identified at the best practice review section of this report (**Section 11**).

Within the Fraser Coast Regional Council area, it is understood that private developers have expressed interest in pursuing opportunities to establish affordable housing under the NRAS program, however there are no known projects to date.

3.2.4 Nation Building Economic Stimulus Plan – Social Housing funding

The Nation Building – Economic Stimulus Plan (NBESP) was introduced by the federal government in December 2008 and was *‘designed to provide strong and decisive action to support jobs and insulate the Australian economy from the worst of the global downturn’* and result in *‘an unprecedented investment in Australia's long-term infrastructure needs and provide the jobs and capital funding to keep Australia's economy running’* (Commonwealth of Australia, 2010).

The overall intention of the NBESP therefore is to fund projects that will boost expenditure on local infrastructure which will support employment, thereby resulting in lasting benefits for communities and local economies across Australia.

In February 2009, the Federal government announced the provision of funding for social housing under the NBESP.

The Social Housing Initiative will:

‘provide funding of \$5.238 billion over 3.5 years from 2008-09 to 2011-12 for the construction of new social housing (in two stages), and a further \$400 million over two years for repairs and maintenance to existing public housing dwellings’. (Australian Government, 2010)

This initiative is being conducted in partnership with State government and is specifically intended to *‘boost public housing and housing administered by the not-for-profit community sector’.* (Commonwealth of Australia, 2010)

Under the NBESP there are currently 13,000 social housing units under construction and 1,000 completed across Australia³. This includes the project at Fitzgibbon (in South East Queensland) within an ‘Urban Development Area’ under the Urban Land Development Authority (ULDA). The project is delivering 48 social housing apartments of varying sizes, under the NBESP, that are integrated with a range of other housing types. This example is discussed further within the best practice section of this report (**Section 11**).

Advice from the Department of Communities, Central Queensland Region (which includes the Wide Bay Burnett region) has confirmed that there are approximately 250 social housing units (mostly detached apartments) that will be established within the Wide Bay Burnett region by June 2012, under the NBESP. The Department is therefore urgently purchasing land to support the construction of social housing units within the WBB region. The Department has confirmed that private contractors build the units and that community housing providers will manage the units.

Based on data obtained from the Department of Communities (refer to **Appendix B**), it is understood that within the Fraser Coast Regional Council area there are 119 social housing units being rolled-out under the NBESP, with 80 of these under construction.

3.2.5 Housing Affordability Fund

The Housing Affordability Fund (HAF) (Australian Government, 2008) is a Federal government initiative that seeks to streamline development approval processes and reduce infrastructure charges and overall regulatory costs associated with housing provision. The program commenced in early 2008 with the intention of being a five year (until 2013) project with an investment in the order of \$500 million.

³ Based on advice from the Honourable Tania Plibersek MP, Minister for Housing (and the Status of Women) (via presentation at Australian Green Development Forum seminar on 21 April 2010).

In particular, HAF seeks to address the barriers associated with 'holding' costs incurred by developers and infrastructure costs. The HAF seeks to achieve this by:

- encouraging best practice in local government with respect to planning processes and development assessment;
- speeding up the development assessment process to reduce developer-worn costs; and
- reducing infrastructure charges.

The funding is targeted to areas experiencing or likely to experience high dwelling demand, both in infill and greenfield locations. Applications for funding can be made by State or local governments.

Applicants for the funding are required to demonstrate how cost savings from the HAF would be passed on to new home buyers and priority is given to projects that would result in entry-level or moderately priced housing.

The first round of the HAF was finalised at the end of 2008. A second round of HAF was recently finalised in early 2010. The second round in particular gave priority to transit-oriented development projects and public housing estate redevelopment projects (ie. creating a mixed community through building or redeveloping affordable homes for private ownership). Projects awarded under the second round funding were located at various locations around the nation, with the only Queensland-based project being located at Palmview on the Sunshine Coast, and the funding was for \$11.5 million for infrastructure delivery.

There are no HAF-related projects on the Fraser Coast or within the broader Wide Bay Burnett region. Projects under the HAF, such as the Palmview example above, have been discussed at the best practice review section of this report (refer to **Section 11**).

3.3 State Legislation and Policies

3.3.1 Overview

As outlined at **Table 2** above, the Queensland government is responsible for the delivery of social housing through the Department of Communities – Housing and Homelessness. The recently established Urban Land Development Authority (ULDA) is responsible for the provision of housing within key 'urban development areas' throughout the State (though none have been identified for the Fraser Coast).

There has been a decline in housing affordability in Queensland which had, until market events in 2008, been exacerbated by increases in interest rates and strong growth in the economy. Declining housing affordability is particularly pronounced in the inner suburbs of Brisbane (as a result of inner urban gentrification) and in areas of the State where there has been rapid population growth.

With respect to the provision of affordable and social housing within Queensland it is noted that *'in terms of progress in the housing sector there have been many affordable housing/social housing initiatives announced in 2009/2010, in all states, but especially in Queensland'* (Prasser, 2010).

In terms of housing legislation and policy, in late 2009, the Queensland government adopted new planning legislation, the *Sustainable Planning Act 2009* and the *Local Government Act 2009*. Both new pieces of legislation include specific requirements which relate to housing, as discussed in section 3.3.2 and 3.3.4 below.

In addition to the legislative changes, it is also acknowledged that the Queensland government, through the Department of Infrastructure and Planning, is preparing a statutory regional plan for the Wide Bay Burnett region (expected as a draft for consultation by early September 2010) which will not only identify a regional settlement pattern, but is also expected to identify specific policies and targets for housing provision.

The following sections outline the legislative and policy context at the State level, including an overview of the role of Department of Communities in relation to social housing, and the Urban Land Development Authority (ULDA) with respect to its role in delivering special housing projects throughout Queensland.

3.3.2 Sustainable Planning Act 2009

The *Sustainable Planning Act 2009* (SPA) came into effect on 18 December 2009.

Chapter 1, Part 2, Section 5 of the *Sustainable Planning Act 2009*, outlines what advancing the Act's purpose will mean (*our emphasis*):

- (a) *ensuring decision-making processes—*
 - (i) *are accountable, coordinated, effective and efficient; and*
 - (ii) *take account of short and long-term environmental effects of development at local, regional, State and wider levels, including, for example, the effects of development on climate change; and*
 - (iii) *apply the precautionary principle; and*
 - (iv) *seek to provide for equity between present and future generations; and*
- (b) *ensuring the sustainable use of renewable natural resources and the prudent use of non-renewable natural resources by, for example, considering alternatives to the use of non-renewable natural resources; and*
- (c) *avoiding, if practicable, or otherwise lessening, adverse environmental effects of development, including, for example—*
 - (i) *climate change and urban congestion; and*
 - (ii) *adverse effects on human health; and*
- (d) ***considering housing choice and diversity, and economic diversity; and***
- (e) *supplying infrastructure in a coordinated, efficient and orderly way, including **encouraging urban development in areas where adequate infrastructure exists or can be provided efficiently;***
and
- (f) ***applying standards of amenity, conservation, energy, health and safety in the built environment*** *that are cost-effective and for the public benefit; and*
- (g) *providing opportunities for community involvement in decision making.'*

Chapter 3, Part 2, Section 89 of the *Sustainable Planning Act 2009* outlines core matters for planning schemes to include:

- (1) *Each of the following are core matters for the preparation of a planning scheme—*
 - (a) *land use and development;*
 - (b) *infrastructure;*
 - (c) *valuable features.'*

Part of advancing the Act's purpose is to provide housing choice and diversity. Furthermore, housing and residential development forms a key part of what comprises 'land use and development' and is therefore a core matter to be considered in planning schemes, along with the obligation to plan and manage land use appropriately.

At the commencement of SPA in December 2009, the associated *Sustainable Planning Regulation 2009* amended the approval process for certain detached dwellings, duplexes, and non-habitable buildings and structures in residential zones. This was intended as a measure to improve housing affordability, by simplifying the approval process such that these types of development were exempt from planning approval processes.

Following expressions of concern by a number of local governments that their planning controls had been eroded by the provision and that this would result in a proliferation of unregulated and unwanted development (McCullough Robertson Lawyers 2010), the provision was amended on 26 March 2010 by the *Building and Other Legislation Amendment Regulation (No. 1) 2010*.

The effect was to reverse the default of the SPA provision, and provide for Councils to ‘opt in’ to the provision. In the event that a Council opts in (by Council resolution) with respect to duplexes, it will be required to apply new design and siting standards for duplex housing contained in MP 1.3 of the Queensland Development Code. Some confusion remains about whether alternative provisions devised by Councils may also be acceptable.

3.3.3 QPlan and the Queensland Planning Provisions

The *Sustainable Planning Act 2009* is intended to ensure future development outcomes and planning mechanisms are based on good planning principles, take into account a range of environmental, economic and social considerations and provide for an efficient and logical pattern of development.

To facilitate this, the State government has introduced a range of measures known as ‘QPlan’:

‘QPlan is the new name for Queensland’s planning, development and building system, from state planning policies and regional planning, right through to the local government planning schemes and building codes that influence the streetscape of our neighbourhoods...’
(DIP, 2009)

The introduction of the Queensland Planning Provisions (QPP) as part of ‘QPlan’ are intended to result in the standardisation of planning schemes across Queensland by providing a consistent approach to the drafting of new schemes.

The QPP constitute a statutory instrument, incorporating:

- a ‘strategic framework’ component setting out the long term strategic intent of land use within the local government area;
- strategic land use themes to group planning issues under broad policy areas;
- consistent terminology;
- emphasis on the integration of the purpose and core matters of the Act; and
- integration of State, regional and local planning matters within the strategic component.

The overall planning scheme structure under the QPP is as follows:

- Community Statement (optional);
- Strategic Vision (optional);
- Citation and Commencement;
- Part 1: About the Planning Scheme – includes definitions and planning scheme elements;
- Part 2: State Planning Instruments – includes reference to Regional Plans, State Planning Policies;
- Part 3: Strategic Framework – planning principles, elements, strategic outcomes, land use strategies;
- Part 4: Priority Infrastructure Plan;

- Part 5: Tables of Assessment;
- Part 6: Zone Codes;
- Part 7: Overlay Codes;
- Part 8: Local Plan Codes – opportunity for local planning of specific areas;
- Part 9: Other Codes;
- Part 10: Planning Partnerships (optional) – recognising master plan areas;
- Schedules.

The strategic framework is intended to express how the planning scheme will achieve future development intent and incorporate State interests. The seven (7) themes of the strategic framework are:

- settlement pattern;
- natural environment;
- community identity and diversity;
- natural resources and landscape;
- access and mobility;
- infrastructure and services; and
- economic development.

Each of the above themes is required to have four (4) elements being:

- planning principle;
- element;
- strategic outcomes; and
- land use strategies.

The standard suite of zones contained in the QPP is provided in the tables below and ‘*only zones from the suite can be used in the planning scheme.*’ To enable planning schemes to ‘*include specific and broad range planning elements to best reflect local circumstances*’, the standard suite of zones contains Level 1, Level 2 and ‘Other’ zones to accommodate different uses.

A standard suite of zones is provided and arranged in categories of uses – residential, centres, recreation, industry and other. Under the QPP it is not necessary to use all of the zones. However, a single zone scheme is not permitted. The QPP outlines that ‘*local governments should use the suite of zones that best reflects the local context.*’

3.3.4 Local Government Act 2009 – Corporate Planning and Community Planning

In 2007, the State government commenced a review of the *Local Government Act 1993*. The *Local Government Act 2009*, which came into effect on 1 December 2009, places considerable emphasis on inclusive community consultation practices, and greater synergies with land use planning.

Specifically, it includes a stronger approach to long term community planning. The main approach has been to:

- focus on longer term planning through a local government community plan;
- provide connectivity between community planning and SPA through regional plans;
- ensure greater community involvement in the planning process; and
- support sustainable communities.

As a key part of the reform, local governments are now required to prepare a long-term community plan that is intended to:

- represent the community’s views, visions and values for the future of the local government area;
 - set a strategic vision for what the community wants an area to be like in 10, 20 or more years; and
 - provide a framework for, and be the primary tool to guide Council’s:
 - corporate plan;
 - long term financial plan;
 - long term asset management plan; and
 - ultimately a priority infrastructure plan and planning scheme.
- (DIP, 2010)

Councils’ operations in the future will be directed by a number of formal plans. The overarching instrument is the regional plan. A draft statutory regional plan is currently being prepared for the Wide Bay Burnett region (refer to **Section 3.3.6** below).

The Community Plan is subordinate to the Regional Plan and forms the community’s strategic vision for the area.

Under the draft *Local Government (Finance, Plans and Reporting) Regulation 2009*, Councils are required to prepare a long-term Community Plan by 1 December 2011 and report annually on the result of the plan’s implementation. Community plans are to have a minimum timeframe of ten years and are to reflect the community’s vision for the future in relation to a range of matters including social wellbeing. Housing is listed as an example of a relevant consideration.

The outcomes, goals, priorities and indicators established through the community plan are used to inform other plans, including the asset management plan and land use planning instruments, notably the Priority Infrastructure Plan (PIP) and the planning scheme, which are prepared in accordance with the requirements of the *Sustainable Planning Act 2009*.

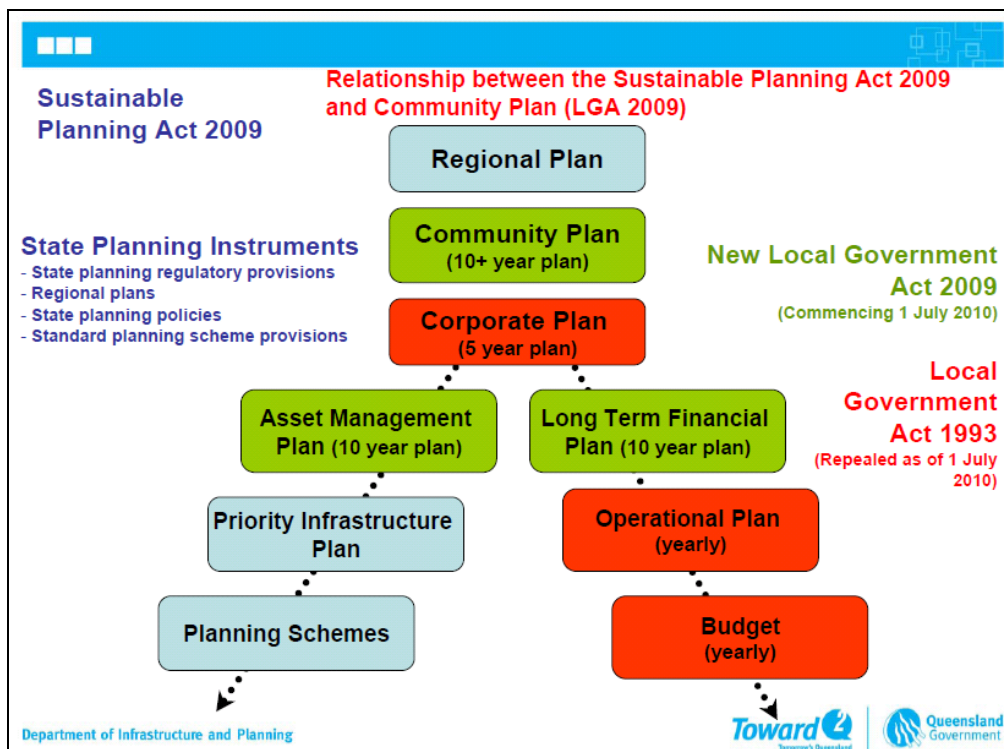


Figure 11: Relationship Between Sustainable Planning Act 2009 and Community Plan Corporate Plan (Local Government Act 2009)

Source: Department of Infrastructure and Planning 2010a

The large combined planning responsibility suggests local governments will need to develop efficient and effective community consultation processes.

While the focus of this Housing Needs Assessment is to inform the *Fraser Coast 2031: Sustainable Growth Strategy* project, and ultimately the preparation of Council's new planning scheme, it is important to also consider the linkages with other Council processes to ensure integration across Council policies and the incorporation of housing outcomes into each of these planning documents.

3.3.5 State Planning Policy 1/07 - Housing and Residential Development

As indicated at section 1 of this report, the *State Planning Policy (SPP) 1/07 - Housing and Residential Development* provides the overarching policy requirement for the assessment of housing needs at a local government level.

The SPP requires the Fraser Coast Regional Council to undertake a housing needs assessment and to consider housing needs in any future planning scheme. (Note: It is acknowledged that the SPP requirements were prepared prior to the local government amalgamations in 2008 and required only the former Hervey Bay City Council and Maryborough City Council to reflect the policy requirements.)

The SPP indicates that a new planning scheme must seek to achieve the same outcome as the policy and ensure all aspects of the new scheme are consistent with the policy. It sees local government as having a key role in helping to implement the SPP by '*...initiating proactive measures to help address specific local housing needs.*'

The SPP outlines the process required to undertake a housing needs assessment, and as outlined at Section 1 of this report, this study is undertaken in accordance with the policy requirements. The guideline to the policy provides an outline of ways in which local governments can address local housing needs.

3.3.6 Regional Planning for the Wide Bay Burnett Region

3.3.6.1 Proposed Statutory Regional Plan for the Wide Bay Burnett Region 2010

The draft statutory regional plan, prepared in accordance with SPA, was launched and formally notified by the Treasurer and Minister for Employment and Economic Development and Regional Planning Minister (Wide Bay Burnett), The Honourable Andrew Fraser in Maryborough on 1 October 2010. Unlike the current regional plan, the new plan will prevail over local planning schemes. (*DIP, 2010*)

The draft WBB Regional Plan has been developed to guide land use and development in the region over the next two decades. It provides a planning framework to help sustain the region's communities, strengthen its economy, inform the delivery of social services and infrastructure, and protect its environment. The draft WBB Regional Plan outlines eight desired regional outcomes which are supported by a range of policies and programs:

- Sustainability and climate change
- Environment and natural resources
- Rural futures
- Strong communities
- Engaging Aboriginal and Torres Strait Islander peoples
- Settlement pattern
- Strong economy
- Infrastructure and servicing.

The draft WBB Regional Plan establishes the use of three land use categories to classify parts of the region – Urban Footprint, a Rural Living Area and a Regional Landscape and Rural Production Area for the region.

The Urban Footprint will be the focus for urban growth in the region to at least 2031. The nature and the extent of the land uses in the Urban Footprint will be determined through local government planning schemes. A broadhectare study was completed in 2009 which established the amount of land available for residential use in the region. This study assisted in determining the amount of additional land that needed to be included in the Urban Footprint.

The Rural Living Area identifies land suitable for future rural residential development. Limiting rural residential development to land within the Rural Living Area will help ensure effective access to services and facilities and protect agricultural lands.

Land included in the Regional Landscape and Rural Production Area will be protected from inappropriate development, particularly urban and rural residential development. However, some diversification may be supported, for example appropriate small-scale tourist, recreation, business or industrial development.

A series of fact sheets have been developed to provide an overview of how the draft WBB Regional Plan specifically effects each of the regional councils in the Wide Bay Burnett. You can also download the Regulatory Maps that show the boundaries of the Urban Footprint, Rural Living Area and the Regional Landscape and Rural Production Area for the region.

Consultation on the draft plan closed on 24 December 2010, with the final plan due for release by mid-2011.

3.3.6.2 Draft Wide Bay Burnett State Planning Regulatory Provisions 2009

The Department of Infrastructure and Planning on 18 December 2009 released draft *State Planning Regulatory Provisions* (SPRP) for the Wide Bay Burnett Region to serve as an interim measure to manage development expectations in the region prior to the release of a draft statutory regional plan.

The provisions introduce a draft urban footprint for the WBB region in order to create a hold on certain developments so that implementation of the final regional plan is not compromised. They are effectively based on the existing local government planning schemes and the urban footprint generally includes land that is already included in an urban zoning (or emerging community zone), however some anomalies have been identified.

The Rural Living Area under the draft SPRP seeks to contain rural residential development within specific areas.

The Regional Landscape and Rural Production Area under the draft SPRP is intended to protect the region's environmental, agricultural and landscape values and prevent urban sprawl. The regulatory provisions thereby support a minimum lot size of 100 hectares, limit rural residential development and control urban activities within this area. The draft SPRP does not regulate agricultural activities or forestry.

An application for urban activities outside of the urban footprint would need to have locational requirements or environmental impacts that necessitate its location outside of the urban footprint and an overriding need for the development in the public interest.

Uses that are not affected by the draft SPRP include community activities; outdoor recreation; aeronautical facilities; emergency services facilities; water cycle, waste management, telecommunications and electricity infrastructure; cemeteries and crematoria; and animal boarding facilities.

3.3.7 Queensland Government Housing Affordability Strategy

The Queensland Housing Affordability Strategy was released in 2007 in order to facilitate the market *‘to respond more effectively to providing housing’* and to bring State land onto the market to facilitate housing outcomes.

Through the Queensland Housing Affordability Strategy, the Queensland Government intended to:

- establish an Urban Land Development Authority (which has occurred, refer to **Section 3.3.8** of this report which provides an overview of the ULDA);
- make immediate changes to improve the planning and development assessment process;
- increase the supply of land for housing development;
- regulate infrastructure charging plans across Queensland;
- designate land for housing in regional areas of high demand;
- identify and develop appropriate underutilised government land for urban proposals; and
- allow local governments to facilitate private sector financing of infrastructure.

Many of these initiatives have been undertaken or commenced. Through the Queensland Housing Affordability Strategy, the Queensland Government will continue to:

- identify and develop appropriate underutilised government land for urban proposals; and
- allow local governments to facilitate private sector financing of infrastructure.

The primary aim of the Strategy is to ensure that the State's land and housing is on the market quickly and at the lowest cost.

3.3.8 Urban Land Development Authority

The Urban Land Development Authority (ULDA) is an *‘independent statutory authority’* that was established in 2007 as part of the Queensland Government's Housing Affordability Strategy (and which has been discussed at section 3.3.7 of this report). In particular the ULDA's role is to assist in delivering affordable housing, and a range of housing options, to support the housing needs of communities within the State. In so doing, the ULDA works with other State agencies, local government, community sectors, the development industry and local landholders to achieve appropriate development outcomes (ULDA 2008).

The ULDA facilitates the development of ‘Urban Development Areas’ (UDAs) that are declared by the ULDA in key locations. The ULDA is responsible for planning and assessing development applications in these areas whilst also acting as the developer in some cases. The development of UDAs enables land, and housing products, to be provided to the market quickly whilst delivering high quality urban development outcomes based on best practice affordable, sustainable and urban design.

UDAs that have already been identified are located at Bowen Hills, Northshore Hamilton, Fitzgibbon and Woolloongabba in Brisbane; Clinton in Gladstone; Oonoonba in Townsville; along with Andergrove and the Showgrounds in Mackay. To date, there have not been any UDA's identified in the Wide Bay Burnett region or Fraser Coast sub-region.

The ULDA also has an Affordable Housing Strategy which outlines how the ULDA will facilitate the provision of affordable housing within the UDAs including the types of affordable housing, target groups

and the mechanisms to achieve certain outcomes. This strategy has been reviewed in detail as part of the best practice section of this report (refer to **Section 11**).

The ULDA has also recently issued a number of policies and guidelines for residential development, which have been reviewed in detail as part of the best practice section of this report.

3.3.9 Department of Communities – Social Housing

3.3.9.1 Overview

The Queensland Government, through the Department of Communities (Housing and Homeless Services) operates the ‘one social housing system’, which provides a range of housing assistance to low income Queenslanders. It includes a range of products, services and programs funded or provided by the former Department of Housing⁴, from high subsidy assistance such as rental housing to other products such as bond loans to rent a home in the private market. Public rental housing, Aboriginal and Torres Strait Islander rental housing and community housing are all provided through the One Social Housing System.

Social housing includes both public housing and community housing (the latter being housing that is usually publicly owned and managed by the community housing sector), and provides a range of housing options for people who are unable to secure appropriate housing in the private housing market.

The Department administers the following housing provision:

- **Public Housing** (including Aboriginal and Torres Strait Islander housing) - offers secure and affordable rental housing for low to moderate income families and individuals who have difficulties accessing accommodation in the private market;
- **Crisis Accommodation Program (CAP)** - supporting eligible organisations to provide accommodation for people who are homeless, at risk of homelessness, in crisis or in need of transitional support as they move towards independent living;
- **Community Rent Scheme (CRS)** - funding not-for-profit community-based organisations to provide short to medium-term accommodation to public housing applicants in severe and immediate housing need;
- **Boarding House Program** - providing capital funds for properties managed by not-for-profit organisations for use as singles accommodation. Rental revenue covers the costs associated with tenancy and property management;
- **Long Term Community Housing Program** - providing long-term rental housing for low-income earners whose needs are not adequately met by other housing options (and managed by local government and not-for-profit community organisations);
- **Same House Different Landlord Program** - providing public housing properties for use by not-for-profit community housing organisations for lease to tenants in need of crisis and transitional accommodation;
- **Supported Accommodation Assistance Program (SAAP)** - providing funding for supported accommodation (such as boarding house and crisis accommodation) and related support services for homeless people and those at risk of homelessness. The purpose of SAAP funding is to help people who are homeless or at imminent risk of homelessness to achieve the maximum possible degree of self-reliance and independence.

In addition to supporting housing stock, the Department supports the following service delivery:

⁴ Now part of the Department of Communities (Housing and Homelessness).

- ***Tenant Advice and Advocacy Service (TAAS)*** - providing advice and assistance assist to hep tenants understand their rights and responsibilities in their dealings with land lords and real estate agents;
- ***Rental Grant*** - a once-only grant of two weeks rent to help meet some of the costs associated with moving into private rental accommodation. The grant does not have to be repaid and is designed to help people who are experiencing a housing crisis;
- ***Bond Loan*** - an interest free loan for people who cannot afford to pay a full rental bond to move into private rental accommodation;
- ***Community Housing Resource Worker Program*** - helping to build the capacity of organisations involved in the community-based housing service delivery system;
- ***Home Assist Secure*** is a service that provides free information, referrals and subsidised assistance to older people and people with disabilities who wish to remain living in their home;
- ***Home and Community Care Home Modification Services*** - providing information, assessment, project management and/or financial assistance with larger home modifications, such as ramps and bathroom adaptations;
- ***Drug Court Residential Program*** is part of a comprehensive, whole of government approach targeting illicit drug use and providing a new approach to break the cycle of drug addiction and crime.

3.3.9.2 Social Housing Provision

The Department of Communities owns and manages some 58,000 dwellings throughout Queensland and is engaged on a continuous program of building more social housing to meet the growing needs of those members of the Queensland community who are not able to engage with the private housing market.

Assistance is provided in a number of ways including assistance in purchasing a dwelling that the certain member is renting, assisting with rental bonds and providing subsidised rental housing.

The rental housing is provided by the Department of Communities in a range of dwelling types including detached houses, duplexes, attached housing, apartments, studio units and seniors' units. Housing is managed by the Department of Communities or other housing providers in some circumstances.

The Department's *Housing Register* of applicants seeking housing assistance classifies applicants into need categories of very high, high and moderate need. A large majority of the applicants have socio-economic characteristics that are quite different from those of the general community. These include smaller than average size of households, advanced age, rates of mobility impairment and lower level of car ownership, and the planning and design of the Department's Public Housing projects take into account these factors.

The Housing Register covers all applicants throughout Queensland whether they are placed with housing by the Department of Communities or other housing providers. The applicant's eligibility for a placement is based on need and not length of time on the register.

3.3.9.3 Planning Approval Process

The process for public notification and the review of submissions is generally as per the process set out in *Chapter 9 Part 5* of the *Sustainable Planning Act, 2009*. The Director-General generally considers all Local Government comments and submissions received during public notification, giving particular attention to town planning matters. Depending on the nature of submissions received, projects may be redesigned or changes made to the plans (such as additional screening, different fencing etc.) Following the Director-General's determination, all submitters are notified of the outcome.

Refer to a summary of the process attached as well as a general overview of Public Housing compliance issues with Planning Schemes – **Appendix C**.

3.3.9.4 Property Acquisition and Selection Process

The Department of Communities generally does not release addresses and mapping of the departmental properties to third parties, primarily to avoid privacy issues and stigmatisation of departmental tenants.

The Department generally purchases land on the open market and property acquisition is generally dependent on budget and need (family circumstances) and waiting lists.

The choice of housing and location depends on the needs of applicants as expressed through the Department's Housing Register, as well as land cost. The Department delivers a variety of housing from detached dwellings to multi-unit development. Detached houses and dual occupancies are generally dispersed throughout communities and do not have specific locational requirements.

With respect to site selection for multi-unit development, the Department generally aims to develop sites that are zoned appropriately and located close to services and facilities (such as parks, shopping centres, medical centres/hospitals) as well as public transport (where available). Given the relative cost of developing sloping sites and the fact that a number of the Departments' tenants have mobility

impairments, the Department prefers flat topography. There is also due consideration of existing surrounding development as well as the existing locality of other Department properties.

Housing is also, at times, acquired from the private market where people offer their investment property to be rented through the Department of Communities, or they sell their property to the Department of Communities. In the former approach, there is a community rent scheme where the investment property owner obtains the full market rent and the State government subsidises the rent for the social housing tenant.

The key criteria for site selection includes considerations associated with:

- density allowances of the local planning scheme;
- distance to negative influences;
- distance to services – many tenants do not have access to transport;
- land – slope, storm surge/disaster management;
- consideration of adjoining properties; and
- standards of the property – moderate looking property.

3.4 Local Government Tools to Support Housing Provision

3.4.1 Statutory Tools

The statutory requirements under SPA to support housing provision relate mainly to the requirement to prepare a local government planning scheme and Priority Infrastructure Plan. Key areas where Council can impact upon housing outcomes as part of these processes are summarised in **Figure 12** below.

Integrated planning through planning schemes and integrated local area planning – by articulating in higher order objectives the intention to support the diverse housing needs of the community and by addressing housing needs as part of the strategic planning process.

Facilitating housing diversity through planning schemes – by promoting appropriate and affordable housing and encouraging diversity in type and size in suitable locations possibly (can be combined with financial incentives, regulatory incentives or regulatory requirements). Forms of housing that could be encouraged include fonzie flats, loft apartments, small lot housing, shop top residential and mixed use housing.

Encouraging specific housing stock – such as boarding houses or hostels through supporting/requiring their provision or retention in planning schemes and adopting flexible scheme requirements that reflect the needs of occupants. Inclusionary zoning can be used to require that specific development types with identified zones contribute to affordable housing supply.

Facilitate the production of housing – by streamlining planning and building approval processes and enabling the use of innovative techniques and materials that reduce the costs of construction.

Protection of existing supply – retention and replacement of low cost housing through social impact assessment processes; demolition controls to retain housing that meets special needs; and specific zones/precincts dedicated for a specified use. Internationally, impact fees are also used to offset the loss of affordable housing.

Planning scheme incentives – such as density bonuses, reduced car parking rates and other relaxations for development incorporating affordable housing.

Remove barriers in planning scheme – by removing planning scheme provisions that restrict opportunities for low cost housing, such as secondary dwellings, boarding houses and crisis accommodation.

Adaptable housing – by requiring a minimal requirement for a percentage of dwellings to be provided in accordance with AS 4299 – Adaptable Housing.

Increasing density – by requiring 2 for 1 replacement where a single dwelling is demolished within selected locations or by applying a minimum density requirement in selected infill and greenfield locations.

Figure 12: Statutory Land Use Planning Tools Promoting Housing Affordability

Source: Adapted from Department of Housing 2003; AHURI 2008b

3.4.2 Non-Statutory Tools

In addition to the planning measures outlined above, there is a range of non-statutory tools available to Councils to influence housing outcomes.

Community development - is an important role for Councils that involves 'building the capacity of people to participate in problem solving and community life and to promote community identity and cohesion' (Department of Housing 2003). Due to the increasing importance of the community housing sector in the provision of social housing, an opportunity exists for Councils to become more involved by supporting community housing providers and possibly partnering with these organisations.

Partnerships – can be formed for the purpose of housing research, the development of housing strategies and the provision of housing (e.g. where Council provides the land). Possible partners for joint ventures can include State housing authorities, non-profit organisations and/or the private sector.

Infrastructure provision – includes the timely availability of well serviced land as well as the physical and social infrastructure necessary to support the community's current and future needs.

Encourage participation of private sector – through demonstrations of innovation in housing choice and design and attached affordable housing objectives to the disposal of Council properties.

Awareness raising and the identification of need – by monitoring development activity and its impact on housing affordability and stock of affordable housing; and researching housing needs and identifying appropriate responses. This is important to inform strategic planning and to ensure that supply continues to meet demand.

Supporting non-profit community housing providers – can be achieved by assisting with the preparation of feasibility studies, supporting applications for grants, identifying opportunities to acquire properties, granting planning permits, supporting permits at planning appeals and head leasing council owned properties to community housing organisations.

Advocacy and taking a leadership position – involves communicating with the community to improve the community perception, and understanding, of affordable housing against NIMBY attitudes; advocating local housing needs to the state and federal governments; and promoting affordable housing to the private sector.

Expedited assessment timeframes – can be offered to applicants proposing affordable housing to fast track development assessment.

Financial incentives for affordable housing (where meeting a set of criteria) – such as rate rebates, reduced infrastructure contribution charges and discounted development fees for managed affordable housing development that meets a set criteria. Cash grants can also be provided to community housing organisations to assist with preparing development applications and encourage affordable housing initiatives.

Use of council owned land – to lease to community organisations at less than market rates for the purpose of developing affordable housing units.

Figure 13: Non-Statutory Tools Promoting Housing Affordability

Source: (Adapted from Department of Housing 2003; AHURI 2008b)

3.5 Current Fraser Coast Regional Council Policies on Housing

3.5.1 Overview of Planning Schemes

The Fraser Coast Regional Council administers four planning schemes relevant to the former local government areas that now comprise the amalgamated Fraser Coast Regional Council. These four planning schemes and the planning catchments that they relate to are outlined at **Table 4** as follows:

Table 4: Current Planning Schemes

Planning Scheme	Catchment/s
Hervey Bay City Planning Scheme 2006	Hervey Bay Urban Hervey Bay Urban Surrounds Coastal Hervey Bay Hinterland Hervey Bay Fraser Island (northern part)
Maryborough City Plan 2007	Maryborough Urban Maryborough Urban Surrounds Coastal Maryborough Fraser Island (southern part)
Woocoo Shire Planning Scheme 2006	Rural South–West
Tiaro Shire Planning Scheme 2005 ⁵	Rural South Part of Maryborough Coastal (southern part including the settlement of Tinnanbar)

The following sections provide a summary of the key provisions contained in the four planning scheme of relevance to housing which is followed by some key observations. These observations are discussed in further detail to determine the implications for a new planning scheme later in this report.

3.5.2 Hervey Bay Planning Scheme 2006 – Summary of Observations

3.5.2.1 Overall Strategic Growth Direction

- Higher density development is supported through a ‘nodal approach’ with mixed use development and higher densities supported at the key nodes of Pialba, Scarness, Torquay and Urangan along the Charlton Esplanade. These nodes are located around existing centres with a range of existing commercial/retail uses – refer to **Figure 14** below.

⁵ The Tiaro Shire Planning Scheme includes land outside of the Fraser Coast Regional Council area.

- Land surrounding these nodes along the Esplanade, and to the south mainly between the Esplanade and Boat Harbour Drive, is generally intended for medium density residential purposes. Land further south of these areas is intended for low density residential development with some park residential areas at Urangan.
- Key growth areas for future low density residential development are identified within Emerging Community Zones at Kawungan North East, Doolong Flats/Ghost Hill Range and Urraween West, all areas to the south of the key nodes and the existing centres.
- Key growth areas for further park residential development are identified within Emerging Community Zones at Highfields East, Urangan Wedge and Dundowran.
- Land within the township area of Howard and Torbanlea is included in a Low Density Residential Zone and outlying areas are included in a Rural Residential Zone.
- Future development at Howard is limited until sewerage infrastructure can be expanded.
- There are limited expansion opportunities at Burrum Heads and Toogoom outside of current applications. Toogoom is intended to function as a permanent residential and short term tourist accommodation location. The planning scheme also supports the existing seaside character of the township of Burrum Heads.
- Craignish and Dundowran are included in a Park Residential zone and an Emerging Community zone is located to the east of Ansons Road at Dundowran which also adjoins the most western extent of Hervey Bay's urban area.
- River Heads is designated within a rural residential zoning and houses are limited to one house per lot.

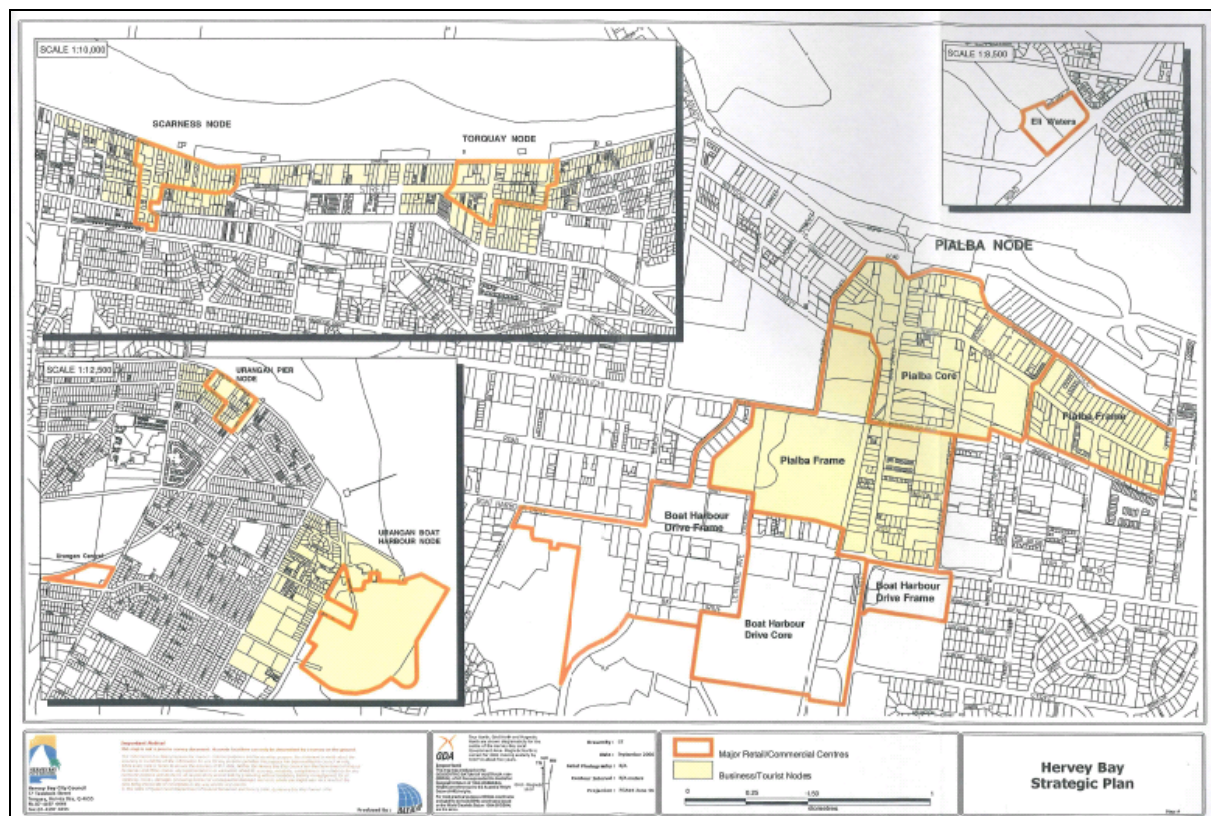


Figure 14: Strategic Plan Map Excerpt – Key Nodes in Hervey Bay City for Higher Density Development

3.5.2.2 Specific Provisions for Housing

Table 5: Specific Provisions for Housing

Zone that Supports Residential Uses	General Location of Zone and Outcomes Desired	Residential Uses Supported and Code/Design Provisions
Pialba Business Zone (note that Business Zone ie. city centre frame does not support residential purposes)	<ul style="list-style-type: none"> ▪ Located in the central Pialba area that includes a mix of retail and commercial ▪ Revitalisation of this area is supported ▪ Core business area for Hervey Bay city 	<ul style="list-style-type: none"> ▪ Higher density residential generally above ground floor ie. accommodation building and multiple residential uses as part of mixed use developments ▪ Form of development sought is a podium with tower ▪ Site cover of 50% ▪ Maximum height of 6 storeys on sites less than 2,000m² and 8 storeys on sites greater than 2,000m²
Mixed Use Zone	<ul style="list-style-type: none"> ▪ Located at the commercial and tourist nodes of Torquay, Scarness and Urangan (pier precinct and boat harbour) ▪ Predominantly tourist accommodation along the Esplanade, though also supports permanent accommodation 	<ul style="list-style-type: none"> ▪ Higher density residential generally above ground floor ie. accommodation building and multiple residential uses as part of mixed use developments ▪ Same height and site cover requirements as Pialba Business Zone
High Density Residential Zone	<ul style="list-style-type: none"> ▪ Located adjoining tourist nodes and core business areas ▪ Increased accommodation densities which are consistent with level of services available ▪ States that there is an ‘incentive’ for mixed use development 	<ul style="list-style-type: none"> ▪ Higher density residential generally above ground floor ie. accommodation building and multiple residential uses ▪ Seeks development on large lots for amenity purposes – through amalgamation of smaller lots ▪ Maximum density of 1 dwelling per 200m² ▪ Maximum height of 6 storeys and 20m frontage ▪ Recession plane provision to determine setbacks – which is difficult to interpret ▪ Significant front setback requirement from the Esplanade
Medium Density Residential Zone	<ul style="list-style-type: none"> ▪ Located in areas with a high level of accessibility to retail/commercial/community services and public transport ▪ Located throughout the main urban area of Hervey Bay. Specific locations include those to south of the commercial and tourist nodes above, particularly on the streets located between the Esplanade and Boat 	<ul style="list-style-type: none"> ▪ Supports multiple residential and accommodation building uses (code assessable) ▪ Supports retirement villages (code assessable) and relocatable home parks (impact assessable) yet specifies that these uses are to be located close to community services ▪ Seeks development on larger lots through the amalgamation of smaller land parcels ▪ Maximum density of 1 dwelling per 300m² ▪ Maximum site cover of 40% ▪ Maximum height of 2 storeys and 8.5

Zone that Supports Residential Uses	General Location of Zone and Outcomes Desired	Residential Uses Supported and Code/Design Provisions
	Harbour Drive eg. Torquay Road	<ul style="list-style-type: none"> metres on sites less than 4,000m² ▪ Maximum height of 3 storeys and 11 metres on sites greater than 4,000m²
Low Density Residential Zone	<ul style="list-style-type: none"> ▪ Located through the urban area of the Hervey Bay city area and Howard, Torbanlea along with some parts of Burrum Heads and Toogoom 	<ul style="list-style-type: none"> ▪ Supports only detached dwelling houses and secondary dwellings where family use can be proven ▪ Maximum of one house on one lot ▪ Maximum density of 1 dwelling per 600m² and therefore minimum lot size of 600m² ▪ Large subdivisions are required to have a minimum of 20% of lots with a total area greater than 20% of the minimum lot size ▪ Small lot housing is supported with lots of 350m², however average lot size in subdivision is required to be 600m² ▪ No specific examples for design
Park Residential Zone	<ul style="list-style-type: none"> ▪ Urangan, south of Boat Harbour Drive ▪ Craignish and Dundowran – amenity and lifestyle 	<ul style="list-style-type: none"> ▪ Supports only detached dwelling houses and secondary dwellings where family use can be proven ▪ Minimum lot size of 2,000m² ▪ Maximum of one house on one lot
Rural Residential Zone	<ul style="list-style-type: none"> ▪ Outlying areas south and south-west of the urban area 	<ul style="list-style-type: none"> ▪ Supports only detached dwelling houses and secondary dwellings where family use can be proven ▪ Minimum lot size of 2 hectares ▪ Maximum of one house on one lot
Coastal Townships – Township Zone	<ul style="list-style-type: none"> ▪ Burrum Heads 	<ul style="list-style-type: none"> ▪ Low density detached dwelling houses ▪ Maximum height of 2 storeys and 8.5 metres ▪ Site coverage of 40%
Coastal Townships – Medium Density Zone	<ul style="list-style-type: none"> ▪ Burrum Heads 	<ul style="list-style-type: none"> ▪ Low-medium density holiday and permanent accommodation – multiple residential uses ▪ 40% site cover
Emerging Community Zone	<ul style="list-style-type: none"> ▪ Kawungan North East ▪ Doolong Flats/Ghost Hill Ridge ▪ Urraween West ▪ Dundowran ▪ Highfields East ▪ Urangan <p>The future growth areas are described and discussed in further detail at Section 7 of this report.</p>	<ul style="list-style-type: none"> ▪ Development in the Emerging Community Zone is subject to the Structure Planning Code ▪ Requires development in accordance with an approved Structure Plan ▪ Seeks to achieve integrated development, efficient infrastructure provision and communities that have a choice of housing types ▪ Density is generally low density residential though some areas are identified for park and transitional residential densities – a structure plan can override these, where approved by Council ▪ Predominant form of housing is

Zone that Supports Residential Uses	General Location of Zone and Outcomes Desired	Residential Uses Supported and Code/Design Provisions
		traditional lots and small lot housing <ul style="list-style-type: none"> ▪ Aged/retirement housing to be located within 500 metres of social and community services ▪ Residential development does not involve gated communities ▪ Higher densities are only located in areas within 500 metres walking distance to commercial centres or overlooking public land

Design provisions for houses, multiple residential and accommodation buildings are covered in the table above. The following table outlines specific design provisions for caravan park, relocatable home park and retirement village use types.

Table 6: Design Requirements for certain use types

Use Types	Locational/Code/Design Provisions
Caravan park and Relocatable home park	<ul style="list-style-type: none"> ▪ Located on land in the Medium Density Residential Zone (caravan parks and relocatable home parks) ▪ Mobile home parks (not a separately defined use) are located on land in the Medium Density Residential Zone or Rural Zone ▪ Provide an attractive environment for short and long term residents ▪ Located and designed with regard to accessibility and convenience ▪ Site area is to be a minimum of two (2) hectares ▪ Maximum of 30 sites/hectare and one storey height limit ▪ Relocatable homes are not permitted at the Esplanade caravan parks (Pialba, Scarness and Torquay) ▪ Council's caravan park planning scheme policy stipulates a timeframe for visitors to the Esplanade caravan parks of a maximum 6 months within any 12 month period, to discourage permanent residents from these parks
Retirement Village	<ul style="list-style-type: none"> ▪ Located on land in the Medium Density Residential Zone or in the Low Density Residential Zone if on a site greater than 4,000m² ▪ Located within 400m walking distance of a shop, public transport stop or public open space ▪ Minimum site area of 800m² ▪ Site cover to be consistent with specific locality code otherwise maximum of 50% ▪ Building height to be consistent with specific locality code otherwise maximum of two storeys

3.5.2.3 Other Matters of Note

Duplex/Dual Occupancy Development

The current planning scheme does not support duplex/dual occupancy development. Although a dual occupancy use is considered to fall under the definition of 'multiple residential', the planning scheme requires that under a low density residential zone (where dual occupancies would be preferred), a multiple residential proposal would require impact assessment.

Following the amendments under Schedule 4 of the Sustainable Planning Regulation, the Fraser Coast Regional Council has decided not to opt in to making attached duplexes exempt from assessment as a Material Change of Use and therefore the applicable planning scheme provisions apply for triggering applications for this type of development.

Overlay Triggers for Houses

The planning scheme also triggers a number of houses to require a material change of use application assessable against particular constraint overlays such as acid sulfate soils and flooding. The implication of this under the Sustainable Planning Regulations (Schedule 4) is that an application for a dwelling house that is affected by an overlay can not be made exempt development under a planning scheme.

Medium Density Zone under the Superseded Planning Scheme

The majority of areas currently included in a Medium Density Residential Zone were included in a medium density/multiple unit development precinct under the now superseded planning scheme. Notably, the maximum building height (where complying with site coverage requirements) was for six (6) storeys, which is significantly higher than the current two (2) and three (3) storey maximum height limit.

Road Width Requirements

It is understood that the current Parking and Access Code does not facilitate flexible vehicle access that would facilitate alternative development styles such as rear lane housing.

Infrastructure Charges

Planning Scheme Policy No. 4 of the Hervey Bay Planning Scheme 2006 was recently amended and adopted in June 2009. This policy provides an update of development contribution requirements resulting in a significant increase to infrastructure charges with the intention that this would bring them in line with 'real costs' of infrastructure provision.

The Fraser Coast Regional Council recently (7 April 2010) adopted a 'Shovel Ready Development' Initiative under which developers of certain shovel-ready projects (of a minimum size) could request a reduction in infrastructure contributions to result in charges based on the repealed policy rates. The initiative is aimed at promoting development to occur, particularly if projects had not commenced due to financial viability. Development must commence construction by 31 December 2010 and be completed by 30 June 2011. (Fraser Coast Regional Council 2010)

3.5.3 Maryborough City Plan – Summary of Observations

3.5.3.1 Overall Strategic Growth Direction

The Maryborough City Plan supports Maryborough being a '*dynamic, attractive and economically viable regional centre*' and this is supported by an urban structure that provides a CBD area surrounded by residential and industrial nodes, with associated local centres.

Residential areas include those in and around the CBD, at Granville on the northern side of the Mary River across from the CBD, in the northern part of Maryborough opposite the airport, and to the west of the Maryborough CBD.

Within the CBD area, the 'Railyards Redevelopment Area' is identified as having infill residential opportunities including aged care and medium density housing development.

Also within the CBD area, the Council has adopted the 'Brolga to Bridge' concept plan that has identified a number of key precincts including an 'Inner City Living' precinct which is defined by the existing rail line from Kent Street to Wharf Street, in a key central location within the CBD. Development intentions for this precinct are for mixed use residential development of three (3) storeys over ground floor commercial ie. total of four (4) storeys is supported. Development is intended to be 'boutique' style.

Future growth areas (ie. large undeveloped land parcels in an urban/residential zoning) within the Maryborough city area for greenfield development are mainly located in Tinana.

Overall, residential development within the Maryborough City Council area is supported at a low density scale.

'Other Residential' uses which include medium density development are supported (ie. code assessable) in the City Centre and within the commercial precincts of the Maryborough Central, Tinana and Granville local areas. It is noted that these commercial precincts are very limited in size. In all other locations (including the residential precincts of these local areas) 'Other Residential' uses require impact assessment. The planning scheme divides the Council area into Local Areas and includes specific development styles/character intentions for each area.

There has been some support, though not an obvious focus, for infill development within some residential precincts.

The outlying settlements, such as the coastal townships of Maaroom, Boonooroo, Tuan and Poona have very limited growth opportunities (due to infrastructure limitations and natural constraints) and support mainly low density/rural residential development in limited areas.

Desired Environmental Outcome (DEO) No. 28 acknowledges that different densities and types of housing are required for the City's population and that these should be located in areas which are appropriate for the particular housing type and density.

3.5.3.2 Specific Provisions Relevant to Housing

Specific requirements for each Local Area need to be considered in the assessment of development proposals.

The primary measures to achieve DEO No. 28 (which relates to housing choice) include:

- detached houses are to be developed in the residential precinct and require compliance with the House Code;
- medium density housing requires impact assessment in the residential precinct, should be developed close to the city centre and requires compliance with the Medium Density Residential Code and Character Protection Code; and
- relocatable home parks and caravan parks require impact assessment and should be located close to schools, shops, recreational facilities and preferably with access to public transport.

With respect to specific design provisions for certain housing types, the planning scheme includes a House Code and Medium Density Residential Code. The latter code is applicable to any application for 'Other Residential' uses.

The *Medium Density Residential Code* requires that:

- caravan parks and mobile home parks are required to be consistent with the State government guidelines for caravan parks and relocatable home parks and *‘must provide an acceptable level of on site amenity and not produce unacceptable off-site impacts’*;
- all medium density residential development is required to be in accordance with specific Local Area requirements;
- specific design provisions include:
 - building height of a maximum of two (2) storeys;
 - within a specifically designated area of the Maryborough Central and Maryborough CBD local areas, the maximum plot ratio is 0.6 and density is 1 dwelling/250m²;
 - within other parts of the Residential Precinct, the maximum plot ratio is 0.5 times the site area with a density of 1 dwelling/400m²; and
 - site cover does not exceed 40% if two (2) storeys and 50% if one (1) storey;
- Multiple dwelling units provide ‘the appearance of a large house exhibiting some diversity of building form’.

3.5.4 Woocoo Shire Planning Scheme

3.5.4.1 Overall Strategic Growth Direction

The Woocoo Shire Planning Scheme seeks to retain the rural areas and their productive values and as a result, the majority of the former Shire is included in a Rural Zone.

The strategy map identifies service centres at Oakhurst, Little Tinana, Mungar and Brooweena, which are also identified as the key areas for residential development. Other settlements are identified at Owayyilla, Grahams Creek, Aramara, Glenbar, Calgoa, Idalia, Boompa, Teebar and Elliot.

Development intentions and zoning for the key townships within the area are:

- Mungar - includes land in the Village Zone (approximately 66 lots) and Community Use Zone with some surrounding Rural Residential B zoned land (approximately 36 lots);
- Brooweena - contains significant landholdings in an Industrial Zone and in addition has scattered land parcels in the Village Zone (approximately 26 lots) of varying sizes;
- Aramara - is defined by a small area of land in the Village Zone (approximately 13 lots);
- Yengarie - includes a small portion of land in the Rural Residential A Zone and other land in the Rural Residential B Zone;
- Elliot - includes approximately 40 lots in the Village Zone in a grid pattern formation;
- Oakhurst - contains the Oakhurst Gardens Estate, a significant rural residential approval with a large amount of capacity;
- Owayyilla - includes land in a Particular Development Zone and Industry Zone that relates to an existing rail spur and associated infrastructure. Further north of the industrial area, is land included in a village and rural residential zoning that supports rural living uses; and
- Bidwell - includes a small amount of rural residential zoned land on the western side of the Bruce Highway, along Bidwell Road.

3.5.4.2 Specific Provisions Relevant to Housing

The Woocoo Shire planning scheme identifies residential uses being accommodation units, caravan park, caretaker’s residence, dwelling house and relative’s apartment.

Dwelling houses are generally supported in all zones, as are relatives apartments. Minimum lot sizes for land in the Rural Zone varies between 100 and 200 hectares, land in the Rural Residential A zone is 0.4 hectares (ie. 4,000m²) and in the Rural Residential B zone is 1.2 hectares. The minimum lot size for land in the Village Zone is 2,000m².

Accommodation units are supported (ie. code assessable) in the Village Zones at Oakhurst, Aramara, Brooweena, Mungar, Little Tinana, Riverside Park (near Owayyilla) and Elliot.

Accommodation units are assessable against the Residential Code which contains specific requirements to limit development of such a use to a very low density. Provisions require that development comprises two units only on a minimum lot of 2,000m² with a site coverage of 40% and maximum height of 8.5 metres (2 storeys).

3.5.5 Tiaro Shire Planning Scheme

3.5.5.1 Overall Strategic Growth Direction

The Tiaro Shire Planning Scheme supports retention of the rural and rural residential character of the former Shire area, and identifies established areas of urban development at Tiaro, Bauple and Glenwood. These three settlements are identified as the *'main centres of business industry and community development'* within the former Shire area.

The majority of the former Shire is included in the Rural Zone. Urban zoned and future growth areas are minimal and focussed on the above key settlements, along with Tinnanbar and Gundiah (and others outside of the Fraser Coast) as smaller settlement areas.

The planning scheme also seeks to limit rural residential development and protect the intact good quality and productive rural lands within the former Shire.

3.5.5.2 Specific Provisions Relevant to Housing

Apart from dwelling houses, caretaker's residences, relatives apartments and caravan parks; all other residential uses fall under the definition of 'Residential Premises' and this includes a whole range of accommodation types such as apartments, multiple dwellings, hostels, and townhouses.

Residential Premises are considered to be code assessable (and generally supported) within the residential and commercial zones of the Tiaro town area and the residential zone of Tinnanbar, Bauple and Gundiah; with only dwelling houses supported in other areas.

The Residential Premises Code provisions seek to manage the development of these uses throughout the Shire. The provisions support a limited and very low density development form as follows:

- maximum height of 2 storeys and 8 metres;
- minimum lot size of 1,000m² or 2,000m² in Tinnanbar;
- maximum site cover of 30% for 2 storeys and 35% for 1 storey; and
- maximum site density of 60 persons per hectare.
- caravan parks are impact assessable in all locations.

3.6 Non-Statutory Tools

The *Local Government Housing Resource Kit* (Department of Housing, 2003) also suggests that, for local government, housing is not just a land use phenomenon (i.e. residential uses regulated through the planning scheme and other measures), but also a social phenomenon (which recognises housing as a social need), although traditionally local governments have concentrated on the former over the latter.

At the time the *Local Government Housing Resource Kit* was published (2003), it was recognised that '*reduced funding and tighter targeting of public housing combined with decreasing housing affordability and rising homelessness has put pressure on local housing conditions*'. This situation has only worsened over the past seven years, which is evident from the degree of media attention on the issue and the level of federal government investment seeking to improve housing affordability and increase the provision of social housing. Specific government initiatives in this regard at the federal level include the National Rental Affordability Scheme (NRAS), Housing Affordability Fund (HAF) and the Nation Building – Economic Stimulus Plan (NBESP) – Social Housing Initiative (which have been outlined in detail at **Section 3.3** above).

To respond to the increasing social need for housing, local governments have become increasingly proactive and directly involved in housing provision in order to meet the housing needs of people who are not able to access appropriate and affordable housing through the private housing market.

Some of the examples of initiatives taken by South East Queensland Councils seeking a more active role in housing include:

- the establishment of housing trusts or companies;
- developer levies to fund low-cost housing in developing areas;
- reclamation and refurbishment of older buildings for use as affordable housing; and
- joint ventures or partnerships with private and community sector organisations to provide housing.

Some of these examples are discussed in the best practice review section at **Section 11**.

The non-statutory involvement of Fraser Coast Regional Council in facilitating and supporting housing is limited at the present time; however Council is well aware of increasing affordability and homelessness issues on the Fraser Coast, and the difficulties that will be faced in housing an ageing population.

3.7 Implications Section

It has been well acknowledged that achieving successful housing outcomes requires a comprehensive and integrated approach to the planning and management of all factors involved in housing provision, and is a shared responsibility of State and Commonwealth governments, Councils, the private sector and the community.

For the Fraser Coast, key issues for housing include ensuring:

- an adequate overall number of dwellings to meet population projections on the Fraser Coast so that locally, there is a balance between supply and demand;
- there is no undue delay in bringing new housing to the market, particularly as a result of approval processes, especially during the recovery from the global financial crisis;
- urban development is encouraged in areas where adequate infrastructure exists or can be provided efficiently and in a timely manner;
- a choice of affordable housing options that satisfy the community's needs. The lack of access to housing is identified as one of the prime causes of homelessness and specifically the increase in family homelessness can be explained, in part, by declining housing affordability and financial stress. The current regional plan acknowledges the signs of housing stress in the Wide Bay Burnett region, and the need to provide affordable housing options;
- a range of dwelling choices with flexible land use policies, a variety of tenure and accessible locations;
- improved mechanisms for increasing access to government programs which fund social housing (eg NRAS) and reducing costs associated with housing provision (HAF). Federal government initiatives will be relevant to future recommendations and have an impact on development projects locally;
- local industry operators are encouraged to respond to program opportunities. Current State initiatives will have implications for the supply of social housing. Private market initiatives and the willingness of developers and lenders to take up NRAS opportunities will have implication for supply of affordable private housing;
- policies are sensitive particularly to the range and affordability of dwellings which are required. Local government policies and assessment will direct and shape what products show up on the market;
- Council considers the range of non-statutory tools available to influence housing outcomes including the potential for partnerships and joint ventures, encouraging the participation of the private sector, raising awareness and the identification of need, supporting non-profit community housing providers, advocacy and taking a leadership position, expediting assessment timeframes, financial incentives for affordable housing and the use of council owned land to develop affordable housing units;
- residential environments are created with high standards of amenity and sustainability, while being cost-effective; and
- a strong sense of community and a distinct identity is retained and reinforced.

4.0 BACKGROUND INFORMATION REVIEW

4.1 Introduction

This section reviews current literature about housing, both broadly and Fraser Coast focussed. It also considers the submarkets that exist for housing, and the cultural and demographic preferences that shape demand within these markets. It reviews the economic influences which shape housing availability, especially housing affordability, and identifies ways in which the literature considers local government can help to overcome the wider housing cycles and supply issues, and thereby assist housing affordability.

4.2 Overview of Housing Markets

4.2.1 Housing Market and Housing Types

The Local Government Housing Resource Kit states that *'the housing market today is typified by hundreds of sub-markets defined by location, quality, type, tenure and price all of which are subject to different forces of supply and demand'* (Department of Housing, 2003).

Shifts in community standards/expectations, market preferences and demographic characteristics can result in some housing types being not as useful/appropriate.

On the other hand, higher growth can result in redevelopment pressures on certain housing types that are 'in need' but not as profitable, like caravan parks and boarding houses.

4.2.2 Housing Culture and Preferences

Research acknowledges that there is a current urban planning trend toward policies focussing upon urban consolidation which support and *'promote a radical shift in the character of Australia's dwelling stock away from single-detached dwellings towards medium to high density'*; however this research also indicates that the preference for separate detached dwellings remains high and that the average size of dwellings has increased (rather than decreased).

It is considered that *'the shift to medium-density housing cuts across entrenched lifestyle values associated with the detached house'* (Department of Housing, 2003). There also tends to be, in most communities, a reaction against 'high rise' (whatever that is perceived to be) and a belief in the ills considered to be associated with a high-rise environment.

Research indicates that 'housing preferences involve a complex bundle of considerations and people's choice of residential location almost invariably involves a number of trade-offs'. It is noted that choosing to live in medium and high density housing can be closely associated with *'trading off housing type preference for desirable locational amenity, including the perceived lifestyle attributes of the inner city'* (Healy et al, 2004). These perceived lifestyle attributes are often also related to the stage in life cycle and household formation of residents.

The Contextual Housing Information provided by DOH (2008) identified some key housing needs and consumption patterns at different life cycle stages. These are summarised in **Table 7** below.

Table 7: Housing Needs and Options of Different Household Types

Household Types	Characteristics	General Issues and Needs
Couple with Children Households	<ul style="list-style-type: none"> ▪ Overwhelmingly live in separate houses ▪ Tend to live in large homes even when only have one child ▪ Families with older children tend to live in larger homes 	<ul style="list-style-type: none"> ▪ This household type is generally expected to decrease as a proportion of total households over the next 20 years ▪ This is partly due to the decision by many young people to delay having children ▪ The number of young adults living with their parents is expected to increase. By 2026, around one quarter of 25-29 year olds may be living with their parents ▪ Housing affordability is the major contributing factor to a young persons decision to stay at home
Couple Households (no children)	<ul style="list-style-type: none"> ▪ Many in this group are between 55 and 59 years of age ▪ Majority live in separate houses ▪ Almost half of young couples (under 35) are estimated to be renting ▪ Mature couples (55-64) overwhelmingly live in separate houses and the majority are owned ▪ Three quarters of older couples (over 64) are low income households ▪ Three quarters of older couples (over 64) live in homes with three or more bedrooms 	<ul style="list-style-type: none"> ▪ Use of semi-detached dwellings has been increasing amongst younger couples ▪ This household group is slowly growing as a proportion of total households which may be due to the ageing population, changing social attitudes, migration, and declining fertility ▪ Young couples may move to semi-detached dwellings in the future due to housing affordability, however this depends on the availability of suitable stock ▪ Older couples are generally wealthier and remain in the family home
Lone Parent Households	<ul style="list-style-type: none"> ▪ Generally live in separate houses and the majority are renting ▪ Lowest average incomes of all household types ▪ The majority (70%) of small lone parent households (one child and one adult) tend to live in large dwellings (3 or more bedrooms) ▪ Larger households overwhelmingly live in large dwellings 	<ul style="list-style-type: none"> ▪ This group is expected to remain relatively stable as a proportion of total households (11%) ▪ May move to lower-cost, smaller dwellings due to housing affordability
Other Family Households	<ul style="list-style-type: none"> ▪ Include multi-family households, sibling households and couples living with other adults ▪ Generally live in houses but also a high proportion in flats (18%) 	<ul style="list-style-type: none"> ▪ Generally this group is expected to decline as a proportion of total households to around 1% in 2026 ▪ Minimal research available on housing preferences
Group Households	<ul style="list-style-type: none"> ▪ Higher proportion live in flats (25%) and semi-detached dwellings (12%). Majority live in separate houses ▪ Majority of this group are between 25 and 34 years of age 	<ul style="list-style-type: none"> ▪ Expected to increase slightly as a proportion of total households (4.6%). May be due to lifestyle changes including deferring partnering and marriage ▪ Likely to need a broad range of housing

Household Types	Characteristics	General Issues and Needs
	<ul style="list-style-type: none"> Majority are renting, especially young people in group households 	options including flats, semi-detached dwellings and separate houses
Lone Person Households	<ul style="list-style-type: none"> Majority live in separate houses (58%) but a high proportion of flats and semi-detached dwellings A relatively high number live in 'other dwellings' which include caravans Young people living alone are more likely to live in semi-detached dwellings and flats and the majority are renting Older people living alone (over 64) are more likely to be living in separate houses (71%) and the majority are owned outright The majority of older people are on low incomes and these people tend to consume smaller dwellings 	<ul style="list-style-type: none"> This group is expected to grow quite significantly This is many due to the ageing population Income diversity amongst this group is expected to increase due to the inclusion of ageing baby boomers who own their own home outright. The proportion of lone parent households has also been increasing since the 1970s. This group tend to be renting. There is expected to be a need for low cost, smaller dwellings for this group which isn't as well off There may therefore be a need for a broader range of housing for this household type than in previous generations

Source: DOH 2008

This information can also be viewed from the point of view of housing type (see **Table 8**). This provides information on the propensity of different households to use different dwelling types.

Table 8: Housing Needs And Options By Dwelling Type

Dwelling Types	Characteristics	General Issues and Needs
Separate Houses	<ul style="list-style-type: none"> Predominant dwelling form in Queensland, especially in non-capital city locations, however have been declining as a proportion of all dwellings The vast majority of separate houses have 3 or more bedrooms (89%) and almost half of separate houses have three bedrooms Couple with children households occupy around one third (36%) of all separate houses. Couples with no children occupy the next highest proportion at 28% 	<ul style="list-style-type: none"> The proportion of dwelling approvals for separate houses is significantly lower than the current proportion, suggesting there is a shift to other dwelling types Between the 2001 and 2006 Census there was a quite significant move from three bedroom houses to four bedroom houses The ageing population, housing affordability, mobility of ageing baby boomers and the trend for children to remain in the family home are factors likely to impact upon the preference for separate houses in the future The preference for separate houses may decline due to the projected increase in older lone person households For younger households, housing affordability issues may also reduce demand for separate houses, or shift

Dwelling Types	Characteristics	General Issues and Needs
		demand to smaller houses on smaller allotments
Semi-detached dwellings, townhouses and flats	<ul style="list-style-type: none"> ▪ Represent around 19% of all dwellings ▪ Includes self-care accommodation (retirement villages) ▪ Most common in capital city locations and in inner city and coastal locations ▪ Two bedroom dwellings account for 41% of all semi-detached dwellings/townhouses and three bedroom dwellings account for 44% ▪ Lone person households use 36% of all semi-detached dwellings/townhouses and 40% of all flats 	<ul style="list-style-type: none"> ▪ There has been a shift from two bedroom semi-detached dwellings/townhouses to three bedroom dwellings ▪ Greater proportions of older people live in semi-detached dwellings or flats. The ageing of the Queensland population may result in a higher demand for this housing type ▪ Adaptable housing features may therefore need to be incorporated into these dwellings in the future
Other Dwellings	<ul style="list-style-type: none"> ▪ Include caravans, cabins, houseboats and houses/flats attached to non-residential premises ▪ Minor dwelling form in Queensland accounting for just 1.6% of the total. ▪ Most commonly have one bedroom (37%) or two bedrooms (23%) ▪ Half of these dwellings are used by visitors and non-classifiable households. One quarter are used by lone-person households ▪ Lone person households are the most prevalent household type in caravan parks (60%) 	<ul style="list-style-type: none"> ▪ Permanent sites in caravan parks generally offer accommodation for single people and couples who are on low incomes ▪ The availability of this type of dwelling is declining which may be due to increased land values and viability issues ▪ Increased planning and building standards are generating pressure for redevelopment to uses which provide higher returns ▪ Short term tourist sites are also reducing the availability of permanent sites
Non-private Dwellings	<ul style="list-style-type: none"> ▪ Include hospitals, motels, staff quarters, institutions, prisons, boarding houses, private hotels, shelters, nursing homes and care accommodation ▪ Single persons are most likely to use this dwelling ▪ The proportion of older people living in non-private dwellings increases with age ▪ Half of people over 94 years of age reside in non-private dwellings 	<ul style="list-style-type: none"> ▪ The proportion of older people living in non-private dwellings is expected to remain steady. However, the total number of people will increase ▪ The aging population may put pressure on residential aged care services as well as in-home care services ▪ Similarly to caravan parks accommodation, boarding house accommodation is facing pressure from increasing land values and viability issues

Source: DOH 2008

Urban policies need to be reflective of the complexities associated with housing needs and the longstanding cultural preference within the Australian community for a detached dwelling house.

4.2.3 Housing in Regional Centres and Rural Areas

Appendix D contains an excerpt from the Local Government Housing Resource Kit, 2003 regarding typical housing settings. Relevant to the Fraser Coast region's context, the settings of 'Regional urban' and 'Rural/remote' are of relevance.

The general characteristics and issues associated with regional urban housing settings are identified as:

- typically above average levels of home ownership;
- older stock of almost exclusively detached dwellings;
- highly variable levels of public housing;
- lack of small stock suited to the needs of young people, older people and singles;
- variable levels of growth, mainly on the fringes with some infill medium density development;
- typically more children and older adults;
- lack of housing choice;
- scattered settlement patterns;
- long term residents versus short term investment (tourism).

The general characteristics and issues associated with rural/remote housing settings are identified as:

- high levels of outright home ownership and low levels of other tenure;
- low to negative growth;
- typically a higher percentage of older residents and fewer young adults;
- lack of housing choice;
- scattered settlement pattern;
- high construction costs.

In summary, the typical issues for regional centre and rural area housing settings are the limited amount of housing choice, particularly in smaller housing types; and scattered settlement patterns resulting in difficulties to achieve infill development and urban consolidation.

4.2.4 Caravan Parks

Queensland has the highest proportion of caravan park residents in Australia and more long term parks than other States (Department of Housing, 2003).

Caravan park residents tend to be those needing permanent accommodation that have low incomes and who cannot afford to rent or purchase a house in the private market. In many cases, residents cannot enter the private rental market due to 'blacklisting' as a result of debts or poor tenancy history; or cannot accommodate the 'start-up' costs associated with a rental ie. bond, electricity and the like.

In many cases the decision to live in a caravan park reflects the lack of housing options available, more than a preference or immediate choice for this housing type.

An emerging trend with respect to caravan parks is that the sites tend to be in central locations and therefore considered 'land banks' which are redeveloped for higher density residential and/or commercial purposes. This results in a loss of affordable housing for low-income households and increases pressure on social housing and crisis accommodation; along with other community services.

SGS Economics and Planning (2010:2) identifies that a major concern of caravan/mobile home park residents is that there are no laws protecting them from eviction if the owner of the park proposes to sell or redevelop the land. Being an owner occupier and a tenant at the same time presents a unique set of

circumstances. Park residents usually have full equity in their home but no equity in the land, nor a long-term lease over the land. Those residents who rent both the dwelling and the site on which the dwelling sits, are even more vulnerable.

New South Wales, South Australia and Western Australia have separate legislation for residential parks including caravan parks or mobile home parks, with very clear requirements and guidelines on owners', managers' and residents' rights and obligations. Queensland has dealt with caravan park and mobile home park issues as part of its residential tenancies legislation; there is however specific legislation for manufactured homes in residential parks (Manufactured Homes (Residential Parks) Act, 2003 (Queensland), which applies to movable dwellings but not to caravans or tents.

4.2.5 Manufactured Home Parks

The definition of a manufactured home in Queensland excludes a caravan, tent or any kind of registrable movable dwelling. It includes a structure that has the character of a dwelling house, and is designed to be able to be moved from one position to another, and is not permanently attached to land. A manufactured home is also referred to as a relocatable home. While many of the issues between these two forms of movable housing are very similar, they are addressed differently in Queensland, in recognition that occupants of manufactured homes generally have greater personal investment in the dwelling as their principal place of residence (SGS, 2010:3).

It might also be noted that New South Wales has developed a Protocol for Park Closures that provides a framework for cooperation between government agencies to ensure residents displaced by park closure have access to the necessary support services. Under the law, park owners must advise the Department of Housing of a proposed closure and the protocol is activated at this time. The research highlights the need further improvements to the legislation governing caravan or mobile home parks both to protect the interests of residents at their most vulnerable time, but also to provide caravan park owners with the ability to change the nature of their business when the need arises without causing residents to become homeless.

4.2.6 Special Needs Housing

The Local Government Housing Resource Kit provides an overview of special needs groups who are likely to be reliant on low incomes. It is acknowledged herein that in any community there will be people that do not have *'adequate resources to find either affordable or appropriate accommodation'* and that if special needs housing is provided and integrated within a local area then *'more fair and tolerant communities can emerge'* (Department of Housing, 2003).

A summary of the typical characteristics, requirements and issues experienced by these groups, derived from this document and from the Contextual Housing Information provided by DOH (2008), is provided at **Table 9** below.

Table 9: Summary of Special Needs Housing Characteristics and Issues

Special Needs Group	Characteristics	General Issues and Needs
Young People	<ul style="list-style-type: none"> ▪ Typically refers to persons between 15-24 years ▪ Housing needs are different to other age group and require a range of housing and support options ▪ Young people generally have fewer assets and lower incomes 	<ul style="list-style-type: none"> ▪ Often face difficulties in the private rental market given lower incomes and their age ▪ Need a range of lower priced rental housing with good access to education, work and public transport. ▪ Without adequate or appropriate

Special Needs Group	Characteristics	General Issues and Needs
	<ul style="list-style-type: none"> ▪ Higher incidence of unemployment and underemployment ▪ Generally have high mobility levels, including moving back with parents ▪ Commonly live in groups, alone or with parents 	<p>housing, young people often end up with other family, friends, in shared households, or crisis accommodation</p> <ul style="list-style-type: none"> ▪ Need large townhouses and detached dwellings for medium and large group households as well as small units for lone person households. Purpose built student accommodation could also be used
Older/Aged People	<ul style="list-style-type: none"> ▪ Over 65 years of age and no longer working ▪ Many are single and living alone ▪ Significant number have age related disabilities and require care ▪ Many living in large and difficult to maintain houses ▪ Many older people wish to remain in their own homes and communities ▪ Many retain their family home and use in-home services to maintain independent living ▪ May receive support or care from family members including living together ▪ Current government policy supports community and home-based care ▪ Health status and disability can influence housing types ▪ Limited funds in many cases ▪ Caravan parks provide accommodation for low income singles and couples ▪ Many live in retirement villages with self care or supported care accommodation and nursing homes 	<ul style="list-style-type: none"> ▪ Access to affordable, secure and appropriate housing ▪ Appropriately modified dwellings or dwellings that can be modified ▪ Need a range of affordable ground level flats close to existing social networks ▪ Access to public transport and services especially health care services ▪ Capacity to move 'locally' can be constrained by high private rental markets and a lack of appropriately designed and located stock ▪ Emerging trend of privately owned and managed rental villages targeting older people – however they do not provide formal support or care
Indigenous Australians	<ul style="list-style-type: none"> ▪ More likely to be unaffordably and inappropriately housed than any other group ▪ Typically have lower incomes and low education standards and limited access to the labour market ▪ Cultural attitudes toward sharing possessions and assets can lead to temporary or permanent overcrowding of housing ▪ Contemporary housing can be unable to meet cultural and social needs 	<ul style="list-style-type: none"> ▪ Values and preferences vary widely and this impacts on the type of housing that is needed ▪ Although located in urban areas, some may still have a strong commitment to traditional values and customs ▪ Appropriately located and designed housing is required to support Indigenous people meeting cultural obligations ▪ Generally over-represented in homeless population ▪ A lack of large housing is often an issue

Special Needs Group	Characteristics	General Issues and Needs
People with Disabilities	<ul style="list-style-type: none"> ▪ Previously, people with disabilities were accommodated in private or State-managed care facilities – mostly segregated from broader community or placed within high level aged care facilities ▪ Most common now for people with disabilities to be supported by in-home care or respite, from the family home, private rental property, social housing or group housing ▪ People with disabilities tend to be over-represented in group housing (boarding houses) and likely to be housed inappropriately 	<ul style="list-style-type: none"> ▪ People with disabilities face issues in the private rental market due to community attitudes, lower incomes and limited supply of small, affordable and appropriately designed dwellings ▪ As a result, social housing tends to represent the only means of securing an appropriate dwelling ▪ Many people with disabilities require ‘adaptable housing’ but in many instances this is better to be provided once specific needs are identified
Homeless People	<ul style="list-style-type: none"> ▪ Homelessness is not just about having a lack of shelter ▪ Different degrees of homelessness exist and include people without conventional accommodation, people moving between various temporary accommodation (friends, crisis accommodation, etc), and people living in boarding houses without their own facilities or secure tenure ▪ It is common for people to move in and out of homelessness 	<ul style="list-style-type: none"> ▪ Homelessness is commonly a result of lost income/employment, family breakdown, the result of mental illnesses/disabilities and as a result of a lack of affordable accommodation

Source: Department of Housing, 2003; Department of Housing, 2008.

4.2.7 Current Housing Issues

The key national issues were identified in Section 3 as:

- a significant gap in supply; and
- a delay in bringing new housing online, which will be exacerbated by the global financial crisis.

One of the key outcomes of these factors has been, and will continue to be, decreasing housing affordability. This section explores these linkages.

4.2.7.1 The Economic Cycle and Housing

Economic conditions have a significant impact on housing, whether the economy is experiencing a ‘boom’ or ‘bust’ cycle. The Local Government Housing Resource Kit (Department of Housing, 2003) has examined housing impacts where regions are experiencing economic decline and where they are experiencing economic gains. An extract from this document is provided at **Figure 15** below:

Housing impacts on regions experiencing economic decline	Housing impacts on regions experiencing economic gains
<ul style="list-style-type: none"> • Falling property values and a contracting rate base. • Unwillingness by financial institutions to lend to construct new housing to meet changing needs arising from eg. the aging of the population. • Dwelling vacancies, creating potential for further disinvestment and decreasing property prices. • Increasing demand on local support services as those who are more affluent and skilled are able to leave for other regions while low property values and rents attract lower-income households who may require support services. • Under-utilisation of housing and other local physical infrastructure. 	<ul style="list-style-type: none"> • Pressures on lower-income housing accommodation eg. boarding houses, flats. • The related housing displacement of locals for more affluent tourists or new households. • Declining affordability impacting on demographic diversity. • Difficulties for industry in attracting and retaining a skilled workforce due to increased housing costs. • Strong pressures for redevelopment (to capitalise on potential profits) creating tensions between improved amenity and social outcomes. • The demands and expectations of “successful” residents that may constrain a Council’s ability to help people that are less well-off.

Figure 15: Housing Impacts associated with Economic Situation

It is therefore evident that in both economic situations of decline or gain, there are issues associated with housing.

In periods of economic decline, the issues appear to be associated with creating/maintaining an adequate housing supply due to lack of investment and lack of support from financial institutions. Many developers in this scenario will opt out of development until demand is sufficient to increase housing prices again (Baker et al 2008).

In periods of economic gain the impacts appear to be associated with higher housing costs and greater pressure on lower-income accommodation. In this situation, developers will charge the price that the market will bear, irrespective of costs associated with production of housing (Baker et al 2008).

Local government may be able to assist in supporting these situations by:

- *‘examining the role of housing in generating local employment;*
- *enhancing the rate base (eg. through urban renewal);*
- *attracting new industry by offering affordable housing; and*
- *reducing affordability or access problems’.*

(Department of Housing, 2003)

Both situations can impact upon housing affordability and the ability for households to find appropriate housing. These situations are particularly exacerbated in areas experiencing continued population growth.

4.2.7.2 The impact of the Global Economic Crisis

Demand

A report by Access Economics (2010a) commissioned by the Urban Development Research Institute identified that during 2008 and 2009, the Australian economy slowed markedly. However, the country avoided recession and was one of just three Organisation for Economic Co-operation and Development (OECD) countries to grow in real terms during the 2008-09 financial year.

The Queensland economy was also hit hard by the down turn. For the first time since the mid-1990s, the state's proportion of national output decreased. The Queensland property sector also weakened with spending on renovations and new homes decreasing by around 25% in real terms during 2009. The report warned that housing activity was expected to weaken further.

At the same time the demand for housing was considered to be increasing due to population growth and the decreasing average household size. In 2009, the Australian population increased by 443,000, an increase of 2.1% and the fastest growth rate since the late 1960s. The Queensland population had been growing at around 2.5% per year and this was seen to be putting greater pressure on Australia's housing sector.

There was a slight increase in the average household size between 2005 and 2008, however over a longer time period, the average household size in Queensland had decreased and is expected to decrease in the future. This ongoing decrease in the number of people per household will increase demand for housing in the future.

The report suggested that there was increasing demand for housing but not enough supply to meet the demand. It stated that *'if Queensland simply wanted to keep the number of people per household constant at 2.6 (rather than unwind the recent increase, or return to the trend falls of the past), then it would need to have housing starts some 65% higher than they were over the past year.'*

Supply

The report suggested that over the previous five years there had been a weakening in the new supply of housing in Australia due to:

- high interest rates (for much of that time);
- slow development approvals;
- high developer charges;
- inadequate land releases; and
- price points pitched too high for would-be first home buyers yet capital gains too weak to tempt many new investors.

The sharp decrease in building approvals that occurred during 2008 was more severe in Queensland than in other states of Australia and had not recovered to the long-term trend. The sharp decrease in building approvals during the downturn could be explained by the reduction in activity by property developers, who played a relatively large role in the Queensland market compared to other states.

In support of this assumption, there had been a sharp reduction in commercial finance commitments for dwelling construction in Queensland and the total value of commercial finance commitments in Queensland was around one-third of the value seen during the peak in mid-2007 (twelve months moving average). For Australia, the reduction in the value of commercial finance commitments was not as severe.

Some of this decrease in commercial finance commitments for dwelling construction could be attributed to the difficulty developers were having obtaining finance.

Other important factors which may have been contributing to the decreased building activity of developers included:

- the long lead times involved;
- high infrastructure charges; and
- the *Sustainable Planning Act 2009*.

All of which were considered to be adding costs for developers.

In summary, the report suggested that demand for housing would continue, but supply was lagging behind. The report gave specific evidence to support the theory that the slow-down in the residential construction sector could be explained by the reduced activity of developers. This reduced activity was due to the difficulty these developers had in gaining finance for their projects as well as the need to refinance their loans.

Effect on affordability

A further Access Economics report (2010b) identified that Queensland's share of national new home sales decreased to approximately 20% in May 2009. This was a substantially lower proportion than during the peak in early 2007, when Queensland accounted for 30% of all new home sales in Australia. Queensland's share increased during the latter part of 2009, however the report suggested that this was a tentative increase and could be reversed due to 'supply bottlenecks' (Access Economics 2010b).

To support the hypothesis of weakening supply the report detailed:

- the strong rise in the median price of new residential lots in Brisbane;
- the recent relative price rises for established houses across Queensland.

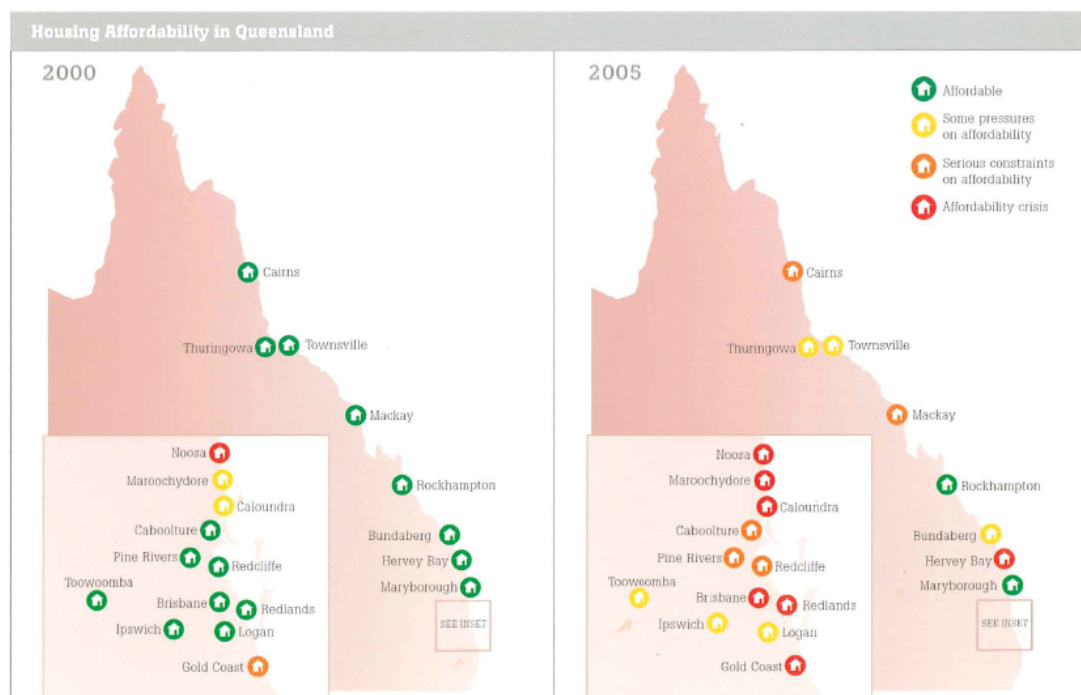
The Urban Development Institute of Australia (UDIA) *Report of an industry inquiry into affordable home ownership in Queensland* (2006) mapped the change in housing affordability from 2000 to 2005 and identified strong changes over time (**Figure 16**).

Notably it considered Maryborough among the more affordable cities in 2005. Hervey Bay by that time was considered unaffordable⁶. Similarly, the ULDA Affordable Housing Strategy acknowledges the decline in housing affordability in Queensland and outlines the following indicators:

- *In March 2004 a first home buyer in Queensland required an income of \$76,000 to purchase a median priced home. This had increased to \$98,000 by March 2009;*
- *In February 2004 the average wage was \$48,000 per annum compared to \$62,000 in February 2009;*
- *In 2004 the median weekly rent for a 3 bedroom house was \$220. This had increased to \$325 by March 2009;*
- *The National Centre for Social and Economic Modelling (NATSEM) data shows that 23% or 346,960 Queensland households are in housing stress; and*
- *The median detached house price in Queensland for March quarter 2004 was \$268,000 and increased to \$386,000 by March quarter 2009.'*

(ULDA, 2009:3)

⁶ Further detail on Fraser Coast data is provided in **Section 6**.



Based on data from UDIA (Qld) / Matusik Affordability Measure

Figure 16: Housing Affordability in Queensland from 2000 to 2005

Source: UDIA 2006

It is noted that average incomes by trade/profession at 2008 were:

- construction workers and teachers – in the order of \$75,000 per annum;
- police officers and beauty therapists – in the order of \$65,000 per annum; and
- nurses and ambulance officers – in the order of \$40,000 per annum.

(ULDA, 2009:7)

These income approximations demonstrate the difficulty of people on these income streams, particularly if they are living as a single person, single family, or single income family; to purchase and rent a property in Queensland. These people are often called ‘key workers’, and the need to house these workers within proximity of city centres and employment is widely acknowledged in the literature.

The Access Economics report (2010b) suggested that the residential construction sector may further weaken during 2010, which will further reduce supply and place new pressures on affordability. In order to reduce the supply side bottlenecks the report suggested the following with regard to policy changes:

- restrictions on vendor finance should be relaxed: The 10% limit on vacant land and housing unit deposits should be increased or developers should be allowed to receive progress payments when work is certified as complete;
- defer land tax payments;
- defer stamp duty;
- delay development levies;
- boost greenfield site releases: Although increasing greenfield sites would not help with the current shortage of supply, it would help expand the supply of housing lots for the future;
- smaller lot sizes: Brisbane had large lot sizes compared to other areas in Australia. If average new lot sizes were smaller, new developments would be more profitable for developers.

The last two are initiatives that could be considered by local governments. Overall, the UDIA *Report of an industry inquiry into affordable home ownership in Queensland* (2006) found that there is an urgent need for the Queensland Government and Local Authorities to address the issue of affordability.

4.3 Provision of Affordable Housing

Section 1 of this report defines and explains the concept of ‘affordable housing’. The following section outlines the characteristics associated with the provision of affordable housing as defined.

4.3.1 Affordable Housing Objectives

Affordable housing supports the retention of diverse communities and avoids dislocation of low income households. This also facilitates economic benefits for local areas by assisting with employment and retention of low income employees (ULDA, 2009).

The ULDA Affordable Housing Strategy suggests that with respect to affordable housing; *‘healthy communities require a range of housing options to address different lifestyles, household compositions and budgets’* and that *‘improving housing delivery, affordability, design and choice will result in more diverse and inclusive communities’* (ULDA, 2009).

Affordable housing needs to be well-designed and well-located to achieve appropriate community integration and this can be achieved through:

- mixing affordable housing throughout a community and avoiding ‘clusters’ or segregated areas;
- providing high quality design outcomes for affordable housing; and
- locating affordable housing close to centres, employment, transport and services.

4.3.2 Affordability Targets

Affordability targets are generally imposed to achieve affordable housing outcomes and ensure that a certain percentage of housing within newly developing areas or redevelopment areas is accommodated and that affordability outcomes are not compromised.

The use of affordability targets is addressed in the best practice section (refer to **Section 11** of this report), however it is acknowledged that a rate in the order of 10-15% across development areas is generally supported to accommodate appropriate affordable housing outcomes.

4.4 The Role of Planning in Housing Affordability

Housing is often the dominant built form within a local government area and as such has a significant effect on various local and regional factors as well as a key role in shaping the image and built form of a locality. The image of an area will in turn have an influence on the locational choices people make in deciding where to live and where to invest. Hence, housing is a significant factor shaping the overall growth rate of an area (determined in part by immigration and emigration) and the socio-demographic make up of the local community.

The Local Government Housing Resource Kit (2003), identifies the specific factors that housing affects, and this is shown at **Figure 17** below:

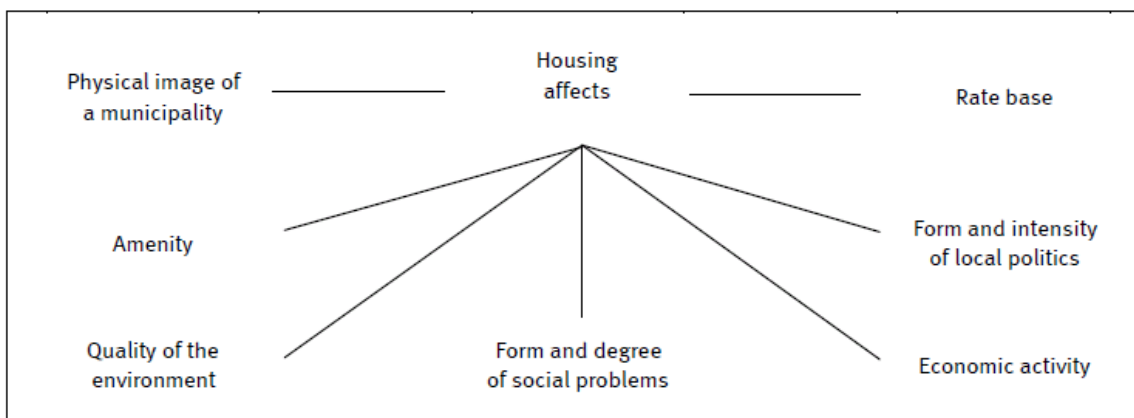


Figure 17: Factors Affected by Housing
Source: Department of Housing 2003: 3.1

In turn, there is a broad range of factors that affect housing provision and impact upon its affordability, appropriateness and ability to meet the needs of a community. The former Department of Housing identifies the key factors that affect housing as demographic change, transportation, local and regional employment base and retail and commercial centres.

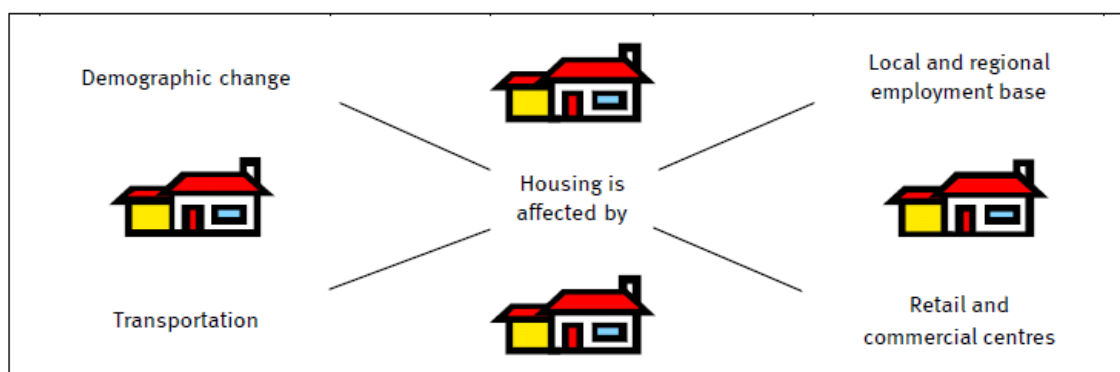


Figure 18: Factors that Affect Housing
Source: Department of Housing 2003: 3.2

Planning has a direct impact on many of the factors identified above, however, of most significance is the effect of planning on the housing through the regulation of housing supply. In Queensland (and Australia-wide), this has been the source of recent concern centred around the ability of the planning system to deliver an adequate housing supply in the right locations. For example, in a recent study conducted by the Australia Housing and Urban Research Institute (AHURI 2008a) the capacity of the planning system to provide a sufficient and appropriate supply of housing was identified as a concern by all of the local authorities reviewed in the study.

The AHURI report provides an outline of the relationship between land use planning and housing market outcomes, particularly concerning housing affordability. Through this research it was identified that there are a number of issues that impact upon the delivery of housing affordability objectives. These issues span the entire land development process and are summarised into four key areas below:

- 1 Urban containment (related to issues around land supply);
- 2 Development controls, systemic delays and inefficiencies (particularly approval timeframes);

- 3 Planning tools (issues relating to planning policy and regulation); and
- 4 Land taxes and levies (fees and charges).

Figure 19 below further describes each of the four influences on housing affordability.

Land Supply

Over the years the concept of ‘urban containment’ or ‘growth management’ has become a key driver of planning policy in many locations across Australia. The aim of urban containment policies is to contain projected future household growth within existing urban areas to the extent possible, while consolidating new growth in identified centres (AHURI, 2008). This policy is generally achieved through the re-use of former industrial land, redevelopment of older, run down housing, and encouragement of new higher density residential development.

For example, under the South East Queensland Regional Plan (SEQRP), planning policy has been directed towards more compact urban form through the designation of an urban footprint. A similar regional planning exercise is currently underway as part of the Wide Bay Burnett (WBB) regional planning process.

The rationale behind urban containment is based on efficiencies in infrastructure provision, reduction in car based travel and biodiversity protection resulting from the reduced land consumption (AHURI, 2008). In contrast, it is also argued that urban containment artificially constrains land supply making housing less affordable.

Development Controls, Systemic Delays and Inefficiencies

Delays in obtaining planning approval add to the total cost of undertaking an individual development, primarily due to the additional holding costs incurred by the developer which are then passed onto the end purchaser. The AHURI report suggests this is likely to be a particular issue within established areas where existing home owners seek to adapt/extend their properties to respond to changing needs, or in locations where opportunities for redevelopment and infill housing are greatest.

It is in these locations where planning controls are generally more restrictive in order to protect the amenity of surrounding residents. However, there is a corresponding lengthy delays in approval timeframes which contribute to the cost of development and reduce the amount of development activity in an area. The end result is a longer term supply constraint and increased housing prices (US HUD 2005, Monk and Whitehead 1999 cited in AHURI 2008).

In addition, development controls can exclude lower income groups and people with specific housing needs where the controls become too restrictive (Liberty 2003, Pendall 2000 cited in AHURI 2008). Controls that can result in the exclusion of these groups that have been identified in the AHURI report include ‘prohibitions on multi-family (AHURI 2008) or medium density housing, group homes for people with disabilities, manufactured housing and accessory dwellings, requirements for wide streets and excessive parking spaces’ (APA 1991, 1997 and 2001, US HUD 2005, Pendall 2000 cited in AHURI 2008).

Planning Policy and Regulation

Planning can limit major fluctuations in the housing demand/supply cycle by anticipating, responding to and reducing these shifts (AHURI 2008). This can be done by government land developers (such as the ULDA in Queensland) that facilitate a consistent stream of housing development opportunities. In addition, policies of urban consolidation can assist are considered consistent with the objective of facilitating new housing supply in locations where demand is greatest. Consolidation policies are also provide opportunities for low cost entry into the housing market by encouraging housing diversity, smaller dwellings and smaller lot size.

However, the AHURI report notes that consolidation can lead to a loss of low cost housing and increasing land prices. Thus, consolidation policies ‘must be matched by a commitment to ensure that lower income households are still able to access affordable housing opportunities’.

Local development controls are designed to shape the character of the community by regulating certain aspects such as the size of residential land parcels, the density of development, and the potential for different housing forms. Many development controls are necessary for the public good, however, a common by-product of regulation is an increase in the cost of development, which is often passed onto potential homeowners and renters. As a result the cost of regulation can pose significant barriers to creating diverse housing products. Furthermore there is strong consensus that regulations impact development costs and therefore affect housing affordability (CMAP, 2009).

Fees and Charges

Processing fees and compulsory infrastructure contributions incurred by the developer are passed in directly to the end purchaser adding to the cost of housing. It is estimated that between 25% and 35% of the purchase price of new houses in Australia is due to ‘compulsory infrastructure charges or levies, compliance with planning controls and other state government taxes’ (HIA 2003 cited in AHURI 2008). In some countries such as the United States, developer contributions can be levied for a broad range of facilities and services including the provision of affordable housing, where the development results in the loss of low cost housing.

The concern with all types of development related fees and charges is that it adds significantly to the cost of housing and may even discourage housing development in some areas.

Figure 19: Key Planning Influences on Housing Supply

Source: Baker et al 2008

Overall, the AHURI report considers that:

‘...the land use planning system plays a crucial role in delivering new housing supply in preferred location’. When this system is not working efficiently, delays in the release of residential development land, issuing planning approvals or facilitating infrastructure provision can result in an undersupply of new housing relative to demand.’
(Baker et al 2008)

It is also suggested that ‘*containment may affect affordability if sufficient alternative development opportunities are not provided*’ (Baker et al 2008).

The same research also demonstrates that some of the emerging themes and issues in achieving affordable housing in Australia have included:

- urban containment policies that impact upon overall land supply, and concern about the capacity of the planning system to deliver adequate housing supply opportunities in the right locations;
 - metropolitan plans (for example, planning schemes) that include affordable housing related goals but generally lack defined measures to implement them;
 - infrastructure charges that increase the cost of housing production (and are added to housing prices), or which discourage housing development in areas where it is most needed;
 - sporadic and localised implementation of planning mechanisms for affordable housing; and
 - lack of understanding of what constitutes an affordable housing venture or proposal.
- (Baker et al 2008)

There is also a suggestion in the research indicating that *'the goal of containing new housing development opportunities for sustainability reasons actually contradicts the broader need to ensure sufficient opportunities for new housing in response to forecast demand'* (Baker et al 2008). This indicates that land supply policies need to be balanced to create appropriate opportunities for new development whilst still maintaining appropriate conditions for investment and supporting other broader planning policy objectives.

The research identifies the following means to address housing affordability through the planning system:

- remedy planning system deficiencies that undermine housing affordability such as insufficient supply, uncertainty, complexities or delays, excessive fees and charges;
 - focus on redevelopment of under-utilised sites and increasing densities in well-located areas, whilst balancing this with protecting existing low cost housing opportunities from redevelopment;
 - limit planning controls that include prohibitions on medium density housing, group homes for people with a disability, manufactured home parks, and those that require wide streets and excessive parking areas;
 - offset the impact of planning processes like urban renewal or redevelopment projects upon the availability of existing low cost housing;
 - facilitate greater housing diversity in the allocation of land uses to achieve social mix and support economic prosperity; and
 - achieve a dedicated new affordable housing supply through development incentives.
- (Baker et al, 2008)

4.5 Review of Relevant Housing Issues for the Fraser Coast

Based on a review of available literature and discussions with a number of groups, it appears that there have been no previous studies undertaken within the Fraser Coast or Wide Bay Burnett specifically addressing housing needs.

The documents of relevance to housing provision in the Fraser Coast are summarised below.

4.5.1 Wide Bay Burnett Strategy on Ageing – (Queensland Health / Department of Communities 2010)

Trends in ageing were identified as:

- wellness and enabling approach to service delivery;
- increasing self-management – chronic disease;
- emphasis on injury prevention, e.g. falls prevention;
- changing culture and attitudes with less reliance on health services;
- health promotion and illness prevention requires increased funding;
- telehealth opportunities for rural communities;
- major funding shift around delivery of health services to wellness model;
- National Health and Hospital Reform Commission – the Prime Minister spoke about this on a recent visit to Hervey Bay;
- Connecting Health Care and Communities Group – UQ doing some current research.

The current situation for older people in the region were described as follows:

- there was a lack of availability and retention of allied health staff;
- there was significant costs associated with outreach services (notably specialist) to rural communities which often means they lack essential support services;

- high migration of older persons into the region from other States often means severing of supports such as family and other carers;
- there was a need for more holistic, case management approaches for clients and families;
- the cost of entry to aged care facilities is often extreme and entry processes are often quite complex;
- the link between acute and community support services needs strengthening;
- ageing needs positive promotion in the community;
- lack of intensive rehab services may have an effect on the percentage of population with significant disability. If unwilling to travel to Bundaberg, Gympie or Nambour for rehab, they are sent home;
- there is a lack of equity across the region for Extended Care at Home (EACH) packages; most organisations choose to provide support in Hervey Bay;
- there are a high number of referrals to ACAS from Maryborough and Hervey Bay cities and surrounding areas.

Issues and recommendations are identified under a number of themes. Most recommendations relate to service planning and delivery, including improved coordination and partnerships, and promotion to the older population. Some infrastructure needs are also identified. The themes and selected recommendations relating to housing and infrastructure are as follows:

Table 10: Key Issues and Recommendations

Theme	Key Issues and Recommendations
Workforce Services and Supports	Issues and recommendations relate to service and program planning, coordination, partnerships and delivery.
Coordination and Partnerships	Issues and recommendations relate to service and program planning, coordination, partnerships and delivery.
Recognition of Life Journey	Issues and recommendations relate to service delivery.
Indigenous Health	Issue of institutions not being appropriate for Indigenous older people and Indigenous older people being reluctant to utilise generic services. Recommendations include providing Indigenous-specific services and facilities to meet community needs.
Utilising Technology to Delivery Health Care	The focus is on the ACNAA-R computer program currently being trialled by Department of Health and Ageing in the central region for all federally funded community services. It is recommended Councils use their websites to provide links to service information.
Investment in Preventative Care and Early Intervention	More investment in Preventative and Early Intervention services is identified as required, and the wellness model should be utilised. It is recommended the focus be on social support to promote independence. For example, helping people to reconnect with their community following an event such as illness, loss of partner, loss of licence.
Age Friendly Communities	Key issues are identified as built environment, which needs to be appropriate for older people, and integration of aged care facilities. HACC services are reported to be well resourced. Recommendations include: <ul style="list-style-type: none"> ▪ ensure housing stock reflects the changing demographics of the region; ▪ encourage local government to adopt universal design approach – Best Practice Principles for Design; ▪ inclusive Communities type groups to provide advice on applicable development applications (for each regional council). A similar group is already established in Gympie; ▪ promote neighbourhood initiatives such as BBQs and other

Theme	Key Issues and Recommendations
	<p>social gatherings to encourage people to know who lives in their street and to look out for each other;</p> <ul style="list-style-type: none"> ▪ pet ownership to be encouraged by services to promote exercise and general wellbeing; ▪ encourage regional councils to consider this strategy when developing their community development plans under the Local Government Act.
Support for People who are Socially Isolated	Recommendations relate to initiatives and activity programs.
Transport	It is reported HACC transport services are improved through better coordination. Issues identified relate to service transport, ie. to and from hospitals and other service providers. One of the recommendations is to expand transport options such as the Kango home pick up bus service currently operating in Point Vernon, Hervey Bay.
Staying at Home	Focus on enhanced in-home care services.
Dementia Care and Support	Recommendation is to provide ongoing information and community education regarding dementia care.

4.5.2 Wide Bay Burnett Youth Homelessness Project – Wide Bay Burnett Youth Homelessness Reference Group (2010) (and associated Youth Consultation report – Khulways Pty Ltd (2009))

An outcome of the Wide Bay Burnett Ministerial Regional Community Forum in 2008, the Youth Homelessness Project was established to provide a better understanding of youth homelessness in the region.

It was estimated that in the Wide Bay Burnett area, 273 people aged between 12 and 18 years were homeless on any given night (Chamberlain and MacKenzie's method). Of these, 88% were 'couch-surfing' (staying with friends and family), 11% were using temporary accommodation and 1% were sleeping in parks, cars etc.

It was suggested that the major cause of youth homelessness was family breakdown, with financial difficulties and lack of affordable housing also mentioned as a cause by the majority of service providers.

The WBB had the highest rate of youth unemployment in Queensland (15.4% compared to 8.7% average for Queensland). Almost half (49.4%) of the WBB population was in the most disadvantaged quintile.

Current Capacity

In the WBB there were five youth accommodation services:

- Salvation Army Youth Hostel – Bundaberg (6 crisis beds, 16 other beds);
- Youthcare Hervey Bay (8 crisis beds, 12 other beds);
- Cooloola Youth Services (0 emergency beds, 17 other beds);
- Community Training Centre Kingaroy (8 crisis beds, 0 other beds); and
- Youth Services Bundaberg (0 crisis beds, 13 other beds).

In relation to housing, consulted organisations suggested that there was a lack of accommodation for people under 16 years of age. They also reported that there was a lack of transitional youth accommodation and accommodation for young couples and single mothers. Through the Semi Independent Living Program, Child Safety Services cannot provide assistance for a young person's partner. Some young people discontinued their involvement in the program so they could live with their partner. Also, accommodation cannot be provided to pregnant young women. It was suggested a bedsit option could be provided to support young mothers through pregnancy and the initial stages of motherhood.

Maryborough and Hervey Bay were significantly different and were discussed separately.

Maryborough

Maryborough had a Community Development Officer, a Child Safety Services service centre, a neighbourhood centre, Headspace and number of interagency networks. The main housing organisation was Fraser Coast Housing Services.

Service providers stated the main causes of homelessness was family breakdown due to alcohol and drug abuse and disagreements over rules. Providers noticed an increase in young females seeking support and multi-generational cycles of homelessness. There was also a high level of transience in Maryborough with a lot of people moving on if documentation was too difficult or if the allocation process took too long. There was no youth accommodation in Maryborough and many young people preferred to sleep rough than move to Youthcare in Hervey Bay.

The report identified the following needs:

- a youth accommodation service in Maryborough;
- a drop-in centre;
- more transitional accommodation with at least 12 months of support;
- a supportive accommodation model for young mothers;
- early intervention with 8 to 14 year olds;
- coordinated community response; and
- more referral points for young people under 16 years.

Hervey Bay

Hervey Bay had a Community Development Officer, a Youth Development Officer, a neighbourhood centre, a PCYC and comprehensive range of youth services.

Youthcare was the main provider of youth accommodation services. The organisation had an emergency youth shelter and a number of longer term properties.

It was noted that couch surfing was popular in Hervey Bay with many young people lacking family links and support.

The report identified the following needs:

- more work needs to be done with families regarding emotional attachment;
- appropriate housing for young mothers;
- a respite service for people under 16 years of age to prevent family breakdowns;
- support for young people to maintain tenancies;
- longer term transitional support;

- more counselling services; and
- more drug and alcohol programs.

The Youth Consultation report was part of the wider Wide Bay Burnett Youth Homelessness Project.

Consultation was undertaken in July 2009 with 164 young people from Hervey Bay, Maryborough, Gympie, Kingaroy and Bundaberg. Respondents either completed a survey, or participated in individual or group discussions.

Responses were grouped into six key focus areas or themes and each area is described below.

Prevention and Early Intervention

- school based programs were needed;
- programs focused on family reconciliation were needed;
- the Child Protection system should be reviewed;
- ongoing support was needed when leaving foster care.

Pathways to Independence

Programs were needed that tie accommodation to education, training and/or employment.

Responding to Individual Needs

- services should be tailored to meet individual needs;
- program services need to be better coordinated;
- better focus on Indigenous youth homelessness issues and needs.

Post-Intervention Support

Better post-intervention support services to prevent young people / adults re-entering the homeless process.

Integrated Regional Service System

- the current service system should be reviewed as gaining assistance can often be difficult and confusing;
- services should be better integrated;
- a one-stop shop model should be used, with counselling, accommodation services, basic health care and education and training advice all located in the one place;
- a regional youth homelessness database should be developed to streamline service delivery;
- an online regional youth housing website should be established.

These six areas of focus were applicable across the region however, specific issues were raised about Bundaberg and Maryborough.

Maryborough

- there was no PCYC, local youth centre or emergency youth accommodation located in Maryborough;
- there was a lack of youth services in general, as well as a lack of permanent youth services (some services were provided from Hervey Bay);

- lack of coordination of services;
- lack of a general commitment to youth, or youth plan that includes youth homelessness.

Bundaberg

Lack of a family reconciliation service for young people (such as Reconnect).

4.5.3 Regional Social Housing Profile – Wide Bay Burnett – Department of Communities (Housing and Homelessness Services) (2010)

The regional social profiles are intended to help plan an engagement process for reshaping regional service provision.

Coastal Region

The coastal region was made up of the former local government areas of Bundaberg, Hervey Bay, Maryborough and Cooloola.

In 2006, the population of the Coastal Region of the Wide-Bay Burnett was 169,042 people and there were 65,023 households. The number of households increased by 16% between 2001 and 2006 and were expected to increase by 49% between 2006 and 2026 (similar to Queensland increase 50%).

Table 11 below shows the private rental vacancy rates for each Regional Council area. The rental vacancy rates in the Gympie Regional Council and Fraser Coast Regional Council are above the Queensland rate.

Table 11: Private Rental Vacancy Rates 2008

Area	Private Rental Vacancy Rate
Bundaberg Regional Council	2.5%
Gympie Regional Council	3.2%
Fraser Coast Regional Council	3.4%
Queensland	2.5%

Between 2003-2008, rents in the coastal region increased by between 40-70% but remained lower than Queensland rents on average. In 2008, 52% of rental stock was affordable for low-income households, much higher than for Queensland (24%). The supply of affordable rental stock decreased from 8,884 to 6,870 dwellings between 2003 and 2008.

In 2007, 27% of Centrelink clients who rented privately paid over 30% of their incomes in rent and were deemed to be in housing stress. This was below the Queensland average (35%).

Rural Region

The rural region comprised the North and South Burnett Regional Council areas, as well as the former shires of Burnett, Isis, Kolan, Tiaro, Woocoo and Kilkivan.

In 2006, the population of the rural region was 93,649 and consisted of 35,434 households. The number of households increased by 11% between 2001 and 2006 and were expected to increase by 43% between 2006 and 2026. This was less than the expected increase for Queensland (50%).

Vacancy rates in the private rental market were 2.8% in the North Burnett area and 6.3% in the South Burnett Regional Council area. These were above the Queensland average.

Between 2003-2008, rents increased by between 40% and 80% however this may have been due to larger stock on the market. In 2006, 65% of rental stock was affordable for low-income households. Although this was a high proportion of affordable housing, it actually represented a decrease in affordability as in 2003, 95% of stock was affordable. Of Centrelink clients who were renting, 22% were renting unaffordable housing in 2007. This was a low proportion compared to the coastal region of the Wide Bay Burnett area (27%) and also for Queensland overall (35%).

Social Housing

The coastal and rural zones both have above average rates of homelessness (Table 12).

Table 12: Rates of Homelessness

Area	Rate of Homelessness (homeless people per 10,000 population)
Coastal Region	56
Rural Region	55
Queensland	38

In June 2008, there were 2,685 social housing dwellings in the coast region (77% were public housing dwellings) and 673 in the rural region (50% were public housing dwellings). There was a lower rate of provision of social housing in the coastal and rural regions compared to Queensland (395 dwellings per 10,000 total occupied dwellings in the coastal region, 194 dwellings per 10,000 total occupied dwellings in the rural region and 422 dwellings per 10,000 total occupied dwellings in Queensland).

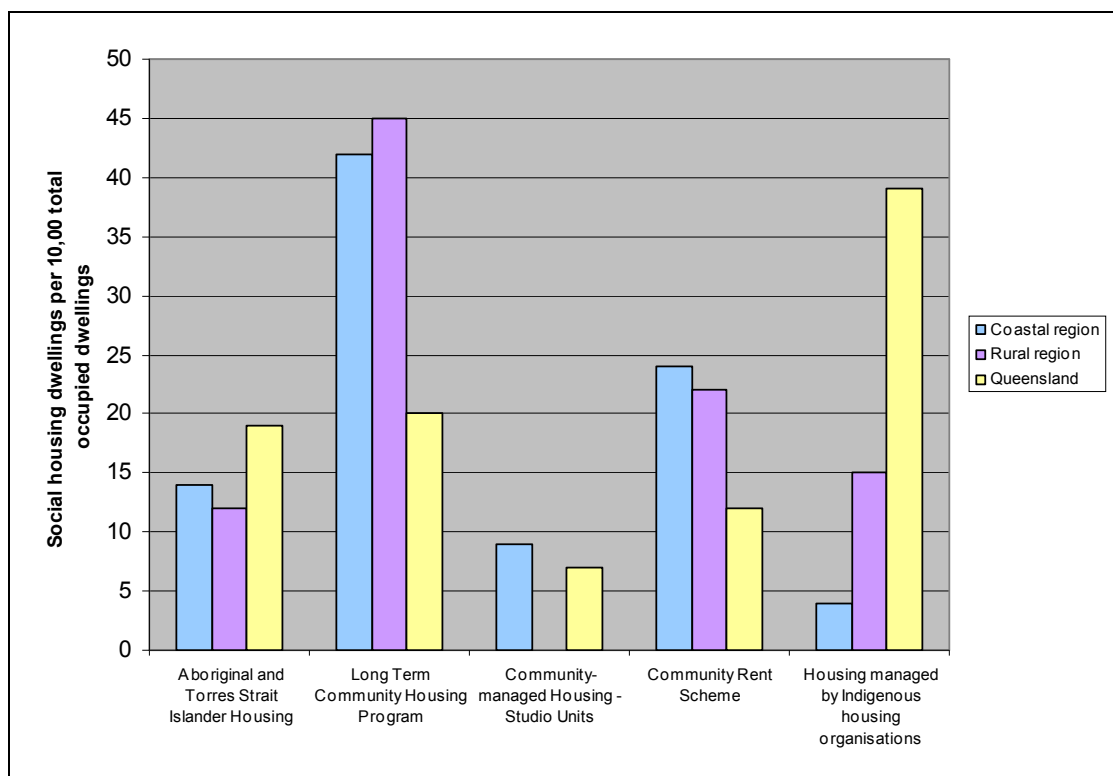


Figure 20: Rate of Social Housing Provision – Non-Public Housing Detail (other social housing detail)

Table 13 below shows the average time it took for people with a general need to be allocated to accommodation, as well as for people with a specific need (for example, when they were at risk). The number of applications on the housing register is included in **Table 14**.

Table 13: Average Allocation Time (in months) by Dwelling Type and Need

Dwelling Type	General Need		Specific Needs	
	Wide Bay Burnett Area Office region	Queensland	Wide Bay Burnett Area Office region	Queensland
Seniors unit(s)	32	29	8	6
1 bedrooms	45	23	8	8
2 bedrooms	31	26	8	5
3 bedrooms	35	25	12	6
4 bedrooms	39	24	10	10
4+ bedrooms	36	24	-	8

Table 14: Number of Applications on the Housing Register by Dwelling Type for Selected Areas

Area	Seniors unit(s)	Number of Bedrooms					Total
		1	2	3	4	4+	
East Bundaberg Area	73	-	61	85	23	5	247
Gympie Area	56	77	59	73	10	-	275
Kingaroy Area	22	2	20	10	8	-	62
Maryborough Area	62	97	56	37	16	2	270
North Bundaberg Area	1	-	28	37	17	1	84
South Bundaberg Area	64	217	80	43	13	1	418
Wide Bay-Burnett Area Office region	652	622	514	551	166	17	2,522
Queensland	8,640	10,183	7,693	8,267	2,180	266	37,229

The report included information about the community housing providers that provided services in the region including the organisation type, program type, and the number of units of accommodation they had available.

There were 26 community housing providers and six local government providers in the Wide Bay Burnett region with a total of 841 units of accommodation (**Table 15**).

Table 15: Number of Units of Accommodation in Community Housing Programs

Program	Number of Units of Accommodation
Long Term Community Housing Program	468
Community Rent Scheme	193
Community-managed Housing – Studio Units	88
Crisis Accommodation Program	92
Total	841

4.5.4 Hervey Bay Social Plan – Hervey Bay City Council 2003

The Hervey Bay Social Plan identified good community facilities and a good range of services as one of the strengths of the community. However, challenges were identified, including:

- urban spread;
- settlement patterns' impact on service provision;

- lack of work, industry base;
- service adequacy vs. population growth; and
- accessibility, particularly for outlying areas, and people with mobility limitations.

Section 4 of the Social Plan contains a Snapshot View of Hervey Bay which states:

People move to Hervey Bay to retire, attracted by the climate, the lifestyle and the relative proximity to a capital city. In more recent years, many young families, including single parent families, have also been attracted to Hervey Bay's lifestyle, as well as, until recently, the more affordable property values and cost of living. These factors create some unique challenges for the future of Hervey Bay. The city is currently at a point in its development where there are the conflicting needs: for additional services, which are only likely to be met with considerable ongoing growth, and the desire to retain those local features that brought people here in the first place. City leaders and residents will have to decide how they will balance these pressures to develop a sustainable community. The promotion of eco-tourism has been an excellent example of such a balancing act.

Our rapid growth has sustained us, providing employment opportunities, but it has also contributed to very high levels of unemployment. Our attractiveness to retirees has brought wealth, and a skilled workforce of active volunteers, but it also creates demand for medical and support services.

Young families are attracted to our lower costs of living, but some find themselves socially and financially isolated. Our growth has also contributed to the current crisis in housing availability in Hervey Bay, as well as the demands on community support services.'

Section 5 of the Social Plan contains a Future Vision for Hervey Bay which states:

While the community is still a favourite retirement destination, and there are a number of retirement villages, more recent developments have featured integrated and varied housing and medium density infill development. These particularly suit the baby boomers, who want to continue to be actively involved in their community and want choices about where they live.

The nature of development means that Hervey Bay now has a more compact urban form, which has allowed the provision of infrastructure, such as good quality roads, to greatly catch up with demand. An extensive network of safe walk-cyclenways makes Hervey Bay extremely accessible, for young and old and people with limited mobility.'

The action plan at section 6 of the Social Plan is set out under 13 major issues headings, with associated aspirations and issues.

The **action plan for housing** is outlined as follows:

Key Aspirations: Provide affordable and appropriate housing and residential amenity.

Key Issues: Hervey Bay's growth has, in large part, been due to the ability to access reasonable, affordable housing in an area boasting an excellent climate, natural features and lifestyle. Currently, however, Hervey Bay is in crisis with regard to housing for newcomers seeking to rent and those on low incomes.

We also have a disparity between population makeup and housing form, and the growth of detached 3-4 bed houses has contributed to urban sprawl, while retirement villages can encourage older residents to become isolated from the community. There are also some groups with special problems: young people, particularly those under 16, and older people living in their own homes who need help with yard maintenance.

Examples of what Council is already doing to assist with the provision of appropriate housing:

- community development staff work with local housing organisations to develop more effective service delivery, especially for those experiencing difficulty accessing suitable, stable housing;
- Council works with housing forum to address issues regarding provision of public housing, discriminatory and other practices, etc;
- Council manages units for older people in Elizabeth Street, Urangan;
- Council enforces minimum standards for owner builders; people living in temporary living quarters.

The strategies and objectives for housing are as follows (Table 16):

Table 16: Strategies and Objectives for Housing

Item / Objective	Time Line	How will we know it's done/working?	Responsibility within Council
6.1 Negotiate with Department of Housing, the Home and Community Care Program and the Department of Veterans Affairs to secure additional funds for HAS	2003/04	Additional funds secured	CD
6.2 Seniors Information sessions and Information booklet	Ongoing	Number of sessions held booklets distributed	CD
6.3 Support funding bids for accommodation for young people under 16 years old	2003 + ongoing	Funding sourced	CD
6.4 The new Planning Scheme will include design requirements which exceed the Building Code of Australia (BCA)	2005	Plan completed and adopted	SPC
6.5 The Development Assessment Review Team (DART) will incorporate social and access considerations when reviewing proposed developments	Ongoing	Increased % accessible developments Increased % development applications which have positive social impacts	DS/CD
New Strategies arising from the Plan:			
6.6 Implement a "Visitors Book" and similar systems to avoid duplication and confusion for older people living in their own homes and receiving various aged care services	2004	'Visitor's Book' system implemented	CD
6.7 Investigate incentives for development of integrated housing	2004/05	Options identified Number of development applications for integrated housing	CD SPC
6.8 Establish minimum standards for housing for special needs groups, such as older residents	2003/04	Standards completed and adopted	CD SPC

Other housing-related issues that were identified include:

- groups with particular needs - Key needs included a central information facility and family support, parenting, food bank and crisis housing services available as a one stop shop for families under stress;
- community impact - Residents were particularly concerned that high rise developments not impede visual and physical access to the natural environment, particularly the foreshore. They would also like to see a range of housing styles and options which provide choice and encourage different age groups to develop informal social networks.

The issues headings and aspirations directly related to social infrastructure provision are as follows:

- **Community Services and Facilities** – an adequate range of appropriate and usable community services and facilities (including recreation), which are equitably distributed.

A big challenge for Hervey Bay is meeting the increasing demand for facilities with limited resources (land, funding, and very few old buildings as found in long established areas). A dispersed settlement pattern imposes greater costs in servicing the demand for localised access to services and social infrastructure.

The Social Plan recommends the continual development of basic community meeting facilities and spaces for youth in outlying areas, and a youth space at Urangan. It also suggests the need to develop more shared facilities for sporting and interest groups as well as shared community facilities for services.

- **Groups with Particular Needs** – providing for the needs of people with particular needs, including young people, older people, children and people with disabilities.

One strategy highlighted in the Social Plan to alleviate the fragmentation of service provision and complexity of accessing services, is the co-location of like services to facilitate access for clients, assist with referral processes and sharing of resources.

- **Accessibility & Mobility** – Ability to travel efficiently and safely by an appropriate choice of modes, which are suited to community, needs and equitable access to community facilities and services, places of work, leisure and community activity.

The Social Plan acknowledges the access challenges Hervey Bay's geographical layout presents, particularly for those in the community without private transport, and those using other modes of transport such as bicycles, scooters or walking.

- **Urban Design/Town Centre** – Distinctive, legible and well-designed urban areas which promote sense of place and community, health and safety, accessibility and social interaction.

Hervey Bay lacks an identifiable “commercial heart” which is needed to create a focal point and greater sense of community. The expansive foreshore precinct is regarded as the heart of the community providing recreation opportunities, beach access, facilities to stage local events and festivals and a variety of retail outlets. A number of outlying communities lack a central community space or focal point.

(Note: The Maryborough Social Plan (2007) does not look at housing).

These documents have been used throughout this document, predominantly in the housing characteristics **Section 5**.

4.6 Key Findings and Implications

4.6.1 Broad Findings

- Overall in Queensland, it is predicted that demand for housing will continue, but supply is lagging behind.
- The ongoing decrease in the number of people per household will further increase demand for housing in the future.
- The global financial crisis is likely to mean a slowdown in development activity that will affect supply.
- This will add increasing pressure on decreasing housing affordability.
- The need to house 'key workers' within proximity of city centres and employment will become an increasing issue.
- There are a number of ways local government can help to address housing affordability.
- There is a current urban planning trend toward policies focussing on urban consolidation which support and promote a shift in the character of Australia's dwelling stock away from single-detached dwellings towards medium to high density.
- However, the preference for separate detached dwellings remains high and the average size of dwellings has increased (rather than decreased).
- Housing preferences involve a complex bundle of considerations and are often also related to the stage in life cycle and household formation of residents.
- Healthy communities require a range of housing options to address different lifestyles, household compositions and budgets.
- Affordable housing needs to be well-designed and well-located to achieve appropriate community integration and this can be achieved through:
 - mixing affordable housing throughout a community and avoiding 'clusters' or segregated areas;
 - providing high quality design outcomes for affordable housing; and
 - locating affordable housing close to centres, employment, transport and services.

The land use planning system plays a crucial role in delivering new housing supply in preferred locations. Containment may affect affordability if sufficient alternative development opportunities are not provided.

4.6.2 Local Findings

- Older people moving to the region often leave behind their family and social connections and this often results in social isolation. The current retirement village model does not necessarily support social interaction.
- There is a high rate of youth unemployment and homelessness in the Wide Bay region. The main causes of homelessness is family breakdowns, financial difficulties and a lack of affordable housing.
- However, vacancy rates in the Wide Bay Burnett region were higher than the rate for Queensland and the proportion of very low and low income people renting unaffordable housing was lower than the proportion in Queensland. It may be that within the WBB region the degree of housing affordability varies substantially depending on location and age group.
- Maryborough has a particular need for youth accommodation and associated services for homeless young people.
- Hervey Bay has increasing urban sprawl with a focus on detached dwellings on large blocks. Access to the beach and foreshore is considered important to the community and high-density high-rise developments that limit access to and views of these areas would not be supported.
- An urban centre and civic spaces are needed in Hervey Bay to encourage and support a sense of community and increase social interaction.

5.0 DEMOGRAPHIC OVERVIEW OF THE FRASER COAST REGION

The following overview of the demographic characteristics and trends for the Fraser Coast region is primarily taken from two key data sources⁷, namely:

- demographic data obtained from the Office of Economic and Statistical Research (OESR) – this data was commissioned by Council for the purpose of the preparing a ‘Demographic Profile and Dwelling Capacity Analysis Report’, which is a separate technical study within the broader *Fraser Coast 2031: Sustainable Growth Strategy* project; and
- the Housing Analysis Report prepared by the former Department of Housing (now Department of Communities) which includes relevant demographic characteristics and trends information.

This demographic overview provides a regional profile for the Fraser Coast region as a whole, followed by a summary of demographic characteristics relevant to the individual catchments of the Fraser Coast (previously described at section 2 of this report). The catchments provide a ‘breakdown’ of the LGA to identify specific areas for more detailed consideration of their characteristics, determination of future population projections and to allow for a more detailed understanding of their likely housing needs.

5.1 Fraser Coast Regional Council Area Population Characteristics

5.1.1 Fraser Coast Regional Profile

The regional analysis⁸ shows the Fraser Coast has:

- a significantly higher proportion of ‘couple only’ households, a lower proportion of ‘couple with children’ households and a lower proportion of group households compared with Queensland;
- a significantly higher percentage of people aged 55 – 75 years and over and a lower proportion of people aged 25-34 years, compared with Queensland;
- a higher percentage of people with disabilities and proportion of disability pension recipients than Queensland, which is partly related to the older age profile in the Fraser Coast;
- an indigenous population which represents a smaller proportion of the housing market than for Queensland;
- a lower percentage of the population in employment compared with Queensland;
- a lower median income compared with Queensland, which is a reflection of the high representation of older people and unemployed people in the region as well as a slightly higher proportion of people employed part time; and
- a higher proportion of new residents compared to Queensland, with almost one third of the population having lived outside of the area in the 5 years before the 2006 census.

5.1.2 Socio-Economic Index for Areas (SEIFA)

The Socio-Economic Index for Areas (SEIFA) – Index of Relative Socio-Economic Disadvantage is an index prepared by Australian Bureau of Statistics (ABS), which analyses a number of variables related to disadvantage, such as low income, low educational attainment, unemployment, and dwellings without motor vehicles.

⁷ Where other data sources are used, the relevant source is referenced accordingly.

⁸ The regional demographic characteristics are summarised from the DOC’s Housing Analysis and the demographic profiling work done for the broader SGS project and have implications for housing provision in the Fraser Coast region.

It is recognised by the ABS that the ‘concept of relative socio-economic disadvantage is neither simple, nor well defined. SEIFA uses a broad definition of relative socio-economic disadvantage in terms people’s access to material and social resources, and their ability to participate in society’ (ABS 2006). Notwithstanding the data limitations, the SEIFA provides a useful snapshot of relative disadvantage and can be used in conjunction with qualitative data to better understand locations of disadvantage across the Fraser Coast region.

The method used for the SEIFA involves assigning a score that is standardised against a mean of 1000 with a standard deviation of 100. Therefore, the average SEIFA score will be 1000 and the middle two-thirds of SEIFA scores will be between 900 and 1100. The lower the SEIFA score the greater the level of relative disadvantage. SEIFA scores can also be broken down into ‘quintiles’, as shown for the Fraser Coast region in the data table and map provided at **Appendix E**.

Analysis of the SEIFA index for the Fraser Coast region suggests a fairly distinct pattern of disadvantage in the more remote locations outside of the main centres of Hervey Bay and Maryborough. This is particularly evident in the catchments of Rural South, Rural South West, and Hinterland Hervey Bay where large portions of these catchments are identified as falling within Quintile 1 (the most disadvantaged quintile).

The following table provides a summary of the areas experiencing the greatest level of social disadvantage (in accordance with the SEIFA index, Quintile 1):

Table 17: Highest SEIFA Rankings by State Suburbs and Catchments

Catchment	State Suburbs with Quintile 1 SEIFA
Rural South	<ul style="list-style-type: none"> ▪ Glenwood (highest level of disadvantage of the FCRC region) ▪ Bauple (second highest level of disadvantage of the FCRC region) ▪ Gundiah ▪ Tiaro (close to inclusion in Quintile 2)
Rural South West	<ul style="list-style-type: none"> ▪ Doongul (fourth highest level of disadvantage of the FCRC region) ▪ Boompa
Hinterland Hervey Bay	<ul style="list-style-type: none"> ▪ Howard (third highest level of disadvantage of the FCRC region) ▪ Aldershot ▪ Pacific Haven ▪ Torbanlea ▪ Burrum Town
Maryborough Coastal	<ul style="list-style-type: none"> ▪ Maaroom ▪ Boonooroo ▪ Tinnanbar ▪ Poona (close to inclusion in Quintile 2)
Hervey Bay Urban	<ul style="list-style-type: none"> ▪ Pialba (most disadvantaged of all the Hervey Bay urban State Suburbs) ▪ Scarness ▪ Torquay ▪ Urangan ▪ (all mid-range in Quintile 1)
Maryborough Urban	<ul style="list-style-type: none"> ▪ Granville ▪ Maryborough (mid-range in Quintile 1)

By contrast, locations of relatively less disadvantage or ‘advantage’ are evident in the State Suburbs (i.e. ABS suburb boundaries) of:

- Wondunna – (Hervey Bay Urban catchment and Urangan sub-catchment) – Quintile 5;
- Craignish and Dundowran Beach (Coastal Hervey Bay catchment) – Quintile 4 and 5 respectively;

- Bunya Creek and Dundathu (Hinterland Hervey Bay catchment) – Quintile 4;
- Tinana South (Maryborough Urban catchment) – Quintile 4; and
- Oakhurst (Rural South West catchment) – Quintile 4.

These areas are predominantly providing residential accommodation on larger allotments and would be considered as ‘lifestyle’ areas, particularly Craignish and Dundowran.

Apart from those listed above, the most ‘advantaged’ parts of the Hervey Bay urban area included Nikenbah, Kawungan, Urraween, Eli Waters and Point Vernon. However all of these are Quintile 2 and 3. The Hervey Bay urban surrounds areas of Sunshine Acres (Quintile 3) and Booral (Quintile 2) are also noted (in addition to Bunya Creek).

The most ‘advantaged’ parts of the Maryborough Urban area include Tinana (Quintile 3), Maryborough West, St Helens and Owanyilla (all located in Maryborough Urban surrounds, and all Quintile 3). There are no quintile 4 or 5 areas other than for Tinana South (as above, Quintile 4).

Further discussion of the implications of this pattern of socio-economic disadvantage for future housing needs is included at section 11 of this report.

5.1.3 Catchment Profiles

As described above and in **Section 2** of this report, the Fraser Coast Regional Council area has been broken down into ten (10) catchment areas to allow for a more detailed understanding of specific locational aspects of housing trends and housing needs (refer to **Attachment A** for the catchment map).

The population characteristics of these catchments are summarised in the table below (**Table 18**), followed by an analysis of the implications for housing provision in each area at **Section 5**.

Table 18: Fraser Coast Regional Council Catchments and Demographic Summary

Catchment	Population Summary ⁹	Key Demographic Characteristics (compared to the Fraser Coast region)
Hervey Bay Urban	38,326 (45.4% of FCRC pop)	<ul style="list-style-type: none"> ▪ Slightly higher proportion of people over 65 years of age. ▪ Slightly higher unemployment rate. ▪ Lower level of vehicle ownership. ▪ Otherwise, the catchment is similar to the Fraser Coast region as a whole.
Hervey Bay Urban Surrounds	3,925 (4.6% of FCRC pop)	<ul style="list-style-type: none"> ▪ Significantly lower proportion of people over 65 years of age. ▪ Higher proportion of people in the 5-14 year age group, the 35-44 year age group and the 45-54 year age group. ▪ Slightly lower proportion of Indigenous people. ▪ Higher labour force participation rate. ▪ Lower proportion of households earning under \$500 per week, and higher proportion earning over \$1,000 per week. ▪ Significantly higher proportion of couple families with children and a significantly lower proportion of lone person households. ▪ Higher proportion of households with 2 or more vehicles, significantly lower proportion of households with no vehicle.
Coastal Hervey Bay	5,916 (7.0% of FCRC pop)	<ul style="list-style-type: none"> ▪ Higher proportion of people aged 55-64 years. ▪ Slightly lower proportion of Indigenous people. ▪ Significantly higher proportion of new residents.

⁹ Based on 2006 Census figures.

Catchment	Population Summary ⁹	Key Demographic Characteristics (compared to the Fraser Coast region)
		<ul style="list-style-type: none"> ▪ Slightly higher unemployment rate. ▪ Significantly higher proportion of households earning over \$1,000 per week. ▪ Significantly higher proportion of couple families without children and a lower proportion of lone person households. ▪ Higher level of vehicle ownership.
Hinterland Hervey Bay	3,434 (4.1% of FCRC pop)	<ul style="list-style-type: none"> ▪ Lower proportion of people in the 15-24 year age group and higher proportion of people in the 55-64 year age group. ▪ Significantly higher proportion of new residents. ▪ Higher unemployment rate and significantly lower labour force participation rate. ▪ Significantly higher proportion of households earning under \$500 per week. ▪ Slightly higher proportion of couple families without children, and slightly lower proportion of couple families with children. ▪ Slightly higher level of vehicle ownership.
Maryborough Urban	23,759 (28.1% of the FCRC pop)	<ul style="list-style-type: none"> ▪ Comparable age profile to the region however slightly lower proportion of people in the 55-64 year age group. ▪ Slightly higher proportion of Indigenous people and lower proportion of residents from Non-English Speaking Backgrounds. ▪ Significantly lower proportion of new residents. ▪ Slightly higher labour force participation rate, and comparable unemployment rate. ▪ Slightly lower proportion earning lower incomes and a higher proportion earning higher incomes. ▪ Higher proportion of lone person households. ▪ Lower level of vehicle ownership.
Maryborough Urban Surrounds	2,960 (3.5% of the FCRC pop)	<ul style="list-style-type: none"> ▪ Significantly lower proportion of people aged 65 years and over and slightly higher proportions of people in the age groups between 5-54 years of age. ▪ Slightly higher proportion of Indigenous people and slightly lower proportion of people from non-English backgrounds. ▪ Slightly lower proportion of new residents. ▪ Significantly higher proportion of households earning over \$1,000 per week. ▪ Significantly higher proportion of couple families with children and significantly lower proportion of lone person households. ▪ Significantly higher proportion of households with 2 or more vehicles.
Coastal Maryborough	898 (1.1% of the FCRC pop)	<ul style="list-style-type: none"> ▪ Lower proportion of younger people (under 45 years of age) and higher proportion of older people especially in the 55-64 year age group – significantly higher proportion of people in this age group. ▪ Slightly lower proportion of Indigenous people and residents from non-English speaking backgrounds. ▪ Slightly higher proportion of new residents. ▪ Higher unemployment rate and significantly lower labour force participation rate.

Catchment	Population Summary ⁹	Key Demographic Characteristics (compared to the Fraser Coast region)
		<ul style="list-style-type: none"> ▪ Significantly higher proportion of households earning under \$500 per week and a lower proportion earning higher incomes. ▪ Significantly higher proportion of couple families without children, lower proportions of couple families with children and one parent families, and comparable proportion of lone person households. ▪ Slightly higher vehicle ownership rates.
Rural South	3,016 (3.6% of the FCRC pop)	<ul style="list-style-type: none"> ▪ Slightly lower proportion of younger people (under 35 years of age) and slightly higher proportion of older people (35-64 years of age). ▪ Significantly higher proportion of new residents. ▪ Higher unemployment rate (the highest of any catchment) and slightly lower labour force participation rate. ▪ Significantly higher proportion of households earning less than \$500 per week and significantly less earning more than \$1,000 per week (the lowest of any catchment). ▪ Comparable household structure, however a slightly lower proportion of couple families with children. ▪ Higher level of vehicle ownership.
Rural South West	1,821 (2.2% of the FCRC pop)	<ul style="list-style-type: none"> ▪ Significantly lower proportion of people aged over 65 years. ▪ Higher proportion of people aged 5-14 years and lower proportion of people in the 0-4, 15-24 and 25-34 year age groups. ▪ Lower proportion of Indigenous people as well as people from non-English speaking backgrounds. ▪ Slightly higher proportion of new residents. ▪ Slightly lower unemployment rate and higher labour force participation rate. ▪ Lower proportion of households earning lower incomes and higher proportion earning higher incomes. ▪ Significantly higher proportion of couple families with children and lower proportion of lone person households. ▪ Higher level of vehicle ownership.
Fraser Island	361 (0.4% of the FCRC pop)	<ul style="list-style-type: none"> ▪ Significantly higher proportions of people in the age groups between 15-44 years. ▪ Slightly lower proportion of Indigenous people and significantly higher proportion of people from non-English speaking backgrounds. ▪ Significantly lower unemployment rate (full employment). ▪ Significantly lower proportion of households earning less than \$500 per week and higher proportion earning over \$1,000 per week. ▪ Significantly higher proportion of lone person households (the highest of any catchment). Significantly lower proportions of couples families with children, couple families without children, and one parent families. ▪ Higher level of vehicle ownership.

Source: Compiled from ABS 2007

5.2 Population Growth and Change

5.2.1 Fraser Coast Population Projections

In terms of the anticipated population growth, projections prepared by the Planning Information and Forecasting Unit (PIFU) indicate that the total resident population of the Fraser Coast Regional Council area is expected to reach between 113,500 and 122,230 people (low and high series respectively) by 2016. By 2031, this is expected to increase to between 139,290 and 168,160 people (low and high series) (PIFU 2009), as shown in the figure below (Figure 21).

	Projected population			Five years to 30-Jun	Average annual change (medium series)
	Low	Medium	High		
2011	102,825	104,605	106,368	2011	3.2%
2016	113,502	117,241	122,228	2016	2.3%
2021	122,492	128,601	137,313	2021	1.9%
2026	131,293	139,960	152,699	2026	1.7%
2031	139,295	151,300	168,160	2031	1.6%

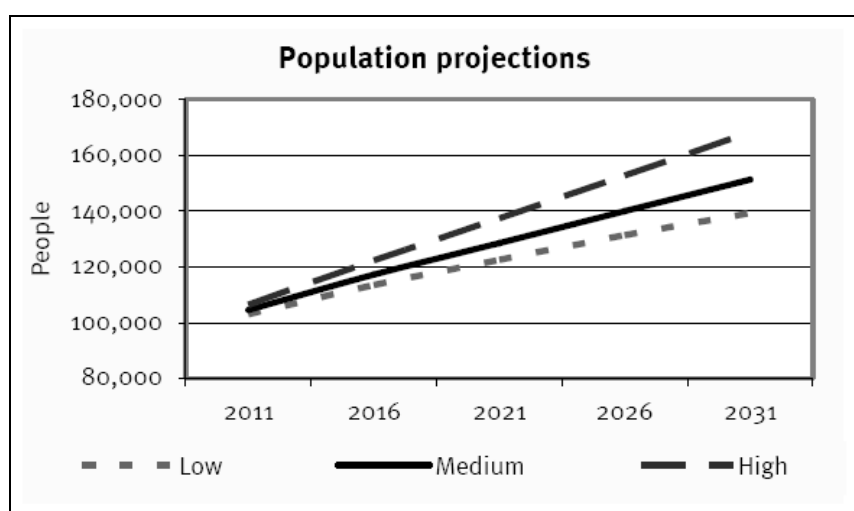


Figure 21: Fraser Coast Regional Council Population Projections

Source: PIFU 2009a

Population projections for the former local governments (LGAs) that make up the Fraser Coast region indicate that the total population of the former Hervey Bay LGA is expected to increase by approximately 50,000 people between 2006 and 2031. This is a substantially larger increase than the former LGAs of Maryborough, Tiaro and Woocoo.

By comparison, the former Maryborough LGA is projected to increase by approximately 6,000 people; the former Tiaro LGA¹⁰ by approximately 4,000 people; and the former Woocoo LGA by approximately 2,000 people over the same time period.

¹⁰ Part of the former Tiaro LGA is located outside of the current Fraser Coast LGA.

Comparatively, the rate of population growth for the Fraser Coast region to 2031 is anticipated to be higher than for Queensland. The growth rate for the Fraser Coast region is expected to be an average of 2.1% per annum, while Queensland is expected to grow at 1.7% per annum. Population growth in the Fraser Coast Region is estimated to account for almost half (47.2%) of the total population growth in the Wide Bay Burnett region.

PIFU's projections also indicate that the median age of residents living in the Fraser Coast Regional Council area will increase from 43 years in 2006 to 45 years in 2031. The figures for Queensland show that the median age at 2006, 36 years, is projected to increase to 41 years in 2031. Whilst the median age for Queensland is increasing, in 2031 the median age for Queensland will still be lower than the median age in 2006 for the Fraser Coast Regional Council area.

In terms of working age population, the proportion of the Fraser Coast Regional Council aged 15-64 years is projected to grow at a slower rate than the population as a whole. The growth rate for this age group is expected to be around 1.7% per annum from a base of 60,844 people in 2009 to 87,653 people in 2031.

5.2.2 Future Household Type and Age Structure

Data provided in the Housing Analysis prepared by the former Department of Housing (2008) projects a number of trends in relation to household type and age structure. This data is grouped by Statistical Local Areas (SLAs) rather than by catchment. **Table 19** below shows the relationship between SLAs and catchments.

Table 19: Relationship between Statistical Local Areas and Catchments

Statistical Local Area	Catchments
Hervey Bay Part A SLA	Hervey Bay Urban, Hervey Bay Urban Surrounds, Coastal Hervey Bay
Hervey Bay Part B SLA	Hinterland Hervey Bay (Part to Fraser Island, part to Maryborough Urban Surrounds)
Maryborough SLA	Maryborough Urban, Maryborough Urban Surrounds, Coastal Maryborough (Part to Fraser Island)
Woocoo SLA	Rural South West (Part Maryborough Urban, Part Maryborough Urban Surrounds)
Tiaro SLA	Rural South (Part to Gympie, Part to Coastal Maryborough)

The following trends to the year 2026¹¹ in relation to household type and age structure (which are key demographic characteristics that have an impact on housing preferences and housing needs):

- by 2026, a significantly higher proportion of couple only households, a lower proportion of couple with children households and a lower proportion of group households compared with Queensland;
- the proportion of lone person households is predicted to increase significantly in the Fraser Coast and across Queensland to 2026. It is anticipated that the higher proportion of lone person households will be particularly pronounced in the Maryborough SLA;
- the number of small households (i.e. lone person and couple only households) in the Fraser Coast is expected to increase from 64% in 2006 to 70% in 2026. This is well above the Queensland average (an increase from 54% to 61% for Queensland);
- the higher percentage of people aged 55 – 75 years and over in the Fraser Coast is expected to continue to 2026. In addition, by 2026 the SLA of Hervey Bay Part B is expected to have a higher percentage of people aged over 65 than the Fraser Coast.

¹¹ The Housing Analysis was prepared in 2008 and therefore projections are made to 2026 and not 2031.

Reflecting the ageing population trend, the proportion of people aged 65 years and over is expected to increase from 19.2% in 2006 to 29.5% in 2026 (compared with an increase from 12.4% to 19.8% respectively for Queensland).

These trends will have a significant impact on the future demand for housing, which is discussed at Section 8 and 9 of this report.

5.2.3 Visitor Population and Projections

The visitor population for the Fraser Coast region on the night of the 2006 census was 9,746 visitors, which was an increase from the 8,386 visitors counted in the 2001 census.

Based on data obtained from Tourism Queensland (Queensland Data Sheet 2009), the total number of visitors for the year ending December 2009 was 785,000 (domestic) and 191,000 (international) resulting in a total of 976,000 visitors over the course of the year. These figures show a decrease in comparison to visitor numbers recorded in 2008.

Both domestic and international visitors averaged a four (4) night stay and the total visitor nights for the year ending December 2009 were 3,105,000 (domestic) and 753,000 (international). A large portion of domestic visitors stayed with friends or relatives (34%) or in caravan parks/camp grounds (27%). A smaller percentage stayed in hotels/resorts (13%), rented houses/apartments (8%) and serviced apartments (3%).

In terms of projected visitor populations, neither PIFU nor the Fraser Coast South Burnett Tourism prepare visitor projections. However, data contained within the Bundaberg-Fraser Coast Tourism Opportunity Plan 2009-2013 contains projections for 2007-2012 and 2012-2018 for domestic and international visitors, as shown in **Table 20**.

Table 20: Projected Visitor Numbers 2012 and 2018

Visitor Type	Projection to 2012	Projection to 2018	Average Annual Increase 2012-2018
Domestic	848,100	880,400	0.54%
International	239,800	305,300	3.9%
Total	1,087,900	1,185,700	

Source: Bundaberg-Fraser Coast Tourism Opportunity Plan 2009-2013

Furthermore, it is noted that Council's Corporate Plan (Fraser Coast Regional Council, 2009) targets a 5% increase in tourism numbers (overall domestic and international visitors) per year to 2013.

5.3 Implications for Housing

5.3.1 Implications at the Fraser Coast Level

There are a number of preliminary implications for housing in the Fraser Coast region that can be drawn from the demographic analysis presented above. The key implications are identified as:

- there is expected to be a considerable overall demand for housing due to the high rate of population growth (2.1% per annum compared with 1.7% per annum for Queensland). This growth will result in an additional 50,043 people (low series) to 78,913 people (high series) from a 2006 base population of 89,247 people;
- housing demand will be concentrated within the former Hervey Bay LGA, which is expected to accommodate an additional 50,000 people by 2031;

- the significantly higher proportion of couple only households in the Fraser Coast region compared with the State suggests there may be an opportunity for some of these households to be accommodated in smaller dwelling (e.g. flats or apartments, or semi-detached or attached dwelling) types, particularly given that the high proportion of couple only households will continue to 2026;
- an increasing need for smaller dwellings is also anticipated as the proportion of lone person households increases. This will be particularly pronounced in the former Maryborough SLA;
- overall, the need for smaller dwellings will increase substantially as the number of small households (lone person and couple only households) across the region increases from 64% to 70% by 2026 (well above the proportion for the State);
- it is apparent that accommodating the high proportion of people aged 55 years and over in affordable and appropriate housing is an important need to be addressed in the region. The Housing Analysis indicates that the high proportion of the population within this age group is expected to continue with the proportion of people aged 65 years increasing from 19.2% in 2006 to 29.5% in 2026;
- there is a need to ensure that affordable and appropriate housing is available for people with disabilities to respond to the higher proportion of people with disabilities and disability pension recipients compared with Queensland;
- although the region's Indigenous population represents a smaller proportion of the housing market than for Queensland, this is an important form of special needs housing that will need to be considered;
- affordable accommodation is a key need given that there is a lower proportion of the population in employment and a lower median income compared to Queensland (noting this is a reflection of the high representation of older people and unemployed people in the region, as well as a slightly higher proportion of people employed part time);
- SEIFA data suggests there is a fairly distinct pattern of disadvantage in the more remote locations outside of the main townships of Hervey Bay and Maryborough, which is considered to partly result from the availability of affordable accommodation in these locations. This pattern suggests that more affordable housing choices need to be available in urban localities, where there is greater access to a range of facilities and services (i.e. access to facilities and services and cost of living considerations should also be factored into housing location decisions);
- the SEIFA data also indicates that there is disadvantage within the urban areas of Hervey Bay and Maryborough, which suggests that the affordability issue and level of disadvantage is considerably widespread;
- by contrast, locations of relatively less disadvantage are evident in high amenity locations such as Dundowran and Craginsh; and 'lifestyle block' locations such as Tinana South, Dundathu, and Wondunna;
- although visitor numbers have decreased in recent years, total visitors to the Fraser Coast region are expected to increase in 2012 and 2018 (1,087,900 and 1,185,700 total visitor numbers respectively), hence, demand for short term accommodation is likely to remain strong. Based on past trends, the accommodation preferences of visitors can be broken down into caravan parks and camping grounds (27%), hotels/resorts (13%), rented houses/apartments(8%) and serviced apartments (3%). Adequate dedicated tourist accommodation will need to be provided to ensure that the permanent residential dwelling stock is not eroded for tourist uses.

5.3.2 Implications by Catchment

At a catchment level, the following observations in relation to the implications for housing are noted.

Hervey Bay Urban

- Overall demand for housing (in terms of housing type) in this catchment is expected to be similar to the Fraser Coast region as a whole.

- It is anticipated that much of the future population growth and demand for housing will occur in this catchment.
- Strong consideration will need to be given to the needs of older people, both now and in the future.
- Issues of housing affordability will need to be investigated, given the slightly higher unemployment rate.
- Opportunities that provide for people to live with fewer vehicles per household will need to be explored.

Hervey Bay Urban Surrounds

- Based on the dominant household type being couple families with children, it is expected that the greatest demand for housing in this catchment will continue to be separate dwellings.
- Consistent with national trends, relatively high incomes, high labour force participation rates and significantly high proportions of households with 2 or more vehicles, demand for large dwellings (i.e. 3-4 bedrooms on larger lots with a double lock up garage) is expected to increase in this catchment.
- Significantly lower proportions of lone person households suggests that demand for smaller (semi-detached and attached) dwellings will be less than in other catchments.
- There appears relatively little potential for take up of housing options other than separate dwellings.

Coastal Hervey Bay

- Higher proportions of older people, newer residents, couple families without children households and high unemployment rates suggests this areas attracts retirees coming into the region to seek high amenity locations.
- This trend is likely to continue, however, opportunities to provide appropriate housing for older people in smaller dwellings could also be considered.
- In addition, access to integrated aged accommodation and to ongoing care in these locations may be appropriate.

Hinterland Hervey Bay

- Concentrated higher levels of disadvantage (based on SEIFA data) in poorly serviced hinterland areas suggests that better affordable housing options need to be provided within the urban areas, provided that the appropriate level of urban infrastructure for new housing can be provided (e.g. within centres such as Howard).
- Access to facilities and services is particularly important in locations of concentrated relative disadvantage. Therefore opportunities to direct new housing supply and possibly to provide a variety of housing options in the proposed district centre of Howard to increase its threshold for social infrastructure (refer Social Infrastructure and Community Wellbeing Planning Study) should be considered.

Maryborough Urban

- Slightly higher proportions of Indigenous people in this catchment suggests a need to consider the adequacy of housing appropriate for Indigenous people, including ATSI housing.
- An increase in the number of smaller dwellings should be considered in the catchment to accommodate the higher proportions of lone person households.
- Significantly lower proportions of new residents suggests there is a high proportion of long term residents in the city of Maryborough. It will be important to ensure there is an adequate supply of integrated aged accommodation and ongoing care available for older people to accommodate longer term residents as they age, in order to minimise the need to relocate such residents to other areas to access aged accommodation.

Maryborough Urban Surrounds

- Similar to the Hervey Bay Urban Surrounds catchment, there is a significantly higher proportion of couples with children households and lower proportion of lone person households, therefore, demand for separate dwellings is expected to continue.
- Also like Hervey Bay, relatively high incomes and proportions of household with 2 or more vehicles suggests demand for large dwellings (i.e. 3-4 bedrooms on larger lots with a double lock up garage) will continue in this catchment.
- There appears relatively little potential for take up of housing options other than separate dwellings.

Coastal Maryborough

- The catchment profile shows similar characteristics to Coastal Hervey Bay (e.g. higher proportions of older people, newer residents, couple families without children households and high unemployment rates). Similarly therefore, it is assumed that the Coastal Maryborough catchment is attracting retirees looking for high amenity / coastal lifestyles.
- There are significantly higher proportions of people aged between 55-64 years in this catchment (although the 2006 total population for the catchment was low (898 people) compared to other catchments).
- It will be necessary to consider whether it is desirable to encourage further accommodation for older people in these villages.

Rural South

- As indicated by the SEIFA data, this catchment is an area of relatively high disadvantage, which is reflected in the high unemployment rate (the highest of all catchments), lower labour force participation rate and significantly higher proportions of households on low incomes.
- In addition, there are significantly higher proportions of new residents in this catchment, suggesting that the affordability of housing is attracting relatively disadvantaged households into the area.
- Access to facilities and services is however particularly important in locations of relative disadvantage, therefore, opportunities to direct new housing supply and possibly to provide a variety of housing options in the proposed district centre of Tiaro to increase its threshold for social infrastructure (refer Social Infrastructure and Community Wellbeing Planning Study) should be considered.

Rural South West

- There is a significantly higher proportion of couple with children households in this catchment, which is not evident in the adjoining Rural South catchment.
- Partly due to the higher proportion of working age families and the comparatively low proportions of people aged over 65 years, it is noted that the unemployment rate is lower, incomes are higher and vehicle ownership is higher.
- Based on the above characteristics, demand for large dwellings (3-4 bedrooms with lock up garage and a shed) is expected to continue, however, dwelling activity in the area is likely to be low.

Fraser Island

- The total 2006 population of Fraser Island was low (361 people) and it is unlikely there will be any significant growth or dwelling activity on the island to 2031.
- Of all the catchments, Fraser Island has the highest proportion of lone person households, therefore, opportunities to accommodate any future growth within small, attached dwellings should be encouraged. This is also likely to be most suitable approach from the perspective of reducing the developed area and environmental footprint on the island.
- Adequate supply of short term accommodation must also be monitored.

6.0 EXISTING HOUSING SUPPLY AND DWELLING CHARACTERISTICS

This section of the report examines the existing housing supply and housing characteristics within the Fraser Coast Region. In so doing, the following sub-sections consider:

- Private and non-private dwellings including:
 - private dwelling owner occupied and rental properties;
 - caravan park permanent accommodation;
 - manufactured home parks;
 - visitor accommodation.
- Social housing, including both:
 - public housing provided by both the Department of Communities (State government); and
 - community housing provided by community sector housing providers;
- Special needs housing including:
 - aged housing including residential aged care and other aged accommodation such as lifestyle resorts and retirement villages;
 - housing for people with disabilities,
 - housing for young people; and
 - housing for Indigenous people.

As indicated previously, a Housing Analysis for the Fraser Coast region was prepared in 2008 by the former Queensland Department of Housing (now Department of Communities (Housing and Homelessness Services)) in accordance with *SPP 1/07: Housing and Residential Development*.

The key findings of the Housing Analysis, as well as Updated Information from the Department with respect to 2008/2009 private rental housing data, rental and home purchase affordability, property sales and purchase data, the Wide Bay Burnett Region Social Housing Profile (Department of Communities, 2010), as well as other information from the 'Demographic Profile Report' prepared for the Fraser Coast 2031: Sustainable Growth Strategy project, are summarised below.

6.1 Private Housing Market Characteristics

6.1.1 Total Dwellings

In 2006, there were 35,100 private dwellings in the Fraser Coast Regional Council area and 99 non-private dwellings¹² (**Table 21**). Non-private dwellings include establishments that provide a communal type of accommodation including:

- Hotels and Motels;
- Boarding homes;
- Public hospitals;
- Child care institution; and
- Aged care accommodation (not self-contained).

(ABS 2006)

¹² It is important to recognise that a non-private dwelling can include many separate accommodation units or rooms.

Table 21: Private / Non-Private Dwellings Fraser Coast

Dwelling Types	Number of Dwellings
Total Private Dwellings	
Separate House	29,169
Semi-detached, row or terrace house, townhouse etc	1,145
Flat, unit or apartment	2,325
Other dwelling	2,426
Dwelling not stated	35
<i>Total</i>	<i>35,100</i>
Total Non-Private Dwellings	
<i>Total</i>	<i>99</i>

Source: DIP 2008

The majority of the non-private dwellings were classified as hotel, motel, bed and breakfast dwellings, see **Table 22** below. In the former Hervey Bay local government area, there were 28 non-private dwellings classified as a hotel, motel or bed and breakfast and these dwellings housed 847 people on the night of the Census. Additionally, almost 400 people were housed in dwellings that were categorised as 'Other and not classifiable', which included backpacker hostels. Surprisingly, the numbers of non-private dwellings classified as a hotel, motel or bed and breakfast and the numbers of people these housed were similar in Maryborough. However no backpacker hostels were identified. Maryborough did house a large number of people in prisons or corrective institutions for adults (406 people). It is notable that other accommodation used for tourist accommodation, particularly apartments, is classified within normal private dwellings.

The former local government areas of Tiaro and Woocoo had small numbers of non-private dwellings. In the Tiaro area, there were 6 dwellings which were classified as being a hotel, motel or bed and breakfast.

Table 22: Types of Non-Private Dwellings Fraser Coast by Former LGA

Non-Private Dwelling Type	Hervey Bay		Maryborough		Tiaro		Woocoo	
	Dwellings	Persons	Dwellings	Persons	Dwellings	Persons	Dwellings	Persons
Accommodation for the retired or aged (not self-contained)	3	304	5	49	0	10	0	0
Boarding house, private hotel	0	20	0	12	0	0	0	0
Boarding school	0	0	0	0	0	0	0	0
Childcare institution	0	0	0	0	0	0	0	0
Convent, monastery, etc	0	0	0	0	0	0	0	0
Corrective institution for children	0	0	0	0	0	0	0	0
Hostel for homeless, night shelter, refuge	0	0	0	11	0	0	0	0
Hostel for the disabled	0	0	0	108	0	0	0	0
Hotel, motel, bed and breakfast	28	847	28	934	6	35	0	0
Immigration detention centre	0	0	0	0	0	0	0	0
Nurses' quarters	0	0	0	0	0	0	0	0
Nursing home	6	201	7	237	0	0	0	0
Other and not classifiable(a)	8	389	0	0	0	0	0	0
Other welfare institution	0	0	0	0	0	0	0	0
Prison, corrective institution for adults	3	4	0	406	0	0	0	0

Non-Private Dwelling Type	Hervey Bay		Maryborough		Tiaro		Woocoo	
	Dwellings	Persons	Dwellings	Persons	Dwellings	Persons	Dwellings	Persons
Private hospital (not psychiatric)	0	6	0	22	0	0	0	0
Psychiatric hospital or institution	0	0	0	0	0	0	0	0
Public hospital (not psychiatric)	0	89	0	69	0	0	0	0
Residential college, hall of residence	0	0	0	0	0	0	0	0
Staff quarters	0	0	4	6	0	0	0	5
Not stated	3	73	0	0	0	0	0	0
Total	51	1,933	44	1,854	6	45	0	5

(a) Includes ski lodges and youth/backpacker hostels.

Source: ABS 2007

Notes:

- the total number of non-private dwellings does not add to give 99 due to the split of Tiaro between the Fraser Coast Regional Council and Gympie Regional Council areas;
- although the Census data shows no prison dwellings in the Fraser Coast, there is one prison located in the former Maryborough LGA (in Maryborough Urban Surrounds) named Maryborough Correctional Services.

6.1.2 Occupied/Non-Occupied Private Dwellings

The occupancy rate for the Fraser Coast Regional Council area was slightly lower than for Queensland. In the Fraser Coast, 89.2% of dwellings were occupied whereas in Queensland 90.8% were occupied at the time of the 2006 Census. This could be expected to reflect a proportion of dwellings used for holiday letting.

Table 23: Occupied and Non-Occupied Private Dwellings

Dwelling Types	Fraser Coast Number of Dwellings	Fraser Coast Occupancy (%)	Queensland Occupancy (%)
Occupied Private Dwellings	35,100	89.2%	90.8%
Unoccupied Private Dwellings	4,252	10.8%	9.2%
Total Private Dwellings	39,352	100%	100%

Source: DIP 2008; ABS 2007

6.1.3 Dwelling Type

Consistent with the low density of settlements within the Fraser Coast, the dominant dwelling type within the region was a detached dwelling house. This is supported by ABS data provided by OESR which indicates that in 2006 there were a total of 32,182 occupied private dwellings within the Fraser Coast (excluding 'Visitor only' and 'Other not classifiable' households), with 28,191 of these, or 87.6%, being separate houses.

The breakdown of dwelling types and population as at 2006, is provided at Table 24 below.

Table 24: Dwelling Structure for the Fraser Coast at 2006

Existing Dwelling Types	Dwellings	Persons	Dwellings Fraser Coast (%)	Dwellings Qld (%)
Separate house	28,191	72,425	87.6%	79.5%
Semi-detached, row or terrace house, townhouse etc. with:				
One storey	755	1,221	2.3%	4.1%
Two or more storeys	277	591	0.9%	3.5%
<i>Total</i>	<i>1,032</i>	<i>1,812</i>	<i>3.2%</i>	<i>7.6%</i>
Flat, unit or apartment:				
In a one or two storey block	1,825	2,798	5.7%	6.8%
In a three storey block	76	155	0.2%	2.3%
In a four or more storey block	33	66	0.1%	2.1%
Attached to a house	23	52	0.1%	0.1%
<i>Total</i>	<i>1,957</i>	<i>3,071</i>	<i>6.1%</i>	<i>11.2%</i>
Other dwelling:				
Caravan, cabin, houseboat	785	1,271	2.4%	1.2%
Improvised home, tent, sleepers out	112	296	0.3%	0.2%
House or flat attached to a shop, office, etc.	80	181	0.2%	0.2%
<i>Total</i>	<i>977</i>	<i>1,748</i>	<i>3.0%</i>	<i>1.5%</i>
Dwelling structure not stated	25	43	0.1%	0.1%
Total	32,182	79,099	100%	100%

Source: Basic Community Profile for FCRC Region, based on 2006 ABS Census data provided by OESR, 2010

Notes: *This data is based on count of occupied private dwellings (Excludes 'Visitors only' and 'Other not classifiable' households.) and persons in occupied private dwellings. It therefore does not correspond with the previous tables.*

The table above shows that the Fraser Coast had a higher proportion of separate houses compared to Queensland; 87.6% compared to 79.5% for Queensland.

The Fraser Coast had a lower proportion of semi-detached properties. In Queensland, 7.6% of private occupied dwellings were semi-detached, whereas in the Fraser Coast area only 3.2% were semi-detached. The Fraser Coast also had a lower proportion of units, with only 6.1% of dwellings fitting into this category. In Queensland, 11.2% of dwellings were classified as flats, units or apartments. The proportion of units in high-rise developments (three or more stories) was also much lower.

There was a high proportion of dwellings that fitted into the 'Other dwelling' category. This category includes caravans, cabins and houseboats, improvised homes, and dwellings attached to commercial properties. The Fraser Coast area had double the proportion of homes in this category compared to Queensland. Most of these dwellings were classified as caravans, cabins and houseboats (2.4% of all occupied private dwellings).

As discussed in section 9 of this report, anecdotal indications are of a possible current oversupply of tourist accommodation and an undersupply of higher density residential accommodation, which has indeed resulted in an intrusion of permanent residential uses in tourist resorts.

Dwelling types vary between different parts of the region (as detailed in the Demographic Profile Report, 2010). Within the Hervey Bay Urban catchment, the dominant dwelling type is a relatively lower proportion of separate houses (83.5% of all dwellings) than the region as a whole followed by a slightly higher proportion of flats, units and apartments (7.6%) and semi-detached dwellings such as townhouses (5.4%). Urangan, within the Hervey Bay Urban catchment, has the highest proportion of semi-detached dwellings of any catchment or sub-catchment in the region. The Maryborough Urban catchment is similar to the average for the region as a whole, with the separate house making up 87.8% of all dwellings, followed by a higher proportion of flats, units and apartments (8.6%), and a much lower proportion of semi-detached dwellings (1.7%).

The proportion of separate houses in Coastal catchment areas tends to be lower (e.g. in Coastal Maryborough, 90.9% are separate houses, and in Coastal Hervey Bay, 95.2%). The proportion in Hinterland Hervey Bay is also 90.9%. However these lower figures reflect a higher proportion of 'other dwellings', principally caravans, but also temporary dwellings such as sheds, rather than medium or higher density housing.

The housing stock in the rural areas (such as the former Tiaro and Woocoo LGAs – Rural South and Rural South West catchments) is almost entirely separate detached houses

6.1.4 Dwelling Type by Household Type

The data provided in **Table 25** is combined from the 2006 Expanded Community Profiles for the former local government areas of Hervey Bay, Maryborough, Tiaro¹³, and Woocoo. This data is an input into the housing model and is discussed here in terms of the current housing types or 'choices' of different household types within the Fraser Coast. Clearly these 'choices' are constrained by existing supply.

Table 25: Dwelling Type by Household Type for the Fraser Coast

Dwelling Type	Couple Without Children	Couple With Children	Single Parent Family	Other Family	Total Families	Lone H'hold	Group H'hold	Total
Separate House	95%	98%	94%	95%	96%	82%	89%	92%
Semi-Detached, Row, Terrace House	1%	0%	1%	1%	1%	4%	2%	2%
Flat, Unit, Apartment	1%	0%	3%	4%	1%	7%	5%	3%
Other Dwelling	2%	1%	3%	0%	2%	6%	4%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%

Source: ABS 2006

The data indicates that the obvious current dwelling type across all household types is a separate house (for 92% of all households) and that this is particularly pronounced for couple households with children (98% of which resided in separate houses at the time of the 2006 census). It is however notable that 95% of couple families without children also still live in separate houses.

¹³ It is noted that the former Tiaro LGA is not located entirely within the FCRC area, however, the dwelling preferences by household type described are assumed to apply to the whole former Tiaro LGA.

As expected, lone households is the dominant household type living in attached and semi-detached housing (7% and 4% respectively), however, 3% of single parent families live in flats, units or apartments. Presumably this is due to the lower cost of this form of accommodation and/or its relative accessibility to services. 82% of lone person households however still live in a separate house.

It is important to note that dwelling type preferences for the range of household type are substantially influenced by the availability and cost of housing stock, therefore the data does not reflect the potential demand for different housing forms, if these were available.

6.1.5 Dwelling Size

The area has a slightly lower proportion of larger dwellings (3+ bedrooms) and a slightly higher proportion of smaller dwellings (0 and 1-2 bedrooms) compared to Queensland (shown in **Table 26** below).

Table 26: Dwellings by Number of Bedrooms

Dwelling Type	Fraser Coast		Queensland	
	Dwellings	%	Dwellings	%
0 Bedrooms	225	0.7	7,628	0.6
1-2 Bedrooms	7,179	22.9	296,702	21.8
3+ Bedrooms	23,987	76.4	1,057,586	77.7
Total	31,390	100%	1,361,916	100%

There was a significantly higher proportion of smaller dwellings (0-2 bedrooms) within the separate house and semi-detached/town house dwelling stock compared to Queensland.

This was fairly consistent throughout the council area. In the Hervey Bay area, 85.5% of separate houses had 3 or more bedrooms, which was slightly higher than the proportion for the whole Fraser Coast area however was still below the proportion for Queensland. The Tiara area had a higher proportion of smaller separate houses, with around 29.4% of the dwellings being of this type. (Department of Housing 2010)

Table 27: Dwellings By Number of Bedrooms and Dwelling Type

Fraser Coast Regional Council									
Dwelling Type	Small dwellings						Large dwellings		Total dwellings
	0 beds	%	1-2 beds	%	Total	%	3+ beds	%	
Separate house	50	0.2	4,489	16.2	4,540	16.4	23,134	83.6	27,674
Semi-detached etc	0	0.0	587	59.6	587	59.6	398	40.4	985
Flat, unit or apartment	32	1.7	1,517	82.1	1,549	83.8	298	16.2	1,847
Other dwelling	142	16.1	585	66.2	727	82.3	156	17.7	883
Total dwellings	225	0.7	7,179	22.9	7,403	23.6	23,987	76.4	31,390

Queensland									
Dwelling Type	Small dwellings						Large dwellings		Total dwellings
	0 beds	%	1-2 beds	%	Total	%	3+ beds	%	
Separate house	1,978	0.2	113,245	10.4	115,223	10.6	973,911	89.4	1,089,134
Semi-detached etc	523	0.5	50,110	48.6	50,633	49.1	52,437	50.9	103,070
Flat, unit or apartment	2,309	1.5	120,647	80.2	122,956	81.7	27,482	18.3	150,438
Other dwelling	2,818	14.6	12,700	65.9	15,518	80.5	3,756	19.5	19,274
Total dwellings	7,628	0.6	296,702	21.8	304,330	22.3	1,057,586	77.7	1,361,916

Source: Department of Housing 2010

Note: Based on occupied private dwellings. Excluding 'Visitor only' and 'Other not classifiable' households.

6.1.6 Housing Tenure

Compared to Queensland, the following characteristics in relation to housing tenure on the Fraser Coast can be noted:

In terms of tenure, fully owned dwellings accounted for 41.9%, rented dwellings 26.3% and dwellings under purchase 27.4% of all occupied dwellings (ABS, 2007). According to the Department of Infrastructure and Planning (2008), the proportion of households that owned their home decreased from 46.2% in 2001 to 41.7% in 2006 and the proportion of households paying off their home increased from 20.6% to 25.5%. The proportion renting decreased slightly (26.6% in 2001 to 25.8% in 2006).

The Fraser Coast region has a significantly higher proportion of people who own their home and a lower proportion purchasing their own home than Queensland. In 2006, the proportion of households fully owning their home in Fraser Coast Regional Council (41.9%) was significantly higher than in Queensland (31.6%). The higher level of home ownership is likely to reflect an older population.

The incidence of persons renting in the Fraser Coast region (26.3%) was lower than Queensland (31.1%).

Within the region, correlating with the higher proportion of flats, units and apartments and semi-detached dwellings within Hervey Bay, Hervey Bay also has a higher than average proportion of households renting (31.5%) compared with the whole region (26.3%). Urangan, within the Hervey Bay Urban catchment, had the highest proportion of households renting of any catchment or sub-catchment at 32.5%.

The Urban Surrounds of the existing urban areas of both Hervey Bay and Maryborough have significantly higher proportions of people in the process of purchasing their home and significantly lower proportions renting. Hinterland Hervey Bay on the other hand has a higher proportion of households that owned their home and a lower proportion of households renting.

Reflecting their retirement role, both coastal Hervey Bay and coastal Maryborough have significantly higher proportions of households who owned their home, or in the case of Hervey Bay, were purchasing.

The housing stock in the rural areas (such as the former Tiaro and Woocoo LGAs – Rural South and Rural South West catchments), being almost entirely separate detached houses, has relatively low proportions of people renting their homes.

6.1.7 Rental Housing Stock

In 2009, across the Fraser Coast, private rental dwellings (as shown at **Table 28** below) comprised:

- 5,948 detached houses;
- 2,090 flats/units; and
- 114 semi-detached dwellings.

This indicates that there are approximately only a third the number of flats and units compared to detached houses available in the private rental stock. It also indicates an extremely low proportion of semi-detached dwellings in the private rental stock.

Table 28: Number and Type of Private Rental Dwellings

Dwelling Type	2000	2009	Total Change (2001 – 2009)
Local Government Area			
Fraser Coast (R)			
Flat	1,219	2,090	871
Detached house	3,715	5,948	2,233
Semi-detached	24	114	90
Statistical Locality Areas			
Hervey Bay (C) - Pt A			
Flat	753	1,521	759
Detached house	2,342	4,029	1,687
Semi-detached	9	104	95
Hervey Bay (C) - Pt B			
Flat	10	31	21
Detached house	89	175	86
Semi-detached	0	0	0
Maryborough (C)			
Flat	453	524	71
Detached house	1,192	1,511	391
Semi-detached	15	10	-5
Tiaro (S)			
Flat	4	14	10
Detached house	121	203	82
Semi-detached	0	0	0
Woocoo (S)			
Flat	1	0	0
Detached house	17	30	13
Semi-detached	0	0	0

Source: Adapted from Department of Communities, 2010

Note: *This is a measure of the total number of bonds held by the Residential Tenancies Authority. Bonds are not held for all properties, particularly in rural areas, and the total private market will be underestimated. Despite this, bonds data is valuable since it provides a measure of recent trends.*

The following outlines characteristics associated with this rental housing stock:

- the greatest increase in private rental dwelling stock since the year 2000 has occurred in the Hervey Bay urban area (ie. Hervey Bay Part A SLA) (refer to **Table 28** above);
- the significant majority of new private rental dwellings across the Fraser Coast region, during the period 2000 – 2009, has been in detached dwellings;
- there is minimal private rental dwelling stock available outside of Hervey Bay and Maryborough SLAs; and
- the private rental vacancy rates ¹⁴ (only available for 2006-07) are 4.3%, 1.2% and 5% for the former Hervey Bay, Maryborough and Tiaro LGAs respectively, which compares with 2.3% for the State as a whole.

In regard to the latter, information received from the Real Estate Institute of Queensland (REIQ) for the December 2009 quarter indicates that *'vacancy rates are likely to reduce this year as the region remains one of the fastest growing cities in Australia'* (REIQ, 2010).

6.1.8 Affordability

Rental Housing

Rental Costs

Key findings from the Housing Analysis and the updated data from the Department of Communities (see **Appendix G**) in relation to private rental housing costs are that:

- median rents for all dwellings in Fraser Coast are significantly lower than Queensland, although rents increased by higher percentages in the seven years to 2008;
- Hervey Bay B, Maryborough and Tiaro SLAs have the lowest rents in the Fraser Coast, while Hervey Bay A and Woocoo SLAs have the highest rents in the Fraser Coast (but still lower than Queensland);
- median rents have increased across all dwelling sizes and all SLAs within the Fraser Coast, with the greatest percentage increase since the year 2000 in the Woocoo SLA (Rural South West catchment).

Recent data issued by the REIQ in March 2010 indicates that:

- median rent for a three bedroom house in the Fraser Coast region at the end of the December quarter for 2009 was \$250 per week and this is consistent with the median rent for the same quarter in 2008;
- median rent for a two bedroom unit/flat within the Fraser Coast region at the end of the December quarter for 2009 was \$200/week, unchanged from the same quarter in 2008;
- Within the Hervey Bay urban area the median rent for a three bedroom house was \$255 per week, unchanged between December 2008 and 2009. The median rent for a two bedroom unit increased by \$10/week to \$220/week from December 2008 to 2009;
- within the Maryborough urban area the median rent for a three bedroom house was \$240 per week at the end of the December quarter in 2009, an increase of \$15 per week when compared to December 2008. Similarly, the median rent for a two bedroom unit in Maryborough increased by \$5 per week from December 2008 to \$165 per week in December 2009; and
- rent prices for a three bedroom house in Burrum Heads and Howard decreased \$10/week from December 2008 to \$240/week in December 2009.

¹⁴ Private rental vacancy rates are only available for Hervey Bay, Maryborough and Tiaro for 2006 – 2007.

When considered with data obtained from OESR, it is evident that since 2000, the median rent for properties across the Fraser Coast for all bedroom types has steadily increased. Since 2000 the most significant increases have been in the former Woocoo Shire (Rural South West catchment) and in larger dwellings in Maryborough. It is however notable that rents for all types of dwellings in Maryborough increased over the last year, and that the rent for houses in Maryborough is very little below that in Hervey Bay.

Rental Affordability

The Housing Analysis has identified the following with respect to affordable rental housing:

- the Fraser Coast has a higher proportion of affordable rental housing¹⁵ than Queensland;
- Hervey Bay B, Maryborough and Tiaro SLAs have the highest proportions of affordable rental housing in the Fraser Coast;
- Hervey Bay A (Hervey Bay urban area) has the lowest proportion of affordable rental housing in the Fraser Coast overall, but still higher than Queensland;
- Hervey Bay Part A, followed by Maryborough, has the greatest number of affordable rental dwellings. It is notable that Maryborough has a very low proportion of large (4 bedroom) affordable rental dwellings.

It is also useful to review data on affordable rental stock by bedroom numbers which is presented below. This indicates as follows:

- updated data to 2009 on housing affordability indicates the percentage and number of dwelling stock that is considered affordable (based on the DOCs methodology described in the footnote previously) has decreased for all dwelling types;
- the greatest decrease in affordability was in three bedroom dwellings, where the proportion available decreased from 71% in 2004 to 39% in 2009, followed by 2 and 4 bedroom dwellings; and
- the least decrease in affordability was in one-bedroom rental stock.

This suggests a mismatch, based on the demographic data analysed at section 5 of this report, with household requirements.

Table 29: Affordable rental stock by bedroom numbers

Local Government Area Fraser Coast (R)				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
2004	155	1,341	1,790	710
% affordable	87%	79%	71%	78%
2009	177	1,118	1,308	925
% affordable	73%	55%	39%	50%
Overall change in affordable dwelling stock	22	-223	-482	215

Source: Department of Housing, 2010

Note: *Housing is considered to be affordable when the rent paid by low income households is less than 30% of gross household income after any applicable Commonwealth Rent Assistance is deducted.*

¹⁵ Rental housing is considered affordable if the rent paid by low income households is less than 30% of gross household income. This is calculated as total rent (minus any rent assistance payments) divided by gross household income. Low income is equal to the full pension plus the maximum allowable private income without any loss of pension.

Data on low income households in unaffordable private rental housing is available only for 2006 from the Housing Analysis (see **Table 30** below). Households are considered to be in “housing stress” when households earning in the lowest 40% of income ranges (i.e. “very low” and “low” income households) spend more than 30% of their income on housing costs (taking into account Commonwealth Rent Assistance).

The analysis of housing stress among those in private rental housing shows that:

- in the Fraser Coast region, Hervey Bay Part A has the highest number of very low and low income households experiencing housing stress (1,300 households) followed by the Maryborough area (488 households);
- the proportion of households experiencing housing stress is lower in the Fraser Coast area compared to Queensland. In the Fraser Coast area, 27% of very low and low income households are spending more than 30% of their income on housing costs compared to 35% in Queensland;
- the highest proportion of households experiencing housing stress are located in the former local government area of Woocoo followed by the former Hervey Bay Council area;
- a lower proportion of households are experiencing housing stress in the Hervey Bay Part B, Maryborough and Tiaro areas.

Table 30: Housing Stress

Area	Number of very low and low income households paying >30% on housing costs	% of very low and low income households paying >30% on housing costs
Hervey Bay Part A	1,300	29%
Hervey Bay Part B	50	18%
Hervey Bay Total	1,350	28%
Maryborough	488	23%
Tiaro	69	23%
Woocoo	-	33%
Fraser Coast	1,896	27%
Queensland	79,418	35%

Source: Department of Housing 2010

Updated data from the Department of Communities regarding affordable rental stock is provided in full at **Appendix F – Rental and Home Purchase Data**.

Housing Purchase

Key findings from the Housing Analysis and the updated data from DOCs in relation to owner occupier dwellings are identified as:

Housing Purchase Prices

Data received from the Real Estate Institute of Queensland (REIQ) indicates that:

- the median price of land (on allotments less than 2,400m²) increased 10.4% over the December 2009 quarter to \$164,450, however this represented a -3.1% change over the past 1 year period; and a 29.6% increase over the past 5 year period;
- the median price of houses (on allotments less than 2,400m²) increased by 4.8% over the December 2009 quarter to \$314,500, representing a -4.6% change over the past 1 year period; and a 29.3% increase over the past 5 year period; and

- the median price of units and townhouses increased 13.6% over the December 2009 quarter to \$281,250, representing a -5.2% over the past 1 year period; and a modest 8.7% increase over the past 5 year period.
(REIQ, 2010)

The Housing Analysis and updated information provided by Department of Communities at **Appendix G**, confirmed that:

- median home and land prices have increased by greater percentages in the Fraser Coast over the last seven years than in Queensland. Although, prices have increased, the prices remain 10 - 20% lower in Fraser Coast than in Queensland (based on 2007 statistics). Furthermore, the updated data provided by DOCs shows that both sale prices and the total number of sales has decreased considerably in the financial year to June 2009;
- Hervey Bay A has the highest median prices, which are still more than 10% below Queensland;
- the percentage increase for median home and land prices throughout the rest of the Fraser Coast up to 2006/07 was significantly less than in Hervey Bay A and house prices within the SLA were comparatively more stable in the year to June 2009;
- following Hervey Bay Part A SLA, the second and third highest house prices across all dwellings are in Hervey Bay Part B and Maryborough SLAs. The median price of detached houses in Maryborough is the second highest in the region; and
- over two-thirds of all sales in Fraser Coast occurred in Hervey Bay Part A (2006-07).

6.1.9 Home Ownership Affordability

The Housing Analysis (2008) shows that the percentage of median income required to purchase a house in the 40th percentile of house prices was significantly higher in the Fraser Coast than in Queensland (and has increased more over the last six years, to more than double the rate it was in 2001). However use of the median figure may be misleading given that it includes low income, home owning retirees.

The updated data provided by DOCs suggests that in 2009 home purchase affordability greatly improved due to a substantial reduction in the weekly cost of purchasing a house. It is assumed that may be a result of slightly lower house prices and a significant drop in interest rates at this time (refer to Table 17 at **Appendix F – Rental and Home Purchase Data**).

Based on the Housing Analysis data, the median income of renter couples aged 25-40 (as an indicator of the median income of first home buyer couples¹⁶) required to purchase a 40th percentile house is slightly higher in the Fraser Coast compared with Queensland. However, following a similar pattern to that mentioned above, this percentage has reduced significantly in 2009.

Fraser Coast has a lower percentage of low income purchasers identified as at risk of mortgage default, with even lower percentages in Maryborough, Woocoo and Hervey Bay Part B. Hervey Bay Part A has a higher percentage at risk than Fraser Coast, but still slightly lower than Queensland. It is notable that Fraser Coast has a much higher percentage of purchasers with low incomes than Queensland. In Hervey Bay Part B and particularly Tiaro the purchasers are predominantly low income.

6.1.10 Long-Term Caravan Accommodation

The proportion of people living in caravan parks for more than one year compared to the total population was higher on the Fraser Coast in comparison to Queensland (294 people / 10,000 population compared to 91/10,000) according to the Housing analysis.

¹⁶ The State Government considers this to be an indicator of the median income of first home buyers.

The proportion of people living in caravan parks for less than one year in the Fraser Coast area (86 / 10,000) was also higher than Queensland (37/10,000), however this may be due to the tourism focus of the Fraser Coast region (overseas visitors were excluded from these figures).

Based on data outlined within the Housing Analysis (refer to **Appendix G**), the following outlines specific statistics associated with caravan park accommodation within the Fraser Coast:

- there were a total of 2,625 long term residents (and 769 accommodated for less than 1 year) in caravan parks within the Fraser Coast in 2006;
- this was a higher ratio of long-term residents to short-term than for Queensland as a whole, however it may be explained by lifestyle choice;
- the majority of caravan park residents are located in the Hervey Bay Part A – a total of 2,235 long term residents representing 85% of the long term caravan park residents in the Fraser Coast;
- the former Maryborough City Council area (which includes the Maryborough Urban and majority of the Maryborough Coastal catchments) recorded the second highest level of long term caravan park residents, being 291;
- the Rural South catchment included 24 long term caravan park residents;
- the Rural South-West catchment recorded no caravan park residents.

An audit of privately-owned caravan parks¹⁷ within the Fraser Coast Regional Council area was prepared and is included at **Appendix H - Audit**. In all, 27 caravan parks were identified in the Fraser Coast area. Of these, 14 were located in Hervey Bay and 6 were located in Maryborough. The remaining seven, were located in smaller towns through the area, namely Boonooroo, Maaroom, Poona, Tinnanbar, Burrum Heads, Howard and on Fraser Island.

From the audit, a total of six (6) caravan park providers were interviewed regarding the nature of accommodation provided. Most providers confirmed that long term residents are a significant proportion of their tenants. Some parks, particularly those located away from the coast, are almost exclusively for long-term tenants. Most residents lease sites from park operators, either with their own van or using the operator's van. The market for 'resale' of sites is understood to be strong.

All providers confirmed that the sites are popular because they are seen to be affordable, and represent an alternative to public housing. Most residents are looking for 'a quiet life'. The most common profile of a resident is single males, many of whom have been at the same park for some years. Several providers indicated that they discourage families.

6.1.11 Summary of Housing Market Characteristics by Catchment

At the catchment level, variations from the regional trends have been identified and the key differences are summarised in **Table 31** below. An analysis of the implications for housing provision in each area is provided in **Section 6.6**.

¹⁷ Caravan parks owned by the Fraser Coast Regional Council (located in Pialba, Scarness, Torquay and Burrum Heads) were not considered in this assessment on the basis that they are specifically for short-term tourist purposes and the Council's policy supports a maximum of a 6 month stay per 12 month period.

Table 31: Fraser Coast Regional Council Catchments and Housing Characteristics Summary

Catchment	2006 Population	% of FCRC Population	Key Housing Characteristics (compared to the Fraser Coast region)
Hervey Bay Urban	38,326	45.4%	<ul style="list-style-type: none"> ▪ Higher proportion of households renting. ▪ Slightly lower proportion of separate houses and slightly higher proportion of semi-detached dwellings. ▪ Slightly higher unemployment rate. ▪ Higher proportion of couple families without children.
Hervey Bay Urban Surrounds	3,925	4.6%	<ul style="list-style-type: none"> ▪ Significantly lower proportion of people over 65. ▪ Higher proportion of new residents. ▪ Significantly higher proportion in the process of purchasing their home and significantly lower proportion renting. ▪ Higher proportion of separate houses. ▪ Higher occupancy ratio, actually the highest of any catchment.
Coastal Hervey Bay	5,916	7%	<ul style="list-style-type: none"> ▪ Higher proportion of people 55-64. ▪ Higher vehicle ownership. ▪ Higher number of households who owned their home or were in the process of purchasing. Significantly lower proportion of people renting. ▪ Higher proportion of separate houses, slightly lower proportion of flats, units and apartments and semi-detached dwellings.
Hinterland Hervey Bay	3,434	4.1%	<ul style="list-style-type: none"> ▪ Higher proportion of new residents. ▪ Higher proportion on low incomes. ▪ Higher proportion of households that owned their home and lower proportion of households renting.
Maryborough Urban	23,759	28.1%	<ul style="list-style-type: none"> ▪ Higher proportion of lone person households. ▪ Lower proportion of new residents. ▪ Higher proportion not owning a vehicle. ▪ Higher labour participation rate.
Maryborough Urban Surrounds	2,960	3.5%	<ul style="list-style-type: none"> ▪ Significantly lower proportion of people aged over 65. ▪ Significantly higher proportion of households in the process of purchasing their home and significantly lower proportion renting. ▪ Higher proportion of separate houses. ▪ Slightly higher occupancy ratio
Coastal Maryborough	898	1.1%	<ul style="list-style-type: none"> ▪ Higher proportions of all older age groups. ▪ Higher proportion of couple families without children. ▪ Significantly higher proportion of households owned their home. ▪ Higher proportion of dwellings that fit in

Catchment	2006 Population	% of FCRC Population	Key Housing Characteristics (compared to the Fraser Coast region)
			<p>the 'other dwelling' category, and no flats, units and apartments and semi-detached dwellings.</p> <ul style="list-style-type: none"> ▪ Slightly lower occupancy ratio.
Rural South	3,016	3.6%	<ul style="list-style-type: none"> ▪ Significantly higher proportion of new residents. ▪ Significantly higher proportion of people on low incomes. ▪ Significantly lower proportion of households renting, a significantly higher proportion in the process of purchasing their home, and a slightly higher proportion that owned their home.
Rural South West	1,821	2.2%	<ul style="list-style-type: none"> ▪ Higher proportion of people on higher incomes. ▪ Higher proportion of households in the process of buying their home and significantly lower proportion of people renting. ▪ Slightly higher occupancy ratio.
Fraser Island	361	0.4%	<ul style="list-style-type: none"> ▪ Significantly higher proportion of people renting their home, and significantly lower proportion of households who owned their home or were renting. ▪ Significantly lower proportion of separate houses. Dwellings in the 'other dwelling' category were significantly higher.

6.2 Social Housing

Social housing provides a range of government funded housing options for people who are unable to secure appropriate housing in the private housing market. It includes both public housing and community housing:

Public housing is housing that is managed by the former Queensland Department of Housing, now the Department of Communities (Housing and Homelessness Services), including Aboriginal and Torres Strait Islander housing.

Community housing is housing that is publicly owned and managed by funded community housing sector or local government housing providers. Community housing can deliver either long term community housing or time-limited transitional housing.

6.2.1 Overview of Social Housing Provision on the Fraser Coast

Within the Wide Bay Burnett region, there are over 3,000 social housing properties. Within the Fraser Coast Regional Council area there are a total of 1,254 properties (see **Table 32** below). Hervey Bay and Maryborough are the key areas within the Fraser Coast Regional Council area that are provided with social housing. There is also some, though limited, social housing stock at Howard, Burrum Heads and Torbanlea. Tiaro has a small number of community housing units.

Across the whole Wide Bay Burnett region, anecdotally Hervey Bay has the highest demand for social housing and it is believed to be as a result of the area's attractive living paired with the relatively high private market rents. Within the Wide Bay Burnett region, Hervey Bay and Bundaberg have been the focus for social housing provision by the Department.

Maryborough has a relatively high demand for social housing in its service area which includes Gympie, Kingaroy and Murgon; however it does not have close to the level of demand in Hervey Bay. As a result of this disparity in social housing, Maryborough has been experiencing an increase in demand from applicants on the housing register seeking a property in Hervey Bay but unable to secure a public housing property there due to the long waiting list.

The type of social housing provided in Fraser Coast is identified in **Table 32** below. The table identifies that three quarters of the stock (954 dwellings) are public rental housing. There are 163 long term community housing dwellings, seven of which are owned by community housing organisations. There are also an additional 57 community managed and owned studio units, and a very small number of dwellings (four) owned under the Community Rent Scheme or the Same House Different Landlord (seven) scheme. There is a relatively small provision of Aboriginal and Torres Strait Islander (ATSI) public rental dwellings (23).

Of the available stock, as also outlined at **Table 32** the majority of properties are in detached houses (479) followed by senior units (288) and apartments (163). There is also a reasonable supply of detached and semi-detached housing, including 94 units of attached housing, 24 of cluster housing and 10 dual occupancies, and 111 duplexes.

Based on data provided at **Appendix B - Social Housing Data - Dept Communities**, the majority of these properties are one and three bedroom properties.

Table 32: Social Housing Provision, Fraser Coast

Dwelling Type	Public Rental Housing	ATSI Housing Rental Program	Crisis Accommodation: Owned	Community Rent Scheme: Owned	Same House Different Landlord: Owned	Long Term Community Housing Program: Owned	Long Term Community Housing Program: Funded	Community Managed Housing - Studio Units - Owned	TOTAL
Apartment	102	4	6	0	0	1	49	1	163
Attached Housing	94	0	0	0	0	0	0	0	94
Boarding House	0	0	16	0	0	0	13	29	58
Cluster Housing	17	0	0	0	0	0	7	0	24
Detached House	411	17	16	2	7	3	23	0	479
Dual Occupancy	6	0	2	0	0	0	2	0	10
Duplex	90	2	6	2	0	3	8	0	111
Senior Unit	234	0	0	0	0	0	54	0	288
Studio Apartment	0	0	0	0	0	0	0	26	26
Other	0	0	0	0	0	0	0	1	1
Total	954	23	46	4	7	7	156	57	1,254

Source: Department of Communities, 2010 (from SAP R/3 and HNA System, 31 March 2010).

The Department of Communities has advised, as per data at **Appendix B**, that 173 additional social housing properties are planned for construction within the Fraser Coast Regional Council area. A total of 119 of these properties will be provided under the Nation Building – Economic Stimulus Plan (NBESP) and it is understood that as at 31 March 2010, 80 of these properties were under construction.

6.2.2 Distribution of Social Housing Provision

A map of social housing provision for the Wide Bay Burnett region was prepared by the Department of Communities in 2008 (map is attached at **Appendix B**). Excerpts from the map of relevant parts of the Fraser Coast region are provided at **Figure 22** to **Figure 24** below. The data on total numbers of social housing provided on these maps may not be accurate given that they are based on 2008 figures; however the map presents an overall spatial representation of the distribution and approximate location of social housing across the Fraser Coast.

In particular, the map demonstrates that social housing is well-distributed across the Hervey Bay urban area within and around the key nodes at Urangan, Torquay, Pialba (highest concentrations), Scarness, and urban areas of Kawungan, Urraween, Point Vernon and Eli Waters. Within Maryborough, the mapping identifies that social housing is mostly located centrally to the Maryborough urban area though there is also social housing accommodation at the smaller urban centres of Granville and Tinana.

In other parts of the Fraser Coast region, a modest amount of social housing is provided at Burrum Heads, Torbanlea, Tiaro and Maaroom. There are 32 community housing units (which are for older residents) at Howard. All ATSI housing is within the urban areas of Hervey Bay and Maryborough.

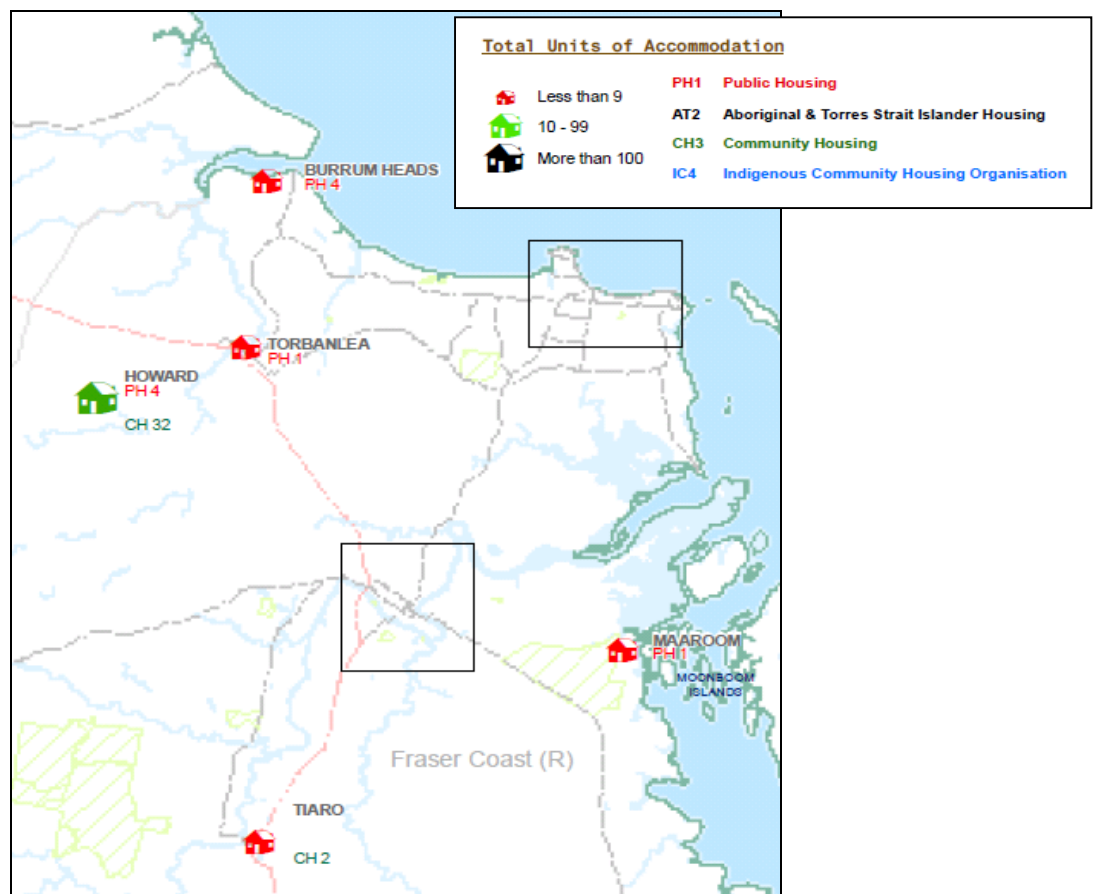


Figure 22: Excerpt of Social Housing Map for Fraser Coast Areas
Source: Department of Communities, 2008 (full map in Appendix B)

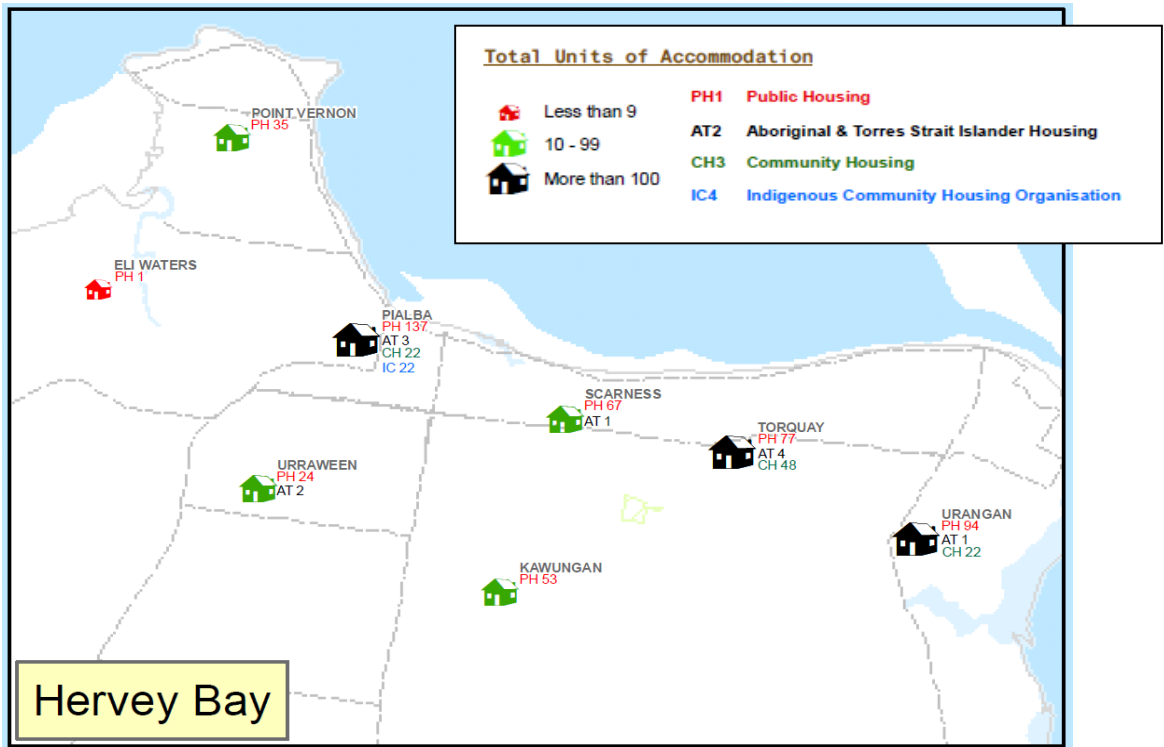


Figure 23: Excerpt of Social Housing Map for Hervey Bay Urban Area
 Source: Department of Communities, 2008

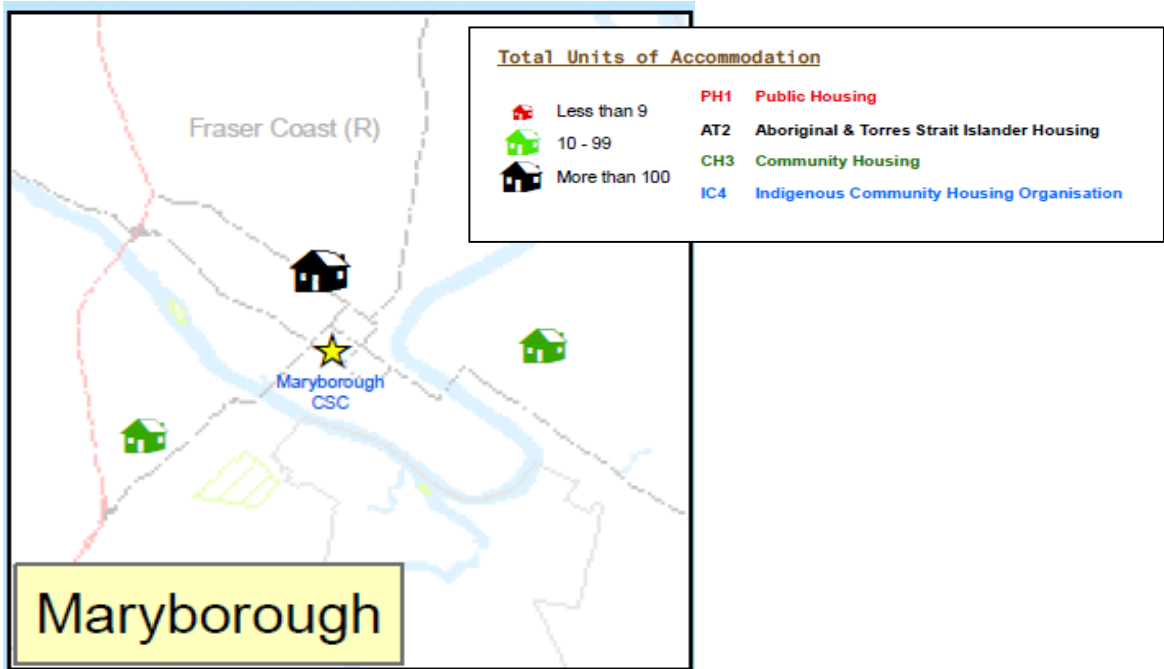


Figure 24: Excerpt of Social Housing Map for Maryborough Urban Area
 Source: Department of Communities, 2008

6.2.3 Boarding Houses

Table 32 above also indicated that there are a total of 58 boarding house rooms on the Fraser Coast. This includes 29 community managed studio units, 13 long term community housing rooms and 16 crisis accommodation rooms. All boarding house rooms are located in Maryborough.

The DOCs 2010 updated housing analysis information indicates that the rate of accommodation in boarding house rooms on the Fraser Coast (1/10,000) is significantly lower than that for Queensland (11/10,000).

They make up a very small percentage of the Fraser Coast dwelling stock in comparison to the Queensland figures, confirming that there is extremely limited boarding house stock available.

6.2.4 Community Housing Providers

An audit of community housing providers was undertaken as part of research for this project. It was compiled based on information obtained from:

- Fraser Coast Regional Council community development officers;
- responses to proformas issued to community housing providers, and follow-up phone calls as required; and
- individual consultation with selected community housing providers.

Current community housing providers on the Fraser Coast are summarised in the audit attached at **Appendix H** and include the following:

Fraser Coast Housing Services – a registered community housing provider with full accreditation under the National Community Housing Standards - house approximately 500 people across the Fraser Coast, in addition to providing crisis housing for families and single men experiencing homelessness, and accommodation for seniors. Specifically, this includes:

- Maryborough:
 - 23 one bedroom units for single men;
 - a single men’s shelter for 16 residents;
 - 25 single one bedroom studio units for single women;
 - 12 crisis accommodation family houses;
 - 40 detached dwellings for families; and
- Hervey Bay:
 - 40 detached dwellings.
- The service is hoping to acquire access to additional stock through NRAS stock currently being approved or under construction.

Hervey Bay Housing Coalition – a community housing organisation funded under the Long Term Housing program - manage housing tenants selected by DOCs from the social housing register, for 26 properties in the Hervey Bay area.

Centacare – based in Hervey Bay and covering the Fraser Coast region (not including the former Woocoo Shire) - provides crisis accommodation, long term community housing, men’s long term housing, women’s share housing and homelessness prevention and early intervention services to support people at

risk to remain in the private market. They respond to all age groups but can only accommodate families – singles under 21 are referred on to Youthcare (see below).

The audit indicates Centacare housing includes:

- 1 x 8 bed emergency accommodation for a maximum of 12 weeks (Residential Tenancies Act maximum period);
- 1 x 6 bed women's share house (with some space for children);
- 1 x house for families in transition to the private market (transitional housing);
- 1 x 6 bed long-term men's boarding house (which has a long waiting list); and
- 25 studio units for singles.

Yoorana Women's Shelter based in Maryborough – provides short term (ie. maximum of 12 weeks) crisis accommodation for women and children (primarily domestic violence related) with a total of 5 units and a transitional house in Maryborough, and a duplex in Hervey Bay. The largest unit could accommodate a mother with six children. The shelter services the whole of the Fraser Coast particularly identified 'hotspots' at Glenwood, Tiaro and Howard.

Coolooli Men's Shelter located in Maryborough provides short term accommodation (ie. maximum of 12 weeks) for men with a total of 16 beds.

Youthcare crisis accommodation centre located in Urangan, Hervey Bay - provides a total of 8 beds for young people between the ages of 16-21. The maximum stay is 3 months and cost is approximately \$55 per week (which is taken from Centrelink payments). There is no similar crisis service in Maryborough.

6.3 Aged Persons' Accommodation

There are a variety of forms of housing for older people. These include:

- private housing;
- housing in 'Residential Aged Care Facilities'; and
- retirement or lifestyle resorts, including manufactured home parks.

The following terms are used as follows for the purposes of the study:

- Residential Aged Care Facilities – A facility where accommodation and care services are provided to older people who can no longer remain in their own home. There are two levels of residential aged care: 'high care' (traditionally called nursing homes) and 'low care' (previously called hostels). Residential aged care places are funded and licensed by the Federal Government under the *Aged Care Act 1997*, and entry to residential care is subject to an Aged Care Assessment Team (ACAT) assessment.
- Retirement Villages – A cluster of aged houses or units administered by a central body (e.g. Body Corporate, trustee or management company) and managed by employed staff, most commonly including an on-site manager. These *can* include:
 - *Residential Aged Care Facilities* – Either high care, or low care, or both as above;
 - *Independent Living Units (ILUs)* – Self-contained accommodation (previously called Self Care Accommodation) that is purpose built for older people who are able to live independently and care for themselves. These have one or more bedrooms and may be provided within a low, medium or high-rise complex, or as stand-alone or detached housing;

- *Integrated Care (sometimes called ‘Tri-Care’)* – A facility where the above three levels of care are provided on any one site (self care or independent living, low care and high care residential aged care). These support ‘ageing in place’ (see **Section 11 Best Practice**) by providing all levels of care in the same campus.

The term ‘retirement village’ is however often used loosely, and can include all or no residential aged care (see below). In these cases, no on-site or ongoing levels of care (other than community based care) may be provided.

- Retirement Village without Residential Aged Care or Lifestyle Resort – A facility providing no residential aged care but communal facilities and services, that specifically target the over 50 retired age group. Community based care may be provided or is able to be accessed by residents. While some of these facilities may be newer with higher quality facilities, they can also include traditional retirement village type self care units.
- Manufactured or Relocatable Home Park – A form of retirement resort or lifestyle resort comprising relocatable (manufactured) homes with communal facilities and services, that specifically target the over 50 retired age group. Relocatable homes are designed for independent living, and can vary in size, be detached or semi-detached and contain a garage or carport. In Queensland they can be of slab construction such that they are relatively indistinguishable from normal dwelling houses.

6.3.1 Overview of Current Provision

Residential Aged Care Facilities

Only a small proportion of the Fraser Coast population reside in nursing homes and accommodation for the aged (0.4% and 0.3% respectively), as can be seen in **Table 33** below. Despite having a higher proportion of older people than Queensland, the proportion of people living in these types of dwellings is only slightly higher than the Queensland rate.

The former Maryborough local government area had the highest number of people living in nursing homes and the highest proportion of the population living in this type of dwelling. Maryborough had a relatively low number of people living in accommodation for the aged (an accommodation type where meals and other services may be provided to residents) given the number living in nursing homes.

The Hervey Bay area had the highest number of people living in accommodation for the aged. It had the second highest number of people in nursing homes, however, as a proportion of the total population, this is substantially lower than the proportion for Maryborough.

Table 33: Persons in Nursing Homes and Accommodation for the Aged

	Persons in Nursing Homes	Proportion of Population in Nursing Homes (%)	Persons in Accommodation for the Aged (a)	Proportion of Population in Accommodation for the Aged (a)
Hervey Bay	201	0.4%	304	0.5%
Maryborough	237	0.9%	49	0.2%
Tiaro	0	0.0%	10	0.2%
Woocoo	0	0.0%	0	0.0%
Fraser Coast	438	0.5%	363	0.4%
Queensland	17,331	0.4%	12,115	0.3%

Source: Department of Housing 2010

Notes: a. "Accommodation for the Aged" refers to accommodation for the retired or aged (not self-contained). The Census dictionary defines this category as accommodation for retired or aged people where the occupants are not regarded as being self-sufficient and do not provide their own meals. It is a Type of Non Private Dwelling (NPDD). (ABS 2006)

An audit of residential aged care providers and retirement villages with residential aged care has been prepared and is attached at **Appendix H**. Residential aged care facilities are listed in **Table 34**.

Table 34: Residential Aged Care Facilities

Organisation Name	Organisation	Street	Suburb	Former LGA	Total High Care Beds	Total Low Care Beds	ILUs
					High Care / Nursing Home	Low Care / Hostel	
Bayhaven Nursing Home	Bluecare	141 Long Street	Point Vernon	HB	40	0	0
Fairhaven	Churches of Christ	130 Paintlins Lane	Pialba	HB	51	27	0
Masters Lodge	Bluecare	33 Jensen Drive	Pialba	HB	32	29	18
RSL Baycrest	RSL	99 Doolong Road	Kawungan	HB	30	80	194
Spiritus Kirami Home	Spiritus	12 Banksia Street	Point Vernon	HB	0	50	0
Torbay Retirement Village	Independent	43 Exeter Street	Torquay	HB	132	30	159
Tricare Point Vernon Nursing Centre	Tricare	193 Esplanade	Point Vernon	HB	80	14	0
Chelsea RSL Care	RSL	110 Tooley Street	Maryborough	M	5	35	101
Fairhaven Retirement Village	Churches of Christ	15 Morning Street	Maryborough	M	40	50	65
Prescare Groundwater	Prescare	165 Arnaud Street	Granville	M	20	40	0
Yaralla Place Residential Aged Care	Queensland Health	Cnr Walker & Yaralla Streets	Maryborough	M	96	0	0
Petrie Gardens Hostel Tiaro	Churches of Christ	Cnr Inman & Tiaro Streets	Tiario	Tiario	0	10	0
Total Beds					526	365	537

Targeted consultation was undertaken with a number of aged care and retirement living providers, which is provided at **Appendix I** (and addressed in more detail at **Section 8.3**).

Currently, the table indicates that residential aged care accommodation and retirement villages containing residential aged care facilities within the Fraser Coast Regional Council area are predominantly provided in Hervey Bay, with some accommodation in Maryborough and limited accommodation in Tiario.

Table 35 below provides a summary of the audit (from **Appendix H**) disaggregated by level of residential aged care bed and independent living units contained within residential aged care facilities across the Fraser Coast.

Table 35: Summary of Residential Aged Care Provision– High Care, Low Care and Independent Living

Area	Catchment	No. Facilities	High Care Beds	Low Care Beds	Independent Living Units
Hervey Bay	Hervey Bay Urban (all facilities)	8	365 (6 facilities)	230 (6 facilities)	371 (3 facilities)
Maryborough	Maryborough Urban (all facilities)	4	161 (all facilities)	125 (3 facilities)	166 (2 facilities)
Tiaro	Rural South	1	0	10	0
Total		13	526	365	537

This confirms that Hervey Bay Urban area has more than double the aged persons' accommodation in all types of care than Maryborough Urban area, and that outside these two urban areas there is very little residential aged care provision.

It is also of value to note from the audit that there are 5 of the 12 residential aged care facilities enumerated in the audit which provide all three levels of care, that is, are integrated aged care facilities which permit ageing in place.

Retirement and Lifestyle Resorts

The provision of aged housing in the region includes products that support both active seniors/retirees along with the frail elderly. With respect to retirement villages without residential aged care and lifestyle resorts, there are a number of facilities that provide independent living accommodation for over 50s or 55's. These have been identified on the audit at **Appendix H** and are listed in **Table 36**.

Table 36: Retirement Villages with Number of Dwellings and People

Organisation Name	Address	Suburb	Former LGA	Dwellings	People (^)
Eureka Care Community Hervey Bay	15 McNally Street	Hervey Bay	HB	53	25
Eureka Care Community Maryborough	60 Rocky Street	Maryborough	MB	46	49
Fraser Shores Retirement Village	124-200 Nissen Street	Pialba	HB	445	650
Golden Shores	7 Bay Drive	Pialba	HB	353	600
Hazelmere Village Home Park	14 Ibis Boulevard	Pialba	HB	98	136
Sapphire on the Esplanade	Esplanade	Pialba	HB	60	18
Sugar Coast Village	208-218 Elizabeth Street	Urangan	HB	80	135
Urimbirra Retirement Village	419-429 Boat Harbour Drive	Torquay	HB	49	43
Noble Lakeside	Pialba-Burrum Heads Road	Eli Waters	HB	60	90
Bay Village	Elizabeth Street	Urangan	HB	27	*

Organisation Name	Address	Suburb	Former LGA	Dwellings	People (^)
Seachange Lifestyle Resort	Elizabeth Street	Urangan	HB	120	*
Sapphire on the Esplanade	Main Road	Pialba	HB	60	18
Total				1,391	1,746

^ Estimate only

* Numbers unknown

Lifestyle resort type facilities are located in Hervey Bay and include Golden Shores, Noble Lakeside, Sapphire on the Esplanade (a high rise over 55's resort) and the Seachange resort.

These lifestyle and over 50s accommodation types include typically stand-alone/independent homes, either permanent or relocatable, with communal facilities that generally include club houses and outdoor recreation facilities. The typical model is for the dwelling to be purchased with an ongoing lease of the land parcel. Units are not able to be sub-let. These accommodation models do not provide any level of aged care; however community-based in-home services are able to be delivered when residents require them.

It is also noted that a recreational vehicle accommodation facility referred to as 'RV Homebase Fraser Coast' is currently being established in Maryborough that will provide affordable accommodation for older people that own RV¹⁸s, allowing them to spend part of their year at the Maryborough accommodation and the remainder travelling in their RV.

Private Housing

Very little information is available on the private housing stock occupied by older residents as relevant ABS information on housing characteristics is not disaggregated by age. However an indication of the private housing choices of older people can be given recognising that a high proportion of aged households are either lone households, or couples without children.

Earlier sections of this report indicated that the current housing 'choices' of these groups were not dissimilar to other groups in the population, the most important finding being that 95% of couple families without children also still live in separate houses. Lone households were the dominant household type living in attached and semi-detached housing (7% and 4% respectively), however, 82% of lone person households still lived in a separate house. The extent to which housing supply constrains these choices and meets the needs of older people is not easily ascertained (see **Section 8**).

Social Housing

There are currently 288 'seniors units' available on the Fraser Coast within the social housing stock (see more detail in section 9.2). There are 206 persons on the social housing register awaiting a seniors unit, and a further 273 awaiting a one-bedroom unit (not all of whom would be older persons). Properties with one bedroom or a seniors unit are the most sought after accommodation choice for applicants. There are 75 older people aged between 66 to 70 years on the Social Housing Register awaiting housing, and 93 aged 70+.

¹⁸ Recreational Vehicle

Caravan Park/Other Temporary Accommodation

No data is available to identify the proportion or number of older people living in caravan parks or in other temporary forms of accommodation, or indeed those who are homeless. However the proportion of people living in such accommodation is identified in section 9.3 as being high, and anecdotally, a high number of older single males have been identified as living in caravan parks, particularly in coastal areas.

The rate of homelessness was also found to be higher on the Fraser Coast than Queensland (see section 9.4 details) and anecdotally, one out of 10 men at the Maryborough shelter on any one night would be aged over 55.

6.4 Planned Provision

It is noted that approval has been granted for a number of additional developments of this nature. **Table 37** lists these.

In total, should approved dwellings and those with preliminary approval proceed, a further 1,288 places/units for older people would be provided. All of those identified are in Hervey Bay.

Table 37: Planned Retirement Villages

Development	Address	Suburb	Former LGA	Dwellings
Approved				
Breeze Retirement Village	71 Boundary Road	Urangan	HB	177
Community Life	525-531 Boat Harbour Drive	Urangan	HB	23
Fraser Shores Retirement Village (a)	124-200 Nissen Street	Pialba	HB	185
Golden Years Village	Pilot Street	Urangan	HB	36
Hervey Bay Retirement Village	155-179 Urangan Street	Urangan	HB	326
Leading Edge Pacific	St Joseph's Drive	Urraween	HB	187
Noble Lakeside (a)	Pialba - Burrum Heads Road	Eli Waters	HB	149
Waters Development	Freshwater St and Denman's Camp Rd	Scarness	HB	40
Zoble Enterprises	96 Tavistock Street	Torquay	HB	45
Preliminary Approval				
Augustus Retirement Village	Maryborough-Hervey Bay Rd	Urraween	HB	120
Total Dwellings				1,288

Note: a. These developments are already partly built. The number of dwellings represents the additional future dwellings approved for these sites which have not yet been built.

6.5 Special Needs Housing

6.5.1 People with Disabilities

There are several ways of providing appropriate housing for people with disabilities. Group homes, by which several people with disabilities share a home with support are one model by which people with disabilities are able to reside in the community. However there are also a number of funded programmes which can assist people to live independently in their homes or in shared accommodation, including residential accommodation support services, or individual lifestyle support packages. Disability Services Queensland (DSQ) provides the overarching support to people with disabilities through provision of/funding for housing and funding for service providers within the Fraser Coast region to deliver disability support;

An audit of disability housing and in-home service providers is outlined at **Appendix H**. There are currently 108 people housed in a hostel in Maryborough for people with disabilities. There are also a range of services provided by several funded organisations to people with disabilities to assist them to live independently. The following service providers either provide or support disability housing within the Fraser Coast region and these include:

- Bay Support Services Group – Support people in the Hervey Bay area with a range of disabilities to live as independently as possible in their own homes;
- Hervey Bay Community Access Association Inc – service Hervey Bay only and provide support to people with disabilities within their homes ; and
- Community Lifestyles Agency – based in Maryborough and provide supported accommodation options to disabled people.

There is a range of other providers who provide personal care and/or nursing care both for older people and people with disabilities in their own homes, including:

- Blue Care Fraser Coast Community Care;
- Blue Care Maryborough Blue Nursing;
- Prescare Inspired Community care – Wide Bay; and
- Oz Care Hervey Bay and Maryborough.

Additionally, accommodation is available for people with disabilities in residential aged care facilities, however, this is considered inappropriate for people aged under 65 years, which is recognised by Federal and State government policies aimed at moving young people with a disability into more appropriate accommodation.

The Queensland government recently (ie. January 2010) funded six properties in Bundaberg and Hervey Bay to support people with disabilities. The properties are to be leased by the Department of Communities to non-government service providers such as Bay Support Services.

Within the Fraser Coast, the funded housing included:

- two duplexes (6 bedrooms) in Hervey Bay;
- two houses (4 bedrooms) in Hervey Bay; and
- one house (4 bedrooms) in Booral.

The Queensland government also funded the purchase of a property in Hervey Bay through the joint State and Federal Disability Assistance Package, to house three (3) people (*Disability Housing Australia, 11 January 2010*).

Based on consultation with disability service providers it is understood that a range of disabilities are supported within the Fraser Coast region and these include intellectual, vision, hearing, cerebral palsy, and brain injury. There has been a notable increase in mental health / psychiatric disabilities and the need to support these people in their own home.

Statistics obtained from OESR regarding the proportion of the Fraser Coast population requiring assistance has been extracted from the Basic Community Profile and presented at Table 38 below.

Table 38: People Needing Assistance

Age	Need for Assistance	No Need for Assistance	Need for Assistance Not Stated	Total
0-4 years	45	4,325	330	4,700
5-14 years	330	10,773	612	11,715
15-19 years	139	4,796	224	5,159
20-24 years	104	3,353	265	3,722
25-34 years	221	7,134	552	7,907
35-44 years	441	9,672	564	10,677
45-54 years	656	10,614	542	11,812
55-64 years	1,156	10,764	528	12,448
65-74 years	837	8,052	448	9,337
75-84 years	1,177	3,782	412	5,371
85 years and over	806	645	202	1,653
Total	5,912	73,910	4,679	84,501

Source: ABS 2006

Note: The 'Core Activity Need for Assistance' variable has been developed to measure the number of people with a profound or severe disability. People with a profound or severe disability are defined as needing help or assistance in one or more of the three core activity areas of self-care, mobility and communication because of a disability, long term health condition (lasting six months or more), or old age.

The table shows that approximately 7% of the Fraser Coast population in 2006 required assistance. This figure can be compared with the comparable figure of 3.9% for Queensland as a whole.

There were a large number of people requiring assistance in the 75-84 year age group however a proportion of these people would be requiring assistance due to old age¹⁹. There was also a large number of people in the 55-64 year age group.

The higher proportion of older people in the Fraser Coast Regional Council area may contribute to this high proportion of people in the population requiring assistance. However, if we exclude all people 65 years of age and older, the proportion of people with disabilities in the Fraser Coast area remains high. In the Fraser Coast region, 4.5% of the population under 65 years of age need assistance, that is, they have a profound or severe disability; in Queensland, 2.2% require assistance.

¹⁹ People with disabilities over 65 are considered to be 'aged persons' under State government requirements and no longer eligible for disability services, and therefore need to seek aged care accommodation.

Consultation with service providers has indicated that the range of people with disabilities that require services range from 5 years of age to 50+ years of age. A common demographic has been families, particularly single mothers that have children with disabilities. In addition, community service providers have also experienced an emergence of single disabled people with mild to moderate intellectual impairments in the late 20s and 30s. In many cases these people have recently left the family home and are then identified as requiring support.

The following table outlines the current tenure arrangement for people with a disability. These figures demonstrate that the majority of people with disabilities lived in a private dwelling that was owned or being purchased in 2006; 15% lived in rental accommodation; and 5% lived in a State Housing Authority (DOCs) rental dwelling. 14% were identified as living in a non-private dwelling, which would include residential aged care homes.

Table 39: Household Tenure for People with Disabilities

	Own/ Purchase	Rental Private	Rental SHA	Rental Other	Non Private Dwelling	Total
Needs assistance with core activity	3,733	915	298	132	829	5,907
% of disabled population	63%	15%	5%	2%	14%	100%

Source: Department of Housing 2010

Notably, Housing Analysis Data provided by DOC indicated that of people on the Fraser Coast living in non-private dwellings, 2.8% were in hostels for the disabled (108 people). This can be compared with 1.4% of the population Queensland wide. However both equate to 0.1% of the overall population.

6.5.2 Youth Housing

There is very little specific housing for young people on the Fraser Coast. There is one youth shelter in Urangan, in Hervey Bay which houses 8 young people in crisis situations (Youthcare). It provides accommodation only for 16-21 year olds. There is no similar facility in Maryborough. No permanent housing is available in either centre.

There is no safe housing for younger children, 12-16 years of age.

6.5.3 Indigenous People

A total of 23 properties were identified for indigenous people only, under the Aboriginal and Torres Strait Islander (ATSI) Housing Rental Program. The majority of these were detached houses, and all is located within the urban areas of Hervey Bay and Maryborough.

Indigenous people are also on the same Social Housing Register as other people awaiting housing.

6.6 Implications for Housing Provision in the Fraser Coast

From the information on housing characteristics summarised above, a range of implications for housing provision in the Fraser Coast can be identified:

There is considerable intermixing of tourist and residential uses in Hervey Bay. It needs to be determined whether this is desirable, both at the level of the individual building, or the immediate neighbourhood.

The most common current dwelling type across all household types is a separate house (for 92% of all households) and that this is particularly pronounced for couple households with children (98% of which resided in separate houses at the time of the 2006 census). It is however notable that 95% of couple families without children also still live in separate houses, potentially a housing form less appropriate for them.

Very small proportions of people live in other types of dwelling stock. As expected, lone households is the dominant household type living in attached and semi-detached housing (7% and 4% respectively), however, 82% of lone person households however still live in a separate house, also potentially a housing form less appropriate for them.

The extent to which dwelling choice is constrained by supply, and the extent to which these choices would alter if other types of stock were available, needs to be established.

In terms of housing tenure, it is evident that there is a high degree of home ownership in the Fraser Coast, and a relatively low proportion of households renting. This could mean a high level of opportunity to encourage downsizing from family homes and alternative dwelling forms, particularly in Hervey Bay and Maryborough.

There is a low proportion of flats and units, compared to detached houses, available in the private rental stock. There is also an extremely low proportion of semi-detached dwellings in the private rental stock. This could be assumed to limit the housing choices of renters, and suggests a strong need to increase particularly the availability of semi-detached dwellings.

There are high vacancy rates in private dwellings in Hervey Bay, confirming that high proportions, particularly of higher density stock, are removed from the residential dwelling pool for tourist purposes.

There is a very low vacancy rate in Maryborough in private rental accommodation, approximately half the state level and strong rental price increases. Rental costs for houses in Maryborough are very little below that in Hervey Bay. This suggests a potential need for increased rental supply in Maryborough, which may relate to the very small number of semi-detached dwellings and a very small increase in the number of flats and units available for private rental in the last 10 years.

There is minimal private rental dwelling stock available outside of Hervey Bay and Maryborough. Given the relative lack of urban services in many areas, this may be acceptable.

While rents for all dwellings in Fraser Coast are significantly lower than Queensland, these have increased more rapidly in the seven years to 2008. Further, the percentage and number of dwellings that are considered affordable have decreased for all dwelling types, with the exception of 1 bedroom dwellings. The economic downturn in 2009 is likely to exacerbate this increase in rent and decreasing affordability because of the reduction in development activity.

Mechanisms need to be identified to increase affordable rental property and to provide a safety net for renters who may no longer be able to find affordable rental accommodation. There has been a significant reduction in the affordability of 3 bedroom rental stock, followed by 2 and 4 bedroom dwellings, mostly in Hervey Bay. This suggests a mismatch with the demographic profile, and reinforces the need for smaller dwelling stock (particularly two and three-bedroom).

There have been large increases in the price of both land and housing over the last 5 years (a 29.6% increase in the price of land and a 29.3% increase in the price of houses – which combined leads to a significant decrease in affordability, even though prices remain 10 - 20% lower in Fraser Coast than in Queensland (based on 2007 statistics). Because median home and land prices have increased by greater percentages in the Fraser Coast over the last seven years than in Queensland, this differential could be expected to continue to close.

Although Hervey Bay has the highest median prices, the median price of detached houses in Maryborough is the second highest in the region²⁰. Hence it would appear that Maryborough is also not immune from affordability issues.

Significantly, the highest proportions of affordable rental housing in Fraser Coast appear to be in Hervey Bay Part B, Maryborough and Tiaro SLAs. In the case of Hervey Bay Part B and Tiaro SLA, this is particularly likely to result in unaffordable living due to transport costs and lack of services. This raises the desirability of increasing affordable housing supply within better located areas.

Those accessing both long term accommodation and short-term caravan accommodation on the Fraser Coast do so at a much higher rate than the rest of Queensland. This could be expected to place considerable pressure on caravan parks as a source of affordable housing.

Social housing appears relatively well located, and a further 173 additional social housing properties planned for construction within the Fraser Coast Regional Council area will significantly assist supply. There appears extremely limited boarding house stock available; relatively little indigenous housing and only one youth crisis housing facility.

There is a significant amount of retirement accommodation provided and a large amount approved. The need for this and other types of aged accommodation will need to be assessed. Very little information is available on the private housing stock occupied by older residents. However the data on dwelling type by household type suggests that a high proportion of older people may be living in larger accommodation forms than they require and that are possibly particularly appropriate for them. This needs to be further investigated through qualitative information.

Appropriate housing models for younger and older people with disabilities will need to be considered.

²⁰ Hervey Bay Part A SLA – median sale price for detached houses was \$325,000 in 2008/09.
Maryborough City SLA – median sale price for detached houses was \$247,000 in 2008/09.

7.0 ANALYSIS OF HOUSING STOCK AND DEVELOPMENT TRENDS

7.1 Description of Existing Dwelling Stock

It was noted above that the settlement pattern across the Fraser Coast is dispersed, and that the region generally supports a low density urban structure and form. This is particularly pronounced in the urban area of Hervey Bay by its linear settlement pattern.

The predominant dwelling type within the Fraser Coast is the detached dwelling house. Notwithstanding this, Hervey Bay and to a lesser extent Maryborough, are beginning to support a broader range of dwelling types through the development of high density and medium density units and townhouses. Within Hervey Bay this is particularly along, or in close proximity to, the Esplanade and associated centres or 'nodes'. Within Maryborough this is occurring within the inner city living precinct and to a limited extent as townhouse style development throughout the remaining urban area. Other settlements have experienced minor or no medium density development.

Dwelling stock in the individual catchment areas is described below.

7.1.1 Hervey Bay Urban Area Housing Stock

Mapping provided by Council identifies existing housing stock within the urban area of Hervey Bay and is provided in full at **Appendix J**. An excerpt from this mapping is shown below at **Figures 25 to 27**.

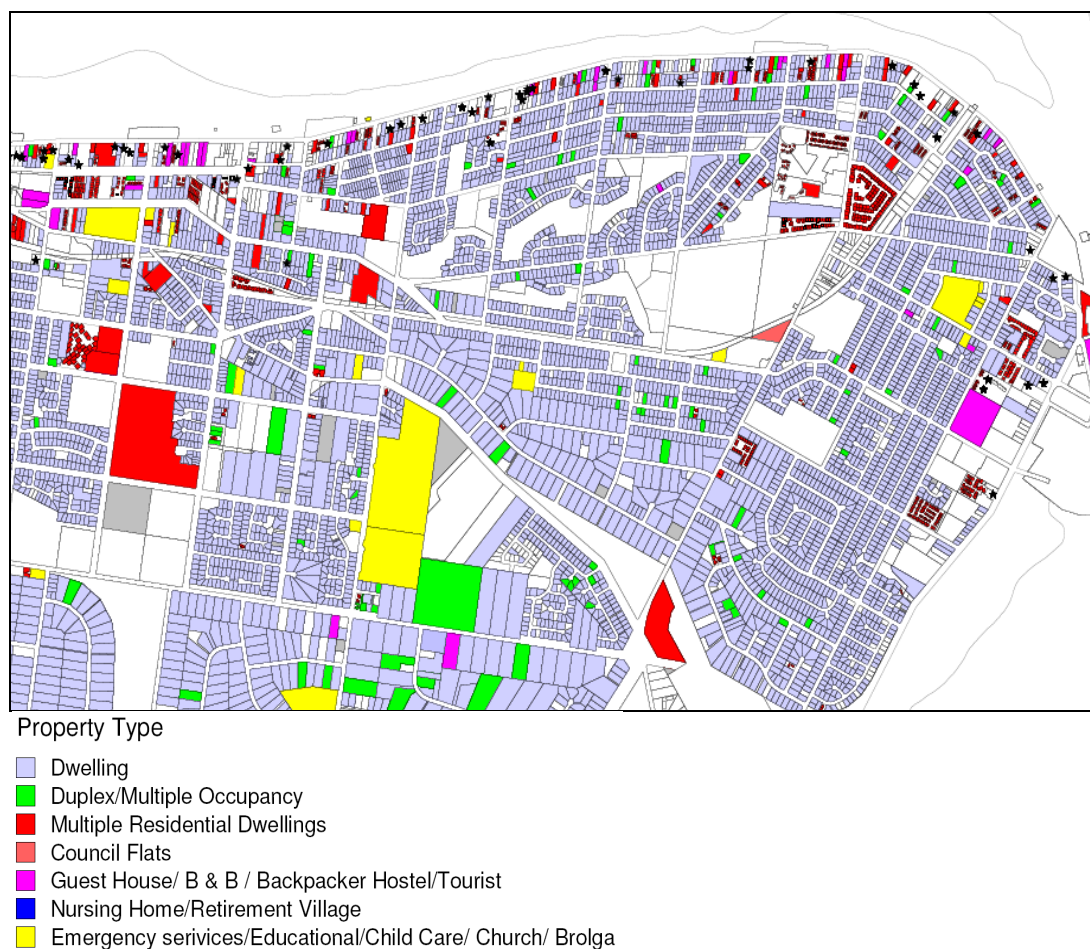
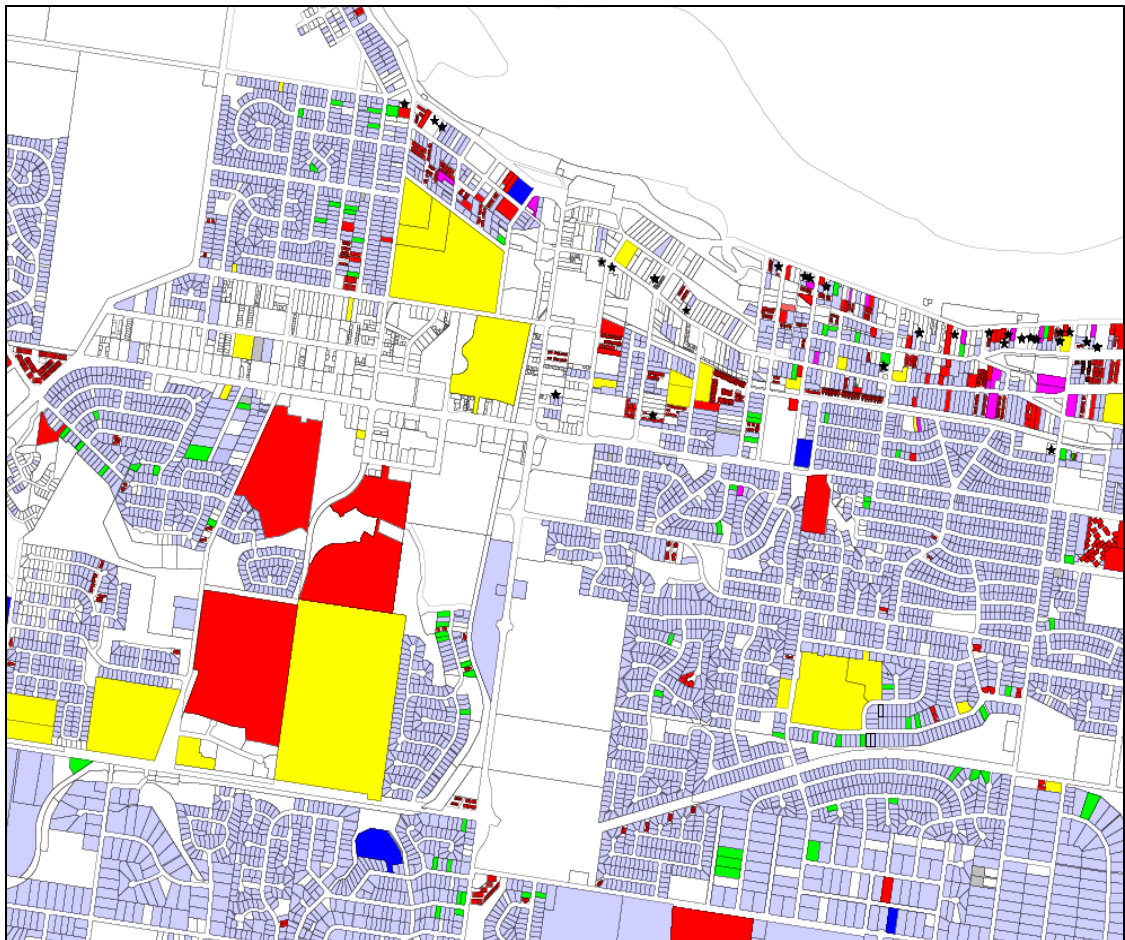


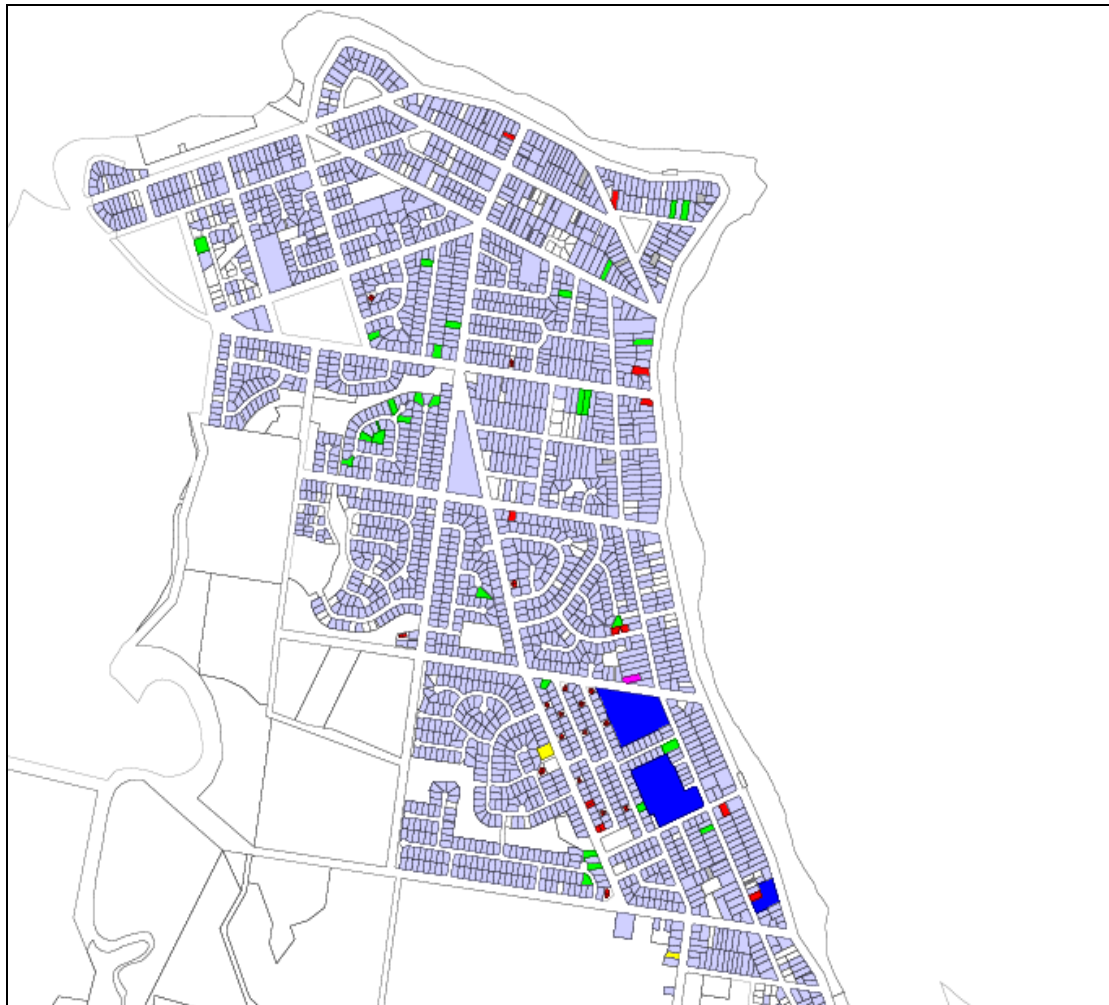
Figure 25: Torquay and Urangan Dwelling Types



Property Type

- Dwelling
- Duplex/Multiple Occupancy
- Multiple Residential Dwellings
- Council Flats
- Guest House/ B & B / Backpacker Hostel/Tourist
- Nursing Home/Retirement Village
- Emergency services/Educational/Child Care/ Church/ Broga

Figure 26: Pialba and Scarness Dwelling Types



Property Type

- Dwelling
- Duplex/Multiple Occupancy
- Multiple Residential Dwellings
- Council Flats
- Guest House/ B & B / Backpacker Hostel/Tourist
- Nursing Home/Retirement Village
- Emergency services/Educational/Child Care/ Church/ Brolga

Figure 27: Point Vernon dwelling types

There appear to be three dominant housing products existing and currently being established within Hervey Bay, with limited innovation or variability between them²¹. These products include high density units along the Esplanade, medium density townhouses immediately south of the Esplanade, and low density residential estates with little variation in lot design and built form, and lot sizes between 600 and 1,000m², in the balance of the Hervey Bay urban area.



It can be noted that some duplexes/multiple occupancies have developed in newer areas including Wondunna/Kawungan/Urraween, although the bulk of these are apparently older than five years. Large areas of Urangan, Pialba and nearly all of Point Vernon and Eli Waters contain only single dwelling houses.

These products, along with other existing housing products in Hervey Bay, are described in **Table 40** below:

Table 40: Existing Housing Products in Hervey Bay

Product	Description	Photographic Example
High density units with sea views on the Esplanade.	Six (6) to eight (8) storey high-density units with sea views along the Esplanade that serve a predominantly short term accommodation/tourist market or a high-end (ie. not affordable) residential market.	
Medium density townhouses/units in proximity to the Esplanade	Two (2) storey townhouse style development, mainly on streets south of the Esplanade, but also on the northern side of Boat Harbour Drive which provides reasonably priced permanent (and some tourist) accommodation.	
Duplexes and Dual occupancy	Some duplexes have been developed in newer areas.	
Retirement Villages/over 50's and 60's lifestyle resorts/aged care facilities	On larger land parcels, south of Boat Harbour Drive, Pialba and Urangan.	

²¹ Based on consultation with development assessment officers at the Fraser Coast Regional Council and site inspections of the Hervey Bay area.



Product	Description	Photographic Example
Caravan parks	Tourist parks along Esplanade. Tourist and permanent residential parks along Boat Harbour Drive, Point Vernon, Torquay and Urangan.	
Detached houses in residential estates	Detached dwelling houses either in existing residential areas or new estates. New estates typically include homogeneous development form with allotment sizes ranging between 600 and 1,000m ² , with some smaller lots (ie. 450m ²) particularly where these lots front artificial lakes. Also noted that some park residential estates support detached houses on sites of half and full acres (ie. 2,000m ² to 4,000m ²).	



7.1.1 Maryborough Urban area Housing Stock

The Maryborough Urban area includes a significantly older housing stock particularly characterised by pre-1946 Queenslander style homes in and around the CBD. Some parts of Maryborough have been developed with townhouse style unit development. Notably, the CBD area includes multi-storey inner city – style units (particularly through the Brolga to Bridge concept plan area) These units are well located in relation to services but are considered to be a high-end housing product and are not necessarily affordable housing.

Unlike Hervey Bay, retirement villages and lifestyle resorts have not been a feature of housing stock in Maryborough.

Table 41: Existing Housing Products in Maryborough

Product	Description	Photographic Example
Inner City Apartments	Limited development of inner city apartments within the Maryborough CBD – which has predominantly occurred at Wharf Street.	
Townhouses	Limited development of townhouses.	

Product	Description	Photographic Example
Detached dwellings – heritage stock	Queenslander style housing – both workers cottages and larger style dwellings on relatively large allotments.	
Detached dwellings – new estates	Modern brick 3-4 bedroom homes, mainly single storey.	

7.1.2 Housing Stock in Other Areas

All other parts of the region are characterised overwhelmingly by low density residential development. This is summarised below:

- *The Hervey Bay Urban Surrounds catchment* is directly south of the Hervey Bay Urban catchment and includes the rural residential settlements of River Heads and Booral to the south-east, Sunshine Acres and Bunya Creek directly to the south and Takura and Walligan to the south-west. These areas include predominantly rural residential development, including large brick and tile homes on semi-rural lots.
- *The Coastal Hervey Bay catchment* contains the coastal townships and settlements located along the north coast of the Fraser Coast region, including the coastal townships of Burrum Heads and Toogoom and the coastal park residential settlements of Dundowran and Craignish. Burrum Heads and Toogoom are traditional coastal holiday areas containing mostly detached houses, some of which are older holiday shacks, and areas of new detached dwelling residential development. In the case of Burrum Heads, these are occupied mostly by ‘empty nesters’ and retired couples, while Toogoom has a higher proportion of recently arrived, younger families. There are a limited number of units in Burrum Heads and Toogoom. Caravan parks are also located at Burrum Heads and Toogoom, catering mostly for tourists. Allotments and dwellings are generally of a large size (lots in the order of 2,000-4,000m²) in Craignish and larger ‘half acre’ allotments in Dundowran.
- *The Hinterland Hervey Bay catchment* is characterised by small-scale and low density residential development in Howard and Torbanlea; and smaller low density residential settlements in Burrum Town (north-east of Howard) and Dundathu (southern part of the catchment, north of Maryborough). The rural residential settlement of Pacific Haven is located north of the towns.
- *The Maryborough Urban Surrounds catchment* surrounding the Maryborough urban area, incorporates the localities/settlements at Maryborough North, Aldershot (former Hervey Bay City), and St Helens to the north of the catchment; Maryborough West and (part of) Oakhurst to the west of the catchment; and Owanyilla and Bidwell to the south of the catchment. It contains predominantly older style detached dwelling houses, with some newer estates. Maryborough West contains some low density residential development extending from and associated with the Maryborough urban area. Oakhurst

lies further west of Maryborough West and contains a large rural residential estate which has a significant amount of existing capacity.

- *Coastal Maryborough catchment* includes the settlements of Maaroom, Boonooroo, Tuan, Poona, (all former Maryborough City) and Tinnanbar (former Tiaro Shire), located on the eastern coast of the Fraser Coast region and along the foreshore of the Great Sandy Strait, directly opposite the southern part of Fraser Island. The settlements are each very small-scale fishing villages, Poona being the largest, with limited residential development of low density and rural residential dwelling houses on larger allotments, that includes a mix of permanent residential and holiday house accommodation. The outlying settlements have very limited growth opportunities (due to infrastructure limitations and natural constraints).
- The majority of the former Tiaro Shire forming the *Rural South catchment* contains the small low density dwellings in Tiaro and Bauple, and a large area of rural residential settlement at Glenwood, as well as large rural areas. The latter contains predominantly detached dwelling houses on large rural landholdings; although there are some detached dwelling houses on rural residential and village residential lots.
- The majority of the former Woocoo Shire, included in the *Rural South West catchment*, contains predominantly detached dwelling houses on large rural landholdings; although there are also some detached dwelling houses on rural residential and village residential lots. The catchment supports the rural settlements of Teebar, Aramara, Brooweena, Yengarie, Mungar, and Antigua, which provide rural residential and limited village-style living within a rural setting.
- *Fraser Island* has a small amount of tourist-focused development including units and some houses in a number of dispersed settlements. Eurong is the major service and tourist centre and includes approximately 37 low density residential lots along with two multi-unit developments; that form part of a tourist precinct/village area. Orchid Beach contains in the order of 141 residential lots with a mix of permanent, semi-permanent and holiday residents.

7.2 Development Activity (including Applications and Approvals)

7.2.1 Approvals

Data produced by PIFU contains statistics on new approvals for the Fraser Coast Regional Council area. An excerpt from this data is provided at **Figure 28** and **Figure 29** below. It indicates that between 2003 and 2009, the approval of new dwellings in the Fraser Coast 'peaked' in 2006 and in particular, 2006 involved the largest number of approval of 'other dwellings' in the Fraser Coast region over the entire seven year timeframe.

The Housing Analysis summarised approvals in the Fraser Coast Regional Council area as follows:

- approximately 80% of new dwellings approved in the Fraser Coast (2006-07) were located in the Hervey Bay A SLA, which broadly corresponds to the Hervey Bay urban area;
- the percentage of dwellings other than separate houses which received building approval from 1999 – 2007 was more than 10% higher than the percentage of such dwellings in the existing stock;
- the highest rate of 'other dwelling' ie. unit/townhouse approvals in the Fraser Coast was in the Hervey Bay urban catchment (ie. Hervey Bay Part A (SLA));and
- the rate of 'other dwelling' approvals in Fraser Coast was significantly lower than Queensland.

New dwelling activity (includes ABS revisions from 2000-01)			
Year to June	New dwelling approvals		
	Houses	Other	Total
2003	1,010	95	1,105
2004	1,259	231	1,490
2005	1,107	236	1,343
2006	1,040	523	1,563
2007	1,138	239	1,377
2008	1,134	227	1,361
2009	790	84	874
Sep Qtr 2008	230	39	269
Dec Qtr 2008	213	8	221
Mar Qtr 2009	154	19	173
Jun Qtr 2009	193	18	211

Figure 28: Dwelling Approval Statistics for the Fraser Coast Regional Council Area
Source – PIFU Population and housing fact sheet, 2009

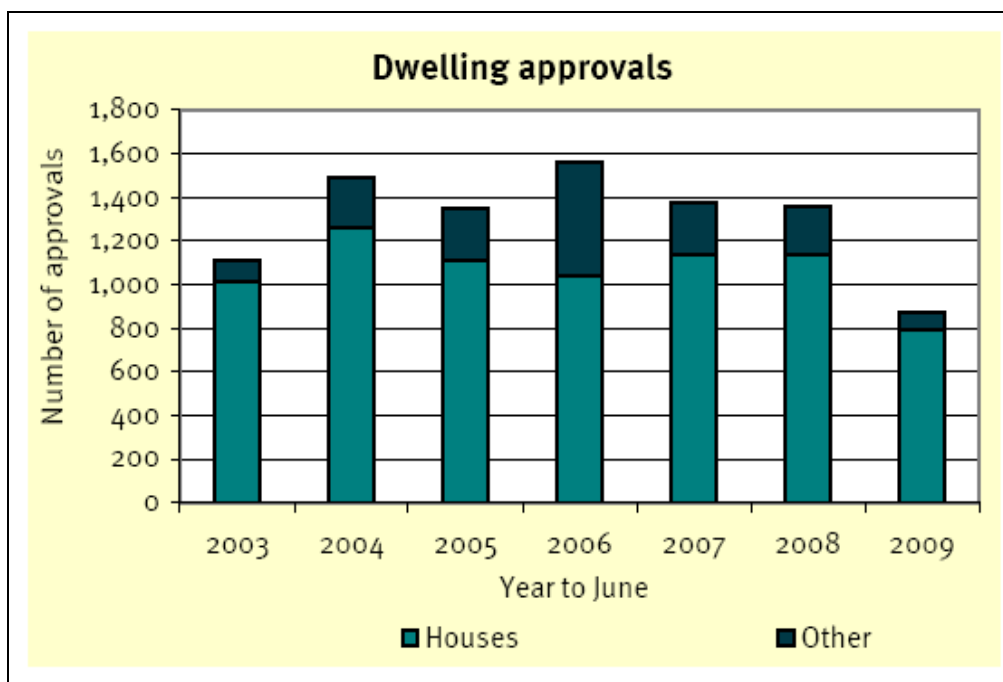


Figure 29: Graph of Dwelling Approval Statistics for the Fraser Coast Regional Council Area
Source – PIFU Population and Housing fact sheet, 2009

This data, and approvals data provided by Council, indicates that the highest activity area for housing approvals was in the Hervey Bay urban catchment. Although the rate of unit approvals across the Fraser Coast was much lower than Queensland, the unit activity that did occur was focussed predominantly within the Hervey Bay urban area.

Dwelling approvals dropped significantly in 2009 to approximately 64% of 2008 figures. In particular, 'other dwellings' in 2009 comprised only 37% of what they were in 2008; and were significantly lower than each year since 2003. Proportionally, 'other dwelling' approval as part of all dwelling approvals declined from 16% of all dwellings in 2008 to only 10% in 2009.

Anecdotal information obtained from Council officers indicates that since June 2009, the number of applications being made to Council has been markedly slower, apparently as a result of the general downturn in construction activity in the wake of the broader global financial crisis. In addition, there have also been a number of existing approvals for a range of housing types, including standard subdivisions and multiple unit developments, that have not been commenced.

Furthermore, data obtained from the Real Estate Institute of Queensland for the December 2009 quarter acknowledges that *'there is a ready supply of units in Hervey Bay with developers also currently trying to offload surplus stock, including prestige developments'* (REIQ, 2010).

7.2.2 Development Activity

Anecdotal information from Council officers and local developers indicates the following characteristics associated with current development activity:

Overall

Overall, after a long period of high levels of applications, development activity has slowed. A number of development approvals, particularly within Hervey Bay and to a lesser extent in Maryborough, have not yet been commenced.

Hervey Bay

Since early 2009, the previously high rate of development activity has slowed considerably and a number of significant approvals which preceded the downturn, including for high-rise residential/tourist accommodation, have not yet been acted upon or constructed. The slowing activity is linked to slow sales and a general decline in market activity.

Prior to the downturn, however, the range of housing products has been limited in Hervey Bay and the market lacks diversity in dwelling types. As indicated previously, residential products in Hervey Bay have been predominantly focused upon the provision of: standard residential allotments with traditional estate designs, high-rise apartments along the Esplanade and two-storey basic townhouse style development in areas close to the Esplanade.

Local developers suggest, in response to consultation undertaken for this study, that the lack of innovation in housing design and product is largely a result of unnecessarily prescriptive planning scheme provisions, coupled with the significant approval process issues including high development application costs, long timeframes and high infrastructure charges.

A 'snapshot' map of residential development activity in the Hervey Bay city area in April 2010 is at **Appendix K**. It is accompanied by the table below providing an explanation of the application or approval type

Table 42: Residential Development Activity in Hervey Bay as at April 2010 (2005 - 2010)

Multiple Units	
Development Status	Number of Units
Current - Under Assessment	812
Preliminary Approval	68
Under Appeal	0
Approved	4,057
Completed	834

Retirement Villages	
Development Status	Number of Units/Beds
Under Assessment	0
Preliminary Approval	135
Under Appeal	140
Approved – Not Sealed	1,406
Sealed	69

Reconfiguration of a Lot	
Development Status	Number of Units/Lots
Under Assessment	2,350
Preliminary Approval	344
Under Appeal	0
Approved – Not Sealed	1,853
Sealed	843

While there has been considerable development activity over recent years aimed at the unit market, this has not translated strongly into completed units;

Similarly, retirement village development activity includes a large uncommenced component.

The development industry continues to pursue subdivision to create new standard residential lots, but again there is evidence of current reluctance to translate approvals into bringing lots to the market.

As shown on the approval mapping, a number of new residential estates have recently been established or are being established within the Hervey Bay urban area. While some estates include smaller allotments, these are generally not provided in large numbers in new estates and are not necessarily intended to make a discernible contribution to affordability. By comparison with similar urban areas in South East Queensland and elsewhere in Australia, design of new estates lacks innovation and diversity to support a range of different living opportunities.

It is understood that some development proponents have approached Council seeking direction on sites suitable for development under the National Rental Affordability Scheme (NRAS) but, as yet, specific land parcels have not been identified. Local developers consider that there should be greater support for such proponents by Council. However, Council officers appear to be uncomfortable with doing this. It has not been clear how they should separate Council's regulatory role from a role which assists developers to identify sites for NRAS.

Overall, within Hervey Bay there is a significant infill capacity. There has been a trend away from duplex and dual occupancy development as a result of both the economic downturn and, apparently, industry concerns about current planning scheme provisions; and some resistance within the local community to higher density residential development.

Another key challenge in the Hervey Bay context is the provision of infrastructure and the fact that there is limited available land that can be easily serviced and the areas identified within the Emerging Communities Zone presents significant infrastructure challenges which are further exacerbated by the need for infrastructure agreements between multiple parties.

Maryborough

Overall, development applications within Maryborough for residential development (other than houses) have been minimal, particularly since early-mid 2009. Most current residential applications within the former Maryborough LGA are small scale reconfiguration applications.

The majority of housing products proposed through applications and that are showing up 'on the ground' in Maryborough are generally for a homogenous low density residential product of house and land with allotments in the order of 800-1,000m².

There have been only limited development applications (and approvals) for units, which is believed to be a result of the market for units in Maryborough not having matured.

An issue/impediment for unit development or development other than standard residential, has been that to do any development of a substantial nature (units, retirement villages, RV parks) there is a need for large landholdings. However, the planning scheme appears to be directing any development of a higher density to areas in and immediately surrounding the CBD, where land parcels are smaller and this is not as readily achievable.

Some key characteristics and development trends that have occurred in Maryborough have included:

- Recreational Vehicle (RV) parks that have been approved in the Residential Precinct at Tinana, south of the Mary River and CBD;
- approval for a significant number of three-storey units near the rifle range (Maryborough Urban Surrounds catchment) on a large land parcel, though notably not walking distance from the CBD;
- limited retirement village housing within Maryborough and an identified need for greater aged persons accommodation;
- although there is support for residential units in the CBD there has only been one unit development established on Wharf Street and the market take up has been poor to date.
- local developers have indicated that they have been keen to establish different models of retirement/aged living within Maryborough (refer to **Section 11** for examples).

It is considered that there is limited land in Maryborough and that growth areas need to be identified to support long term ongoing growth and development on larger parent parcels, that can facilitate a range of lot sizes and dwelling types.

With respect to infrastructure provision, while there is sufficient infrastructure in the existing urban zoned areas, there are significant infrastructure needs in future growth areas. These are discussed further at **Section 7.3.2**.

Rural West and Rural South and South East Catchments

Land within the Rural West, Rural South and Rural South East catchments (which includes the township of Tiaro) has traditionally experienced a very low level of residential development activity (both material change of use and reconfiguration of a lot); and this is considered to have remained unchanged since 2008 (when amalgamation occurred). Although there has been minimal creation of new housing stock, a number of detached dwelling house applications (triggered by overlay mapping) indicate some ongoing level of housing activity.

It is particularly noteworthy that there are a significant number of vacant allotments at Oakhurst Gardens (a rural residential estate west of Maryborough and located in the Rural West catchment) and in Glenwood (a rural residential settlement located south of Tiaro in the Rural South catchment).

While both Oakhurst and Glenwood appear to present an alternative housing choice for rural residential development, and allotments may be perceived as 'affordable', the product is not considered to present 'affordable living' as these areas are isolated satellite settlements with limited social infrastructure and without a high level of accessibility to Maryborough or other key centres for employment or education.

There is no indication of development activity for either material change of use or reconfiguration of a lot in Howard in the last five years. Any limited activity has been confined to existing zoned residential lots.

Information about development approvals for the last five years indicate that there has been little if any development activity in these areas.

Coastal Hervey Bay

During 2007-2008, a number of large development applications were lodged for urban residential development under the superseded planning scheme (as outlined at Appendix K) which would effectively have resulted in a significant growth in the town's population. These were refused by Council and/or called in and refused by the State government in 2008.

Development activity in Burrum Heads has otherwise centred on subdivision activity for standard residential estates, with only small numbers of dual occupancy development in existing areas.

Similarly, activity in Craginsh, Dundowran and Toogoom, while limited, has largely been subdivision focussed.

7.3 Areas Subject to Growth Pressures

In addition to the development activity outlined above, within the Fraser Coast Regional Council area a number of areas have been experiencing significant population growth in recent years, reflected in the strong reconfiguration activity discussed above.

These are predominantly located in and around Hervey Bay and to a lesser extent, Maryborough. There are also consistent growth pressures on many of the smaller coastal communities, both on the northern and eastern coasts. The following outlines these key growth areas.

7.3.1 Hervey Bay City Future Growth Areas

Across the former Hervey Bay City Council area, there are a number of development applications and approvals for residential development in future growth areas and in areas designated for higher density infill development; along with a number of areas identified under the current planning scheme within a Structure Plan designated area with varying constraints and indicative densities.

Those areas included in an Emerging Community Zone and Structure Plan area (under Planning Scheme Policy No. 12 of the Hervey Bay Planning Scheme) and identified for Low or Medium Density Residential development include:

- Kawungan North East;
- Doolong Flats/Ghost Hill Ridge;
- Urraween West;
- Dundowran (eastern side of Grinsteeds Road only).

Areas identified for Park Residential or Transitional Residential Development include:

- Dundowran (balance land to the west of Grinsteeds Road out to Ansons Road which is identified as Park and Transitional Residential);
- Highfields East (small area identified as Park Residential though closely associated with Doolong Flat/Ghost Hill Ridge);
- Urangan Wedge (infill development identified for Park Residential given impacts associated with the nearby Sewerage treatment plant).

The areas in the Emerging Community Zone identified for possible Low or Medium Density purposes and identified within Council's infrastructure planning catchment that are currently experiencing growth (ie. development activity) are the Urraween West and Doolong Flat/Ghost Hill Ridge areas.

At present, there are a number of development applications under assessment by Council within the Kawungan North East, Doolong Flat/Ghost Hill Ridge, Urraween West and Dundowran areas.

The applications over these areas collectively result in a large amount of land being considered for residential development. However, aside from these areas (which based on latest development infra map that most of these areas are approved or have an application over them), there are no other growth fronts identified for the Hervey Bay city area.

7.3.2 Maryborough Future Growth Areas

A number of development applications for future growth have been made over land located at Maryborough North, Granville (both areas included in a rural precinct); and the existing urban-zoned area of Tinana, where there is capacity for growth.

To date, Council have been 'holding the line' on the current policy however have acknowledged that there may be some merit in investigating future growth opportunities at Granville and Maryborough North.

Accordingly, a report prepared by Humphreys Reynolds Perkins (HRP)(2009) provided an assessment of two further investigation areas (FIAs) in Maryborough – one at North Maryborough and the other at Granville.

The project involved a comprehensive analysis of site constraints and growth opportunities, however it did not consider the need for future growth areas or the extent of growth areas required within Maryborough.

Overall, the assessment identified that:

- there is a range of social, environmental, economic and infrastructure characteristics of each FIA that would need to be addressed by any future development;
- both FIAs are significantly constrained by valuable environmental features;
- both FIAs require the need for substantial infrastructure expansion to support development;
- Granville FIA has in the order of 218 hectares of unconstrained land; and
- Maryborough North FIA has in the order of 180 hectares of unconstrained land.

Based on the initial constraints analysis, four (4) growth scenarios were developed and tested/assessed. The project conclusion indicates that Scenario 2 (which seeks to achieve consolidated urban expansion) could present an acceptable form of urban development if the need for urban expansion was established.

The report also notes that Scenario 4 and to a lesser extent Scenario 3 in either FIA are considered unwise and contrary to good planning principles. Scenario 1 seeks to retain the status quo (which is limited growth)²².

Scenario 2 for both FIAs is shown on the excerpt of the plan below and is summarised in the table below:

Table 43: HRP Assessment of FIAs

Scenario 2 Characteristic	Granville FIA	North Maryborough FIA
Additional urban land area	47 hectares	45 hectares
Additional dwellings	470 dwellings	450 dwellings
Additional population	1,220 persons	1,170 persons
Years of supply	4.4 years	4.2 years

7.3.3 Other Growth Areas/Development Pressures

In addition to the growth areas identified above, which are envisaged to some extent under the current planning schemes or considered by recent Council investigations (particularly in the case of Hervey Bay), it is acknowledged that development pressure has also been placed on a number of other areas/localities within the Fraser Coast where consideration has not been given to growth.

The coastal township of *Burrum Heads* is a key one. Under the superseded planning scheme (as outlined at Appendix K) a number of large development applications were lodged for urban residential development which would effectively have resulted in a significant growth in the town's population.

In addition to this, other coastal areas/townships such as *Toogoom, Boonooroo and Poona* have experienced pressure for additional urban development ranging from incremental residential subdivision to significant residential estates. The key issue for growth in these areas is the significant natural and coastal constraints, and the ability to service them cost-effectively and efficiently with physical and social infrastructure particularly in light of the capacity that exists for further growth within the urban areas.

²² A more detailed summary is provided in the planning scheme review in the Background Information Paper.

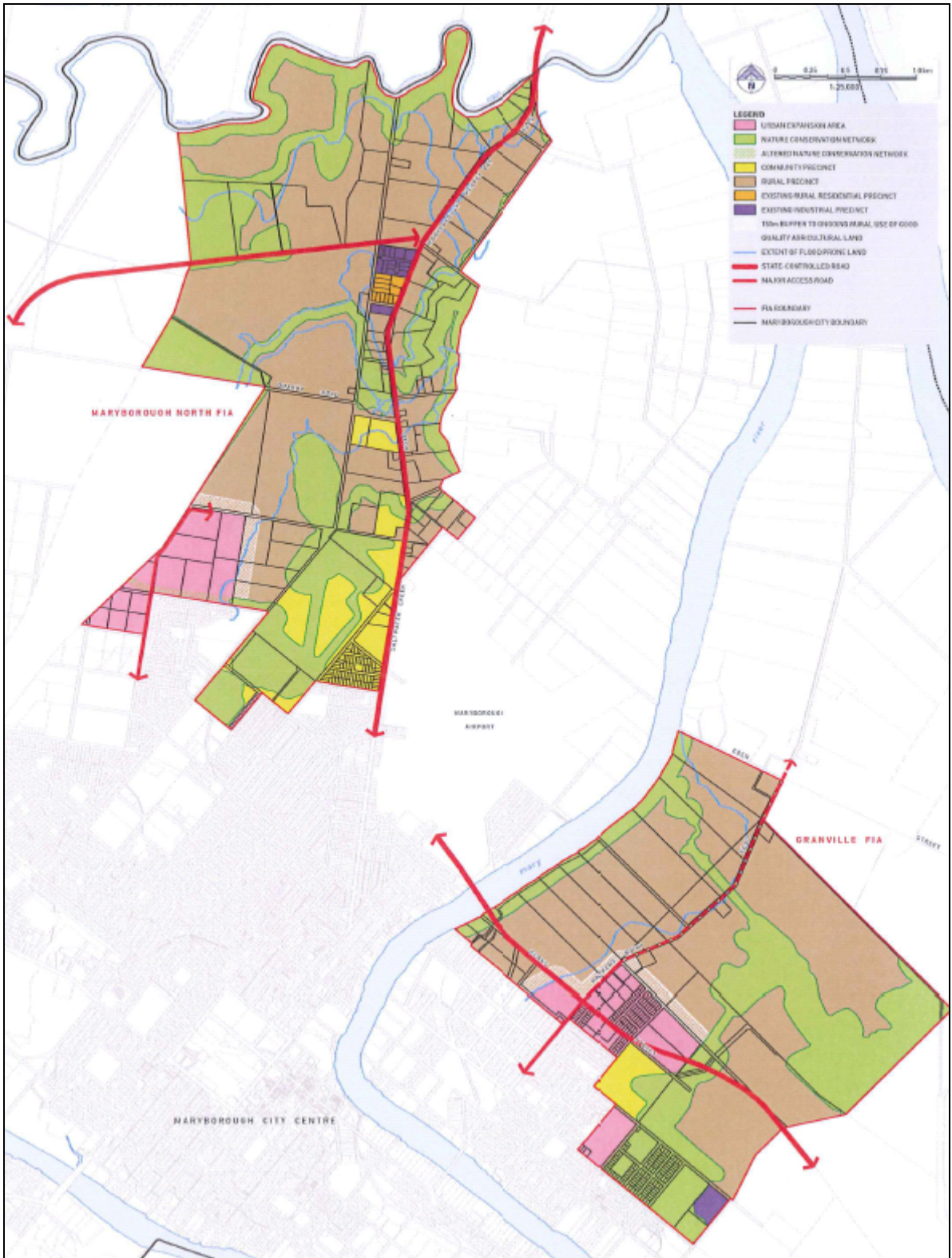


Figure 30: Maryborough North and Granville FIA – Scenario 2

7.4 Implications for the Housing Needs Assessment

A range of implications for the housing needs assessment can be identified from the above:

Consistent with the low density of settlements within the Fraser Coast, the dwelling type within the region is dominated by the detached dwelling house. The suitability of this dwelling type as the dominant housing form for both the existing and future residential population needs to be considered.

There appear to be three dominant housing products existing and currently being established within Hervey Bay, with limited innovation or diversity. Opportunities for diversity and new housing forms needs to be further established.

There is strong evidence that development industry resistance to providing more diverse housing products is at least partly a result of the combination of prescriptive planning scheme requirements, significant approval processes and application costs, long timeframes and high infrastructure charges. This is a major issue for the drafting of the proposed new planning scheme for the Fraser Coast.

The need and market preference for more affordable higher density stock needs to be clearly established.

There has been little provision of semi-detached dwellings in Maryborough, and the development of flats, units and apartments has been spread throughout the urban area rather than focussed in key areas.

There is evidence that the Maryborough planning scheme is limiting any development of a higher density to areas in and immediately surrounding the CBD, notwithstanding that this is where smaller land parcels appear to be acting as a constraint. This appears to be a factor in ensuring residential dwelling activity and growth is heavily focussed on Hervey Bay. Intervention to encourage further development could and should occur at Maryborough.

The need for growth areas to be identified to support long term ongoing growth and development on larger parent parcels that can facilitate a range of dwelling types, should be taken into account in determining the Sustainable Growth Strategy 2031. However, this would need to underpinned by infrastructure planning such that the significant infrastructure constraints surrounding Maryborough are able to be resolved.

The desirability of acceding to the development pressure which has been placed on a number of other areas/localities within the Fraser Coast needs to be considered in the light of lack of affordable living in these areas.

There has been a trend away from duplex and dual occupancy development in Hervey Bay, apparently as a combined as a result of planning scheme barriers local community opposition to higher densities. The need to address planning scheme barriers to these products, poor community perceptions, and ways to encourage their provision need to be considered.

Smaller allotments are typically provided in many new estates as a 'tokenistic' response to wider housing diversity discussions rather than to seriously address affordability issues. If there is to be any real impact on affordability, Council needs to find ways to encourage the provision of authentic affordable products at a scale which will make an impact on the problem.

The implications of the drop in dwelling approvals and development activity in 2009 in terms of the balance between supply and demand, and its resultant implications in terms of affordability, needs to be considered. This drop has particularly affected the provision of units/town houses, which were only 10% of all approvals in 2009.

The large number of development approvals, which have not yet been acted upon, particularly within Hervey Bay and to a lesser extent in Maryborough, need to be taken into account in determining future needs.

Opportunities to overcome barriers to affordable housing presented by significant infrastructure challenges within areas currently zoned Emerging Community need to be identified in the short term.

8.0 HOUSING TRENDS AND PREFERENCES INFLUENCING HOUSING NEEDS

8.1 Wider Trends influencing Housing Demand

'Housing or, more precisely, dwellings, are occupied by households. Therefore, the projection of housing demand is equivalent to the projection of the number of future households.' (National Housing Supply Council 2008)

'For much of Australia's history, housing demand in this country has been driven by population growth. However this is no longer the case...in the 1990s, housing demand began to be driven by growth in households, not population.' (AHURI 2004)

Changes in the number, rate of formation and size of households can therefore significantly affect housing demand. There are national and state level trends which affect these factors, and therefore affect the demand for dwellings, even on a local basis. These trends are considered below.

8.1.1 Growth in the Number of Households

In June 2009, there were approximately 8.5 million households in Australia. By 2029, the number of households is projected to be 11.8 million – an increase of 3.2 million in the underlying demand for dwellings over the 20-year period from 2009.

This equates to 160,000 additional households per year nationally for the next 20 years.

A significant proportion of these households (around a third) will be in Queensland. In June 2006, there were an estimated 1,585,900 resident households living in private dwellings across Queensland. By June 2031, this number is projected to grow to around 2,589,100 households, an increase of over 1 million households or 63%.

This growth will not be equal over the period. Both populations and households in Queensland are projected to increase quickly in the next decade, but growth rates will drop off over the 25 year projection period. This is because an ageing population means increased numbers of deaths and less interstate migration to Queensland. Household growth will peak at approximately 217,100 extra households during the five years from 2011 to 2016, compared with 183,200 in the five years from 2026 to 2031.

8.1.2 Changes in Household Size

There has been a well acknowledged national decrease in household size over time. Household size fell from over 5 persons per household in the early 1900s to 2.6 persons per household in 2006. It is estimated to decline to 2.4 by 2031 (ABS 2010).

Since 2006, however, some observers have noted that *'...household size has crept upwards'* and that *'this upward trend will continue over the next 5 years (to 2013)'* (ANZ 2009). They further believe that this measured rise in persons per household has been largely involuntary - *'the number of persons per household has been forced to rise as a growing population is squeezed into limited available housing stock.'* As outlined by the same article, however, demographic and societal shifts such as this generally take several decades to play out and a highly unlikely to have any significant influence in the short term.

In most areas of Queensland (including Fraser Coast) the rate of growth in households will exceed the population growth rate in the next 25 years. The number of households in Queensland will increase by around 63% from 2001 to 2031, more quickly than the population increase of 53%. Accordingly, average household size will decline (OESR, 2010). By 2031, the average Queensland household size is projected to further decline from 2.6 persons per household in 2006 to 2.4 persons per household (OESR, 2010).

8.1.3 Increasing Life Expectancy

The standardised death rate (SDR) of Australia's population has shown consistent decreases over the past 20 years. Over the past century, male life expectancy at birth has increased by 24 years, from 55.2 years in 1901–1910 to 79.2 years in 2006–2008. Similarly, female life expectancy at birth has increased by 25 years, from 58.8 years to 83.7 years. The increase in life expectancy at birth reflects declining death rates at all ages. (ABS, 2009b)

While male mortality rates remain higher than female mortality rates, in the last 20 years the difference has narrowed. The implication is that there will be a larger proportion and number of older people in the population.

8.1.4 Ageing of the Population

Increases in life expectancy, as well as sustained low fertility (in spite of recent increases in births) are reflected in the ageing of the Australian population:

'The ageing of the population (already evident in Australia's population structure) is set to continue... The reasons further population ageing is inevitable are to do with the particular shape of the current population structure; the tendency for people to live to older ages; and the fact that fertility and migration can only play a marginal role in limiting the extent of ageing.' (ABS, 2009a)

'Ageing of the population will have significant impacts on the housing sector. Additional housing will be needed to support independent living as people age, and existing homes will need to be retrofitted. Government policy and programs are also likely to respond to rapidly growing needs in this segment of the population, particularly in relation to the suitability of accommodation for people with changing needs. Changes in policy and programs could have significant market implications.' (National Housing Supply Council, 2010)

The Federal Treasury's *Intergenerational Report 2010* projected a national increase in the population of older people of 2.6 million from 2010-2030 (in National Housing Supply Council, 2010).

In Queensland, the number of older people aged 65 years and above grew substantially from 270,000 in 1986 to 511,500 in 2006. This number is projected to more than double over the next two decades, reaching more than 1.2 million people.

Furthermore, in 1986 there were only 20,750 Queenslanders aged 85 and older. By 2026 there will be more than 146,500 people in this group after 157% growth over the next two decades. Over this period, the number of Queenslanders aged 100 or older is projected to grow from more than 400 to nearly 4500, then multiplying fivefold to more than 27,000 by 2056 (DIP 2008).

The ageing of the population will ensure the continuation into the foreseeable future of the trend to smaller household size, as older persons tend to live in smaller households. The distinction between the living arrangements of men and women also becomes more marked as age increases, and the future will see increasing numbers of elderly women living alone.

8.1.5 Acceleration of the Rate of Ageing Outside Capital Cities

The rate of ageing of the population is accelerating faster outside capital cities:

'The extent of further ageing of populations by 2021 is related to the level of ageing in 2006; the older places in 2006 get older faster. This means that the balances of state are much older in 2021 than in 2006 with around 22-23 per cent of their populations aged 65 and over.' (National Housing Supply Council 2008)

This will have implications for housing the very old.

8.1.6 Change in the Nature of Households

Other notable national trends which are discernible from the three inter-censal periods 1995-2001, 1996-2001, and 2001-2006 are:

- the growth of couple families without children – the proportion of households consisting of couples without children increased from 24.5% of all households in 1997 to 28.8% in 2007;
- the increased probability for young people of remaining in their parents' home;
- the considerable decline in the number of group households, from 6% in 1997 to 3% in 2007; and
- the proportion of lone-person households is stable.

(National Housing Supply Council, 2008)

Nationally, these trends are projected to continue to 2021, except for lone person households which are projected to grow faster than any other household type in all regions, and will be higher in 'the balance of Queensland' than in Brisbane. *'This overall long-term increase in the prevalence of living alone is in part due to the ageing of the population, but also to the increasing propensity of younger and middle aged people to live alone.'* (ABS, 2009a)

The first quarter of the 21st century is predicted to see profound changes to the structure of Queensland's population. The pattern of household structure that is familiar to most Queenslanders is likely to change over the next two decades. The trend to smaller households will continue, with larger family households containing parents and children decreasing in incidence while small households of one or two adults will become more common (OESR 2010). Growth in the numbers of couple families without children is projected to be about 50% outside of Brisbane in the same period. (National Housing Supply Council, 2008)

8.1.7 Decreasing Rate of Home Ownership

National trends suggest that there will be a decreasing rate of home ownership and increased demand for rental tenure:

'The average age of first home purchase has increased over the last 20 years, with many younger households renting for longer periods of time than in the past...It is also likely that rising house prices are reducing access to home ownership at progressively higher household incomes. This could ultimately reduce home ownership rates across the population and increase demand for rental housing, even among older age groups. Changes in patterns of household formation and housing choices will also reflect the preferences and expectations of the so-called Generations Y and Z (born around 1980 to the mid 1990s and from the mid-1990s onwards, respectively).'' (National Housing Supply Council 2010) (see section 7.2)

8.1.8 Changes in Migration

Trends in both overseas migration and inter-regional migration will have an impact on housing demand trends. Changes in policies about migration will have impacts on housing demand nationally, but also in particular regions.

The resource states of Queensland and Western Australia are particularly vulnerable to changes in migration trends. ABS projections for the period 2008 – 2056 (based on the estimated resident population at 30 June 2007) indicate:

'The rapid population growth in Queensland and Western Australia reflects the relatively high rates of migration to these states. Under the medium assumption, total migration (i.e. net overseas migration and net internal migration) is projected to contribute around two-thirds of the population growth for both of these states. Just over half (55%) of the Queensland migration is overseas migration, while 91% of Western Australia's is projected to come from overseas migrants.' (ABS, 2009a)

Any changes to migration policies could result in changes to housing demand in Queensland.

8.1.9 Effect of Reduced Housing Supply

It is generally widely recognised that housing demand remains above new supply. It has been estimated that underlying housing demand is running at an annual rate of 200,000, while dwelling completions are expected to fall to under 130,000 in 2009-10. While there is expected to be some recovery in dwelling approvals which will partially close the gap in 2010-11, *'it remains highly unlikely that annual completions will get anywhere near the 200,000 required to meet demand in the foreseeable future'*. (ANZ 2009)

In the light of this it is predicted that the housing shortage will reach unprecedented levels, with resultant implications for further upward pressure on both rents and house prices. In combination with rising interest rates, this is predicted to drive the deterioration in affordability (both purchase and rental) *'beyond anything we have ever seen'*. (ANZ 2009)

Generally, population projections are based on a continuation of existing preference with regard to demand by dwelling and tenure type. However, depending on how housing supply issues are addressed, the implications may be that preferences will change.

'If the supply of additional housing does not keep up with increased underlying demand, the outcomes may include higher prices...homelessness, more people living in caravans, or sharing accommodation, larger household sizes and adult children staying longer in the parental home. Low-income households would be particularly disadvantaged.' (National Housing Supply Council 2010)

8.1.10 Emerging Queensland Regionalisation Strategy

At the close of the Queensland Growth Management Summit held in Brisbane in March 2010, the Premier, the Hon. Anna Bligh, announced that the Government will develop a regionalisation strategy for Queensland.

A survey of summit participants found that 74% believe growth in regions can help relieve pressures in SEQ. 85% also believed that it was very important to encourage population growth in other regions (Queensland Government, 2010).

The government subsequently undertook consultation on 4 May in eight regional centres, including Bundaberg. On 27 May the government announced *'a draft of the Queensland Regionalisation Strategy will be developed over the next 18 months for public release with the final strategy due to be completed in 2011'*.

The impact of the strategy when released may well be to increase projected population for the Fraser Coast.

8.2 Generational Trends

As indicated above, reducing mortality is likely to continue to contribute to the ageing of the population. Ageing of the baby boomer generation is a major factor in predicted significant increases in older households in the next twenty years. The needs of both the existing older generation and the 'baby boomer' generation (generally accepted as those born in the birth boom between 1946 and 1964) therefore need to be considered.

8.2.1 Current Older Generation

The number of 'older households' (those where the reference person is aged 65 years or more) is projected to grow from 1.6 to 3.2 million households in Australia from 2008 – 2028. This is an increase from 19 % of all households in 2008 to 28% of all households in 2028 (National Housing Supply Council 2010). This includes an increase in the over 85 age group of almost 50%.

Combined with a predicted increase in lone person households to 51 % of all households by 2028 (compared with 47.6% in 2008) (National Housing Supply Council 2010), this is likely to mean a substantial increase in demand for smaller dwellings and dwelling types appropriate for older people, including adaptable housing design.

Dwellings also need to be affordable for older people. Older households, on average, have lower incomes and expenditure as well as relatively high levels of household net worth. Two thirds rely on pensions and allowances as their principal source of incomes. For home-owners, decisions about their future in the family home, and their ideal living arrangements in retirement, will have a major impact on housing affordability in the future. For renters, security of tenure and continuing affordability will continue to be issues.

A national survey of older people identified the following housing needs (AHURI 2005):

- independence, flexibility and consumer lifestyle choices are key values;
- independent living is a preference;
- ageing in place depends more upon attachment to a locality rather than a home;
- the most successful moves for older people are to places where 'intentional communities' are formed, i.e. to retirement villages, or to places where they already have friends or people who want communality in lifestyle;
- the notion of living with extended family is resolutely rejected;
- an increasing number of older people, notably women, are living alone and enjoying the experience;
- renters in the private market are concerned they will be forced to move due to financial difficulties.

The importance of the locality rather than the family home is a recurrent theme in the literature, with older people found to be generally accepting of change, particularly if they own their own dwelling. The Australian Local Government Association identified opportunities for local government to create age-friendly environments:

- promote age-friendly environments;
- create a safe and secure pedestrian environment;
- foster age-friendly community planning and design;
- improve transportation options for older people;
- support recreation facilities, parks and tracks; and
- encourage housing choices.

A South Australian study found that older people prefer to live independently in their own homes as long as possible, and the perceived importance of access to services (including medical and health facilities, shopping and leisure opportunities) and public transport amongst older people (Faulkner et. al. 2007). The study also found that older people preferred smaller clusters of aged appropriate housing scattered throughout suburbs and near existing services and infrastructure (transport, shopping centres, medical and health facilities) rather than large-scale retirement villages.

8.2.2 Baby Boomers

The ageing and retirement of the baby boomers in Australia can be expected to present a different range of policy issues for governments when compared to similar age groups currently. The projected continued decrease in mortality and generally higher wealth of baby boomers by comparison with their parents' generation can be expected to present a markedly different set of housing preferences. The Queensland Department of Families (2003) also noted that the life experiences of baby boomers are likely to differ significantly from the life experiences of previous generations and that the 'baby boomers' are likely to be more health conscious, have higher education levels, more varied work experiences, improved economic circumstances and be more well travelled than previous generations.

The Monash Baby Boomer Study (2009) assessed in boomers' expectations from a local council perspective. One of the key findings, and one highly relevant to the property sector, is the fact that 70 per cent of surveyed boomers in Melbourne's middle-class City of Monash said they planned to stay in the family home in retirement. This increases the importance of the appropriateness of the family home and as noted by the study:

'...The real opportunity for the property industry in the coming decade is not building retirement or nursing homes (that's a trend for the 2020s). The real opportunity in the short to medium term in mass-market residential property will be alterations and additions that enable baby boomers to age in place.' (Salt 2010)

Certainly, it can be expected that baby boomers will require a different range of housing options than is currently available to older people, particularly if current trends and government policies relating to 'ageing-in-place' are to continue.

In particular, there is little evidence that baby boomers will continue the trend of moving into retirement villages – at least not until other housing options become untenable; hence there will be a growing demand for more diverse choices. The Ageing of Aquarius project (an Australian architectural research study into the housing needs of the baby boomer generation) (Murray, 2007) found that current housing models in Australia pay little consideration to the preferences of the baby boomers, who see their houses as an asset rather than a symbol of identity. The project indicated the importance of clever and very flexible designs to solve many problems facing housing for baby boomers into the future. It saw a growing need for alternative forms of housing in urban housing markets that offered retirement based social interaction, shared use of open space for recreation, sharing of resources including personal transport and household articles, and mutual caring and support. It considered that these factors were mostly disregarded in current housing, save for the narrow range of options offered by current retirement village development.

In considering specific housing needs a recent AHURI report by Beer and Faulkner (2009) found that:

- current 55's+ are generally wealthier than previous generations, with one third owning an investment or second property;
- home ownership by the baby boomers provides a sound financial base for substantial demands to be met for changes in future housing provision;

- stable partnership or marriage is crucial to the ability of 55's+ to secure outright home ownership and to maintain control over their future housing situation;
- those who have home ownership have the capacity to access a greater range of housing options;
- 55's+ are generally more mobile than previous generations creating a significant demand for new and different housing;
- housing is more than just a home for 55's+ - baby boomers will utilise the investment by using the house as security for financial arrangements that finance lifestyle activities;
- pressure on public housing will increase as 55's+ move from private housing to public housing through choice to release capital and/or demand because of relationship breakdown.

A study into the housing preferences of baby boomers (Fujitsu Australia 2007) also found a misalignment in current aged housing provision in that one in five baby boomers are likely to require affordable rental accommodation as they get older, and that aged care facilities offer predominantly high care places. There is substantial evidence that the Baby Boomer generation will demand assistance from future governments. People with poor health, frailty and who do not own their own home will experience considerable financial and housing stress as they age, with 1 in 3 baby boomers expecting to have to sell or rent the family home to pay for their future needs (AHURI 2005).

Projections indicate that underlying demand for rental accommodation from older households is likely to increase 120% to 2028, with consequent pressures on both private and public rental markets. The role of caravan parks and rental villages are likely to increase as affordable alternatives as they require no up-front fees. They can be problematic, however, in terms of the proportion of pension-related income required on an ongoing basis, security of tenure, and suitability for the frail aged.

It can be expected that there will be increasing demand and need for frail-aged facilities, including affordable alternatives.

8.2.3 Generations X and Y

A review of press articles suggests that there is a growing feeling among young people born between 1975 and the early 1990s that they are being locked out of the housing market through declining levels of affordability.

A survey of new home buyers and prospective purchasers undertaken in April 2010 (Sydney Morning Herald 2010) suggests that *'the prospect of onerous debt has soured the hopes of more than half of generation Y members surveyed in the poll...'* Respondents born between about 1980 and the early 1990s said they expect to be permanently locked out of the housing market. The survey notes concern that the ratio of income to loan size is now almost six times, compared to 3.5 times in 1998, and that many young people have given up hope of saving a deposit.

Evidence is also emerging of a growing level of resentment by 'Gen X & Y' of the baby boomers, whom they perceive to have a vested interest in maintaining high house prices.

'Even though we have the most expensive (and over-gearred) houses in the world, it seems all the baby boomers really don't want a house price correction – which is not surprising given they own 95% of the equity in Australian residential assets. ...Most folk under the age of about 40 in this country are simmering with anger – either they cannot get into the market and are paying record rents, or they are in the market in tiny units and semis but can't afford to upgrade to family homes when they have kids...this generational wealth injustice is fast emerging as the main issue facing young Australians trying to establish themselves in the world.' (Loiterton 2010)

8.3 Local Housing Trends and Preferences

8.3.1 Real Estate Agents' Survey

A survey of real estate agents on the Fraser Coast, undertaken to support this project using telephone and face-to-face interviews²³, indicates a number of local trends and housing preferences which are relevant. The key findings of the interviews are as follows:

- lifestyle plays an important role in attracting buyers to the Fraser Coast, and lifestyle choices are being looked for by buyers. The Fraser Coast housing market includes some 'high end' activity, notably around Hervey Bay, particularly Dundowran, and Burrum Heads. The principal market in this category is younger retirees, many of whom are seeking stand alone homes on 600-800m² lots with capacity to store RVs, boats and cars on site. Many of these people are highly mobile and many travel away from the region regularly. Nevertheless, they can be expected to eventually reside permanently in the area;
- a proportion of these younger retirees would prefer a smaller housing product which enables secure lock-up. There is considered an emerging market for smaller compact housing in coastal towns;
- first home buyers are not well represented in the Fraser Coast market;
- there is a culture to seek affordable four-bedroom, 2 bathroom houses for resale, even if it is not required;
- second home buyers and empty nesters are a large part of the market. Kawungan and Point Vernon are areas sought after by older people;
- there is a strong demand by empty nesters for 700 to 800 m² blocks with side access to store caravans and boats, and good-sized backyards with room to add pools or sheds for lifestyle purposes;
- while there is a demand for holiday homes in key locations, particularly Hervey Bay and Burrum Heads, this demand appears to have little if any impact on the wider housing market at the present time;
- the Fraser Coast housing market is predominantly based on lower priced housing. Maryborough, Howard and Torbanlea are recognised as an affordable alternative to Hervey Bay, the Sunshine Coast, Caboolture, Bundaberg and to other parts of Queensland;
- many people move into the Curra and Glenwood areas for affordability reasons, either to purchase or rent. People also move to the area for the lifestyle;
- country towns/rural areas are seen as an affordable alternative. Some demand for duplexes in the main townships could be warranted and lots smaller than 1000 m², provided that adequate servicing can be provided;
- the relatively good affordability is an attractor of residents from other parts of Queensland and Australia;
- there is considered to be a large unmet demand for large-lot, semi-rural or acreage lots. Some demand is for genuine semi-rural activities, but often it reflects a demand for lower rents and utilities costs, much from young families;
- caretaker's quarters are often used in rural areas for 'mum and dad', and are considered likely to become increasingly sought after. They also serve the purpose of accommodating the needs of older children wanting their own space, who can then stay at home longer;
- long term residents associate strongly with their local area and do not see the Fraser Coast as a uniform housing market. Local areas are regarded as distinctly separate markets eg. people who have always lived in Maryborough do not want to move to Hervey Bay or vice versa, even if it meant they were able to access more appropriate housing;

²³ In order to understand local housing conditions and trends within the Fraser Coast area, interviews (including some telephone interviews and some face-to-face interviews) were undertaken with a range of housing and accommodation providers, real estate agents, and developers. A total of 38 respondents, including 9 real estate agents, participated in the telephone interviews conducted in March and April 2010 (**Appendix I**)

- the market for medium density dwellings is limited, although that is likely to be partly a reflection of lack of product;
- there is a limited range of housing to suit elderly residents, particularly in Maryborough. Many older people remain in their homes in the long term as there is no alternative, often with the support of family, Blue Care, Meals on Wheels and other services;
- older people will require separate houses on 400 to 700m² and more medium density in the next 20 years to meet demand;
- there is a minor demand for granny flats or dual living (e.g. two self-contained levels) for older people at the moment;
- caravan parks in the region accommodate a significant number of people as long-term residents, particularly single males. Many of these are either unemployed, mentally ill, or aged. Most caravan parks discourage single mothers with young children, in preference to singles and couples;
- single mothers with children are strongly represented in the rental market in Maryborough and other cheaper areas. It is a 'huge and growing market' with limited options apart from lesser quality homes and older style units. Affordable rental housing is also sought in more remote coastal areas such as River Heads;
- there is considered to be 'always a shortage' of rental houses in Hervey Bay for young families on low incomes;
- similarly, there is a large demand for housing for groups in the 17-25 year age groups, apparently reflecting a trend towards pool resources to escape unsatisfactory home environments.

8.3.2 Development Industry

For the purposes of this project, a workshop was convened through UDIA with representatives from the development industry on 28 May 2010. Key findings included the following:

- demand runs above the medium series population projections – Fraser Coast never has enough supply because it is running behind having worked on low series population projections;
- smaller lot sizes work in other similar communities such as Noosa;
- the development industry believes the community would be open to smaller dwellings, particularly as occupancy rates have decreased. Additionally, the majority of growth is from migration and therefore people are used to living in other areas like Sydney etc and are used to smaller dwellings and lots;
- developers would try to innovate but the prescriptive interpretation of the planning scheme does not support looking ahead to meet future needs;
- there is a lack of diversity in the housing market because it is currently easier and faster to get standard products through a prescriptive scheme which is interpreted to the letter;
- the ageing population is seeking smaller lots. They don't want too much land to maintain, and like the security of a gated community;
- there are trends toward increasing use of community title subdivision/body corporates;
- the development industry believes that the market dictates what people want to buy, and they will buy smaller dwellings if they are done right. Developers don't want to build something that won't sell;
- the main market is in \$300-\$400,000 properties. Developers may have to go to smaller lots to compete and stay within this price range. Incomes are lower in the Fraser Coast;
- innovation which leads to affordability needs to be encouraged within Council;
- the development industry supports increased density around transport hubs. Opportunities are seen along the old rail corridors (in between cities);
- an opportunity is seen to create well serviced nodes in Hervey Bay;
- Mary Harbour is considered to deliver on housing choice in Maryborough;
- two-storey housing doesn't sell as well on the coast as one storey. There is a market for one storey small lot housing, particularly among older people, including courtyard housing, villa lots and terrace lots;
- there are opportunities for rear lane housing and loft housing in Maryborough. It is believed the community would be receptive to these types of dwellings in this environment;

- the opportunities for infill development are limited and the infill targets which have been mooted may not be achievable.

8.3.3 Homelessness

Recent media coverage suggests that homelessness is becoming an increasing problem on the Fraser Coast.

On May 15 2010, the Fraser Coast Chronicle reported that a group of three homeless teenagers were sleeping on the beach and in an abandoned house, as they were unable to find help in securing housing in Hervey Bay (Fraser Coast Chronicle: *Call to help the homeless* 25 May 2010). It was reported that the homeless group had approached charitable food and clothing stores but were told that housing was not provided (Grewal, 2010). It appeared the group did not approach emergency housing providers in Hervey Bay. A few days after the report was published, the group was housed by Youthcare Hervey Bay. (Grewal, 2010)

Also at this time, social housing organisations in Hervey Bay were given \$1.4 million from the Queensland Government to specifically address the needs of homeless young people (Fraser Coast Chronicle, 27 May 2010) . HomeStay Support Services provided by Centacare Fraser Coast has also been expanded on the Fraser Coast with extra funding being provided by the Department of Communities. The HomeStay program helps families and individuals maintain private rental tenancies and has reportedly helped 310 families over the past twelve months. (Fraser Coast Chronicle, 6 July 2010)

8.4 Implications of Housing Preferences

The implications of the key findings emerging from review of housing trends and preferences, either on a national, state or local level which are applicable to the Fraser Coast are as follows:

Wider Trends influencing Housing Demand

- Household growth will peak in the next five years, which will exacerbate the recent lack of development activity.
- Average household size can be expected to continue to decline in the foreseeable future. Any slight reversal in this decline as a response to limited available housing stock will be unlikely to have any significant influence in the short term.
- There will be a larger proportion and number of older people in the population, including a high number of the very old and frail-aged will need to be accommodated.
- National trends suggest that there will be a decreasing rate of home ownership and increased demand for rental tenure.
- It is predicted that the housing shortage will reach unprecedented levels in the foreseeable future, with resultant implications for further upward pressure on both rents and house prices. In combination with rising interest rates, this is predicted to drive the deterioration in affordability (both purchase and rental) *'beyond anything we have ever seen'*.
- Generally, population projections are based on a continuation of existing preference with regard to demand by dwelling and tenure type. However, depending on how housing supply issues are addressed, the implications may be that preferences will change, including higher prices, increased homelessness, more people living in caravans, or sharing accommodation, larger household sizes and adult children staying longer in the parental home. Low-income households would be particularly disadvantaged.
- The Queensland Government's regionalisation agenda may well influence population projections upwards in regional Queensland in the medium to long term.

Generational Trends

- There will be a substantial increase in demand for smaller dwellings and dwelling types appropriate for older people, including adaptable housing design. Dwellings also need to be affordable for older people.
- The housing preferences of the *current older generation* including a preference for independent living need to be respected; however the importance of locality rather than the family home suggests that older people may be willing to move to more appropriate smaller housing if available in their local area.
- Councils can create age-friendly environments, including a safe and secure pedestrian environment; age-friendly community planning and design; access to services (including medical and health facilities, shopping and leisure opportunities) and public transport; and provision of housing choices.
- Consideration should be given to creating smaller clusters of aged appropriate housing scattered throughout age friendly neighbourhoods as well as large-scale retirement villages.
- *Baby boomers* will demand a different range of housing options than is currently available to older people. In particular, there is little evidence that baby boomers will continue the trend of moving into retirement villages – hence there will be a growing demand for more diverse choices which cannot be met at the present time.
- There will be a growing need for new and alternative forms of housing for older people that offer retirement based social interaction, shared use of open space for recreation, sharing of resources including personal transport and household articles, and mutual caring and support.
- One in five baby boomers are likely to require affordable rental accommodation as they get older – hence there will be increased pressure on both private rental and public housing by 55+s which will need to be addressed.
- Affordable housing will also need to be developed to ensure *Generations X and Y* are not locked out of the housing market through declining levels of affordability.

Local Expressed Preferences

- Lifestyle choices must be protected by the planning scheme, including lots which have room for pools or sheds and the ability to store RVs, boats and cars, particularly among older people. However there is an emerging market for smaller compact housing which enable secure lock-up in coastal towns.
- There is a need for a culture change in relation to seeking four-bedroom two bathroom houses.
- The potential for providing a small number of duplexes in well serviced townships and lots smaller than 1000 m² should be considered as an affordable alternative.
- There is a need to establish a balance between the large unmet demand for large-lot, semi-rural or acreage lots for genuine semi-rural activities, as opposed to those who seek them for affordability, by increasing affordable alternatives in better serviced locations.
- There will be a need to satisfy the demand for secondary dwellings, both for older children and parents.
- There is a view held by the development industry that the community will be open to smaller dwellings. There appears a lack of diversity in the housing market because it is perceived that it is currently easier and faster to get standard products through a prescriptive planning scheme.
- Innovation which leads to both diversity and affordability needs to be supported and encouraged by council.
- Diversity including one storey small lot housing, courtyard housing, villa lots and tourist lots needs to be encouraged. There are seen to be the opportunities for sympathetic rear lane housing and loft housing in Maryborough.
- Opportunities are seen for increased density around community nodes and transport hubs.

9.0 FUTURE HOUSING REQUIREMENTS

9.1 Overview of Modelling Undertaken

Two models have informed the preparation of this Housing Needs Assessment project and these are briefly described as follows.

1. The former Department of Housing, as part of the Housing Analysis produced for the Fraser Coast Regional Council, prepared a straight-line projection model (refer to **Appendix G**) that examines, based on the continuation of current trends, the future needs for small and large dwellings at five year intervals from 2006 to 2026;
2. A more detailed scenario-based model (refer **Appendix L**) has been prepared by the study team for the purpose of this project that examines the future dwelling requirements broken down by the following household types ²⁴:
 - couple families with children;
 - couple families without children;
 - single parent families;
 - lone person households; and
 - group households;

at five year intervals to 2031, over three scenarios being:

- status quo (based on current trends);
- low change scenario (small proportion of the population moving to smaller dwelling types); and
- high change scenario (larger proportion of the population moving to smaller dwelling types).

The latter model quantifies, by household type, the dwelling mix²⁵ that may be required by 2031 for each scenario, at five year intervals. In particular, it identifies the numbers of:

- separate houses;
- semi-detached, row/ terrace houses, or town houses (1 and 2 storey);
- flat, units or apartments; and
- other dwellings;

that may be required at each interval.

The following sections provide an overview of the result of both models, followed by an analysis of the implications for future dwelling types and numbers in the FCRC region.

9.2 Housing Analysis Model (prepared by the former Department of Housing)

9.2.1 Model Overview and Assumptions

The Housing Analysis prepared by the Department of Communities includes a straight-line projection model as identified above.

²⁴ For the ABS definition of each household type, refer to the model assumptions table provided in Appendix L

²⁵ For the ABS definition of each dwelling type, refer to the model assumptions table provided in Appendix L.

The findings from the housing model are based on a number of assumptions and limitations around housing preferences and future housing trends, which are that:

- the same proportional split of houses (in terms of the need for small and large dwellings) will continue in the future;
- small, low income households are better accommodated in small dwellings. This assumption includes housing for retirees, many of whom live in large separate dwellings which are owned outright;
- the existing stock of dwellings is equivalent to housing consumption by the estimated number of resident households (i.e. vacant dwellings and dwellings occupied by visitors is not taken into account).

These assumptions and limitations need to be considered in the formulation of any conclusions or recommendations in relation to housing need and future housing trends.

The Department of Communities (and formerly the Department of Housing), for the purpose of preparing a Housing Analysis, define small dwellings as dwellings with 0-2 bedrooms, whereas large dwellings have 3 or more bedrooms. The distribution of small and large dwellings by dwelling type in the Fraser Coast region is provided in the table below (**Table 44**).

The table demonstrates that the distribution of dwelling types by number of bedrooms is as follows:

- the majority (83.8%) of flats, units and apartments have between 0-2 bedrooms (small dwellings);
- the majority (83.6%) of separate houses have three or more bedrooms (large dwellings); and
- semi-detached dwellings are more evenly split between small and large dwellings (59.6% and 40.4% respectively).

Conversely, the distribution of small and large dwellings across dwelling types suggests:

- small dwellings – approximately 61.3% are separate houses, 7.9% are semi-detached, 20.9% are flats, units or apartments; and
- large dwellings – approximately 93.4% are separate houses, 1.7% are semi-detached, 1.2% are flats, units or apartments.

Table 44: Distribution of Dwelling Type by Small and Large Dwellings – DOH Housing Analysis (based on medium series projections)

Fraser Coast (R)									
	Small Dwellings						Large Dwellings		Total Dwellings
	0 beds	%	1-2 beds	%	Total	%	3+ beds	%	
Separate house	50	0.2%	4,489	16.2%	4,540	16.4%	23,134	83.6%	27,674
Semi-detached etc	0	0.0%	587	59.6%	587	59.6%	398	40.4%	985
Flat, unit or apartment	32	1.7%	1,517	82.1%	1,549	83.8%	298	16.2%	1,847
Other dwelling	142	16.1%	585	66.2%	727	82.3%	156	17.7%	883
Total dwellings	225	0.7%	7,179	22.9%	7,403	23.6%	23,987	76.4%	31,390

Source: DOH 2008

9.2.2 Model Results

The following provides a summary of the Housing Analysis model findings in terms of the indicative need for small, large and total dwellings:

Table 45: Projected indicative need for ALL dwellings

	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections	Projected change over period
Year	2006	2011	2016	2021	2026	2006-2026
Hervey Bay (C)						
Indicative Need	23,439	28,850	34,208	39,894	45,486	22,047
Existing Stock	23,439					
Maryborough (C)						
Indicative Need	10,887	11,595	12,174	12,633	13,048	2,161
Existing Stock	10,887					
Tiaro (S)						
Indicative Need	2,144	2,522	2,884	3,255	3,625	1,481
Existing Stock	2,144					
Woocoo (S)						
Indicative Need	1,236	1,395	1,536	1,666	1,796	560
Existing Stock	1,236					
Fraser Coast (R)						
Indicative Need	36,884	43,395	49,696	56,199	62,564	25,680
Existing Stock	36,884					

Table 46: Projected indicative need for SMALL dwellings

	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections
Year	2006	2011	2016	2021	2026
Hervey Bay (C)					
Indicative Need	12,031	14,808	17,558	20,477	23,347
Existing Stock	5,340				
Indicative Mismatch	-6,691	-9,468	-12,219	-15,137	-18,007
Maryborough (C)					
Indicative Need	5,602	5,967	6,264	6,501	6,714
Existing Stock	2,964				
Indicative Mismatch	-2,638	-3,003	-3,300	-3,537	-3,750
Tiaro (S)					
Indicative Need	1,284	1,510	1,727	1,950	2,171
Existing Stock	687				
Indicative Mismatch	-597	-823	-1,040	-1,263	-1,484
Woocoo (S)					
Indicative Need	449	507	558	606	653
Existing Stock	183				
Indicative Mismatch	-266	-324	-375	-423	-470
Fraser Coast (R)					
Indicative Need	18,865	22,195	25,418	28,744	31,999
Existing Stock	8,920				
Indicative Mismatch	-9,945	-13,275	-16,498	-19,824	-23,079

Table 47: Projected indicative need for LARGE dwellings

	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections
Year	2006	2011	2016	2021	2026
Hervey Bay (C)					
Indicative Need	11,408	14,042	16,650	19,417	22,139
Existing Stock	18,099				
Indicative Mismatch	6,691	4,057	1,450	-1,318	-4,040
Maryborough (C)					
Indicative Need	5,285	5,629	5,909	6,132	6,334
Existing Stock	7,923				
Indicative Mismatch	2,638	2,294	2,013	1,790	1,589
Tiaro (S)					
Indicative Need	860	1,011	1,157	1,306	1,454
Existing Stock	1,457				
Indicative Mismatch	597	445	300	151	3
Woocoo (S)					
Indicative Need	787	888	978	1,060	1,143
Existing Stock	1,053				
Indicative Mismatch	266	165	76	-7	-90
Fraser Coast (R)					
Indicative Need	18,019	21,200	24,278	27,455	30,565
Existing Stock	27,964				
Indicative Mismatch	9,945	6,764	3,686	509	-2,601

The model clearly indicates that there is an oversupply of large dwellings and an undersupply of small dwellings. The model suggests that:

- across the Fraser Coast region there will be a need for an additional 25,680 new dwellings to accommodate a total of 62,564 dwellings in 2026;
- based on the total number of dwellings required in 2026 (62,564 dwellings) – a total of 30,565 large dwellings and 31,999 small dwellings will be required (currently there are 27,964 large dwelling and 8,920 small dwellings in the Fraser Coast region). This suggests a significant increase of 23,079 small dwellings will be required by 2026.
- if current trends continue, the shortage of small dwellings would consistently worsen incrementally to 2026 from a current deficit of 9,945 dwellings (2006) to 23,079 dwellings (2026);
- if current trends continue, the oversupply of large dwellings would decrease from a current oversupply of 9,945 dwellings (2006) to an undersupply of 2,601 dwellings (2026).

The key housing needs for the Fraser Coast region that have arisen from the model are:

- there is a significant mismatch in the indicative need for small and large dwellings and existing stock of dwellings across the Fraser Coast region;
- the mismatch indicates there is a significant oversupply of large dwellings and a significant undersupply of small dwellings in the Fraser Coast;
- over 85% of the projected increase in the indicative need for new dwellings between 2006 and 2026 is in the former Hervey Bay City Council area;
- approximately 8% of the projected increase in the indicative needs for new dwellings between 2006 and 2026 is in the former Maryborough Council area; and

- the former Tiaro and Woocoo Shire Council areas make up the remaining small percentages of the projected increase in the indicative needs for new dwellings between 2006 and 2026.

It is important to note that the additional 23,079 small dwellings and 2,601 large dwellings needed by 2026 (according to the Housing Analysis data) would comprise a range of dwelling types. According to 2006 census data preferences for dwelling types by dwelling size, it is evident that a significant majority of small dwellings were separate houses (61.3%), followed by flats, units and apartments (20.9%). In terms of large dwellings, a larger majority were separate houses (93.4%), while a much smaller proportion comprised flats, units and apartments (1.2%). Hence there will still be a requirement for new separate dwellings and semidetached, row or terrace house, townhouse etc stock – the key finding of the analysis is that these should be small.

9.3 Housing Mix and Type - Scenario Modelling (prepared for this project)

9.3.1 Model Overview and Assumptions

The above analysis identifies various limitations around housing preferences and future housing trends, and in particular assumes that the same proportional split of houses (in terms of the need for small and large dwellings) continues into the future.

The analysis in preceding chapters has demonstrated clearly that housing choice is closely related to life cycle stage, which is at least partly reflected by household type (couple with children, couple without children, lone person household etc). The mix of these household types is projected to change into the future as the population ages. Current housing ‘choice’ is also constrained by current availability, and therefore does not reflect latent demand for different, possibly more appropriate dwelling types.

A model has consequently been developed which takes into account projected changes in household type to 2031, and a range of scenarios which test ‘what if’ a small change in preferences for housing type occurred, and ‘what if’ a large change should occur. It also identifies the mix of dwelling stock that would be required if there was no change in preferences but taking into account projected changes in household type to 2031.

Hence, the model prepared for this project takes a scenario-based approach, considering three (3) scenarios over 5 year intervals between 2006 and 2031 (though excluding 2011 as this is considered too early for a meaningful change to have occurred).

To support the modelling of the three scenarios, a set of assumptions about the dwelling type preferences of different household types have been prepared. The table provided at **Appendix L** sets out these detailed assumptions applied to household’s dwelling preferences for Fraser Coast households beyond 2006. They are based on the research, particularly the consultation outcomes, presented in preceding sections of this report.

The assumptions used for the three (3) scenarios take into account the housing options relevant to different household types that are likely to occur over the course of a lifetime (i.e. the ‘housing career’ concept). The housing career approach provides a useful framework for reviewing the likely dwelling preferences by household type and has been incorporated into the dwelling preference assumptions for the Fraser Coast region. An overview of the housing career concept, taken from the DOH Housing Analysis, is provided in **Appendix M** of this report.

The following table outlines the projected number and proportion of households within each household type at five year intervals to 2031 (based on projections provided by the Office of Economic and Statistical Research on 9 April 2010). This is a key input into the model and is the base data used to allocate dwelling preferences under each scenario.

Table 48: Household Type Projections for Fraser Coast to 2031

Household Type	2006		2011 ²⁶		2016		2021		2026		2031	
	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
Couple Family with Children	9,107	24.9	9,732	22.4	10,427	21.2	11,203	20.6	12,203	20.5	13,150	20.3
Couple Family without Children	12,447	34.1	15,134	34.9	17,440	35.5	19,423	35.7	21,202	35.7	22,989	35.6
One Parent Family	4,137	11.3	5,330	12.3	6,160	12.5	6,818	12.5	7,385	12.4	8,011	12.4
Lone Person Households	8,730	23.9	10,617	24.5	12,298	25.0	13,817	25.4	15,331	25.8	16,894	26.1
Group Households	1,027	2.8	1,285	3.0	1,468	3.0	1,599	2.9	1,725	2.9	1,875	2.9
Other Family Households	1,090	3.0	1,273	2.9	1,395	2.8	1,485	2.7	1,597	2.7	1,709	2.6
Total Households	36,538	100	43,371	100	49,188	100	54,345	100	59,443	100	64,628	100

Source: OESR 2010

The dwelling choice assumptions prepared for the model (refer **Appendix L**) explain the rationale used, and assumptions applied, to determine change from the 2006 distribution of dwelling type by household type. The first column in the appended table describes key demographic trends and characteristics likely to influence housing needs and choices, while the second column interprets what these preferences are likely to be in the Fraser Coast context.

The third column describes the assumptions that have been applied to the dwelling projection model. Percentage changes indicated in this last column refer to how the distribution of household type by dwelling type for 2006 has been modified for the projection year (i.e. the figure represents a cumulative percentage change since 2006).

The redistribution figures in the third column indicate the dwelling types that would be expected to increase as a result of the decrease in another dwelling type (e.g. separate houses). For example, if in 2016 separate dwellings decrease by 2%, the redistribution figures show where the 2% of households would be relocated to (e.g. 20% to semi-detached 1 storey dwellings, 10% to flats, units or apartments etc).

The assumptions used to inform the model have been developed by the project team and reviewed by Fraser Coast Regional Council. These assumptions have been formed based on a range of data including ABS census data on household and dwelling type characteristics in the FCRC area; key demographic indicators (such as those outlined in **Section 5** of this report) and a range of consultation activities carried out as part of this project.

²⁶ Although 2011 figures have been included in this table they have not been included in the model as 2011 is considered too early for any meaningful change to have occurred.

9.3.2 Model Results and Key Findings

A complete version of the model is attached at **Appendix L**. For ease of reference, a summary of each scenario is provided below, showing the likely change projected between 2006 and 2031 disaggregated by dwelling type.

Scenario 1 – Projected Dwelling Structure 2006-2031 (Straight Line / Status Quo)

Dwelling Type	2006		2031		Increase Required (2006 – 2031)	
	Number	%	Number	%	Total	Per Year
Separate house	33,681	92.18%	59,293	91.75%	25,613	1,025
Semi-detached, row or terrace house, townhouse etc (1 storey)	486	1.33%	918	1.42%	431	17
Semi-detached, row or terrace house, townhouse etc (2 storey)	123	0.34%	223	0.35%	100	4
Semi-detached, row or terrace house, townhouse etc (total)	610	1.67%	1,141	1.77%	531	21
Flat, unit or apartment	1,088	2.98%	2,047	3.17%	959	38
Other dwelling	1,160	3.17%	2,147	3.32%	987	39
TOTAL	36,538	100.00%	64,628	100.00%	28,090	1,124

Scenario 2 – Projected Dwelling Structure 2006-2031 (Low Change)

Dwelling Type	2006		2031		Increase Required (2006-2031)	
	Number	%	Number	%	Total	Per Year
Separate house	33,681	92.18%	51,945	80.37%	18,264	731
Semi-detached, row or terrace house, townhouse etc (1 storey)	486	1.33%	4,289	6.64%	3,802	152
Semi-detached, row or terrace house, townhouse etc (2 storey)	123	0.34%	3,258	5.04%	3,135	125
Semi-detached, row or terrace house, townhouse etc (total)	610	1.67%	7,547	11.68%	6,938	278
Flat, unit or apartment	1,088	2.98%	2,989	4.62%	1,901	76
Other dwelling	1,160	3.17%	2,147	3.32%	987	39
TOTAL	36,538	100.00%	64,628	100.00%	28,090	1,124

Scenario 3 – Projected Dwelling Structure 2006-2031 (High Change)

Dwelling Type	2006		2031		Increase Required (2006-2031)	
	Number	%	Number	%	Total	Per Year
Separate house	33,681	92.18%	48,424	74.93%	14,743	590
Semi-detached, row or terrace house, townhouse etc (1 storey)	486	1.33%	6,062	9.38%	5,576	223
Semi-detached, row or terrace house, townhouse etc (2 storey)	123	0.34%	4,559	7.05%	4,435	177
Semi-detached, row or terrace house, townhouse etc (total)	610	1.67%	10,621	16.43%	10,011	400
Flat, unit or apartment	1,088	2.98%	3,436	5.32%	2,348	94
Other dwelling	1,160	3.17%	2,147	3.32%	987	39
TOTAL	36,538	100.00%	64,628	100.00%	28,090	1,124

Note: The data in the tables above has been rounded. The above figures may therefore not add to give the totals shown.

The key observations that can be drawn from the model outputs include:

- The projected change in household types outlined above indicates an increasing proportion of smaller households (e.g. lone households, couples without children and one parent families) that are likely to require smaller dwellings, particularly semi-detached and attached dwellings. This is consistent with the broader national trend toward smaller households and is a key factor influencing dwelling type preferences.

Separate houses:

- With respect to the demand for separate houses under each scenario, it is evident that:
 - under the straight line scenario, the proportion of separate houses required remains the same (approximately 92%), while the number of separate houses increases (by 25,613) due to population growth;
 - under the low change scenario, between 2006 and 2031 there is likely to be a reduction in the proportion of separate houses required by approximately 12 percent (i.e. from 92.18% to 80.37%). This would still result in the need for an increase of 18,264 separate houses (i.e. although the proportion of separate houses decreases, the number of separate houses increases due to population growth); and
 - under the high change scenario, the reduction in the proportion of separate houses required is approximately 20 percent (from 92.18% to 74.93%), which still requires an increase of 14,743 separate houses.
- In short, the number of additional separate houses needed by 2031 varies between 14,743 under a high change scenario, 18,264 under a low change scenario and 25,613 under a straight line scenario.

Semi-detached housing, row or terrace houses, townhouses:

- As the demand for separate houses decreases the demand for other dwelling types, such as semi-detached housing, row or terrace houses, townhouses etc, as well as flats, units and apartments will increase. In terms of semi-detached, row or terrace housing and townhouses, it is predicted that:
 - under the straight line scenario the proportion of semi-detached, row or terrace housing and townhouses required remains much the same (around 2%), while the number increases (by just 531 dwellings) due to population growth;
 - under the low change scenario, between 2006 and 2031 there is likely to be a small increase in the proportion of semi-detached, row or terrace housing and townhouses required by approximately 10 percent (i.e. from 1.67% to 11.68%). This would result in an increase of 6,937 semi-detached dwellings; and
 - under the high change scenario, the increase in the proportion of semi-detached, row or terrace housing and townhouses required is approximately 15 percent (from 1.67% to 16.43%), which represents an increase in the need for this form of housing of just over 10,000 dwellings.

Flats, units and apartments:

- Under the respective scenarios, the change in demand for flats, units and apartments is:
 - under the straight line scenario, the proportion of flats, units and apartments required remains much the same (around 3%), while the number of flats, units and apartments needed increases (by 959) due to population growth;
 - under the low change scenario, there is likely to be an increase in the proportion of flats, units and apartments required by approximately 1.64 percentage points (i.e. from 2.98% to 4.62%). This would result in the need for an increase of 1,901 dwellings; and
 - under the high change scenario, the increase in the proportion of flats, units and apartments required is approximately 2.34 percentage points (from 2.98% to 5.32%), which represents an increase in the number of flats, units and apartments required of 2,348 dwellings.

The scenarios described above are summarised in the **Table 49** below, which shows the number of new dwellings that would be required by 2031 and for each year to meet the projected demand for each dwelling type. It also includes a disaggregation for semi-detached, row or terrace housing and townhouses into one storey and two storey dwellings, which confirms that a higher proportion will need to be one storey.

Table 49: Comparison of Modelling Scenarios, 2006 – 2031 (Straight line, low change and high changes scenarios)

Dwelling Type	Increase Required (2006 – 2031)					
	Straight Line		Low Change		High Change	
	Total	Per Year	Total	Per Year	Total	Per Year
Separate house	25,613	1,025	18,264	731	14,743	590
Semi-detached, row or terrace house, townhouse etc (1 storey)	431	17	3,802	152	5,576	223
Semi-detached, row or terrace house, townhouse etc (2 storey)	100	4	3,135	125	4,435	177
Semi-detached, row or terrace house, townhouse etc (total)	531	21	6,938	278	10,011	400
Flat, unit or apartment	959	38	1,901	76	2,348	94
Other dwelling	987	39	987	39	987	39
TOTAL	28,090	1,124	28,090	1,124	28,090	1,124

Note: The data in the table above has been rounded. The above figures may therefore not add to give the totals shown.

9.4 Target Scenario

In a workshop with Fraser Coast Regional Council in late 2010, it was agreed that a realistic and achievable target should be set for 20% of all new dwellings to be attached, or semi-detached dwellings by 2031. By comparison, the low change scenario suggested 31.5% of new dwellings could be attached or semi-detached, and the equivalent figure under the high change scenario is 44.0%. The target scenario therefore describes a situation between the no change and low change scenarios.

The following table shows the percentage reduction in the total proportion of separate houses for each household type, which were developed to achieve the target scenario of 20% of new dwellings by 2031 to be attached or semi-detached dwellings (see Table 50). The redistribution proportions have not been amended for the target scenario (i.e. the redistribution percentages are the same as Appendix L).

Table 50: Target Scenario - Reduction in Proportion of Separate Houses

Year	Couple Family with Children	Couple Family without Children	Single Parent Family	Lone Person	Group and Other Households
2016	2%	3%	4%	3%	2%
2021	4%	5%	6%	4%	2.5%
2026	5%	6%	7%	5%	3%
2031	6%	7%	8%	6%	3.5%

The target scenario suggested that around 21,500 new separate houses will be required by 2031, as well as 4,082 new semi-detached, row or terrace houses, and 1,467 new flats, units or apartments, as shown in Table 51 below.

Table 51: Target Scenario, 2006-2031

Dwelling Type	2006		2031		Increase Required (2006-2031)	
	Number	%	Number	%	Total	Per Year
Separate house	33,681	92.18%	55,235	85.47%	21,554	862
Semi-detached, row or terrace house, townhouse etc (1 storey)	486	1.33%	2,805	4.34%	2,319	93
Semi-detached, row or terrace house, townhouse etc (2 storey)	123	0.34%	1,886	2.92%	1,763	71
Semi-detached, row or terrace house, townhouse etc (total)	610	1.67%	4,692	7.26%	4,082	163
Flat, unit or apartment	1,088	2.98%	2,554	3.95%	1,467	59
Other dwelling	1,160	3.17%	2,147	3.32%	987	39
TOTAL	36,538	100%	64,628	100%	28,090	1,124

Note: The data in the tables above has been rounded. The above figures therefore may not add to give the totals shown.

9.5 Implications of Model Findings for Housing Types

Based on the review of the Housing Analysis model and analysis of the scenarios modelled for this project, a number of key conclusions and recommendations can be made in relation to the future demand for a range of dwelling types. These implications are summarised below.

9.5.1 Dwelling Types and Dwelling Size

It has to be recognised that, given historical housing consumption patterns, it is likely that a high proportion of households (small and large) will continue to choose large dwellings (mainly separate houses) as their preferred housing choice. It is also understood there is a local perception at least in Hervey Bay, that 4 bedroom houses are better for resale. This has been considered in the formulation of assumptions used in the model scenarios. Some education and awareness programs about the advantages of smaller dwellings may need to be initiated to achieve the target scenario.

Despite the above, the increasing proportion and number of smaller households in FCRC (in accordance with OESR household type projections) suggests a greater demand particularly for semi-detached/attached housing, and to a lesser extent flats, units and apartments in the future, and this will need to be reflected by the planning scheme.

To accommodate changing household types and demographic trends, there is a need for a greater range of modest housing options particularly for low income and ageing populations and to cater for the increasing proportions of couple without children and lone person households. The specific housing options identified in the Housing Analysis are:

- multi-unit development;
- self-care retirement villages;
- cared unit accommodation (i.e. not self care accommodation);
- nursing home accommodation;
- small, manageable and affordable dwellings on smaller allotments; and
- semi-detached dwellings.

9.5.2 Specific Dwelling Types

The current mix of dwelling types shows a dominance of separate houses (over 92%) and very low proportions of other forms of housing. This is likely to reflect a preference for separate dwellings, however, it may also be a factor influencing dwelling choices (i.e. the extent to which the availability of different housing products constrains housing preferences has to be considered).

It is evident from the model that there are particularly low proportions and numbers of semi-detached, row or terrace house, townhouse etc dwellings and flat, units and apartments in the FCRC area. For example, it is estimated that²⁷:

- semi-detached, row or terrace house, townhouse etc dwellings comprise just 1.67% of the private housing stock, or just 610 dwelling units; and
- flat, units and apartments make up 2.98% of the private housing stock, representing 1,088 dwellings.

It is considered, therefore, that there is significant opportunity to increase the numbers of both these dwelling types in the Fraser Coast region.

In particular, under the low change, high change and target scenario, the greatest potential for an increase in dwelling numbers (apart from separate houses) is identified in the semi-detached, row or terrace house, townhouse etc dwelling type.

Further, a higher proportion of semi-detached, row or terrace house, townhouse etc dwellings will need to be one storey rather than two storey.

²⁷ The number of dwellings is an approximation based on household numbers and does not consider vacancy rates.

9.5.3 Future Dwelling Mix

Focussing on the high change scenario, the following additional dwellings would need to be constructed each year to meet the projected dwelling needs:

- separate houses: 590 dwellings/year;
- semi-detached, row or terrace house, townhouse etc: 400 dwellings/year; and
- flats, units or apartments: 94 dwellings/year.

Under the low change scenario, significantly less additional medium density dwellings would need to be constructed each year to meet the projected dwelling needs:

- separate houses: 731 dwellings/year;
- semi-detached, row or terrace house, townhouse etc: 278 dwellings/year; and
- Flats, units or apartments: 76 dwellings/year. The number of total dwellings required is the same under all three scenarios – the different scenarios only reflect a redistribution of dwelling types towards more semi-detached and attached dwellings.

The target scenario requires fewer medium density dwellings to be constructed each year to 2031 and more separate houses compared to the low change and high change scenarios:

- separate houses: 862 dwellings/year;
- semi-detached, row or terrace house, townhouse etc: 163 dwellings/year; and
- flats, units or apartments: 59 dwellings/year.

In order to meet the preferred dwelling mix by 2031, this report provides a range of recommendations, which are outlined in Chapter 11.

The following section of this report reviews qualitative housing needs in relation to private housing, social housing and housing for older people, and housing for special needs groups.

10.0 ANALYSIS OF HOUSING NEED

This section brings together and analyses previous qualitative findings in relation to housing supply and demand, diversity and affordability on the Fraser Coast. It analyses private housing needs, as well as social housing needs, and the needs of some specific special needs groups.

10.1 Private Housing Needs

10.1.1 Overview

As indicated in Section 3, the *Sustainable Planning Act 2009* states that housing and residential development forms a key part of what comprises 'land use and development' and is therefore a core matter to be considered in planning schemes, along with the obligation to plan and manage land use appropriately.

The SPA imposes some important requirements on Council with respect to addressing housing issues in the context of the wider land use planning responsibilities.

These include:

- (d) **considering housing choice and diversity**, and economic diversity; and*
- (e) **supplying infrastructure in a coordinated, efficient and orderly way, including encouraging urban development in areas where adequate infrastructure exists or can be provided efficiently**; and*
- (f) **applying standards of amenity, conservation, energy, health and safety in the built environment** that are cost-effective and for the public benefit.'*

For the most part, the planning scheme's influence over housing relates to the management of development of housing by the private sector. Private housing accounts for the bulk of housing in the Fraser Coast, and can be expected to continue to do so to 2031.

Currently, the private housing profile is characterised by a limited range of housing styles, delivered within a limited range of lot sizes and a limited price range.

This needs assessment has identified a number of needs within the private housing sector on the Fraser Coast to 2031 which are currently not being met within this narrow profile.

10.1.2 Key Needs for Private Housing to 2031

The demographic profile of the Fraser Coast indicates some very specific needs related to the high proportions of couple-only and lone person households, high and increasing proportion and number of aged persons, relatively low incomes, and lower proportion of the population in employment when compared to Queensland as a whole.

Housing Diversity

- Consistent with the low density of settlements within the Fraser Coast, the dwelling type within the region is dominated by the detached dwelling house. While the proportion of separate houses is higher than Queensland, observation suggests that a high proportion of medium and high density dwelling types are devoted to tourist use, or at least a proportion of tourist use. Hence the availability of alternative dwelling forms to a separate house for permanent residents appears fairly limited.

- Much of the highest density stock serves predominantly short term accommodation/tourist market or a high-end (ie. not affordable) residential market. There are very few, if any, opportunities for affordable high-density living, in either Hervey Bay or Maryborough.
- Further, some of the available higher density development in Hervey Bay is shared with tourist use, which is not considered a desirable social outcome.
- There is also considerable intermixing of tourist and residential uses at the level of the individual neighbourhood. Further consideration needs to be given by Council to the desirability and amenity created by this intermixing.
- There appear to be three dominant housing products existing and currently being established within Hervey Bay, with limited innovation or variability between them. These products include high density units along the Esplanade; medium density townhouses immediately south of the Esplanade, and low density residential estates with little variation in lot design and built form, and lot sizes between 600 and 1,000 square metres, in the balance of the Hervey Bay urban area.
- There has also been little provision of semi-detached dwellings in Maryborough, and the development of flats, units and apartments has been spread throughout the urban area rather than focussed in key areas. However Maryborough is fortunate to have a better mix of existing housing or a- much of the old stock is comprised of two-bedroom worker's cottages and there are also some larger old Queenslanders (4 to 5 bedrooms).
- The single detached dwelling house is overwhelmingly the majority housing type outside these main urban areas.
- The suitability of a single detached dwelling type as the dominant housing form for both the existing and future residential population has been seen to be inappropriate in a reasonable proportion of households. This proportion will increase in the future as the population ages, household size further decreases and more couple families without children and lone person households occur.

Smaller Dwellings

- The significantly higher proportion of couple families without children in the Fraser Coast region compared with the State suggests there may be an opportunity for some of these households to be accommodated in smaller dwellings (e.g. flats or apartments, or semi-detached or attached dwelling) types, particularly given that the high proportion of couple only households will continue to 2026.
- An increasing need for smaller dwellings is also anticipated as the proportion of lone person households increases. This will be particularly pronounced in the Maryborough Urban area as well as Hervey Bay.
- Overall, the need for smaller dwellings will increase substantially as the number of small households (lone person and couple only households) across the region increases from 64% to 70% by 2026 (well above the proportion for the State).
- In terms of housing tenure, it was found that there was a high degree of home ownership in the Fraser Coast, which is assumed to be a reflection of the high proportion of older people living in the region. This provides an opportunity for older people to downsize and realise their capital, if suitable stock is available. This releases larger, often well located stock for families or for redevelopment.
- There is a view held by the development industry that the community will be open to smaller dwellings. The need for smaller dwellings has been strongly supported by the outcomes of the real estate agents' survey, and the scenario modelling by household type and the Department of Communities model in Section 8.
- Smaller dwellings can provide increased diversity. One storey small lot housing, courtyard housing, villa lots and terrace lots need to be encouraged. There are seen to be opportunities for sympathetic rear lane housing and loft housing in Maryborough.
- Other innovative small dwelling types which lead to both diversity and affordability need to be supported and encouraged by council through the provisions and interpretation of the planning scheme.

Increased Densities

- It is anticipated that much of the future population growth and demand for housing will occur in the Hervey Bay Urban area catchment, with a lesser amount in Maryborough Urban area. There are strong economic reasons for consolidation and infill development to occur in appropriate areas.
- Opportunities are required for increased density around community nodes and transport hubs, with good access to facilities, services and employment.
- There is a need for affordable and appropriate housing for key workers such as teachers, nurses, police officers etc. close to places of work.
- There is a need for increased housing to take advantage of access to facilities and services for people of lower socio-economic status who may not have access to a private vehicle, particularly around Hervey Bay and Maryborough town centres where employment is available.

Protection of Lifestyle Choices

- Regardless of the need for diversity and increases in density, there is also the need to protect lifestyle choices offered by the larger standard residential (800-1,000m²) lot. Many people come to Hervey Bay for lifestyle reasons. This must be protected by the planning scheme, including lots which have room for pools or sheds and the ability to store RVs, boats and cars, particularly among older people. The previous analysis (in section 8) also indicates that there will be continued demand for the separate house – albeit many of such houses could be smaller dwellings.
- There will also remain a need for large-lot, semi-rural or acreage lots for semi-rural activities. While it is not possible to quantify this need, several real estate agents consulted indicated that it was strong. This level of need however also includes young families and others who seek semi-rural properties for affordability. Increasing diversity and increasing social housing (see section 10.2) will be needed to increase affordable alternatives in better serviced locations and are anticipated to relieve some of this demand.

Housing Affordability

- The Housing Analysis data indicates that generally in regard to rental affordability:
 - median rents for all dwellings in Fraser Coast are significantly lower than Queensland, although rents increased by higher percentages than Queensland in the seven years to 2008;
 - the Fraser Coast has a higher proportion of affordable rental housing²⁸ than Queensland, with Hervey Bay Part B, Maryborough and Tiaro SLAs having the highest proportion of affordable rental housing in the Fraser Coast;
 - Hervey Bay A (Hervey Bay urban area) has the lowest proportion of affordable rental housing in the Fraser Coast overall, but still higher than Queensland;
 - Fraser Coast has a significantly lower proportion of low income households in unaffordable private rental housing (or in “housing stress”) than Queensland as a whole (27% of very low and low income households compared with 35%).
- In regard to housing purchase:
 - purchase affordability on the Fraser Coast²⁹ was slightly higher in the Fraser Coast compared with Queensland;

²⁸ Rental housing is considered affordable if the rent paid by low income households is less than 30% of gross household income. This is calculated as total rent (minus any rent assistance payments) divided by gross household income. Low income is equal to the full pension plus the maximum allowable private income without any loss of pension. This income benchmark is then applied to the appropriate dwelling size for each household type to determine affordable rent benchmarks for different size dwellings (e.g. 1 bedroom to 4 bedrooms) (DOCs 2010).

²⁹ Based on the median income of renter couples aged 25-40 as an indicator of the median income of first home buyer couples required to purchase a 40th percentile house

- updated data provided by DOCs suggested that in 2009 home purchase affordability greatly improved due to a substantial reduction in the weekly cost of purchasing a house as a result of slightly lower house prices and a significant drop in interest rates at this time;
 - Fraser Coast has a lower percentage of low income purchasers identified as at risk of mortgage default, with even lower percentages in Maryborough, Woocoo and Hervey Bay Part B. Hervey Bay Part A has a higher percentage at risk than Fraser Coast, but still slightly lower than Queensland;
 - it is notable that Fraser Coast has a much higher percentage of purchasers with low incomes than Queensland. In Hervey Bay Part B and particularly Tiaro the purchasers are predominantly low income;
 - median home and land prices increased by greater percentages in the Fraser Coast over the last seven years to 2008 than in Queensland, although the prices remain 10 - 20% lower in Fraser Coast than in Queensland (based on 2007 statistics);
 - the updated data provided by DOCs shows that both sale prices and the total number of sales has decreased considerably in the financial year to June 2009.
- Hence overall:
- the situation in relation to housing affordability suggests that rental affordability is relatively good. However this is not to say that there are not areas where rents are relatively high, including Woocoo SLA and Hervey Bay Part A;
 - significantly as well, rents increased by higher percentages than Queensland in the seven years to 2008. Consultation with service providers suggests the wrong conclusions can be drawn about housing need on the Fraser Coast, particularly Maryborough, based on rental levels relative to the rest of Queensland;
 - in particular, relatively low rents in Maryborough do not necessarily mean there is no affordability problem, as this fails to recognise the relatively greater social disadvantage, including lower incomes, older age profile and higher unemployment. It is also noted that there are impacts on housing need arising from the Maryborough Correctional Centre, both in terms of ex-prisoners, and families of prisoners moving to be near the prison;
 - in relation to housing purchase, it would appear that Fraser Coast may have slightly lesser housing affordability than Queensland as a whole, although this has improved slightly in 2009. The steep increases in prices which occurred between 2001-2007 are however likely to have caused significant pressure on low income and first home buyers on the Fraser Coast;
 - it is the view of local housing providers that there is a clear undersupply of housing that is within the affordable range for many families, and the lack of smaller dwelling as exacerbates the difficulty in finding affordable accommodation;
 - while there has been some relief in 2009, particularly in home purchase affordability, the slowdown in development activity may mean an impending exacerbation particularly of rental stress as population increases but housing supply tightens;
 - it is also notable that national trends suggest there will be a decreasing rate of home ownership and increased demand for rental tenure over time. This will continue to place pressure on the rental housing market;
 - further, it has been predicted that the national housing shortage will reach unprecedented levels in the foreseeable future, with resultant implications for further upward pressure on both rents and house prices. In combination with rising interest rates, this is predicted to drive the deterioration in affordability (both purchase and rental) *'beyond anything we have ever seen'*;
 - affordable accommodation is a key need given that there is a lower proportion of the population in employment and a lower median income compared to Queensland (noting this is a reflection of the high representation of older people and unemployed people in the region, as well as a slightly higher proportion of people employed part time);

- there is a need for the investor market to be attracted to and stimulated by appropriate housing products in order to increase the supply of smaller, low cost rental accommodation, particularly in Hervey Bay.

Avoiding Concentrated Disadvantage

- Significantly, the majority of affordable rental housing in Fraser Coast appears to be in Hervey Bay Part B, Maryborough and Tiaro SLAs. In the case of Hervey Bay Part B and Tiaro SLA, this is particularly likely to result in *unaffordable living* due to transport costs and lack of services.
- There is evidence that patterns of disadvantage are emerging, based on the level of access to services, facilities, and employment opportunities from some of these areas.
- The pattern of disadvantage identified by the SEIFA index (**Section 5**) points to disadvantage being currently spread across the Wide Bay Burnett region, but most notably identifiable in more remote parts of the region. Analysis of the SEIFA data for the Fraser Coast region suggests a fairly distinct pattern of disadvantage in the more remote locations outside of the main centres of Hervey Bay and Maryborough including Glenwood, Howard, Tiaro, Bauple, and Doongul. This is particularly evident in the catchments of Rural South, Rural South West, and Hinterland Hervey Bay where large portions of these catchments are identified as falling within the most disadvantaged quintile.
- This underlines the need for more affordable housing across the board, but in particular in areas which do not exacerbate the existing pattern of disadvantage. This suggests that more affordable housing choices need to be available in urban localities, where there is greater access to a range of facilities and services (i.e. access to facilities and services, public transport and employment) and the cost of living (i.e. affordable living) particularly for lower socio-economic people who do not have access to a private vehicle, is also factored into housing location decisions.
- The SEIFA data also indicates that there is disadvantage within the urban areas of Hervey Bay and Maryborough, which suggests that the affordability issue and level of disadvantage is considerably widespread and needs to be addressed generically.

10.2 Social Housing Needs

10.2.1 Overview

Within the Fraser Coast, social housing needs and social housing provision has undergone significant change over the past 10 to 15 years. Advice from the Department of Communities indicates that 10 to 15 years ago, rent assistance in the private market was a better option than social housing. However, rents have now significantly increased in the private market on the Fraser Coast, particularly in Hervey Bay, resulting in an increased pressure on the supply of social housing.

In addition, over the same 10-15 year timeframe, there was previously no waiting list on three (3) bedroom houses, however there are currently significant waiting times for these house types and for housing for large families with 4-5 bedrooms.

10.2.2 Social Housing Register for the Fraser Coast

As outlined in Section 6 of this report, the Department of Communities provides a Housing Register that covers all social housing applicants throughout Queensland, whether they are placed with housing by the Department of Communities or other housing providers. The applicant's eligibility for a placement is based on need and not length of time on the register. It is also noted that applicants from other areas can take precedence over a local applicant if an extremely needy family requires placement.

Statistics on the number of applicants currently on the Housing Register within the Fraser Coast Regional Council area and their house type requirements have been provided by the Department of Communities. This information is available in its entirety at **Appendix B – Social Housing Data** from Department of Communities and summarised in tables below.

At the time of writing, there was a total of 825 applicants on the waiting list, with the majority located in the Hervey Bay urban area (refer to **Table 52**). 619 of these were for long-term social housing and 206 for other products. Compared with Queensland’s figures, it is noted that proportionally, there are more long-term housing applicants with ‘lower needs’ than ‘very high needs’ in the Fraser Coast. This is likely to be reflective of the private housing market issues that is, if more affordable housing products were available, they could support applicants on the social housing register. Notwithstanding this, the majority of applicants on the housing register are identified as having ‘high needs’ with a higher proportion of these in the Hervey Bay urban area, but also a significant number in Maryborough. The number of those registered for other products was nearly 3 times higher in Hervey Bay than Maryborough.

The following provides a summary of the characteristics of applicants for social housing on the Fraser Coast by age, household type and bedroom requirements as outlined at **Table 52** to **Table 55**:

- the largest cohort of applicants on the Social Housing Register are over 70 years of age with a high number of applicants in the 36-55 year age groups;
- lone persons are the highest household type on the housing register, with a high number of these also being over 55 years of age;
- single parent families are the second highest household type on the housing register;
- there is also a large number of couple only household types on the register aged over 55 years;
- most couple families with children are larger families, with over 2 children (refer to **Appendix B** for these figures); and
- properties with one bedroom or a seniors unit are the most sought after accommodation choice for applicants.

Table 52: Housing Register by Household Type (with comparison to Queensland)

ABS Local Area	Registered for Long Term Social Housing (LTSH)					Registered for other products	Incomplete Housing Needs Assessment	Housing Register Total
	Very High Needs	High Needs	Moderate Needs	Lower Needs	Sub Total			
Hervey Bay Part A – Hervey Bay Urban	19	141	158	53	371	146	0	517
Hervey Bay Part B	1	5	1	0	7	2	0	9
Maryborough	24	96	78	43	241	58	0	299
<i>Fraser Coast Regional Council Total</i>	<i>44</i>	<i>242</i>	<i>237</i>	<i>96</i>	<i>619</i>	<i>206</i>	<i>0</i>	<i>825</i>
Queensland	3,917	11,884	9,300	1,189	26,290	5,881	52	32,223

Source: Department of Communities, 2010 (from SAP R/3 and HNA System, 31 March 2010).

Notes:

- Hervey Bay - Pt A incorporates the waitlist areas of Burrum Heads, Eli Waters, Pialba, Point Vernon, Scarness, Torquay, Urangan and Urraween.
- Hervey Bay – Pt B incorporates the waitlist areas of Howard and Torbanlea.
- Maryborough incorporates the waitlist areas of Fairfield, Granville, Maryborough and Tinana.

Table 53: Housing Register by Age Breakdown

Council Area/ABS Local Area	16-20 yrs	21-25 yrs	26-30 yrs	31-35 yrs	36-40 yrs	41-45 yrs	46-50 yrs	51-55 yrs	56-60 yrs	61-65 yrs	66-70 yrs	>70 yrs	Total
Hervey Bay Part A – Hervey Bay Urban	26	23	47	27	50	52	55	50	39	37	52	59	517
Hervey Bay Part B	0	0	0	0	1	1	0	2	0	2	2	1	9
Maryborough	16	23	30	31	34	31	19	28	19	14	21	33	299
Fraser Coast Regional Council – Total	42	46	77	58	85	84	74	80	58	53	75	93	825

Source: Department of Communities, 2010 (from SAP R/3 and HNA System, 31 March 2010).

Table 54: Housing Register by Household Type

Council Area/ABS Local Area	Couple with Children	Couple Only	Couple Only Over 55	Single Parent Family	Lone Person	Lone Person Over 55	Other	Total
Hervey Bay Part A – Hervey Bay Urban	31	10	30	103	112	79	15	380
Hervey Bay Part B	1	0	0	1	2	4	0	8
Maryborough	22	7	21	48	95	42	7	242
Total for Fraser Coast Regional Council	54	17	51	152	209	125	22	630³⁰

Source: Department of Communities, 2010 (from SAP R/3 and HNA System, 31 March 2010).

Table 55: Housing Register by Bedroom Requirement (with Queensland Comparison)

ABS Local Area	Seniors Unit	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	4+ Bedrooms	Total
Hervey Bay Part A – Hervey Bay Urban	137	154	95	99	30	2	517
Hervey Bay Part B	5	2	1	1	0	0	9
Maryborough	64	117	49	50	14	5	299
Total for Fraser Coast Regional Council	206	273	145	150	44	7	825
Queensland	5,451	7,610	5,206	5,868	1,881	3,26	26,342

Source: Department of Communities, 2010 (from SAP R/3 and HNA System, 31 March 2010).

According to the Wide Bay Burnett Region Social Housing Profile (Department of Community (Housing and Homelessness Services) 2010):

- it took longer for people to be allocated housing in the Wide Bay Burnett area compared to the whole of Queensland. This was true for all dwellings types and for people with a general need as well as for people with a specific need (when they were at risk);
- there was a lower rate of provision of social housing compared to Queensland (395 dwellings per 10,000 total occupied dwellings in the coastal region, compared to 422 dwellings per 10,000 total occupied dwellings in Queensland);
- using the current data provided in section 6 on the number of social housing dwellings in the Fraser Coast regional Council areas, the rate of provision in Fraser Coast would appear to be lower than for the Wide Bay Burnett region as a whole (348 dwellings per 10,000 total occupied dwellings). However it must be remembered that the Department of Communities has advised, as per section 6, that 173

³⁰ This total does not reflect the overall total of applicants on the Housing Register but rather those applicants that are able to be identified within the household types.

additional social housing properties are planned for construction within the Fraser Coast Regional Council area. This would take the ratio on the Fraser Coast to 396, equivalent to the region but still lower than the state. At the same time, it could also be anticipated that the Nation Building – Economic Stimulus Plan would result in increased ratios for Queensland as a whole³¹.

Within Maryborough, the following social housing trends have been experienced:

- there were no vacancies in the 2008/2009 financial year for one (1) bed apartments (register - under 55). There are currently only 66 one (1) bedroom apartments with 160 or 170 people currently on waiting list in early 2010;
- there has been an increasing demand for 4 or 5 bedroom social housing properties to support larger families in Maryborough;
- there has been greater demand for ‘adaptable’ properties to accommodate older people and/or people with disabilities.

Within Hervey Bay, the following social housing trends have been experienced:

- there is a high demand for properties of all bedroom counts;
- current social housing provision is a mix of all dwelling types and a range of bedroom numbers.
- although the Department has quite a few new properties existing, planned and/or under construction, Hervey Bay rental and house price levels are approaching Sunshine Coast levels and this places pressure on the ability of the Department of Communities to purchase properties;
- within Hervey Bay, there is a specific need for one (1) bedroom dwellings (particularly for aged) and 4-5 bedroom social housing properties for larger families;
- many older bed-sits supporting singles accommodation are located in Hervey Bay.

In particular, the social housing provision at Howard, Burrum Heads and Torbanlea is limited and includes mainly houses supporting an ageing demographic profile.

10.2.3 Outcomes of Consultation

Consultation with Fraser Coast community housing providers and support services has identified the following key issues and needs:

- there is a clear undersupply of housing that is within the affordable range for many families;
- it is considered that there is a lack of public housing, but that this must be assimilated throughout the community;
- the demand for crisis housing and supported accommodation is greater than can be delivered with current stock;
- it can be difficult to obtain larger houses for social dwelling stock (similar issue to that raised by Department of Communities);
- in particular there is a need for more 1-2 bedroom units and more 5 bedroom houses; however there is adequate stock of 3-4 bedroom houses;
- there is considered to be a need for a new program for community rent schemes;
- there is seen to be a need for greater support by Council of projects to be undertaken with support of the federal government initiatives such as the National Rental Affordability Scheme (NRAS);
- there is a growing trend for people to seek crisis accommodation for a range of reasons;
- providers could use more short-term accommodation for young people (as distinct from crisis / shelter accommodation), particularly for young pregnant women and young mothers/couples;

³¹ This data should be considered indicative only as it uses a 2008 total occupied dwelling figure (see section 6) and housing data from March 2010 (Department of Communities).

- there is also a need for additional funding for case managing children on child protection orders, and 'time out' houses for young people to have respite from family situations;
- more support is needed for ex-prisoners, especially housing and life skills support. Transitional housing is also needed. There is currently seen to be a lack of ongoing support for JDC young offenders.

Some trends/challenges identified for social housing on the Fraser Coast as a whole are:

- scarcity of public housing and affordable housing of all kinds is a big issue - rents have doubled and tripled in the last 3-5 years. Housing is very scarce. Those missing out most are elderly single pensioners and single males generally;
- public perception of social housing is quite poor across the board but exacerbated in Hervey Bay where there is more demand for and provision of social housing. The- 'salt and pepper' approach to dwelling provision under the new construction program is anticipated to assist with this issue;
- location and access to transport – given that many tenants do not have access to their own transport, the location of social housing with respect to proximity to services and transport (bus) facilities has been a key consideration – one provider noted 'it is a false economy' for families to go further out for cheaper rent, away from services;
- Hervey Bay presents a better option for social housing from a transport perspective, given the Wide Bay bus services operating in the area. Many social housing properties in Hervey Bay, and in particular all senior units, are on a bus route. The Department of Communities do not have specific concerns about locations within Hervey Bay for social housing as all locations have relatively good accessibility to services. Similarly, the Department's preference for social housing in Maryborough is for suburbs within and immediately around Maryborough. There are certain areas that they avoid providing social housing, such as Granville, due to community perceptions associated with the private rental market;
- design of accommodation – improvements to privacy and relationship with the street are among the needs for improved design outcomes; and
- adaptable dwellings -there is seen to be a need for a proportion of multiple dwellings to be designed to adaptable standards.

10.2.4 Key Social Housing Needs

- There is a long waiting list for social housing, and it takes longer for people to be allocated housing in the Wide Bay Burnett area compared to the whole of Queensland.
- Overall, across the Fraser Coast, the most common demographic characteristics of clients on the social housing register are single parent families, lone persons and aged persons, and this equates to the need for more smaller dwelling types for social housing within the Fraser Coast.
- There appears a lower rate of provision of social housing on the Fraser Coast compared to Queensland or the Wide Bay Burnett region.
- There would appear a need for increased provision of social housing above that currently being constructed to reduce waiting lists, particularly among older people.
- There is a clear need for smaller one-bedroom accommodation or seniors units to meet the needs of a high proportion of applicants on the social housing register. Increasing the availability of smaller housing types in the private housing stock will provide increased opportunities for renting or buying appropriate types of social housing.
- There is a need for some five bedroom social housing properties.
- A salt and pepper approach is required to assist with public perception of social housing.
- Design issues including a proportion of adaptable dwellings, improvements to privacy and relationship with the street need to be considered.
- Social housing dwellings must have good access to public transport, services and employment.

- There is a growing trend for people to seek crisis accommodation for a range of reasons and the demand for crisis housing and supported accommodation is greater than can be delivered with current stock.

10.3 Caravan Park Accommodation

10.3.1 Overview

Section 6.1.9 found that the proportion of people living in caravan parks for more than one year compared to the total population was more than double on the Fraser Coast in comparison to Queensland (294 people / 10,000 population compared to 91/10,000) according to the Housing Analysis. In Hervey Bay, the ratio of long term caravan park residents to total population was 440 / 10,000 population. There was also double the proportion of homes in the 'other dwelling' category in the Fraser Coast compared to Queensland. Most of these were classified as caravans, cabins and houseboats (2.4% of all occupied private dwellings).

Some of these may be explained by lifestyle choice. However it is generally accepted that caravan parks have traditionally been an important element in the provision of affordable housing, particularly on the Fraser Coast. This could relate to the circumstances of relative housing affordability shown by **Section 6.1.8**, particularly since 2000 when steep rental and purchase cost increases have been experienced³². All providers interviewed confirmed that long-term sites are popular because they are seen to be affordable, have lower entry costs, lesser requirements and represent an alternative to public housing.

However, while it may be a legitimate choice for some, the Department of Communities has indicated that reliance on caravan parks is problematic, as they bring with them some important problems, notably:

- rent levels are not necessarily affordable, particularly for young people or those on pensions;
- they tend to be the 'end of the line' accommodation - for people who can't go through a real estate agent eg. those who have been blacklisted or who cannot afford bond and all the set up costs up front and/or people on the social housing register;
- it is difficult to monitor and maintain standards for residents;
- they are not necessarily appropriate for vulnerable groups including children, young people, and aged persons, as they also house those with social problems including those who are ex-prisoners, drug and alcohol dependent and/or mentally ill; and
- they result in uncertain tenure – as many parks are in locations which are subject to redevelopment pressures. When parks are subject to closure or are redeveloped for tourist purposes, many residents are forced to fall back on crisis accommodation.

The likelihood of park closures is probably highest in Hervey Bay, which is subject to more redevelopment pressure. 85% of the long term caravan park residents in the Fraser Coast are located in Hervey Bay Part A – a total of 2,235 long term residents, compared to 291 in the former Maryborough City Council area (which includes the Maryborough Urban and majority of the Maryborough Coastal catchments). As end of the line accommodation, and given that it was acknowledged above that the demand for crisis housing and supported accommodation is greater than can be delivered with current stock, the potential for closures is of concern.

³² This data was not available over time.

10.3.2 Key Needs Relating to Caravan Parks

The key needs relating to caravan parks would consequently appear to be:

- existing caravan parks significantly contributing to long term accommodation for low income groups either need to be maintained, or additional places for long term residents found in alternative accommodation should parks be redeveloped;
- options for older single males need to be developed, including boarding house accommodation (currently lacking on the Fraser Coast) and a men's shelter in Hervey Bay;
- other initiatives, such as increasing the supply of smaller affordable private housing, increasing the supply of social housing generally and introducing programs such as Rent Connect will all assist in reducing pressure on caravan parks as a place of accommodation of last resort.

10.4 Homelessness

10.4.1 Overview

Homelessness can be defined as 'sleeping rough' or in substandard / unstable accommodation. Within the Fraser Coast there is currently an obvious cycle between homelessness and marginal housing, with a key reason being that there are no 'exit points' for people who cannot afford or cannot be considered for private market rental housing. Recent newspaper reports suggest that youth homelessness is a growing problem.³³

Based on consultation undertaken for this report, the most common causes of homelessness are family breakdown, mental health issues and disabilities, employment issues and a shortage of affordable housing.

Data provided in the Housing Analysis compares the rate of homelessness for the Fraser Coast region and its constituent SLAs, the Wide Bay Burnett region and Queensland. As the data shows (refer to **Table 56** below), in 2001 the Fraser Coast region had a significantly higher rate of homelessness than Queensland, and this applied across the region. (More recent data is not available).

Table 56: Level of Homelessness

Hervey Bay (C) - Pt A	2001	Rate/10,000 population
Improvised home, sleepers out	68	41
No place of usual residence	165	99
Hostel for homeless	10	6
Hervey Bay (C) - Pt B	2001	Rate/10,000
Improvised home, sleepers out	71	442
No place of usual residence	18	112
Hostel for homeless	0	0
Maryborough (C)	2001	Rate/10,000
Improvised home, sleepers out	24	24
No place of usual residence	57	58
Hostel for homeless	5	5
Tiaro (S)	2001	Rate/10,000
Improvised home, sleepers out	8	46
No place of usual residence	14	81
Hostel for homeless	0	0

³³ Fraser Coast Chronicle 26 May 2010 - 'Call to help the homeless'.

Hervey Bay (C) - Pt A	2001	Rate/10,000 population
Woocoo (S)	2001	Rate/10,000
Improvised home, sleepers out	7	66
No place of usual residence	3	28
Hostel for homeless	0	0
Fraser Coast (R)	2001	Rate/10,000
Improvised home, sleepers out	178	59
No place of usual residence	257	85
Hostel for homeless	15	6
Wide Bay Burnett (SD)	2001	Rate/10,000
Improvised home, sleepers out	651	71
No place of usual residence	769	84
Hostel for homeless	65	7
Queensland	2001	Rate/10,000
Improvised home, sleepers out	3887	11
No place of usual residence	8642	24
Hostel for homeless	1089	3

Source: Adapted from DOCs 2010

Within the region, Hervey Bay Part B (largely equating with Hervey Bay Surrounds, including the coastal towns) had by far the highest rate of homelessness, both in terms of improvised dwellings, sleeping out or no place of usual residence, 554/10,000, compared with 35/10,000 Queensland as a whole and 155/10,000 for the Wide Bay Burnett. The rate was considerably less high in Maryborough than Hervey Bay; however there is a homeless shelter for men in Maryborough, the Coolooli Men's Refuge, but none in Hervey Bay.

10.4.2 Outcomes of Consultation

General observations from housing providers regarding homelessness in the Fraser Coast indicate:

- most homeless people are transient. They stay for 2-3 months then move to a different area;
- a lot of homeless people are just trying to help themselves, but some don't want to pay for accommodation or have nothing left over after Centrelink money is used to buy alcohol or drugs;
- the shortage of single men's accommodation is a factor in homelessness;
- street dwellers are visible, particularly in parks at night;
- about 1 in 10 homeless people are in work.

Those seeking crisis accommodation who would otherwise face homelessness are largely drawn from the following groups:

- ex-prisoners - there is a significant need in the area for housing for ex-prisoners - the men's shelter can be accommodating up to 2-3 ex-prisoners at any one time;
- 20-45 year olds;
- single men, mostly as a result of family breakdown;
- those affected by drugs and alcohol, and/or domestic violence.

As noted above, youth homelessness is increasingly a problem. Anecdotally, about two in 10 clients per night are from Hervey Bay. However some people can't travel to Hervey Bay because they have to pay.

Additionally, there is very little family crisis accommodation, and many men need to stay at the refuge while wife and children go to a women's shelter.

Finally, it is apparent that the private market does not support transition from homelessness due to affordability barriers, and lack of rental history.

10.4.3 Key Findings Relating to Homelessness

- Options for older single males need to be developed, including boarding house accommodation (currently lacking on the Fraser Coast) and a men's shelter in Hervey Bay.
- There is a need for increased crisis housing and supported accommodation on the Fraser Coast, together with the support services which keep people in housing and provide life and financial skills which may be lacking.
- There is a need for more transitional accommodation to ensure people do not cycle back into homeless.
- Other initiatives, such as increasing the supply of smaller affordable private housing, increasing the supply of social housing generally and introducing programs such as Rent Connect will all assist in reducing homelessness.
- The safeguarding of low-cost accommodation subject to redevelopment pressures or additional places for short term crisis accommodation needs to be considered.

10.5 Housing Needs for Identified Groups

10.5.1 Visitor Accommodation

Overview of Projected Need for Visitor Accommodation

The total number of visitors to the Fraser Coast for the year ending December 2009 was found in section 5 to be 785,000 (domestic) and 191,000 (international) resulting in a total of 976,000 visitors over the course of the year.

Both domestic and international visitors averaged a four (4) night stay and the total visitor nights for the year ending December 2009 were 3,105,000 (domestic) and 753,000 (international). A large portion of domestic visitors stayed with friends or relatives (34%) or in caravan parks/camp grounds (27%). A smaller percentage stayed in hotels/resorts (13%), rented houses/apartments (8%) and serviced apartments (3%).

While the number of visitors to the region in 2009 was down when compared to 2008, this decline can be expected to be at least partly a result of general economic conditions and not necessarily indicative of a trend.

The projections which are available (see **Section 5.2.3**) suggest that both domestic and international visitor numbers will increase annually to 2018 by approximately 5% per annum.³⁴ This has significant implications in terms of an ongoing need for visitor accommodation and facilities. It also has an important implication for residential accommodation. Should the future demand for tourist accommodation be underestimated, then private dwellings will be removed from the stock for tourist purposes. In reverse, should the residential stock be underestimated, then tourist accommodation will be taken up for permanent residents.

The current level of visitor accommodation is difficult to identify, as noted in section 6.1.1. While the number of non-private dwellings classified as a hotel, motel or bed and breakfast, and the numbers of people a house on the night of the Census is obtainable (see section 6.1.1) other accommodation used for tourist accommodation, particularly non-serviced apartments, is classified within normal private dwellings

³⁴ Longer term projections could not be sourced.

and not separately distinguishable. This is of particular significance in Hervey Bay, where a considerable proportion of visitors stay in rented houses and apartments.³⁵

The current room capacity (motels, hotels, resorts, backpacker hostels, serviced apartments but excluding caravan parks and non-serviced apartments) was estimated in 2007 by the Bundaberg-Fraser Coast Tourism Opportunity Plan 2009-2013. At that time, the average annual occupancy rates (based on 2007 visitor numbers) was 64%. This is just under the minimum benchmark of 65% identified in the plan by the region's operators of a desired room occupancy level.

Projections of the number of new rooms likely to be required among these forms of commercial accommodation were undertaken within the Tourism Opportunity Plan. This prepared three scenarios: a demand driven scenario, a demand driven and supply led scenario, and a supply led scenario. The demand driven scenario, using only the existing room stock against forecast visitor demand, identified that a 37% increase in the number of rooms would be required by 2018 to meet forecast demand. Under the second scenario, including all stock under construction and with all approvals, a 22.6% increase in the number of rooms was required. Finally, under the supply led scenario, including the above and all planned rooms (without approvals) only a small increase of 65 rooms was necessary to meet demand to 2018, and there would be a need to increase visitor growth by further 30,000 overnight visitors to avoid an oversupply of rooms.

It was however concluded by the Tourism Opportunity Plan that with the introduction of new attractions as outlined in the plan, this level of visitor growth was considered likely to be exceeded. Hence the forecast for new rooms was considered to be conservative overall.

A very broad estimation of visitor needs beyond 2018 can be made by extrapolating the annual increase in room stock required under the demand driven scenario³⁶. This results in 440 additional rooms per annum, or over 5,280 rooms between 2018 and 2031 additional to the 65 rooms required beyond those under construction or planned by 2018. The implications of this will be further considered in the Dwelling Capacity Analysis.

Anecdotal indications are of a possible current oversupply of tourist accommodation and an undersupply of higher density residential accommodation, which has indeed resulted in an intrusion of permanent residential uses in tourist resorts. This trend is very marked on the Sunshine Coast, and needs to be avoided if at all possible on the Fraser Coast, as it provides an unsatisfactory living environment for both resident and tourist populations.

Key Findings Relating to Visitor Accommodation

The key findings emerging in relation to visitor accommodation are:

- it will be highly desirable that intermixing of tourist and long-term residential accommodation is limited. Consideration will need to be given to using appropriate definitions under the SPA 2009 to achieve this;
- adequate provision will be needed within appropriate sites or precincts for the projected additional number of visitor accommodation rooms likely to be required (65 beyond those under construction or planned by 2018, and over 5,280 rooms between 2018 and 2031);
- monitoring will be needed of the adequacy of development activity relative to both tourist and long-term residential use.

³⁵ Note that the proportions of visitors by type of accommodation quoted above relates only to domestic visitors; the accommodation type preferences of international visitors could not be sourced.

³⁶ This should be used with care due to the nature of its derivation and is provided only for broad land use purposes.

10.5.2 Aged Persons' Accommodation

Overview

Earlier sections of this study have found that:

- the median age of residents living in the Fraser Coast Regional Council area will increase from 43 years in 2006 to 45 years in 2031. Whilst the median age for Queensland is increasing, in 2031 the median age for Queensland will still be lower than the median age in 2006 for the Fraser Coast Regional Council area;
- reflecting the ageing population trend, the proportion of people aged 65 years and over is expected to increase from 19.2% in 2006 to 29.5% in 2026 (compared with an increase from 12.4% to 19.8% respectively for Queensland);
- at the same time, the number of small households (i.e. lone person and couple only households) in the Fraser Coast is expected to increase from 64% in 2006 to 70% in 2026. This is well above the Queensland average (an increase from 54% to 61% for Queensland);
- it is anticipated that the higher proportion of lone person households will be particularly pronounced in the Maryborough SLA.

There is a specific and growing need to cater for older people, both now and as the population continues to age. This need is particularly evident in Hervey Bay Urban area, where the highest number of people aged over 65 currently reside (8,722 persons in 2006). Maryborough Urban area has approximately half this number of older people (4,434), Coastal Hervey Bay has approximately 1,000, Hinterland Hervey Bay has 625 and Hervey Bay Urban Surrounds has a little over 400.

Significantly lower proportions of new residents however suggests there is a high proportion of long term residents in the city of Maryborough. It was identified that it will be important to ensure there is an adequate supply of integrated aged accommodation and ongoing care available for older people to accommodate longer term residents as they age, in order to minimise the need to relocate such residents to other areas to access aged accommodation. Coastal Hervey Bay also attracts retirees who will require smaller housing as they age, as well as access to integrated aged accommodation and ongoing care. The smaller villages and relative isolation of many settlements in Coastal Maryborough suggests that it may not be desirable to encourage further accommodation for older people in these villages, especially as the lack of outreach services often means they lack essential support services.

It was also noted that accommodating the high proportion of people aged 55 years and over in *affordable* and *appropriate* housing is an important need to be addressed in the region. Section 6.3.1.3 identified that 95% of couple only households still live in separate houses. Lone households are the dominant household type living in attached and semi-detached housing (7% and 4% respectively), however, 82% of lone person households still live in a separate house. Furthermore, the highest cohort of applicants on the Social Housing Register awaiting social housing are over 70 years of age, and properties with one bedroom or a seniors unit are the most sought after accommodation choice for applicants.

The draft Wide Bay Burnett Strategy on Ageing (Strategy on Ageing) was completed February 2010 (Queensland Health/ Department of Communities, 2010). The purpose of this report was to support and inform planning for the strategic development and service delivery for the needs of the region's ageing population. Key issues included an age friendly built environment, which needs to be appropriate for older people, and integration of aged care facilities. Recommendations included:

- ensure housing stock reflects the changing demographics of the region;
- encourage local government to adopt universal design approach – Best Practice Principles for Design;

- inclusive Communities type groups to provide advice on applicable development applications (for each regional council). A similar group is already established in Gympie;
- encourage regional councils to consider this strategy when developing their community development plans under the Local Government Act.

A workshop with expert aged care planners and service providers, researchers and community leaders in ageing was held October 2008 to inform the preparation of the Strategy on the Ageing also noted that the demand for supported accommodation for older people in the region (for example nursing homes and hostels (not self contained accommodation) would increase by 180% over the next 25 years. The same increase in demand can be assumed for aged care services.

The outcomes of the workshop also stressed the importance of ‘ageing in place’ by encouraging integrated aged care facilities to meet progressive needs (independent living to palliative care in one facility), the location of aged care facilities strategically (in line with population projections) rather than all in Hervey Bay, and the desirability of older people being able to move within their own area to retirement villages and aged care facilities. It is additionally important that people have access to a range of types of aged housing, in order to choose the level of care, financial arrangements and housing type which is most appropriate for them.

Outcomes of Consultation

Consultation was undertaken with a range of aged care and retirement village providers throughout the Fraser Coast and these results are provided at Appendix I. Key issues raised by the providers include the following:

- there is a lack of accessible housing for older people on the Fraser Coast;
- older single people are discriminated against in the housing market and it is difficult to find appropriate affordable accommodation;
- many older people in the rental market are caught between not being eligible for public housing and not being able to afford rental housing;
- most aged facilities could be anywhere – they are generally not well linked into community;
- long waiting times to ensure residential aged care accommodation are a problem;
- the separation of couples with different care needs is very difficult;
- the paperwork involved in entering a residential aged care establishment is overwhelming;
- independent Living Units are popular as they are easy to maintain;
- the cost per bed is more expensive in smaller facilities, hence most facilities are large;
- banks don’t like lending to manufactured home parks – believe they are sub-standard homes;
- in the current market, older people are having issues selling their houses in order to then move into alternative accommodation;
- adaptable housing can be very expensive – generally need to know the specific needs of a resident for it to work;
- although there are approved retirement and aged care places – it is too expensive to build them so they have not been taken up;
- high care residential aged care is losing money – need income from Independent Living Units to support this;
- some facilities cater for people who don’t have other accommodation or money – therefore people become institutionalised earlier than they need to.

The overall needs identified for aged care accommodation were seen to be as follows:

- a growing need for aged facilities;
- older people are looking for maintenance and affordability;
- it is difficult to find places in a higher level of care;

- affordability issues – difficult to find accommodation like Golden Shores that are for rental not purchase;
- need to provide better housing options – in more accessible locations – to keep people in their own houses for longer;
- there is a need for a facility that provides independent rental accommodation, serviced apartments (with meals) and residential aged care – ie. one facility;
- a 2 bedroom product is required in lifestyle resorts etc;
- a need for low and high care residential aged care beds;
- a need for secure aged care beds for dementia patients and more mental health beds;
- accessible housing for older people;
- as this older demographic begins to age and become less mobile, it is likely that the need for in-home aged care services will increase to allow these people to remain in their own home for as long as possible. As a result, such as HACC, CAPs and EACH packages, are likely to be in greater demand in the future;
- need to consider a scheme linking underutilised houses of older people. For example, three or four older people could live in one house; or a younger person with an older person.

Residential Aged Care Needs

Following the *Aged Care Act 1997*, aged care services in Australia fall under two categories – those delivered in residential care settings and those that are delivered in the community (community care), often in people’s own homes or in purpose built retirement housing. This framework is designed to support ageing in place, enabling service providers to increase their services as low care residents become more dependent, reducing or delaying the need for residents to move to a new accommodation service when their dependency increases.

The framework may be illustrated as follows:

Level of Care	Residential Care	Community Care
High care	Nursing homes	Extended Aged Care at Home (EACH) packages or EACH-D (Dementia)
Low care and supported accommodation	Hostels	Community Aged Care Packages (CACPs)
Information and base level care	Retirement villages, affordable housing	Home and Community Care Program (HACS)

Residential aged care is accommodation and care services provided in residential care homes to older people who can no longer remain in their own home, in premises with subsidised low and high care places funded and licensed by the Commonwealth Government under the *Aged Care Act 1997*.

Community aged care refers to the provision of personal and domestic services funded in part by the Commonwealth Government to help people continue living in their home if assessed as eligible by Aged Care Assessment Teams (ACATs). Services include home help, food and transport services, personal care, health services, respite care and social support. Services include Home and Community Care (HACC), Community Aged Care Packages (CACPS), and Extended Aged Care at Home (EACH).

An appropriate choice of care should include both residential aged care and community care. Government policy encourages an increasing proportion of people to stay in their own homes longer, with the assistance of community care. The need for future aged care places, including community aged care packages and residential care beds, are benchmarked below based on government targets.

The Australian Government uses a comprehensive planning framework to achieve an equitable distribution of aged care places to all Aged Care Planning Regions across Australia. New places are made available for allocation based on population projections and the current level of aged care provided, compared to the target planning ratio. For benchmarking purposes, the current National target is 113 aged care places per 1000 population aged over 70 years³⁷. The target is comprised of the following distribution of aged care places:

- high care beds – 44;
- low care beds – 44;
- aged care packages – 25.

The current stock of residential aged care and community aged care packages in the Fraser Coast is provided in the table below, along with a comparison to the targets for the 2008 population (the proportion of the population aged over 70 years has been estimated based on 2006 age distribution) and the populations projected for 2016, 2021, 2026 and 2031.

Table 57: Application of National Residential Care Targets to the Fraser Coast Region (2008, 2016, 2026 and 2031)

Year	Population Aged >70 yrs	High Care Beds	Low Care Beds	Packages (CACP, EACH or EACH-D)	TOTAL Places
FCRC 2008 Estimated Resident Population 70+ (OESR)	11,108	526	365	273	1,164 places (including 891 beds)
FCRC 2008 Actual Ratio/1000 people 70+	n/a	47	33	25	105 places/1000 (80 beds)
National 2008 Target Ratio/1000 people 70+	n/a	44	44	25	113 places/1000 (88 beds)
FCRC 2008 Target (based on National Ratio)	n/a	489	489	278	1,256 places (978 beds)
Variance Actual to Target (to reach National Ratio)	n/a	+37	-124	-4	91 places (87 beds)
FCRC 2016 Target ³⁸	16,628	732	732	416	1,880 places (1,464 beds)
FCRC 2021 Target	20,066	883	883	502	2,268 places (1,766 beds)
FCRC 2026 Target	23,356	1,028	1,028	584	2,640 places (2,056 beds)
FCRC 2031 Target	26,930	1,185	1,185	673	3,043 places (2,370 beds)
Total additional beds /packages to 2031 (to reach National Ratio)	n/a	659	820	400	1,879 places (1,479 beds)

Sources: Department of Health and Ageing 2009b; DPS Guide to Aged Care 2009; PIFU 2009; PIFU 2008

³⁷ (Australian Government Department of Health and Ageing).

³⁸ Note that there has been a consistent increase over time in the proportion of packages to beds in the National ratio. The total number of places required will therefore be accurate (and as the overall ratio changes) however it is possible that the mix of places to beds will change over time.

The above table shows that the current provision of aged care places is 80 beds and 105 places per 1,000 people aged over 70 years, which is below the national target of 88 beds and 113 places. The undersupply is greatest for low care residential beds, with a relative oversupply of high care residential beds.

The table also indicates the need for a substantial number of aged care places to 2031 of just over 3,000 places including approximately 2,400 beds. Based on the current national targets, the following additional places will be required over this period:

- 659 high care beds;
- 820 low care beds;
- 400 aged care packages.

The additional beds required to meet national targets represents a significant ongoing need. The finding in **Section 7** that there will be a larger proportion and number of not only older people in the population, but a high number of the very old and frail-aged who will need to be accommodated, reinforces the likely need for the above accommodation.

Consultation undertaken with a number of aged care providers (refer to **Appendix I**) has supported these findings with the acknowledgement of increasing demand from the ageing population and the fact that people are living longer. An overview of other findings from consultation with aged care providers is outlined in the following sub-section.

Retirement Villages and Other Forms of Aged Accommodation Needs

The need has also been identified for a range of self care and other forms of communal and private accommodation appropriate for older people. The review in **Section 8** identified that key national trends and preferences suggest that needs would include:

- a substantial increase in demand for smaller dwellings and dwelling types appropriate for older people, including adaptable housing design;
- affordable dwellings for older people;
- smaller clusters of aged appropriate housing scattered throughout age friendly neighbourhoods as well as large-scale retirement villages;
- a different range of housing options for baby boomers than is currently available;
- a growing need for new and alternative forms of housing for older people;
- increased affordable rental accommodation, including both private rental and public housing.

Retirement Villages/Lifestyle Resorts

Section 6 found that there is a significant amount of retirement accommodation provided and a large amount approved. Retirement villages were defined in that section as a cluster of aged houses or units administered by a central body (e.g. Body Corporate, trustee or management company) and managed by employed staff, most commonly including an on-site manager. These *can* include all or no residential aged care. In these cases, no on-site or ongoing levels of care (other than community based care) may be provided. It is seen as highly desirable that retirement villages be established with all three levels of care.

There is no regulation of the number of self care or independent living units that may be provided, and no known advisory level of independent living units relative to residential aged care accommodation. Over 1800 independent living units were identified on the Fraser Coast. Only 215 of these are located in Maryborough. All of the higher quality lifestyle or over 55's resort type facilities, including Golden Shores, Noble Lakeside, Sapphire on the Esplanade (a high rise over 55's village) and the Seachange resort are located in Hervey Bay.

The data in **Section 6.3.1** suggests that the proportion and indeed the number of people in Maryborough in nursing home accommodation may be high due to the limited availability of other types of aged persons' housing. Consultation confirmed that there is considered to be limited retirement village housing within Maryborough and an identified need for a greater range of aged persons' accommodation, particularly integrated villages with all three levels of care. Without the expansion of this type of accommodation in Maryborough, it is likely that many existing older residents of Maryborough will need to leave the area to find suitable accommodation.

Local developers have indicated that they have been keen to establish different models of retirement/aged living within Maryborough. It is considered that there is limited serviced and available land of sufficient size in Maryborough and that growth areas need to be identified to support long term ongoing growth and development on larger allotments that can facilitate a range of dwelling types, including retirement housing. Maryborough is also seen as a good opportunity to provide more affordable retirement housing, as it is not as expensive as Hervey Bay.

It is not possible to readily quantify the need for additional independent living units or over 55's lifestyle resorts. The need for these units will be provided based on market assessment by developers. However, at present it is noted that approximately 1800 independent living units (in either retirement villages or lifestyle resorts) serve a population aged over 55's of approximately 33,000 (estimated from 28,805 at the 2006 census). This is a ratio of 1 unit per every 18 people in that age group. If the same ratio of units was maintained when the population is approximately 57,000 in 2031³⁹, then over 3,100 independent living units would be required, close to double the current number.

Based on the breakdown of population, it could be assumed that two thirds of these would be in Hervey Bay, and one third in Maryborough. It was also noted in **Section 6.6** that a further 1,288 places/units for older people were either approved and had preliminary approval. All of those identified are in Hervey Bay. If these proceed, approximately a further 1,800 will be required. It will be important that the planning scheme enables these types of accommodation to be provided in appropriate and convenient locations.

It should be noted that these figures include 'manufactured' or relocatable home parks which are a form of retirement resort or lifestyle resort comprising relocatable (manufactured) homes with communal facilities and services, that specifically target the over 50 retired age group. Relocatable homes are designed for independent living, and can vary in size, be detached or semi-detached and contain a garage or carport. In Queensland they can be of slab construction such that they are relatively indistinguishable from normal dwelling houses.

Consideration will need to be given to providing sufficient zoned land for this purpose in both Hervey Bay and Maryborough, depending on a review of definitions under the Queensland Planning Provisions.

Adaptable Housing

The need for smaller dwellings has been considered under the private housing market (**Section 9.1**). However it would appear highly desirable that a proportion of these area adaptable.

Adaptable housing is housing that is designed so that it can be easily modified in the future to become accessible to both occupants and visitors with disabilities or progressive frailties. Such housing includes the principles of 'universal access' or 'universal housing design'. Adaptable and universal housing forms are key to people ageing in place in their own housing.

³⁹ Estimated from PIFU Population and Housing Fact Sheet August 2009 age projections. These projections however group age categories more broadly and the figure represents only an approximation of those aged 55+. Hence they should be considered indicative only.

The new planning scheme provides Council with an opportunity to encourage the inclusion of a proportion of adaptable housing based on universal design principles.

It was noted in **Section 6.7** that approximately 7% of the Fraser Coast population in 2006 required assistance in one or more of the three core activity areas of self-care, mobility and communication because of a disability, long term health condition (lasting six months or more), or old age. This figure was higher than the comparable figure of 3.9% for Queensland as a whole. The State Government's Sustainable and Smart Homes Program⁴⁰ promotes universal housing design in recognition that adaptability will become increasingly important as the Queensland population ages.

At the present time however, there is no legislation requiring the provision of adaptable housing in Queensland. While Councils have a responsibility under the Commonwealth *Disability Discrimination Act 1992* (DDA) to assess whether developments will unlawfully discriminate against people with disabilities, this does not extend to providing adaptable housing. However this will change for some classes of buildings when the *Disability (Access to Premises – Buildings) Standard 2009* becomes effective (expected in 2011). Under the Standard, Class 9c buildings, defined as a 'building for residential accommodation of aged persons' who require personalised care and essentially providing residential care, will be required to be adaptable. Independent living accommodation (i.e. Class 1a -detached and semidetached residential buildings and Class 2 - residential apartments and flats / multi-unit development) will remain exempt.

It is recommended that to support ageing in place, interventions over and above those of the Disability Standard should occur. Experience in NSW where up to one third of councils typically require 10% of multi-unit dwellings to be adaptable and some Councils require 30% to 50% and 100% percent of dwellings in different circumstances, the general view is that adaptable dwellings have found a ready market and some developers have promoted adaptable dwellings as a selling feature. Nevertheless, the Housing Industry Association has resisted regulation, arguing in favour of voluntary inclusion.

The ULDA has recently adopted a policy of 10% of all dwellings (houses and multiple dwellings) in any project (refer to **Section 11.1**) to be developed as adaptable housing, supported by the Accessible Housing Guideline (2009)⁴¹ which sets out the adaptable features that should be included. In view of the age and disability demographics of the population, this is considered an appropriate target for the Fraser Coast.

New Models of Aged Housing

It is widely acknowledged that older people should have choices other than institutionalisation as they age. A review of the literature has shown that in contrast to overseas, relatively little attention appears to have been paid to new models of integrated housing and care for older people. Netherlands, UK and Scandinavian models have included:

- the 'apartments for life' concept, whereby older people are able to remain in their own apartment throughout older age, challenging the assumption of the inevitability of moving to a nursing home later in life;
- innovation and diversity in housing for over 55's including co-housing, multigenerational housing complexes, co-location of all levels of support and care;
- innovation and diversity in support and aged care at home;
- specialised aged housing that is indistinguishable from other housing and without institutional markers;
- clustering of 4, 6 and 10 unit complexes that include studio accommodation.

⁴⁰ Available at http://www.sustainable-homes.org.au/04_resources/index.htm

⁴¹ Available at: http://www.ulda.qld.gov.au/_dbase_upl/AccessibleHousingGuide.pdf

There are several reasons to suggest that there is a need both in Australia and on the Fraser Coast for new dwelling types and models for older people. The first is the likely impact on greenfield sites. A minimum of approximately 6 hectares is understood to be currently needed for a retirement village. In order to limit the spread of urban development, other forms of future residential aged care such as vertical building models (high-rise), small clusters of serviced dwelling complexes and ‘apartments for life’ need to be considered.

Secondly, the continual seeking of large sites means that many retirement villages are located sub-optimally on the fringes of urban areas and without good access to transport and facilities and services. New models of small housing clusters and communities can be developed as infill development in aged friendly neighbourhoods in which older people may already live.

Thirdly, it was noted in **Section 8** that baby boomers will demand a different range of housing options than is currently available to older people, and that in particular, they are unlikely to continue the trend of moving into retirement villages. Hence there will be a growing demand for more diverse choices which cannot be met at the present time. Without models which are considered more appropriate to baby boomers, larger dwellings will continue to be inefficiently used.

It is clear that there must be a greater mix of housing styles and types provided for older people to meet changing demands. It was suggested earlier that given the relative absence of innovation in Australia, new and alternative forms of housing for older people that offer retirement based social interaction, shared use of open space for recreation, sharing of resources including personal transport and household articles, and mutual caring and support, need to be investigated. These new models also need to consider the issue of affordable rental accommodation which is likely to be required by one in five baby boomers.

10.5.3 Other Aged Housing Needs

The workshop held to inform the preparation of the Wide Bay Burnett Strategy on the Ageing (Queensland Health/ Department of Communities, 2008) also identified a significant number of other factors which should influence the provision of aged persons’ accommodation. These factors can generally be considered to contribute to ‘positive ageing’. A summary of some of the key issues and actions relating to housing and infrastructure included:

Built Environment

- Universal design and safe neighbourhoods:
 - universal design features into Council building codes;
 - approvals for new developments to require aged friendly infrastructure (lighting, safe footpaths, public transport routes etc);
 - public spaces that encourage affordable physical activity and socialisation (halls, parks etc) suitably located across to region to maximise access;
 - reasonable width pathways for scooters and walkers etc with access on and off at vantage points;
 - Councils to improve street lighting in retail/residential areas of the region.
- Independent living and ageing in place:
 - incentives for developers and builders to build adaptable or housing for the disabled, if the BCA can’t be changed;
 - Councils should encourage ‘fit for purpose’ housing (duplexes, relative apartments, duplexes etc);
 - ensure appropriate housing mix and affordability in areas.

- Mobility and public transport:
 - public transport investment, more walk, cycle and motor scooter pathways to destinations (shops, chemist, GP);
 - scooter parking and charging facilities at shopping centres;
 - develop a whole of Government transport plan that includes public transport, community transport, private buses, taxis and limos and coordinates these transport sources with easy booking access and affordable services.
- Recreation and healthy lifestyles:
 - design appropriate sporting activities (golf, swimming, bowls, ‘masters’ competitions etc);
 - create a public space in CBD areas for aged people to meet with coffee etc.
- Council regulations:
 - review local govt regulations regarding building standards for the disabled (should only be BCA);
 - special purpose fund (funded from developments) for retrofitting buildings for the disabled;
 - fast track aged care facility developments;
 - set aside land close to community facilities for aged care facilities and retirement villages;
 - high speed internet connections across the Wide Bay Burnett regions to allow e-medicine.

Safety

- Transport:
 - more flexible and affordable public transport in the region (similar to the Hervey Bay bus service that drops ‘door to door’).

Social

- Connectedness:
 - need a whole of Government response (infrastructure and service planning) for transport for older people;
 - look at alternative means of service provision (take service to the person) such as e-health initiatives, internet based services.
- Social support services:
 - need to integrate and coordinate housing, transport and other social needs for older people;
 - use technology to support older people to stay in the community longer;
 - improve community support (services and address stigma) for people with dementia;
 - full-time non-care provider service to guide people with dementia and their families through the illness and care options;
 - promote positive, active ageing;
 - attach wellness centres to tourist information centres to promote healthy ageing to older travellers;
 - explore and implement new models of social support.

These needs suggest a number of factors which might be considered in identifying sites or precincts for aged person’s housing and developing an aged accommodation code.

10.5.4 Key Needs for Aged Persons' Accommodation

- There is a specific and growing need in the Fraser Coast to cater for older people, both now and as the population continues to age. This need is particularly evident in Hervey Bay Urban area.
- The high and increasing proportion of people aged 55 years and over need to be accommodated in both *affordable* and *appropriate* housing.
- It can be hypothesized that a high proportion of older people are living in larger accommodation forms than they require and that are possibly appropriate for them.
- The importance of 'ageing in place' should be recognised and promoted by encouraging integrated aged care facilities to meet progressive needs (independent living to palliative care in one facility).
- There is a current ratio of 103 aged care places per 1,000 people aged over 70 years, which is below the National target of 113 places. The undersupply is greatest for low care residential beds, with a relative oversupply of high care residential beds.
- There will be a need for a substantial increase in aged care places to 2031 of just over 2,000 places, approximately 1,600 of which will need to be residential aged care beds. 927 of these will need to be low care beds and 551 will need to be high care beds.
- While a higher proportion of beds will be required in Hervey Bay, Maryborough is also seen as a good opportunity to provide more affordable retirement housing and there is an identified need for a greater range of aged persons accommodation, particularly integrated villages with all three levels of care.
- There will be a need for increased social (community and public) housing for older people, both to make up existing deficiencies and to cater for the anticipated increased demand for affordable rental accommodation by older people in the future. Models of aged cluster housing developments could be considered under NRAS with a view to older tenants.
- Close to double the current number of independent living units would be required to accommodate the over 55's population by 2031. It will be important that the planning scheme enables these types of accommodation to be provided in appropriate and convenient locations.
- The new planning scheme should encourage the inclusion of a proportion of adaptable housing based on universal design principles. Adaptable and universal housing forms are key to people ageing in place in their own housing.
- It would appear appropriate to the Fraser Coast to encourage the ULDA target of 10% of dwellings in any project (refer to section 10.3) to be developed as adaptable housing, supported by the Accessible Housing Guideline (2009) which sets out the adaptable features that should be included.
- Again an age friendly neighbourhood is stressed as equally important to wellbeing and ability to remain independent and age in place as the home itself.
- In order to limit the spread of urban development, other forms of future residential aged care such as vertical building models (high-rise), small clusters of serviced dwelling complexes and 'apartments for life' need to be developed.
- In terms of the planning scheme, there is a need to review the adequacy and consistency of provisions to support positive ageing, and to guide the form of and provisions for higher density models of aged accommodation. This should also include adequate provision for onsite management and care, and improved provisions relating to aged accommodation within manufactured home parks.

10.5.5 Youth Housing

Overview

A study was recently undertaken in relation to youth homelessness in Wide Bay Burnett (Wide Bay Burnett Youth Homelessness Reference Group 2010).

It was estimated that in the Wide Bay Burnett area, 273 people aged between 12 and 18 years were homeless on any given night. Of these, 88% were 'couch-surfing' (staying with friends and family), 11% were using temporary accommodation and 1% were sleeping in parks, cars etc. The study suggested that the major cause of youth homelessness was family breakdown, with financial difficulties and lack of affordable housing also mentioned as a cause by the majority of service providers.

In relation to housing, organisations consulted during the study suggested that there was a lack of accommodation for people under 16 years of age. They also reported that there was a lack of transitional youth accommodation and accommodation for young couples and single mothers. Through the Semi Independent Living Program, Child Safety Services cannot provide assistance for a young person's partner. Some young people discontinued the program so they could live with their partner. Also, accommodation cannot be provided to pregnant young women. It was suggested a bedsit option could be provided to support young mothers through pregnancy and the initial stages of motherhood.

The report identified the following needs in Maryborough:

- a youth accommodation service;
- a drop-in centre;
- more transitional accommodation with at least 12 months of support; and
- a supportive accommodation model for young mothers.

The report identified the following needs for Hervey Bay:

- appropriate housing for young mothers;
- a respite service for people under 16 years of age to prevent family breakdowns;
- support for young people to maintain tenancies; and
- longer term transitional support.

Outcomes of Consultation

Consultation undertaken with local service providers confirmed these conclusions and identified the following needs:

- homelessness and lack of accommodation for younger people is reported as an increasing issue on the Fraser Coast by all service providers. A recurring comment is that for 16-21 year olds, there is a shelter, but there is no safe housing for younger children, 12-16 years of age;
- younger children need supported accommodation, something like Youth Care – and more transitional housing when they leave shelter/ supported accommodation. Generally the need is just for short-term respite and crisis accommodation to resolve family issues - not institutional or long term;
- however, some 12-14 year olds also need long term accommodation, where:
 - Families won't reconnect with them;
 - There is no room for the young person – or a lack of affordability for large families, for example, five children to accommodate at an affordable level is very difficult;
- the current youth shelter in Urangan is predominantly at 80-90% capacity. At particular times like Christmas and before exams there are no vacancies and it is full. The shelter could be full all the time if younger, that is, under 16 year olds were allowed to stay;
- youth care in Hervey Bay could use more support for short-term accommodation for young people (as distinct from crisis / shelter accommodation);
- there is a particular need for young pregnant women and young mothers/couples;
- extra funding is needed for case managing children on child protection orders, and 'time out' houses for young people to have respite from family situations;

- there is a lack of ongoing support for young offenders;
- there is no similar crisis service in Maryborough at all, let alone any of the other services;
- some referrals occur from Howard and coastal suburbs — there is a need for transport between Howard and Hervey Bay;
- a Council community development space could support young people and give them a soft first point of entry.

Key Findings on Housing for Young People

- There is a need for additional short term crisis accommodation. Service providers would eventually like to see two smaller crisis care centres (no more than 8 beds, preferably 4 to 5, with one worker) in Hervey Bay and two in Maryborough, with provision for 12-14 year olds too and a program for family reconciliation.
- Long-term housing for younger people is not wanted as it is seen as not sustainable Exit points are required from crisis accommodation into housing – unit, family, friends.
- Smaller, more affordable accommodation in the general private housing market will assist housing younger people in the longer term.

10.5.6 Indigenous Housing

Overview

While the indigenous population of the Wide Bay Burnett region is proportionally smaller than for Queensland as a whole (2.7% as compared to 3.3%), there is nevertheless a need for improvements in housing for indigenous people living in the Council area. This need is evident across the Fraser Coast but is particularly evident in Maryborough.

The indigenous community on the Fraser Coast is supported by two housing corporations established under previous Federal government programs. These are the Korrawinga Aboriginal Corporation based in Hervey Bay and the Maryborough Aboriginal Housing Corporation based in Maryborough.

Korrawinga manages 22 properties, and there are currently no vacancies. There is a particular shortage of 4 and 5 bedroom houses for larger families.

The Maryborough Aboriginal Housing Corporation has 2 properties available with approximately 15 tenants located in those properties currently. There is a waiting list of about 2 years to access these properties. The Corporation identifies maintenance as a big issue.

The Kahwunwooga Justice and Community Development Corporation, located in Maryborough and funded through the Queensland Department of Justice and Attorney General, addresses as its core business, justice issues affecting Aboriginal and Torres Strait Islander (ATSI) people in the region. The corporation often receives enquiries about housing, particularly from people arriving in Maryborough late in the day when the office of the Housing Corporation has closed for the day. Many of these people are transient, and include the families of prisoners located in the Maryborough correctional facility. Facilities to accommodate people on a short-term basis are limited to motels.

The Department of Communities has offices in Maryborough and Bundaberg and these assist indigenous people to find accommodation, both through the general ‘mainstream’ Social Housing register and a separate ATSI housing register established through previous programs. There are ‘only a handful’ of these properties, and depending on whether people identify as Aboriginal or Torres Strait Islander, they are eligible for housing on both registers on the basis of a normal assessment of need, and availability.

Outcomes of Consultation

Overall there appear to be a number of important issues raised in consultation for this project, relating to housing needs for indigenous people on the Fraser Coast:

- increasing demand generally due to increasing population growth and increasing numbers of indigenous people coming from outside the area;
- an apparent general impression by Councillors and other mainstream community leaders that Aboriginal and Torres Strait Islander issues can only be managed by Aboriginal and Torres Strait Islander people themselves – that intervention through mainstream mechanisms do not or cannot apply;
- a consequent lack of intervention to address safety issues for indigenous people eg. to prevent people living in sub-standard and/or poorly maintained housing;
- lack of funding for the corporations to support an effective maintenance program. Reliance on rental income to fund maintenance provides insufficient security of funding to ensure standards are maintained;
- fear by existing organisations that partnering with State agencies will result of loss of existing properties;
- potential for corporations to not allocate housing on the basis of need;
- the potential for overcrowding of all properties due to the shortage of supply;
- lack of supply of social and ATSI housing in Hervey Bay relative to population growth puts pressure on supply in Maryborough, and lack of short-term accommodation in Maryborough contributes to pressure in Hervey Bay;
- a shortage of appropriate and affordable housing for indigenous people, particularly larger houses for families, and units for singles, in urban areas which are well located in relation to public transport, employment and services, means they are more likely to be located in disadvantaged areas or living in overcrowded conditions;
- low turnover of tenants and lack of review of tenants' circumstances in most cases, further limiting availability;
- lack of crisis and short-term accommodation for transient indigenous people, in Maryborough in particular; and
- a relative lack of access to funding for new housing and maintenance of existing properties through either one-off or recurrent programs at either State or Federal level, due to an apparent lack of awareness and/or a lack of resourcing or skills within indigenous communities. Relevant organisations indicate that making application for funding is often protracted and difficult to resource.

Department of Communities officers have identified that they consider larger houses are the most pressing need for indigenous people in the region, particularly given the cultural propensity to offer accommodation to other families who have not been able to access separate accommodation. This situation is worsened by the tendency for the private rental market to exclude indigenous families from the few large houses that are available.

Key Needs in Relation to ATSI Housing

- There is a need to provide larger social housing for indigenous families, and units for singles, in urban areas which are well located in relation to public transport, employment and services.
- There is a need for crisis and short-term accommodation for transient indigenous people, particularly in Maryborough.
- Assistance is required to help ATSI housing providers access funding for new housing and maintenance of existing properties through either one-off or recurrent programs at either State or Federal level.

10.5.7 People with Disabilities

Overview

It was established in section 6.7.1 that there is a higher proportion of people with disabilities and a significantly higher proportion of disability pension recipients than Queensland, which is partly related to the older age profile in the Fraser Coast. However the rates of disability by age group are also somewhat higher than for Queensland, excluding all people 65 years of age and older. This high proportion of persons with disabilities implies a need for adaptable and universal housing to be supplied by the private sector (and has been considered in **Section 9.5.2** above). However there is also a need to ensure that affordable and appropriate housing is available for people with disabilities.

Outcomes of Consultation

Needs and issues that have been identified by service providers include:

- there will always be a need for accommodation at reasonable prices for people with disabilities;
- many people struggle to find rentals – the main barrier is the price as they only have a certain amount of money;
- living outside city centre creates barriers to access – particularly areas such as Howard, Burrum Heads and River Heads which are sought after as they are cheaper;
- there are issues associated with high needs on Social Housing Register.
- people with a disability should live in the community;
- a lot of younger people have been placed in aged care facilities. This is now unlawful;
- ‘youngcare models’ would definitely work;
- clusters of houses with disabled people can lead to ghettos – areas people do not want to go to. Some examples include 2 disabled people in 1 x 3 bedroom unit, with a staff member in one bedroom;
- while there are a lot of 3 bedroom properties, it is considered difficult to find 4 bedroom properties;
- some purpose-built houses are not actually appropriately designed - many have small doors, need hoist shower chair;
- it is difficult to get accessible properties in the private market;
- there are difficulties in getting rentals – some discrimination by real estate agents is experienced;
- there is very little specific disabled housing available;
- some providers consider that disabled people living together doesn’t work;
- there is currently a significant demand on services – a lot of people are leaving parental care and requiring support;
- there is a need for appropriate housing. A good example is current housing owned and managed by Department of Communities:
 - co-location though not living together;
 - complex of four units semi-detached (attached by carports) low set;
 - 2 bedroom units, 1 disabled person per unit. Need second bedroom for carers who stay;
 - 2 units for people with disabilities and 2 units for aged people - they support each other;
 - community Lifestyles Agency would guarantee bonds and rents;
- the issue is that properties are not available;
- there is a need for accommodation closer to town centre;
- there is a need for more accommodation in Maryborough – particularly central Maryborough eg. 1.5 /2km to town centre.

Key Findings Relating to Housing for People with Disabilities

- The high proportion of people with disabilities in younger age groups reinforces the need for adaptable housing discussed in **Section 9.5.2**.
- There is a need for well located accommodation in both central Maryborough and Hervey Bay. Housing for people with disabilities can share the characteristics of age friendly neighbourhoods (e.g flat topography and access to the mobility corridor).
- New housing models like small clusters of four-pack units need to be developed.
- More affordable low set housing is required for people with disabilities – one story duplexes are considered a good set up and cost effective.

11.0 BEST PRACTICE HOUSING POLICY AND MODEL OPTIONS

11.1 Best Practice Housing Policies

11.1.1 State Government

11.1.1.1 Urban Land Development Authority

As noted in **Section 3.3.8** of this report, the Urban Land Development Authority (ULDA) is responsible for the provision of housing within 'Urban Development Areas' (UDAs), which are declared on a site-specific basis. While fourteen UDAs have been declared throughout Queensland so far, including a number in a number of regional centres (Mackay, Gladstone and Townsville), none have been declared on the Fraser Coast or even within the Wide Bay Burnett region.

The ULDA's website indicates that the authority's approach is based on planning, sustainability and urban design principles. The stated planning principles are to:

- fast track land for development;
- help provide affordable housing for low to moderate income households;
- plan for a range of housing options to address diverse community needs;
- plan and develop priority infrastructure;
- use planning principles that support sustainable, best practice urban design.

In March 2010 the ULDA released the 'Residential 30' guideline, which outlines approaches and techniques to achieving high quality, diverse and affordable communities.

The guideline deals with neighbourhood design at a range of scales, including:

- lot design;
- block design;
- street design;
- park design;
- building design.

Of most relevance to housing provision are the sections in the guideline that deal with lot design and building design. These sections of the Residential 30 guideline are reviewed in more detail below.

Lot Design Guidelines

The guideline includes a section on lot design on the basis that 'choice of lot sizes and dimensions are a fundamental determinant of the design of a site, impacting on the street framework'. The philosophy behind the ULDA lot design guidelines is as follows:

- use of standard lot dimensions that are suitable for a preferred dwelling design (i.e. the lots are suitable for the building design being promoted);
- street patterns are rectilinear to allow for the creation of rectangular lots; and
- different lot sizes are dispersed to achieve a variety of streetscapes and avoid concentrations of similar housing types.

Small lot sizes are promoted in the guideline as a means to achieve greater dwelling density and lot diversity, while reducing land consumption and encouraging a more compact urban form. The smallest lot size promoted in the guideline is 125m², which is reserved for row style housing provided as part of an integrated development constructed by a single developer.

The specific lot dimensions supported by the guideline are illustrated in **Figure 31** below. These standard lot dimensions are considered to lead to ‘efficiencies in lot layout which may reduce costs for engineering and building construction and in turn, housing affordability’.

As shown, the lot dimensions vary between:

- 5m – 20m lot width;
- 25m – 32m lot depth;
- 125m² – 640m² area.

For ease of reference, the standard lots are labelled according to the dwelling type that can generally be supported (e.g. terrace lot, row lot etc).

The lot types and the dwellings suitable for each are explained in further detail below.

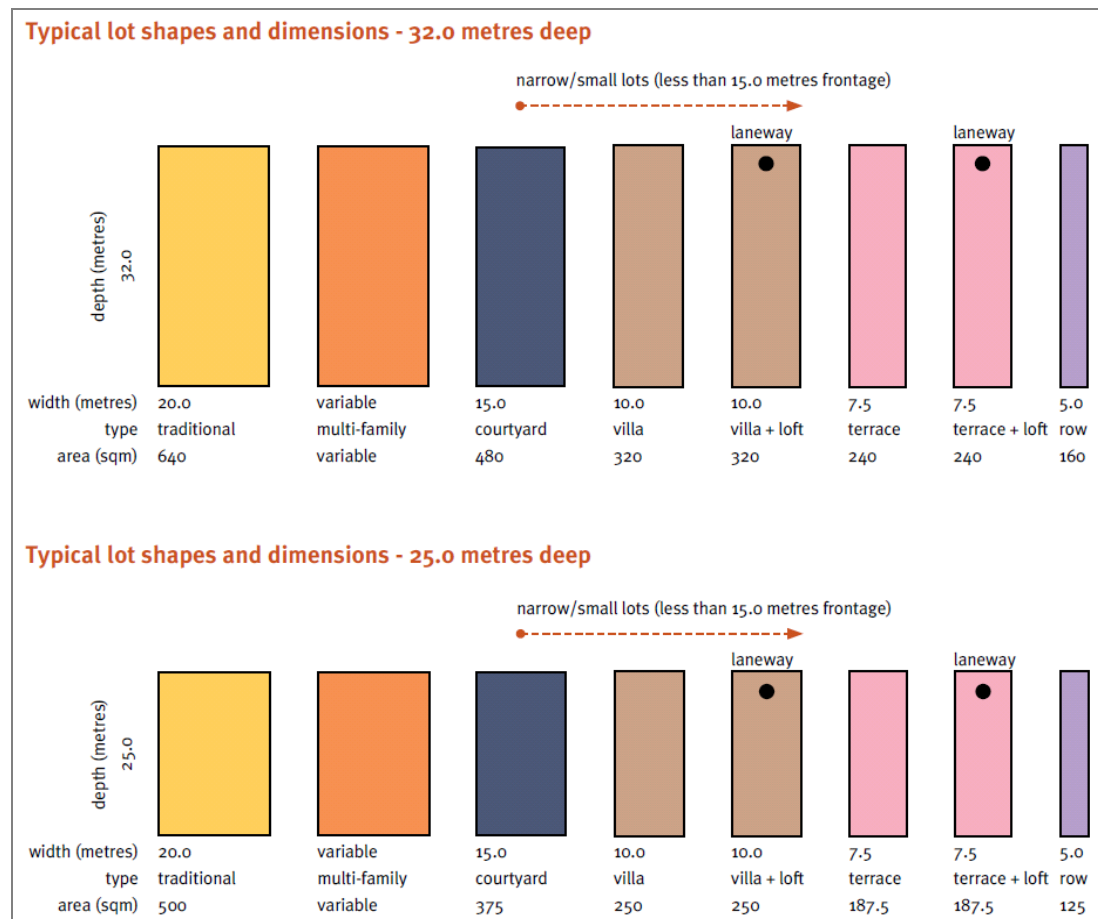


Figure 31: Typical Lot Shapes and Dimensions

Source: Urban Land Development Authority 2010

Building Design Guidelines

It is identified in the ULDA guideline that dwelling design becomes increasingly critical as density and diversity increases. For this reason, the ULDA guideline provides detailed guidance in relation to particular elements of built form, such as setbacks, car parking, access, site coverage, building entrance, articulation, privacy and fencing.

It is interesting to note some of the differences in the ULDA guidelines compared with local government planning schemes. Specifically, the ULDA approach does not include minimum lot size or minimum car parking requirements, while it allows for a reduced building setback and increased site coverage.

The figure below (**Figure 32**) provides a summary of the lot types and dwelling design appropriate for each lot type.

<p><u>Villa Lot</u></p> <ul style="list-style-type: none">▪ 10 metre frontage, 380m² in area;▪ Comfortably accommodates a smaller detached family home; and▪ Suitable for downsizing retirees and couples with few or no children.	
<p><u>Terrace Lot</u></p> <ul style="list-style-type: none">▪ 7.5m frontage, 240m² in area;▪ Attached housing and/or built to boundary on both sides;▪ Two habitable rooms wide and two storeys;▪ Adaptable for narrower frontages up to 4m, when designed as integrated housing and containing a rear laneway to facilitate on-site parking; and▪ Suitable for 1 or 2 person households or couples with few children.	




<p><u>Row Lot</u></p> <ul style="list-style-type: none"> ▪ 5m frontage, 160m² in area; ▪ Narrow attached housing; ▪ Hallway and one room wide; ▪ Rear lane access for car-parking; and ▪ Suitable for 1 or 2 person households or couples with few children. 	
<p><u>Loft Apartment</u></p> <ul style="list-style-type: none"> ▪ Suitable on Villa or Terrace lots with rear laneways; ▪ Built above double garages providing parking for both dwelling and apartment; ▪ Front door access from lane; ▪ Volumetric titling for freehold tenure; ▪ Requires specific design responses to comply with building classifications; and ▪ Suitable for 1 or 2 person households. 	
<p><u>Lots for Multi-family Dwellings</u></p> <ul style="list-style-type: none"> ▪ Allows for small groups of attached units (4-6); ▪ Typically provided on corners to reduce negative impacts of multiple garage doors; and ▪ Suitable for 4-6 separate households (can be different generations of the same family or unrelated households). 	

Figure 32: Summary of Lot Type and Building Design

Source: Urban Land Development Authority 2010

The examples above demonstrate some of the dwelling design options that can be achieved using a variety of lot sizes. While the two-storey dwellings may not be appropriate for older retirees and frail elderly people, the dwelling types provide a framework for affordable options suitable for a range of other groups, including couple families without children, couple families with children, and lone person households.

Of particular relevance to planning scheme drafting is the 'design checklist' (provided in **Appendix O**), which includes design criteria that can be easily translated into performance criteria or acceptable solutions. These provisions could then be adopted as part of a residential code or a RoL code in a local government planning scheme.

Affordable Housing Guidelines

In addition to the Residential 30 guidelines, the ULDA has prepared an Affordable Housing Strategy, which outlines how the ULDA will facilitate the provision of affordable housing within the UDAs. The strategy seeks to achieve an affordable housing target of 15% of all dwellings to be affordable for households on low to moderate incomes.

The ULDA's affordable housing objectives identified in the Affordable Housing Strategy are as follows.

Affordable Housing Objectives

- target of a minimum of 15% of all dwellings developed in the UDAs to be affordable to people on low to moderate incomes;
- affordable housing that supports affordable living through sustainable design, which will reduce living costs for households and lifecycle costs for owners;
- seamless integration of affordable housing by:
 - mixing affordable housing through the development and not clustering together or segregating from other dwellings;
 - requiring quality design outcomes to avoid identifying them or setting them apart from the community;
 - designing for the safety, well being and quality of life of the community and neighbourhood;
 - target of 10% of all dwellings to conform to universal and sustainable design principles; and
 - location of affordable housing next to centres, employment, transport and services.

In relation to social and community housing, the ULDA does not provide this form of housing, however, it facilitates its inclusion through working with community housing organisations and the Department of Communities (in relation to the DOC's purchase / construction program).

The ULDA's Affordable Housing Strategy is implemented through a variety of mechanisms, including:

- a development agreement covering details of monetary contributions, provision of built product, and mechanisms to ensure the housing is retained over the long term;
- a monitoring and evaluation program;
- facilitating access to state and federal affordable housing programs; and
- defining roles and responsibilities of government, the NFP organisations and the private sector.

The distinction between housing affordability and affordable housing is made in the Affordable Housing Strategy through the following definitions:

- **Housing Affordability** – ‘relates to the impacts of the prevailing economic, financial and social costs associated with housing demand and supply that may constrain the ability of households to own or rent their own home and represents the underlying cost of developing housing for the market.’
- **Affordable Housing**⁴²– ‘relates to the ability of sections within our community to be able to afford the cost of housing whether through ownership or the rental market.’

The strategy provides further definition of affordable housing as housing which can be ‘reasonably afforded by low to moderate income households’ and it includes private rental housing, owner occupied housing and social housing⁴³. The ULDA uses two indicators to determine if housing is affordable, which are:

- housing is for low to moderate household income levels which are described as household incomes of between \$40,000 and \$80,000; and
- households are spending no more than 30% of gross household income on rent and 35% of gross household income on home ownership.

The ULDA activities aimed at achieving the affordable housing target (15%) are summarised below and relate to direct and indirect actions.

Direct Actions

- Provisions in ULDA development schemes mandating a percentage of dwellings in residential projects meet prescribed affordability criteria.
- An affordable housing development contribution (monetary or built product), where a developer elects to use the higher development yield in the development scheme.
- In respect of ULDA development activities - additional affordable housing provision and diversity of product as well as reinvestment of surplus funds into affordable housing outcomes.

Indirect Actions (facilitation of others)

Assistance to not-for-profit housing organisations with design, development requirements and approval processes to expedite the delivery of affordable housing product in UDAs; and
Collaboration with DOCs to facilitate its involvement in the UDAs, through the DOCs standard purchase program.

Additionally, the ULDA Housing Affordability Strategy includes advice around specific implementation mechanisms to retain affordable housing over the long term.

Accessible Housing Guidelines

Adaptable housing has been identified in this report (refer **Section 10.5.2**) as a form of housing that should be encouraged in the Fraser Coast, given the ageing of the population and the high proportion of the population in need for assistance with core activities. A brief review of the ULDA guidelines is provided below.

⁴² The ULDA definition of affordable housing differs to the definition adopted in this report (refer **Section 1.3**).

⁴³ The ULDA does not provide social housing directly but collaborates with public and community housing providers to facilitate social housing in Urban Development Areas.

The ULDA 'Accessible Housing Guidelines' has been prepared to provide guidance to developers about how to achieve the ULDA target of 10% of all dwelling to conform to universal design principles. For the purpose of the accessible housing guidelines, the ULDA has decided to refer to dwellings that incorporate universal design principles are described as accessible housing.

'Universal design' or 'accessible housing' is defined in the ULDA guideline as a dwelling that is:

'...versatile and comfortable for a diverse range of people and at different stages of their lives. In a dwelling designed according to universal design principles, it is easy to move around and the operation of the fittings and feature caters for people of all ages and abilities. The dwelling is also easily accessible by occupants and visitors.' (ULDA 2009)

The types of features typically found in universal housing includes:

- gently slopping pathways from public spaces to private spaces;
- level entries;
- wider doorways and passageways;
- appropriately sized bathrooms, bedrooms, living areas and vehicle parking arrangements; and
- ability to readily adapt the dwelling with features and fittings as needs change.

The basic requirements for accessible housing in relation to each of the features identified above are outlined in further detail in the ULDA guideline. In addition, the guideline provides additional resources that may be useful for Councils to encourage greater innovation in accessible housing solutions.

11.1.1.2 Housing Affordability Fund (HAF)

As described in **Section 3.2.5**, under the Housing Affordability Fund (HAF), the federal government is investing \$512 million over a five year period to lower the cost of building new homes. In particular, the aim is to 'improve the supply of new housing and make housing more affordable for home buyers entering the market'.

The two issues that the fund targets in relation to the supply of housing are:

- holding costs incurred by developers as a result of long planning and approval waiting times; and
- infrastructure costs, such as water, sewerage, transport, and open space.

The fund targets greenfield and infill developments where high dwelling demand currently exists or is forecast. Applications for the funding are assessed against transparent, needs-based selection criteria with priority given to proposals that improve the supply of new moderately priced housing and demonstrate how cost savings are passed on to new home buyers.

Round Two Funding Recipients

Some of the successful applications across Australia from the round two (2010) of HAF funding are:

- \$2 million for Ballarat City Council to prepare a Precinct Structure Plan for the Ballarat West Growth Area, Victoria;
- \$1.5 million for Salisbury City Council to develop infrastructure at Parafield Gardens and Salisbury North, South Australia;
- \$7.5 million for the New South Wales Department of Planning to provide infrastructure for the Bungarabee Residential Estate, near Blacktown;
- \$8 million for the New South Wales Land and Housing Corporation to provide infrastructure in Seven Hills;

- \$11.5 million for Sunshine Coast Regional Council to deliver infrastructure in Palmview, Queensland;
- \$7 million to the Western Australian Housing Authority to cover the upfront costs of sewerage, water, gas, electricity and road connections in Henley Brook;
- \$7.5 million to the Australian Capital Territory Land Development Agency for a collector road and bus route to provide public transport services to the residents of Crace;
- \$5 million to the Northern Territory Department of Lands to establish infrastructure to support the Palmerston land release.

(Property Council of Australia 2010)

Although the focus for round three HAF funding has not been released at this stage, it is recommended in this report that Council consider lodging an application to secure funding to deliver infrastructure to key centres in the region (refer **Section 12.3.3** of this report).

HAF – SEQ Council of Mayors, Next Generation Planning Project

A current HAF funded project being undertaken in SEQ that may be of interest to FCRC is the SEQ Next Generation Planning Handbook. This project was awarded to the SEQ Council of Mayors with the aim to develop a consistent approach towards the delivery of housing affordability policies in SEQ and prepare standard housing affordability codes.

To achieve these aims, the project involves a transect study developed from the American transect model. The transect model categorises the regional landscape into a number of separate transects as a basis for understanding and analysing urban form. It is intended that one of the outputs of the SEQ project will be ‘form-based’ residential code/s that can be implemented within QPP planning schemes. The form-based code/s will focus on achieving housing affordability and high quality urban design outcomes.

Specific opportunities for the Fraser Coast Regional Council in relation to securing HAF funding and building on the work undertaken under other HAF funded projects are discussed in more detail in **Section 12.3.3** of this report.

11.2 Local Government Initiatives

11.2.1 Affordable Housing in Planning Schemes

Affordable housing is an important form of housing aimed at housing provision for lower income earners often unable to secure housing through the private housing market. Planning schemes have a role in encouraging and supporting affordable housing, as well as housing affordability more generally.

The extent to which local government planning schemes acknowledge or support affordable housing as a separate form of housing varies across local government areas. In some instances, affordable housing is supported only through the higher order outcomes statements (e.g. desired environmental outcomes or overall outcome statements), whereas other schemes include specific provisions in residential use codes or zone codes relating to affordable housing. Many schemes do not include any higher order statements or provisions relevant to this form of housing.

Affordable Housing Incentives

In respect of affordable housing incentives, few schemes in Queensland include incentive provisions. Where incentive provisions are provided, these are generally not quantified (e.g. a reduced rate of parking is permitted, however, the reduced rate is not specified). Examples of planning schemes that include incentives for affordable housing are the Brisbane City Planning Scheme (City Plan) and the Caboolture

Shire Planning Scheme (administered by the Moreton Bay Regional Council). These schemes include density bonuses and reduced car parking provision for development incorporating affordable housing.

The extract below is taken from the Caboolture Shire Planning Scheme:

*The **Overall Outcomes for all Planning Area:***

(i) Residential uses:

(A) Provide a diverse mix of housing, including an affordable housing component, at appropriate localities throughout the area to serve the needs of different households within the community.

District Centre Zone Code

Affordable Housing

SO3 - Low cost housing is encouraged through development bonuses but only if it does not compromise local amenity.

S3.1 - If accommodation provides lodging for permanent residents or is administered by a housing cooperative, a Government or Council agency or charitable organisation to provide low cost, special needs housing or aged care accommodation for at least 10 years and height limits and setbacks are complied with:

(a) the site cover of low cost and special needs housing may exceed the site cover applicable to multiple dwelling units in the area;

(b) on-site parking may be less than otherwise states provided it meets expected requirements.'

Social / Community Impact Assessment Planning Scheme Policies

The Gold Coast City Council released a draft **Social and Health Impact Assessment Planning Scheme Policy** (SHIA PSP) for public consultation in March 2010. It is anticipated that an amended version of this policy will take effect through amendments to the current planning scheme.

The purpose of the policy is to provide guidance to development proponents to ensure that the social and health impacts of new developments are understood and steps are taken to enhance positive impacts and mitigate negative impacts of development. In addition, the policy provides advice to applicants about how to undertake an Initial Review (submitted with an application to identify potential social and health impacts) and a Social and Health Impact Assessment (where significant impacts have been identified as part of an Initial Review).

Specific types of new development are identified in the PSP as potentially having a positive or negative impact on accommodation and housing, which in turn impacts upon community well-being. Therefore, any significant impacts to accommodation or housing triggers the need for an applicant to engage an appropriately qualified person to prepare a Social and Health Impact Assessment report.

In respect of housing and accommodation, the key features of the policy are:

- identification of impacts to accommodation and housing as a key area of interest for Council, triggering the need for some form of assessment;
- inclusion of a range of residential development types that trigger the need for an Initial Review of the potential impacts. The triggers include:
 - apartments, attached dwellings and medium density attached dwellings greater than 100 dwellings or 250 bedrooms;
 - aged persons accommodation greater than 30 units;
 - community care centre;
 - caravan park;
 - relocatable home park;
 - RoL applications creating greater than 250 residential allotments;

- development resulting in the loss of an existing caravan park, hostel accommodation or community purpose community care centre;
- inclusion of a section in the Initial Review Proforma requiring applicants to identify (as well and enhance / mitigate) potential impacts to existing housing supply and demand.

Another example of a local government PSP dealing with the community impacts of development is the **Brisbane City Council Community Impact Assessment Planning Scheme Policy**. Similar to the Gold Coast example, the BCC policy assists Council in assessing proposals that have potential for significant community impacts. A key difference, however, is that the BCC policy has no requirement for an initial review of the impacts, but instead requires that applicants for certain types of development provide a Community Impact Assessment and Community Impact Management Plan up front as part of the application. Alternatively, Council may request that these reports be prepared as part of an Information Request to the applicant for any type of development.

The main components of the BCC policy that deal with housing are:

- inclusion of the following types of development requiring a Community Impact Assessment report:
 - development that is likely to alter the need for community facilities and services (eg. specialist housing including aged persons homes, emergency housing and hostels, major housing estates and renewal sites); and
 - development that is likely to result in a significant change in population characteristics of an area (e.g. major housing estates or renewal sites);
- request for baseline information about housing supply, housing type, tenure of housing, cost of housing, housing for particular groups in the community as part of a community impact assessment; and
- request for information about the likely impact of a development proposal on housing choice, cost, mix and location to meet forecast housing need, including affordable housing and any specialist housing needs.

For the types of development that trigger a Community Impact Assessment report, the applicant is required to justify the strategies proposed to mitigate, manage, enhance and monitor the predicted impacts.

Recommendations for the Fraser Coast Regional Council resulting from a review of the above Planning Scheme Policies is discussed in more detail in **Section 12.3.2** of this report.

Social Housing

Generally, social housing is not addressed through planning schemes given that it is exempt development under the *SPA*. Instead, the Department of Communities selects properties and locations suitable for social housing purposes through the process described in **Section 3.3.9.4** of this report.

Although the Department of Communities does not seek planning schemes to contain specific requirements for social housing, each proposed development needs to be assessed to determine if it is substantially inconsistent with the relevant scheme. Accordingly, the department's preference is for planning schemes to include a statement indicating support for the provision of affordable and social housing while recognising the particular demographic aspects of social housing tenants. This statement could be included in the residential zone codes, as well as at Part 3 Strategic Framework under the Queensland Planning Provisions.

11.2.2 Urban Renewal Brisbane

Urban Renewal Brisbane (formerly the Urban Renewal Taskforce) aims to revitalise the inner city areas of Brisbane through planning and development initiatives. The taskforce was established in 1991 with a focus on opportunities within the suburbs of Fortitude Valley, New Farm, Teneriffe, Newstead and Bowen Hills. Currently, the taskforce is also working on projects in Albion, West End and South Brisbane.

The aims of the taskforce are to:

- plan for high growth areas;
- encourage housing and employment opportunities;
- improve public transport; and
- provide open space and river access.

These aims are achieved through the taskforce's active involvement and engagement in development processes, such as partnering through strong community engagement, providing strategic advice to development proponents, and proactively seeking out investment opportunities.

11.2.3 Local Government Housing Companies

There are several good examples of local governments across Queensland that have direct involvement in the provision of affordable or low cost housing through local government housing companies. Some examples of these are described in **Figure 33** below.

Brisbane Housing Company

The Brisbane Housing Company (BHC) is a not-for-profit organisation which provides affordable housing to low income earners in the Brisbane area. The company was established in 2002 and currently owns properties in the inner and middle suburbs of Brisbane. Brisbane City Council and the Department of Communities are shareholders in the company.

BHC housing is available to a range of low income households who are able to demonstrate they meet the company's eligibility and affordability requirements. Typical tenants include households completely reliant on Centrelink benefits through to low income working households. Housing is offered at below market rents to low income households and is located primarily in the inner and middle suburbs of Brisbane.

The company is currently developing a project in Newstead under the State and Federal Governments National Rental Affordability Scheme (NRAS). The new building will deliver studio, one bedroom and two bedroom self-contained apartments in close proximity to public transport and the CBD.

BHC often partners with a range of organisations, including community, development and government sectors, to increase the supply of affordable housing.

(Brisbane Housing Company Limited 2010)

Gold Coast Housing Company (GCHC)

The Gold Coast Housing Company (GCHC) was established in 2006 through the coming together of two separate community housing providers – the Gold Coast Vision Housing Limited and Gold Coast Community Housing Association Inc. The company develops and manages community and affordable housing on the Gold Coast and in other locations around Queensland. It supports people with no income and those with moderate incomes, including a range of government supported recipients.

GCHC is incorporated as a not-for-profit company limited by shares under the *Corporations (Queensland) Act 1990*. It seeks to partner with a range of stakeholders including the State Government, Local Government, private and community sector to develop affordable housing projects that provide a range of affordable housing options for individuals and families.

Currently, the company has nearly 100 properties rented or available for rent under the National Rental Affordability Scheme, and a total of 369 allocations under round one of NRAS funding.

Although Gold Coast City Council is not a shareholder in the Gold Coast Housing Company, the Council does work in partnership with the company to deliver affordable housing projects.

(Gold Coast Housing Company 2010b)

Moreton Bay Region Housing Company

The Moreton Bay Region Housing Company (MBHC) was established in February 2009 to facilitate the development of, and manage, affordable housing in the Moreton Bay Region. The Moreton Bay Region Housing Company works with peak industry bodies, government and the development industry towards this aim.

Similar to the Brisbane and Gold Coast housing companies, the MBHC is a not-for-profit organisation delivering properties under the National Rental Affordability Scheme. The company aims to deliver around 1,000 properties in the region by 2015.

(Living Comfort Group 2010)

Figure 33: Overview of Local Government Housing Company Examples

11.3 Examples of Best Practice Housing Products

11.3.1 Aged Persons' Accommodation

In **Section 10.5.2** above, it was identified that there are several indications that there is a need both in Australia and the Fraser Coast for new dwelling types and models for housing older people. These reasons include:

- the need to limit land consumption associated with the development of large retirement villages on greenfield sites;
- the continual seeking of large sites for the purpose of retirement villages means that older people are located sub-optimally on the fringes of urban areas and without good access to transport and facilities and services; and
- demand from baby boomers for a different range of housing options than is currently available to older people, which would also reduce the inefficient use of larger dwellings by older people in small households.

In Australia and internationally there are examples of new and innovative aged persons' housing models being developed, particularly for older people who do not yet need residential aged care but require some form of care or support. Recent research carried out by AHURI focuses on Service Integrated Housing (SIH), a new term being used to describe housing for older people that includes one or more types of support and care services delivered with the housing provision (AHURI 2010). SIH is a separate form of housing that is intermediate between community and residential care. An example of this form of housing is retirement villages.

Some of the innovative Australian examples of Service Integrated Housing include:

- Ocean Street Project – Bondi, NSW

The Ocean Street Project is a medium rise ‘apartment for life’ project emphasising care that is adaptive to changing needs over time so that residents can stay in the same apartment irrespective of changes in their care needs. The building is designed to have universal design and assistive technologies and the concept includes provision of care services.

- Tall Trees Supported Living - Rochedale and Tanah Merah, Brisbane

This development is a supported living community providing a range of on-site care and support services including meals, home nursing, domestic assistance and leisure facilities. This particular example targets middle income earners and it aims to fill the gap between conventional retirement villages and residential aged care.

- Matavia Group Living Project – Waterloo, Sydney

The Matavai Group Living Project is an example of group living model targeting frail, older public housing tenants with complex needs. It involves the co-location of residents on the same floor level to facilitate support through the pooling of Community Aged Care Packages.

(AHURI 2010)

11.3.2 Small Dwellings

As previously identified, the size of Australian homes are now the largest in the world, having recently surpassed America for the first time in history in this regard. In contrast to this trend, there is a counter movement towards smaller housing products, with several innovative housing models for both detached dwellings and apartments finding increasing popularity in the housing market.

Examples of smaller housing types including small lot housing; the smarter, smaller home; and fonzie flats / loft apartments are described below.

Small Lot Housing Examples

It is common place in current planning schemes across Queensland to regulate minimum residential lot sizes to range between 350m² – 600m², mainly for amenity purposes, however, these traditional minimum lot sizes are being challenged. Increasingly, it is being considered that lots as small as 380m² can accommodate detached dwellings and lots of 160m² can accommodate semi-detached dwellings (such as terrace housing, row housing and town houses).

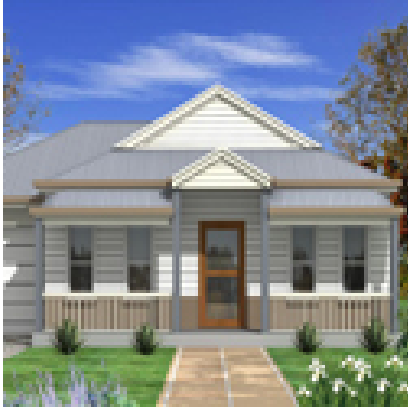
The ULDA Residential 30 Guidelines (refer to **Section 11.1.1.1** above) provide design guidance demonstrating how residential developments on lots of this size can be achieved. Specific examples include:

Villa Lot	Terrace Lot	Row Lot
10 metre frontage 380m ² in area	7.5m frontage 240m ² in area	5m frontage 160m ² in area

These types of small lot housing are being developed by the Urban Land Development Authority in areas such as Fitzgibbon Chase in collaboration with a number of developers. For example, builders such as Outbuilds, Aushomes and AV Jennings are building terrace and villa housing for sale on lots ranging from 185m² – 345m². Similarly, the Stockland development at North Lakes includes new housing on lots as small as 320m². Examples of the dimensions and characteristics of these houses are shown below.

Cottage Lots

Average dimensions 12m x 27m (324m²)



Villa Lots

Average dimensions 10m x 32m (320m²)



Source: Fitzgibbon Chase Website

Smarter Smaller Home

The 'smarter smaller home' is a new, small, prefabricated housing product that is promoted as a small house on a small lot with various design and sustainability features, including reduced energy consumption and other running costs, quick and efficient construction, cost effective and light-weight construction and reduced construction material waste.

The minimum lot size required to accommodate the smarter smaller home is 300m² with a building footprint of approximately 80m². At this size, the house still contains many of the features of larger homes, including three built in bedrooms, ensuite and deck.

Some of the space and cost saving features used to create the smarter smaller home are:

- wet areas built from outdoor materials rather than tiling;
- space-saving features in the kitchen, including a small dishwasher;
- switch to cut standby power to appliances while away from home; and
- roof panels with polystyrene insulation.

The small building footprint allows for considerable private open space, making the small dwellings suitable for family households, as well as other smaller households. The homes are sold for approximately \$150,000 and take approximately 12 weeks to construct.

Fonzie Flats / Loft Apartments

The loft apartments described in the ULDA Residential 30 Guidelines (refer **Section 11.1.1.1** above) are sometimes referred to as 'fonzie flats', due to its likeness to the apartment that featured in US series, 'Happy Days'. It is essentially a small self-contained dwelling, built above a garage and physically separated from the primary dwelling.

It is anticipated that the ULDA Fitzgibbon Urban Development Area will include up to 40 fonzie flats, priced from \$200,000 per apartment. The units will be one and two bedroom, suitable for families, single households, young couples and seniors.

AV Jennings is one of the builders constructing loft style apartments in the Fitzgibbon UDA. The 'Kew 93' design is one of the loft apartment plans, which is a one bedroom loft apartment costing approximately \$264,900. Artist's impressions and a floor plan of the unit is shown below.



Figure 34: AV Jennings Loft Apartment Design (Kew 90)
Source: Fitzgibbon Chase Website

12.0 RECOMMENDATIONS - TOWARDS A PREFERRED HOUSING STRATEGY

12.1 Principles for Future Housing Provision

It has been well acknowledged in the literature reviewed for this project that achieving successful housing outcomes requires a comprehensive and integrated approach to the planning and management of all factors involved in housing provision, and is a shared responsibility of State and Commonwealth governments, Councils, the private sector and the community.

It would appear from the review that improved integration and further initiatives on all counts could occur in the Fraser Coast region. This needs assessment has identified a number of factors which are likely to be contributing to less than ideal housing outcomes for the Fraser Coast.

Good housing outcomes for the Fraser Coast to 2031 will depend on developing a housing strategy which is based on some key principles for future housing provision:

- at all times, there is:
 - a balance between supply of and demand for housing across the Fraser Coast; and
 - a choice of housing options reflecting the region's demographic and socio-economic characteristics and satisfying the community's needs, including:
 - a mix of private and social housing;
 - a range of affordability (for both purchase and rental);
 - a variety of tenure, including public and private rental;
 - a range of locations which are accessible to employment, facilities and services, communication and transport networks;
 - designed to reflect the climatic conditions; and
 - providing for different stages of the life cycle and different economic circumstances;
- affordable housing is well-designed, providing high quality design outcomes for modest housing;
- the standard of residential environments is high, and they are characterised by a strong sense of community and a distinct identity;
- affordable housing is integrated within the fabric of the community and 'clusters' of public housing or segregated areas are avoided;
- overall, urban development is encouraged in areas where adequate infrastructure exists or can be provided efficiently and in a timely manner;
- approval processes do not impede the process of bringing new housing to the market or exclude all but relatively high-income earners;
- the Fraser Coast benefits from all available State and Federal funding;
- responsiveness to government programs which fund housing (eg NRAS) and reducing costs associated with housing provision (HAF) is maximised;
- participation by the local development industry in opportunities provided by government programs is facilitated and encouraged;
- Council is open to a range of non-statutory tools including:
 - partnerships and joint ventures with the private sector;
 - raising awareness of housing issues and the identification of need;
 - supporting non-profit community housing providers;
 - financial incentives for affordable housing; and
 - the use of Council owned land to develop affordable housing units.

12.2 Locational Considerations

12.2.1 Consolidation within Hervey Bay

The DOCs Housing Analysis discussed in Chapter 9 indicates that a significant proportion of the indicative need (85%) for new dwellings between 2006 and 2026 will be in the former Hervey Bay local government area. When considered in the context of the scenario-based model, this translates into a strong demand for separate and semi-detached, row and townhouse type forms of smaller dwellings in Hervey Bay Urban and surrounding catchments to 2031.

Finding opportunities to increase residential densities around urban centres (nodes) within Hervey Bay will be important to addressing a large part of the housing need to 2031. There are strong economic and social reasons for consolidation to occur in appropriate areas which are well serviced by public transport, to facilitate improved accessibility, particularly for those on low incomes who cannot afford a private vehicle. Consolidation is also necessary in order to improve access to health, social, leisure or emergency facilities for older people.

As the focus of the greater proportion of population growth across the Fraser Coast to 2031, Hervey Bay will also be the focus of need for special needs groups. This suggests sites will need to be found within the Hervey Bay urban area for additional:

- low cost private rental accommodation and private housing generally for key workers;
- social housing, particularly units for older people and larger homes for families, including indigenous families;
- crisis accommodation, including a men's shelter and time-out accommodation for 12-14 year olds;
- youth accommodation, including transitional housing options for juvenile offenders and young pregnant women, and time-out accommodation for 12-14 year olds;
- student housing;
- affordable and appropriate (particularly smaller) housing in the private market for older people, both now and as the population continues to age;
- integrated aged accommodation and ongoing care for older people, including in appropriate non-remote coastal locations such as Craignish and Dundowran; and
- adaptable housing for people with disabilities.

Existing caravan parks contributing to long term accommodation for low income groups will need to be maintained, or additional places for long term residents found in alternative accommodation. (Comment is provided on this separately in **Section 11.4**).

12.2.2 Increasing Housing Choice in Maryborough

While the relative proportion of overall indicative need for the Fraser Coast that is attributable to Maryborough is small when compared to Hervey Bay, it is nevertheless a major issue for Maryborough that the existing shortfall of housing in that centre is projected to increase significantly in the absence of intervention.

Again, while separate houses are projected to be the preferred housing type in Maryborough to 2031, there is nevertheless a need to provide for additional small lot and semi-detached, row and townhouse type alternatives, as well as flats, units and apartments, at a level significantly above the total existing supply. Additional land for relatively large land uses such as integrated aged care facilities and relocatable /manufactured home parks should also be considered.

In addition, as noted in section 9, an improvement in housing outcomes in Maryborough is likely to have a self-sustaining effect by shifting demand from Hervey Bay. There is strong evidence that the demand for social and crisis housing in Hervey Bay is partly a result of insufficient supply in Maryborough.

There is a significant number of long term caravan park residents located in and around Maryborough. It will be important to homelessness outcomes to ensure that:

- those caravan parks are retained where possible and the level of service they provide enhanced;
- appropriate support services are retained and enhanced to ensure long term residents can remain in caravan parks as they age if they wish; and/or
- alternative affordable accommodation is available within Maryborough for caravan park residents where parks are removed, existing accommodation is sub-standard or it is no longer possible for residents to remain in a caravan.

Again like Hervey Bay, this study suggests Maryborough will need to supply sufficient accommodation to special needs groups in the future, including in particular:

- social housing, including small units suitable for older people, and larger houses, particular for indigenous families;
- crisis accommodation, including a hostel for indigenous people transitioning through the area, which may also have capacity to serve the broader community, coupled with support services to ensure a transition out;
- accommodation for former prisoners and families of current prisoners who are located at the Maryborough Correctional Facility;
- youth accommodation, including transitional housing options for juvenile offenders and young pregnant women, and time-out accommodation for 12-14 year olds;
- affordable and appropriate (particularly smaller) housing for older people, such that they can 'age in place' in their own communities;
- integrated aged accommodation and ongoing care for older people; and
- adaptable housing for people with disabilities.

12.2.3 Other areas of the Fraser Coast

While other areas of the Fraser Coast, such as the villages in the Coastal Maryborough catchment, have a high proportion of older people, because of their general isolation from services, further accommodation for older people in these areas should not be promoted.

Analysis of the SEIFA index for the Fraser Coast region suggests a fairly distinct pattern of disadvantage in the more remote locations outside of the main centres of Hervey Bay and Maryborough. This is particularly evident in the catchments of Rural South, Rural South West, and Hinterland Hervey Bay.

Housing in the Burrum District around Howard and the Rural South catchment focussing on Tiaro-Glenwood is in high demand because it is affordable. Relocation to these areas however does not lead to housing affordability or affordable living as it is currently relatively poorly serviced by social infrastructure and public transport, and there is poor access to employment.

On the other hand, the existing centres of Hervey Bay and Maryborough, and surrounding catchments demonstrate relatively less disadvantage. This pattern suggests that these urban centres, and potentially other towns which are well serviced with urban facilities, employment, public transport, and services, need to be the focus of future housing development on the Fraser Coast.

Accordingly, policies to address housing need should be based on:

- addressing social disadvantage in remote areas including limiting further housing development in more remote locations; and conversely,
- identifying opportunities for additional housing in centres where district level services are already available and/or can be improved in the future.

In considering the role of other towns, in particular Howard and Tiaro, it will be relevant to consider whether additional population growth in those towns can be sustained, particularly in relation to the additional demand on infrastructure and services, including community services. It may well add to the viability of some services, by providing demand beyond existing thresholds, thus acting to reduce existing levels of disadvantage. Therefore opportunities to direct new housing supply and possibly to provide a variety of housing options around the proposed district centres of Howard and Tiaro to increase their thresholds for social infrastructure should be considered.

Some opportunity may be available to use infill areas in Burrum Heads and Torbanlea to provide small scale social housing suitable for a range of age groups.

12.3 Possible Approaches – Regulatory and Non Regulatory

12.3.1 Overview

This report has identified a number of opportunities to address housing needs on the Fraser Coast. The preceding analysis has suggested that there are three key areas in which actions need to be taken:

- appropriateness (particularly in terms of dwelling size and diversity);
- affordability, without compromising amenity, both in terms of the dwelling and the location of the dwelling; and
- availability, ensuring a timely balance of supply and demand.

12.3.2 Regulatory

A number of Council's responsibilities prescribed by legislation have direct impacts on housing outcomes. Chapter 3 of this report discusses these in detail. They include State Planning Policy (SPP) 1/07 – Housing and Residential Development and the Wide Bay Burnett Regional Plan 2006-2026 (anticipated to be replaced by a new regional plan within the life of the current Sustainable Growth Strategy project). Council is meeting its responsibilities under SPP 1/07 through this housing needs assessment.

The analysis of need in section 9 confirms that regulatory action is necessary across all three key areas listed in section 11.3.1, both to comply with legislative requirements and to achieve the principles established in section 11.1. The single most important regulatory tool available to Council is the planning scheme, which provides a statutory opportunity to intervene in the housing supply chain to help direct both the quantum and range of housing products being supplied, and their ultimate location.

The following outlines some possible regulatory approaches to improving housing outcomes in the Fraser Coast progressively to 2031.

Appropriateness

This report demonstrates the need for a more diverse housing stock in the Fraser Coast to 2031 so that residents are able to access housing which is appropriate to their needs, particularly in terms of life-cycle stage and physical appropriateness.

In particular, there is a clear need for a range of housing types which provide for smaller dwellings, especially for couple families without children and lone person households. In this regard Council is encouraged to consider taking the following actions:

- in determining and confirming the settlement pattern to support the land use strategy for 2031 in Phase 2 of the Sustainable Growth Strategy project, provide for higher density development within existing urban centres (nodes) and identify opportunities, including catalyst sites, for infill residential development suitable for accommodating a range of smaller dwelling types;
- in defining the nodes, take into account the dwelling type and locational considerations identified in this study, and provide the majority of small dwellings in Hervey Bay. However also ensure that particular attention is paid to addressing the proportional existing and projected shortfalls in small dwellings in Maryborough in particular, but also the former Woocoo and Tiaro LGAs, subject to an assessment of whether this could worsen relative disadvantage in these locations;
- in determining and confirming the Sustainable Growth Strategy and ultimately the planning scheme, ensure that appropriate emphasis is placed on:
 - planning scheme criteria, including strategic framework and code provisions, which achieve the criteria prescribed in the Sustainable Growth Strategy, and
 - minimising regulatory barriers to, and providing encouragement for, the provision of housing diversity in all areas of the Fraser Coast.

In taking into account the principles outlined in section 11.1 above, the Sustainable Growth Strategy methodology should include confirming the criteria on which higher density residential development will be provided in nodes, including specific criteria describing in general terms the desired intent, building form, density, accessibility etc which would characterise these areas to 2031.

Specifically, the scheme drafting process should:

- consider separating some tourist and residential uses using appropriate definitions under the SPA 2009, including 'tourist park', 'short-term accommodation' and 'multiple dwelling';
- provide for a range of residential lot sizes including some opportunity for large and semi-rural lots to satisfy lifestyle choice, where these can be supplied with services efficiently;
- safeguard existing low-cost accommodation from redevelopment pressures where possible;
- provide for a ready supply of land to support increasing the supply of social housing, including short-term housing, in both Maryborough and Hervey Bay;
- consider identifying sites or precincts suitable for:
 - 'relocatable /manufactured home park' development for older people in specific well-serviced locations, while opportunities remain available;
 - 'hostel' or 'short-term accommodation' specifically for crisis or social housing; and
 - 'hostel' or 'short-term accommodation' specifically for student/key worker housing, possibly located in mixed use developments in city centres eg Pialba;
- include development of an aged accommodation code (including some of the factors identified by the workshop which informed the WBB Strategy on Ageing) which incorporates the principles of positive ageing and encourages the inclusion of modified adaptable housing (universal design principles) based on the ULDA provisions (see below);
- consider including incentives in the planning scheme e.g. density bonuses and reduced car parking rates, for development proposals which include a proportion of adaptable housing;
- encourage the provision of secondary dwellings (eg granny flats or studios, as distinct from 'dual occupancy'), as intended by the definition of 'dwelling house';
- provide for Council to show openness and flexibility towards the development of innovative housing and subdivision models to meet the changing needs of older people. While there are very few such models currently available, without the ongoing development of models which are considered more

appropriate to baby boomers, larger dwellings will continue to be inefficiently utilised. In particular, the planning scheme will need to ensure the potential for market investment in:

- co-housing or Group Housing for accommodating 6 or more unrelated people; and
- higher density (vertical) retirement villages.

Affordability

To address the identified gap in housing affordability on the Fraser Coast, which is projected to grow to 2031 without intervention:

- encourage the provision of a larger proportion of smaller dwellings as above, in accordance with the target scenario identified in section 9;
- provide for smaller, more modest dwellings in locations which will not exacerbate existing social disadvantage, and in particular, are well located in relation to employment, facilities and services, communication and transport networks;
- use and promote products developed by the ULDA, including:
 - design checklist. Page 42 of the ULDA guideline includes a design checklist, which can easily be translated into performance criteria or acceptable solutions for a residential code; and
 - lot and building design guidelines, notably ‘Residential 30’ , which can be interpreted by the development industry and also inform the new codes.

Availability

To ensure a supply of housing on an on-going basis, with reference to the year-on-year projections of indicative need discussed in section 9, Council is encouraged to consider additional opportunities provided by the *Sustainable Planning Act 2009* and the *Urban Land Development Authority Act 2007*, as follows.

Sustainable Planning Act 2009

- ensure that systems for managing the development approval processes provide for decision making on development applications in a timely manner, in accordance with the timeframes established under SPA/IDAS. Investigate opportunities for funding to review existing processes and include best-practice data management systems and a system of performance indicators and monitoring. This may have implications for delegations for decision making and/or Council committee schedules but would improve certainty in the development industry and reduce holding costs, thereby resulting in more affordable housing;
- ensure the forthcoming new Fraser Coast planning scheme:
 - provides for Council to show openness and flexibility towards the development of innovative housing and subdivision models generally, and even positively encourages change using incentives;
 - encourages higher density residential development in well serviced locations (determined with input from the community);
 - ensures good design of higher density development, including dual occupancy, ‘back lane’ and attached housing, to maximise community and Council acceptance and increase the range of products available;
 - matches zones to planning objectives – sending clear messages about redevelopment potential, including ensuring constraints and overlays do not make achievement of stated objectives difficult;
 - provides for a broader range of lot sizes reflecting the objective of providing smaller attached and detached dwellings;

- reduces the scope for individual interpretation of planning scheme criteria by Council officers, and build on existing pre-lodgement processes, to maximise certainty;
- removes over-regulation including on lot sizes, levels of assessment, and so on; and
- includes an approach to infrastructure costs and charges which brings charges more in line with other local government areas;
- reconsider the opportunity to ‘opt in’ to exemptions for dual occupancy development provided by Schedule 4 of the *Sustainable Planning Regulation 2009* (as amended);
- alternatively, consider freeing up opportunities for dual occupancy in specific locations - through providing clear statements in both existing planning schemes (by amendment) and the forthcoming new Fraser Coast planning scheme, and by removing the requirement to obtain planning approval for dual occupancy development;
- encourage the retention of caravan parks, particularly those with high proportions of long term residents, by developing a strategy which addresses both the pressure for redevelopment and the standard of accommodation provided. A caravan park strategy could include:
 - back-zoning to reinforce Council’s preference to retain the existing use;
 - a Social Impact Assessment planning scheme policy in the new planning scheme requiring a full social assessment is included in development applications affecting caravan park sites. In the event that a site were to be redeveloped, such a policy would ensure that strategies are developed to relocate long term residents to appropriate and affordable alternative accommodation; and/or
 - ensuring that the removal of any caravan parks which are given permission to alter their use be compensated by new caravan parks on state or council land elsewhere⁴⁴;
- review existing planning scheme provisions to identify ‘quick hit’ actions to reduce barriers to provision of housing, particularly smaller housing forms, in the short term;

Urban Land Development Authority Act 2007

As noted in **Sections 8 and 11** of this report, the Urban Land Development Authority (ULDA) is responsible for the provision of housing opportunities within ‘Urban Development Areas’ (UDAs) declared on a site-specific basis. While eight UDAs have been declared throughout Queensland so far⁴⁵, including a number in regional Queensland (Mackay, Gladstone and Townsville), none have been declared on the Fraser Coast or even within the Wide Bay Burnett region.

The ULDA’s website indicates that the Authority’s approach is based on principles including planning, sustainability and urban design. The stated planning principles are:

‘The ULDA will:

- *Fast track land for development*
- *Help provide affordable housing for low to moderate income households*
- *Plan for a range of housing options to address diverse community needs*
- *Plan and develop priority infrastructure*
- *Use planning principles that support sustainable, best practice urban design.’*

There are two main opportunities for Council to build upon the work undertaken by the ULDA and adapt it to the Fraser Coast context:

- Council could consider identifying a site potentially matching the ULDA’s criteria and approach the ULDA with a proposal to have this site identified as an Urban Development Area; and

⁴⁴ This is a proposal of the Bundaberg-Fraser Coast Tourism Opportunity Plan 2009-2013.

⁴⁵ Three more are anticipated in South East Queensland, at Ripley Valley, Yarrabilba and Flagstone, following recent announcements by the Premier regarding new model cities in the context of growth management.

- as noted in section 11.4.2 above, ULDA guidelines, and in particular the Residential 30 guideline, are a useful resource that can be used to inform Council's new planning scheme. The development outcomes and design criteria established in the guideline aim to achieve 'commercially viable, diverse and affordable housing with UDAs' and are considered current best practice for achieving greater housing affordability, which has also been identified in this Housing Needs Assessment as a key need in the Fraser Coast region. These criteria can easily be converted into planning scheme code provisions within the relevant use codes of the new Fraser Coast planning scheme. In addition as above, other guidelines, such as the 'Accessible Housing Guidelines', provide guidance that can be adapted to input into the scheme to encourage universal housing design.

As noted earlier, the development industry, through the UDIA, has indicated an interest in, and support for, the policy intent behind the ULDA residential guidelines.

12.3.3 Non-Regulatory

Through the Fraser Coast 2031: Sustainable Growth Strategy project, Council has an opportunity to demonstrate leadership and guidance to the Fraser Coast community about improving housing outcomes in the Fraser Coast Regional Council area.

Section 9 of this report, highlights the significant ongoing and projected shortfall in appropriate housing, and by association, affordability, that can be expected in the absence of intervention.

As section 10 illustrates, there are a number of models for active Council intervention which could significantly accelerate the achievement of better outcomes, beyond what is possible through statutory mechanisms alone. The following is a list of recommended actions which are most likely to match Council's resources in the short-medium term.

Appropriateness

- Raise community awareness, through community advertising and media campaigns, of the importance of meeting the housing needs of the whole community, and the connection between appropriate and affordability housing and an agreed vision for the Fraser Coast in 2031.
- Plan for cultural change within Council as an organisation, to acknowledge its central role in housing and ensure a 'can do' environment for housing projects of all scales and types.
- Target the needs of vulnerable groups within the community through discussion with Department of Communities – including young people, people with disabilities and indigenous people, with the aim of improving support services which may help transition them out of social housing. Slightly higher proportions of Indigenous people in the Maryborough urban catchment suggests there is a need for housing appropriate for Indigenous people, including ATSI housing, in Maryborough. On the basis of this needs assessment, a more specific review of current approaches to delivering indigenous housing in Maryborough is warranted.
- Advocate the desirability of 'ageing in place' and integrated care in any discussions in relation to providing additional aged care facilities on the Fraser Coast.
- Ensure affordable and appropriate (particularly smaller) housing suitable for older people as they age and people with disabilities, based on new cluster-based models delivered through 'age friendly neighbourhoods'.
- Investigate opportunities to develop new models of aged housing, including within social housing programs, in partnership with DOCs and perhaps key research agencies like Australian Housing and Urban Research Institute (AHURI).

Affordability

General

- prepare and publicise Fraser Coast ‘Affordability Guidelines’ and supporting ‘fact sheets’ to raise awareness about different housing forms and their advantages to the community, potential investors, and the development industry, particularly when compared to existing housing stock;
- establish a role/position within Council to monitor:
 - housing affordability and the achievement of housing objectives within the Council area; and
 - Federal and State housing programs to ensure Council accesses its share of funding from these programs, in particular the Housing Affordability Fund and the National Rental Affordability Scheme discussed below;
- ensure a link between this role and the economic development resources within Council; and
- pursue a closer relationship with the relevant regional program managers within DOCs to improve dialogue about housing needs and funding and program opportunities, and to ensure the appropriate ‘safety net’ to ensure renters don’t transition to homelessness.

Housing Affordability Fund (HAF)

The two issues that the fund targets in relation to the supply of housing are:

- holding costs incurred by developers as a result of long planning and approval waiting times; and
- infrastructure costs, such as water, sewerage, transport, and open space.

A specific opportunity arising from this is the potential for Council to secure funds through the HAF to provide infrastructure in locations appropriate for further residential development that lack the appropriate infrastructure. In the Fraser region, this may include locations such as Howard and Torbanlea, which have been identified in the Social Infrastructure and Community Wellbeing Planning Study as needing further growth in order to reach a threshold that will lead to an increased provision of social infrastructure and services. The current lack of sewerage infrastructure in these areas, however, means that any future development potential is limited. Depending on the outcome of settlement pattern investigations in Phase 2 of the Sustainable Growth Strategy, it may be desirable to include Granville in an application for HAF funding for infrastructure.

Round two of the HAF funding closed in January 2010 but additional funding rounds are expected over the next few years.

In addition to Council seeking funding directly from the federal government, there are other HAF funded projects that Council may benefit from. In particular, the SEQ Council of Mayors, in collaboration with the Department of Infrastructure and Planning, is currently managing a HAF funded project examining transects with the SEQ region. The transect approach is developed from an American model that categorises the regional landscape into 6 or 7 separate transects as a basis for understanding urban form. It is intended that an output of the project will be ‘form based’ residential codes that can be implemented within QPP planning schemes. The form based codes will focus on achieving housing affordability and high quality urban design outcomes.

It will be important to monitor the outcomes of the transect projects during Phase 2 and 3 of FC 2031.

National Rental Affordability Scheme (NRAS)

The current national roll-out of the NRAS scheme is a prime opportunity for Council to access funding for affordable housing in the short term. To date, Council has not embraced the scheme or apparently considered opportunities provided by it. While Council's development assessment responsibilities are tightly prescribed and limit negotiation which could be considered to fetter consideration of applications on merit, this does not preclude other areas of Council actively engaging with the development industry to take advantage of the current opportunities provided by NRAS.

There is also an opportunity for Council to signal to the industry that it is prepared to support the modification of existing approvals to better facilitate NRAS delivery, should this be required.

Availability

- Partnerships: Investigate opportunities to partner with the development industry to undertake housing developments which demonstrate best practice principles and outcomes, and exemplify Council's commitment to timely delivery.
- Encouragement investment in the rental market: Either through helping to promote local NRAS projects, or simply raising awareness of the value of investment to the local community.
- Communication with the development industry: Maximise two-way communication with the development industry particularly about addressing their issues through the new planning scheme, as discussed in the regulatory section above.
- Monitoring land availability and development capacity and the adequacy of development activity relative to both tourist and long-term residential uses, and use regulatory and non-regulatory mechanism to encourage a balance between the two relative to projected demand.
- Use of Council land: Identify parcels of land in Council ownership which could make a contribution to the supply of housing. When combined with partnerships described above, this could facilitate an early provision of affordable housing and assist with the forecast decrease in affordability which may occur as a result of the 2009 downturn in development activity.
- Use of government land (State and Federal): Develop a strong relationship with agencies of government which monitor and facilitate disposal of surplus government land within the Fraser Coast area. This may provide opportunities to acquire or make available to the community and/or private sector in partnerships with government agencies, unused former defence, education, transport, forestry or other land holdings which are well located in relation to existing and proposed urban services in the future.

12.4 Conclusion

This Housing Needs Assessment Report provides the first comprehensive analysis of the housing situation within the Fraser Coast Regional Council area established through local government amalgamations in March 2008.

It is intended, in the first instance, to meet Council's responsibilities in accordance with *State Planning Policy 1/07 – Housing and Residential Development*. However, it also underpins the *Fraser Coast 2031: Sustainable Growth Strategy* project by providing a meaningful understanding of the range of housing issues affecting planning for the region both now and in the future, and their potential impacts on the region's lifestyle, environment and economy.

The recommendations in the preceding section are intended to provide a framework to assist Council to address the identified housing issues through all its operational areas, and notably, through the drafting of the first planning scheme for the Fraser Coast, following the completion of the Fraser Coast 2031: Sustainable Growth Strategy in mid 2011.

We commend this report to the Fraser Coast Regional Council.

Buckley Vann Town Planning Consultants and
Briggs and Mortar Pty Ltd
January 2011

APPENDIX A

Catchment Table and Map

Table 1 - Regional and LGA Level Catchments

CATCHMENT	CATCHMENT POPULATION	KEY CENTRES	KEY CENTRES POPULATION ¹	HIERARCHY OF CENTRES
Queensland	3,904,523 ^{2 3}	-	-	-
Wide Bay-Burnett Statistical Division	254,662 ^{4 5}	Bundaberg	46,961	Regional Centre
		Hervey Bay	41,225	Regional Centre
		Maryborough	21,501	Sub-regional Centre
		Gympie (including Gympie South)	14,994	Sub-regional Centre
Fraser Coast Regional Council Local Government Area	89,247 ^{6 7}	Hervey Bay	41,225	LGA
		Maryborough	21,501	LGA

¹ Population of centres is based on ABS Classification of Urban Centre and Localities

² ABS (2006) ABS Quick Stats, available:

<http://www8.abs.gov.au/websitedbs/D3310114.nsf/home/census+data?opendocument#from-banner=LN>, viewed 2 July 2010.

³ Data is based on Usual Place of Residence.

⁴ ABS (2006) ABS Quick Stats, available:

<http://www8.abs.gov.au/websitedbs/D3310114.nsf/home/census+data?opendocument#from-banner=LN>, viewed 2 July 2010.

⁵ Data is based on Usual Place of Residence.

⁶ PIFU (2010) Population and Housing Profile, available: <http://www.oesr.qld.gov.au/queensland-by-theme/demography/population-characteristics/profiles/pop-housing-profile-lga/pop-housing-profile-fraser-coast.pdf>, viewed 2 July 2010.

⁷ Data is based in Estimated Resident Population.

Table 2 - Fraser Coast Regional Council LGA⁸ – Catchments and Sub-Catchments⁹

KEY CATCHMENT	STATE SUBURB CATCHMENT	STATE SUBURB POPULATION ^{10 11}	KEY CENTRES	KEY CENTRES POPULATION ¹²	HIERARCHY OF CENTRES (WHERE APPLICABLE)
Hervey Bay Urban (38,326 persons)	Pialba (23,115 persons)				
	Pialba	3,164	Pialba	-	LGA
	Scarness	3,320	Scarness	-	Local
	Point Vernon	5,053	Point Vernon	-	Neighbourhood
	Eli Waters	1,913	Eli Waters	-	District
	Urraween	4,663	Urraween	-	-
	Kawungan	4,796	Kawungan	-	Neighbourhood
	Nikenbah	197	-	-	-
	Urangan (15,211 persons)				
	Urangan	8,009	Urangan	-	District
	Torquay	5,693	Torquay	-	Local
	Wondunna	1,511			
Hervey Bay Urban Surrounds (3,925 persons)	Hervey Bay Urban Surrounds – South (875 p)				
	Sunshine Acres	795	-	795	-
	Bunya Creek	80	-	-	-
	Hervey Bay Urban Surrounds – East (2,296 pers)				
	Booral	1,365	-	1,365	
	River Heads	931	River Heads	931	Local
	Hervey Bay Urban Surrounds – West (754 persons)				
	Takura	443	-	-	-
	Walligan	311	-	-	-
	Coastal Hervey Bay (5,916 persons)	Dundowran	695	-	2,257
Dundowran Beach		1,562	-	1,440	-
Craignish		1,440	Craignish	-	Neighbourhood
Toogoom		993	Toogoom	993	Neighbourhood
Burrum Heads		1,224	Burrum Heads	795	Local
Hinterland Hervey Bay (3,434)		Howard	1,304	Howard	1,071
	Torbanlea	805	Torbanlea	420	Local
	Burrum Town	407	-	-	-
	Dundathu	356	-	-	-

⁸ ABS 2008 LGA Boundary.⁹ Data based on 2006 ABS Statistics commissioned from the Office of Economic and Statistical Research. The data is based on Usual Place of Residence and therefore, there are discrepancies between Table 1 and Table 2 in the regional population figures.¹⁰ ABS (2006) ABS Quick Stats, available:<http://www8.abs.gov.au/websitedbs/D3310114.nsf/home/census+data?opendocument#from-banner=LN>, viewed 2 July 2010.¹¹ Sub-catchment and catchment totals may not add up to the sum of State Suburbs due to the different sources of data, however, the different is only minor overall (8 people across the region).¹² Population of centres is based on ABS Classification of Urban Centre and Localities where available and may differ to the State Suburb population.

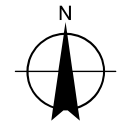
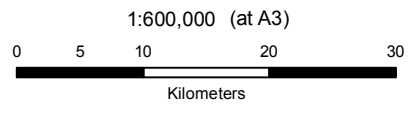
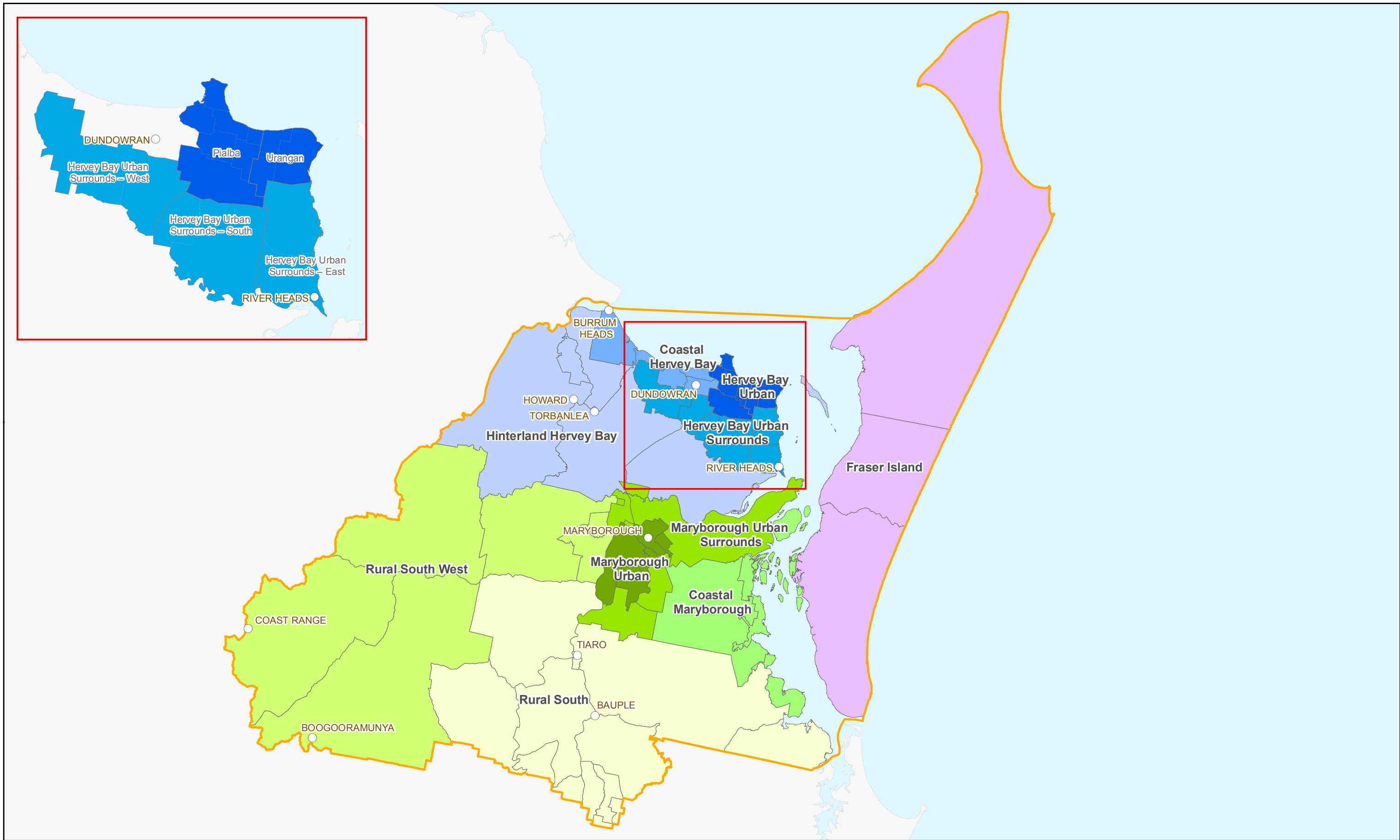
KEY CATCHMENT	STATE SUBURB CATCHMENT	STATE SUBURB POPULATION ^{10 11}	KEY CENTRES	KEY CENTRES POPULATION ¹²	HIERARCHY OF CENTRES (WHERE APPLICABLE)
persons)	Great Sandy Strait	-	-	-	-
	Pacific Haven	568	-	-	-
Maryborough Urban (23,759 persons)	Maryborough	15,958	Maryborough	15,958	LGA
	Tinana	4,415	Tinana	4,415	Local
	Tinana South	780	Tinana South	-	-
	Granville	2,611	Granville	-	Neighbourhood
Maryborough Urban Surrounds (2,960 persons)	Maryborough West	392	-	392	-
	Aldershot	406	-	-	-
	Aldershot	516	-	516	-
	St Helens	512	-	-	-
	Oakhurst	300	-	-	-
	Owanyilla	343	-	-	-
	Bidwill	494	-	-	-
Coastal Maryborough (898 persons)	Boonooroo (includes Tuan)	345	Tuan - Boonooroo	345	-
	Boonooroo Plains	-	-	-	-
	Poona	290	Poona	290	Village
	Tinnanbar	26	-	-	-
	Maaroom	231	-	-	-
Rural South (3,016 persons)	Tiaro	769	Tiaro	430	Local
	Glenwood	904	Glenwood	934	Village
	Bauple	279	Bauple	-	Village
	Gundiah	384	Gundiah	-	Village
	St Mary	393	-	-	-
	Miva	80	-	-	-
	Gunalda	184	-	-	-
	Tin Can Bay (rural)	-	-	-	-
Anderleigh	23	-	-	-	
Rural South West (1,821 persons)	Oakhurst	543	Oakhurst	543	- ¹³
	Mungar	545	-	-	-
	Doongul	118	-	-	-
	Boompa	178	-	-	-
	Calgoa	183	-	-	-
Dunmora	251	-	-	-	
Fraser Island	Fraser Island	116	-	-	-

¹³ Oakhurst has been identified in a draft State Government regional planning document as a 'Major Rural Activity Centre'.

Fraser Coast Regional Council – Catchments and Sub-Catchments for Demographic Profiling

KEY CATCHMENT	STATE SUBURB CATCHMENT	STATE SUBURB POPULATION ^{10 11}	KEY CENTRES	KEY CENTRES POPULATION ¹²	HIERARCHY OF CENTRES (WHERE APPLICABLE)
(361 persons)	(Hervey Bay City)				
	Fraser Island (Maryborough City)	167	Happy Valley	-	Village
	Eurong (Maryborough City)	77	Eurong Dilli Village	-	Village Village
Regional Total = 84,416 people					¹⁴

¹⁴ Based on the sum of the catchment populations.



Legend		
FCRC Boundary	Hinterland Hervey Bay	Coastal Maryborough
Hervey Bay Urban	Fraser Island	Rural South West
Hervey Bay Urban Surrounds	Maryborough Urban	Rural South
Coastal Hervey Bay	Maryborough Urban Surrounds	

Map Projection: Transverse Mercator
 Horizontal Datum: Geocentric Datum of Australia (GDA)
 Grid: Map Grid of Australia 1994, Zone 55



Fraser Coast Regional Council
 Sustainable Growth Strategy

Job Number | 41-22108
 Revision | A
 Date | 25 MAR 2010

FCRC Catchment Boundaries

APPENDIX B

Social Housing Data

Housing Register for Long Term Social Housing and Total Housing Register for the Fraser Coast Regional Council 31-Mar-10

LGA_Name	ABSLocalArea	Registered for Long Term Social Housing (LTSH)					Registered for other products **	Incomplete Housing Needs	Housing Register Total
		Very High Needs	High Needs	Moderate Needs	Lower Needs	Sub Total			
Fraser Coast Regional Council	HERVEY BAY (C) - PT A	19	141	158	53	371	146	0	517
Fraser Coast Regional Council	HERVEY BAY (C) - PT B	1	5	1	0	7	2	0	9
Fraser Coast Regional Council	MARYBOROUGH (C)	24	96	78	43	241	58	0	299
<i>Fraser Coast Regional Council Total</i>		<i>44</i>	<i>242</i>	<i>237</i>	<i>96</i>	<i>619</i>	<i>206</i>	<i>0</i>	<i>825</i>
Queensland		3917	11884	9300	1189	26290	5881	52	32223

Source: SAP R/3 and HNA System @ 31 March 2010.

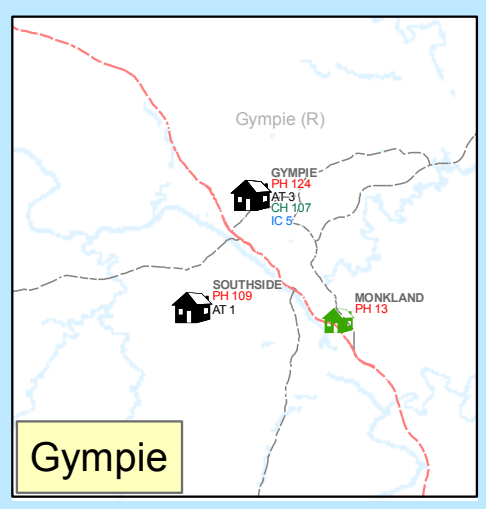
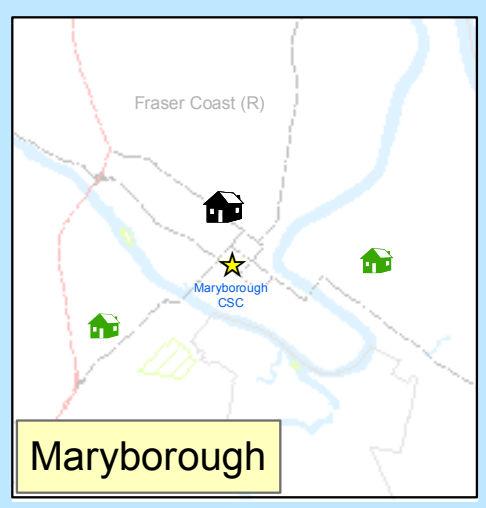
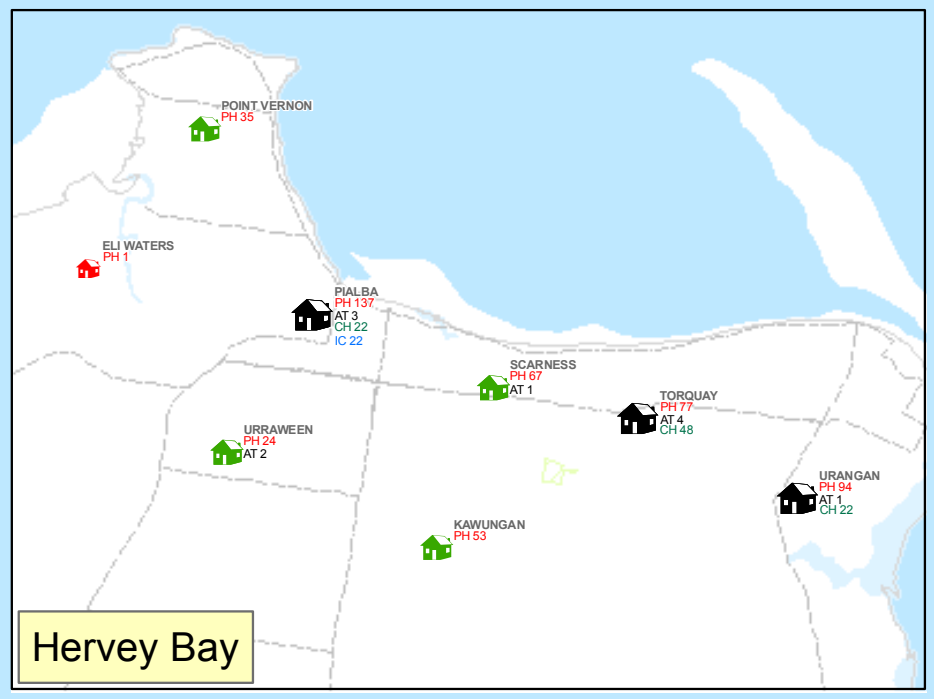
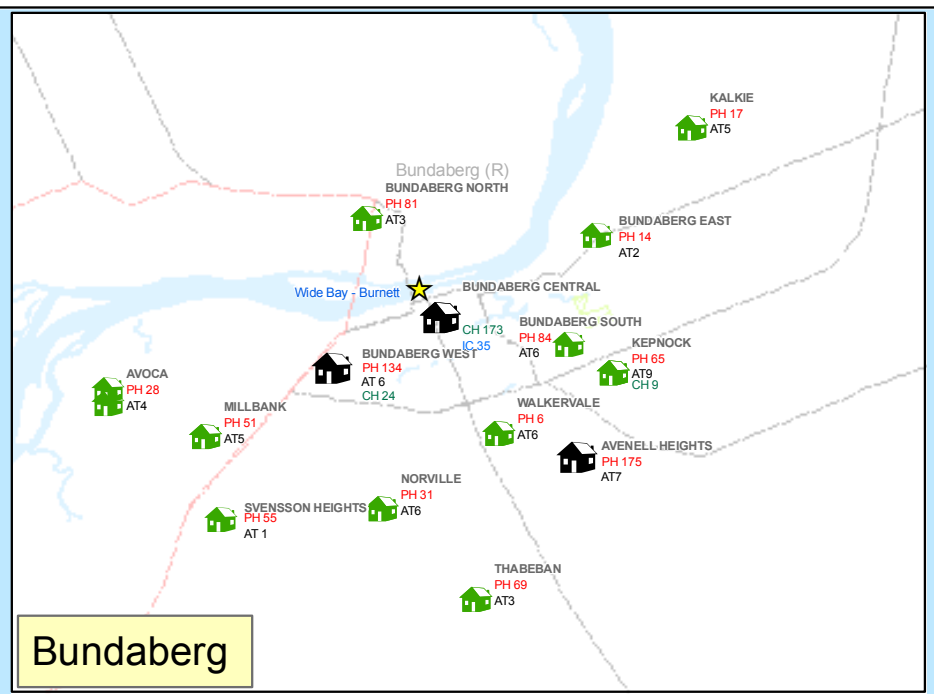
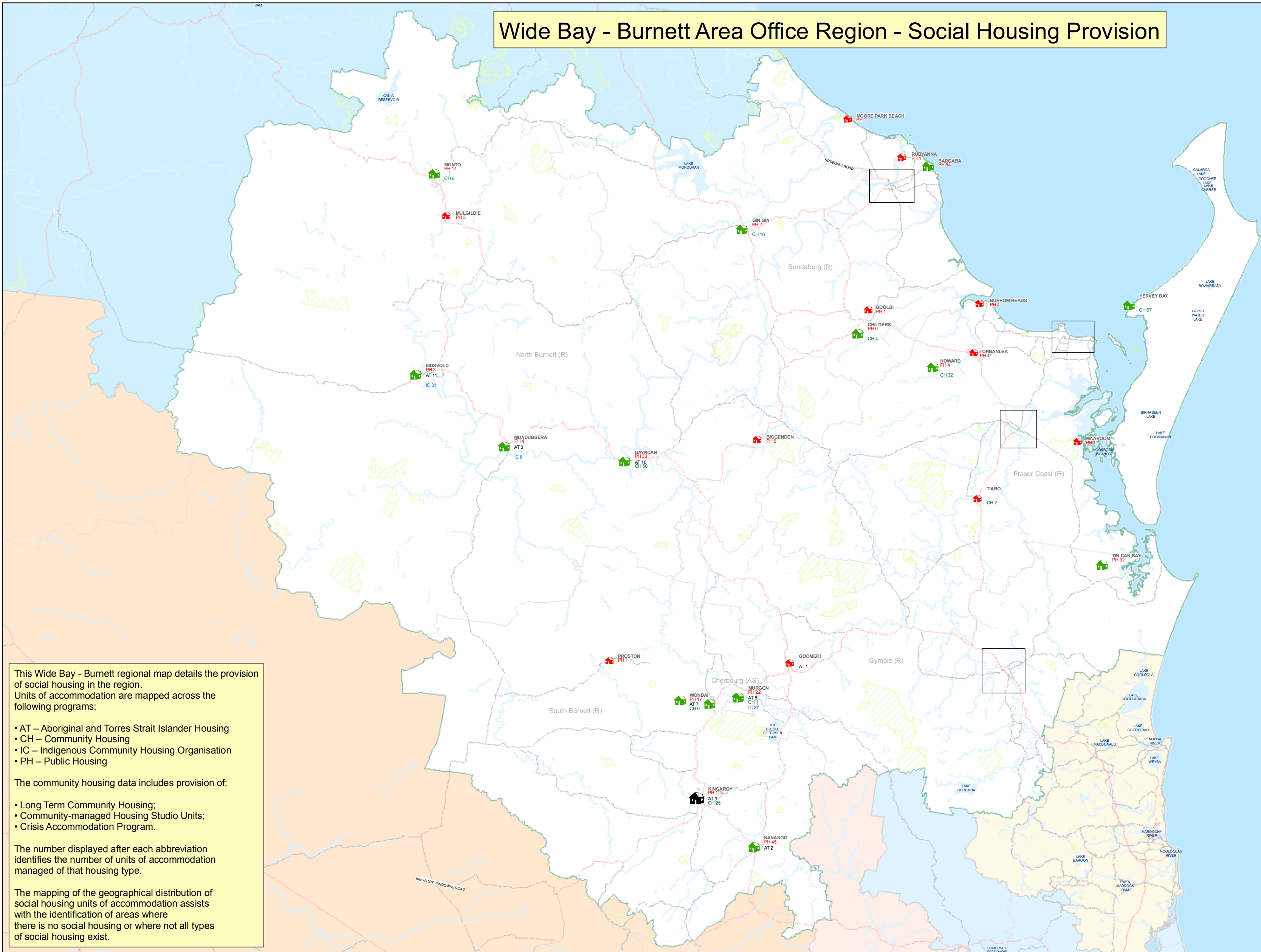
Notes

SLA of Hervey Bay - Pt A incorporates the waitlist areas of Burrum Heads, Eli Waters, Pialba, Point Vernon, Scarness, Torquay, Urangan and Urraween.

SLA of Hervey Bay - Pt B incorporates the waitlist areas of Howard and Torbanlea.

SLA of Maryborough incorporates the waitlist areas of Fairfield, Granville, Maryborough and Tinana.

Wide Bay - Burnett Area Office Region - Social Housing Provision



This map was produced by:
Business Intelligence Branch
Information and Facilities Management
Department of Housing
Map Document path:
I:\Subarea\workspaces\WhiteD\Social Housing Provision
Note: Whilst every effort has been made to ensure this map is correct, its accuracy is not guaranteed.
Data current at June 2008

Total Units of Accommodation

	Less than 9
	10 - 99
	More than 100

PH1	Public Housing
AT2	Aboriginal & Torres Strait Islander Housing
CH3	Community Housing
IC4	Indigenous Community Housing Organisation

Area Office Boundaries

	Wide Bay - Burnett		South West Queensland
	Central Queensland		Sunshine Coast
	Caboolture		West Moreton

Area Office and Client Service Centre Locations

- Area Office and Client Service Centre Locations
- Major Highways and Motorways
- Arterial Roads

National Parks and State Forests

- National Parks and State Forests
- Rivers, Creeks and Water Bodies
- Local Government Area

Scale: 0 to 25 Kilometers

Compass rose showing North (N), South (S), East (E), and West (W).

Queensland Government
Department of Communities

Wide Bay - Burnett

APPENDIX C

Planning Scheme Review

OVERVIEW OF PLANNING SCHEME PROVISIONS RELEVANT TO HOUSING

HERVEY BAY CITY PLANNING SCHEME 2006

Strategic Provisions and Overview of Settlement Pattern/Zoning

The current planning scheme supports the direction of growth as follows.

With respect to the commercial and retail hierarchy, the planning scheme directs commercial development primarily to Pialba and the key precincts along Boat Harbour Drive, Main Street and Torquay Road.

With respect to higher density and commercial development in the remainder of Hervey Bay, a 'nodal approach' has been established by the overall strategy which supports concentrations of higher density development and mixed use development on the Esplanade at:

- Pialba (as outlined above)
- Scarness
- Torquay
- Urangan Boat Harbour and Pier precinct.

Residential development within these nodes is supported at a high density along the esplanade with medium density residential surrounding these nodes generally located to the south. Low density residential areas are generally located south of areas zoned for medium density development. An area of park residential is located at Urangan.

Key growth areas or land in an Emerging Community Zone is identified in Planning Scheme Policy 12 – Structure Planning in the Emerging Community or Low Density Residential Zone. The areas identified for low or medium density residential development that require structure planning include:

- Kawungan North East
- Doolong Flats/Ghost Hill Ridge
- Urraween West
- Torquay
- Eli South / Christensen
- Eli Waters / Dundowran
- Point Vernon South

The areas identified for park residential development include

- Highfields East (small area identified as Park Residential though closely associated with Doolong Flat/Ghost Hill Ridge)
- Urangan Wedge (infill development identified for Park Residential given impacts associated with the nearby Sewerage treatment plant)
- Eli Waters / Dundowran (an area of Park Residential to the east of

Howard and Torbanlea both include small township zoned areas at their centres, along with surrounding land in a Low Density Residential Zone. Outlying rural residential areas are included in the Rural Residential Zone.

Future development in Howard is limited, until expansion of existing sewerage infrastructure, to existing zoned residential areas and limited to one house per lot ie. no increased densities are supported. Further development at Torbanlea is also limited and not encouraged by the planning scheme.

The planning scheme provisions support the continued servicing of Howard and Torbanlea via joint local shopping and community facilities; and also acknowledges that *'highway-related residential development (motels) and possible future industrial areas will be permitted subject to the mitigation of impacts.'*

The planning scheme also supports the retention and enhancement of the existing heritage and streetscape character of Howard and Torbanlea.

Burrum Heads – Residential development to be a mixture of permanent and holiday accommodation. The planning scheme supports the two existing commercial nodes and indicates that they are to provide neighbourhood/ convenience centers and local stores. The planning scheme also supports the existing seaside character of the township. Residential areas are included in a Low Density Residential zone and include those surrounding the original Burrum Heads settlement and the new On the Beach residential estate further south from the main township.

Toogoom – Intended to *'function as a permanent residential and short term tourist accommodation location'*. The planning scheme also acknowledges that the township is *'not expected to become self sufficient in the planning period'* and retail facilities are therefore intended to be contained.

It is acknowledged that the Superseded Planning Scheme for Hervey Bay City previously included a large amount of land at both Burrum Heads and Toogoom in a Holiday Village designation. Until December 2008 there was an opportunity to lodge development applications under the superseded planning scheme. It is acknowledged that a significant land area at Burrum Heads (previously included in the Holiday Village designation) is subject to development applications for urban residential development purposes.

The **Craignish and Dundowran** settlements are both included in a Park Residential Zone, with some areas included in a rural zoning. The significant undeveloped part of the Dundowran locality east of Ansons Road is included in an Emerging Community Zone and the Planning Scheme Policy No. 12 identifies it as being potentially appropriate for park residential/ transitional residential densities. There are currently applications over this land for urban development to include a mix of low and medium density residential development and commercial/community facilities.

River Heads

With respect to River Heads, the planning scheme highlights that residential development will be limited to one house per lot with no urban expansion areas intended or identified. The identified commercial centre is also intended to have the capacity to meet the convenience needs of the locality.

The Hervey Bay Planning Scheme 2006 includes River Heads in a rural and rural residential zoning, except for the residential estate, Turtle Cove at River Heads that is in a Low Density Residential and Park Residential zoning. The existing centre is located in a Township Zone.

This catchment is not anticipated to experience any further growth and the scheme supports its retention for rural and rural residential purposes.

Desired Environmental Outcomes

There are six (6) DEOs in the Hervey Bay planning Scheme

DEO	Applicability to Housing / Residential Development
DEO 1 – Economic Development	This DEO states that <i>‘the establishment of a variety of accommodation types will be favoured on the Esplanade, close to the supporting commercial nodes, the townships of Burrum Heads and Toogoom and the Boat Harbour’.</i>
DEO 2 – Residential Development	<p>This DEO requires that <i>‘residential development achieves a balance between continuing growth and the enhancement of the local character, protection of heritage and natural values of the area, and the maintenance of Good Quality Agricultural Land. A variety of housing choice is available and residential areas have a high level of amenity, accessibility and are safe’.</i></p> <p>Specific strategies within this DEO state:</p> <ul style="list-style-type: none"> ▪ residential growth makes efficient use of public infrastructure, services and programs ▪ a variety of housing choices are provided in terms of density, style, location and affordability ▪ All future residential development occurs within the urban areas (all residential zones excluding Rural and Rural Residential) and the Emerging Community areas identified in the Planning Scheme. ▪ A variety of lot sizes are provided within residential neighbourhoods in order to create housing choice and reduce the need for people to relocate to different parts of the City when changing house type. ▪ New rural residential development opportunities do not unduly constrain future urban expansion needs or compromise the functional use of rural land and consolidate already fragmented rural residential areas. ▪ Residential development provides an interesting and attractive residential design, considers the concept of sustainable housing ▪ ‘Infill’ residential development provides an appropriate residential amenity.
DEO 3 – Transport and Access	<ul style="list-style-type: none"> ▪ Consolidating development in and around existing centres ▪ Containing urban expansion and encouraging infill development
DEO 4 – Open Space, Natural Environment and Cultural Heritage	<ul style="list-style-type: none"> ▪ Not applicable to housing and residential development
DEO 5 – Community Wellbeing	<ul style="list-style-type: none"> ▪ Quality lifestyle, community identity and pride ▪ All communities enjoy a high level of amenity, safety and convenience ▪ Social impact assessment is undertaken for major developments including retail centres, commercial recreation facilities, industrial uses, large residential subdivisions, high density housing and other uses which may have social impacts
DEO 6 – Infrastructure Provision	<ul style="list-style-type: none"> ▪ Future expansion of the City focuses on infill development ▪ Infill residential development is capable of being serviced

Residential Uses and Definitions

Residential Use	Planning Scheme Definition
Accommodation building	Means the use of premises for the accommodation in rooms and/ or dormitories and where communal facilities for the preparation of meals may be provided. The term also includes a manager's office/ unit, as well as entertainment facilities. This term includes a boarding house, guesthouse, respite care, student accommodation, backpackers hostel, farm stay/host farm and serviced rooms.
Caravan Park	Means the non-permanent use of premises for the parking and/ or siting of two or more caravans, mobile homes, cabins or tents for the purpose of providing accommodation. This term includes any manager's office/ residence, amenity buildings, recreational and entertainment facilities and shop which cater exclusively for the occupants of the caravan park.
Caretaker's Residence	Means a single dwelling unit for use for caretaker or management purposes only, in connection with any industry or other non-residential use conducted on the same site.
House	Means the use of premises as a single dwelling unit. This term also includes a secondary building (eg. relatives flat) but does not include multiple residential or accommodation building as separately defined (such as dual occupancy, apartments, villas, townhouses and the like).
Motel	Means the use of premises for the short-term accommodation of tourists and travelers. The use includes a manager's unit/ office and may include ancillary uses such as dining as well as conference and other facilities for the guests.
Multiple Residential	Means the residential use of premises for two or more dwelling units on the same lot (such as a dual occupancy, apartments, townhouses, villa houses and the like).
Relocatable Home park	Means the non-permanent use of premises for the placement of relocatable homes for residential uses. This term includes any manager's office/ residence, amenity buildings, recreational and entertainment facilities and a shop which cater exclusively for the occupants of the relocatable home park.
Retirement Village	Means the use of premises for residential accommodation by elderly or retired persons where the premises includes dwelling units, and/ or rooming units and/ or nursing home facilities which provide for independent living, serviced accommodation, residential aged care, and/or high-care facilities.

Zoning, Residential Uses Supported, Levels of Assessment

Some overall notes:

- The planning scheme includes and Urban Locality and Rural Locality. The Urban Locality is where the majority of urban residential development is intended to be focused.
- The planning scheme (prior to recent amendments) has discouraged duplex/ dual occupancy development

Settlement area	Zone/s	Residential Uses Supported	Level of Assessment	Minimum Lot Size
Urban Locality	Pialba Business Zone	Accommodation Building	C	Note minimum lot sizes for unit developments in following table
		Caravan Park	I	
		Caretaker's Residence	C	
		House	I	

Settlement area	Zone/s	Residential Uses Supported	Level of Assessment	Minimum Lot Size	
		Motel	C		
		Multiple Residential	C		
		Relocatable Home park	I		
		Retirement Village	I		
	Business Zone	Accommodation Building	I		
		Caravan Park	I		
		Caretaker's Residence	C		
		House	I		
		Motel	I		
		Multiple Residential	I		
		Relocatable home park	I		
		Retirement Village	I		
		Neighbourhood Business Zone	Accommodation Building		I
			Caravan Park		I
			Caretaker's Residence		C
	House		I		
	Motel		I		
	Multiple Residential		I		
	Relocatable home park		I		
	Retirement Village		I		
	Mixed Use Zone	Accommodation Building	C		
		Caravan Park	I		
		Caretaker's Residence	I		
		House	I		
		Motel	C		
		Multiple Residential	C		
		Relocatable Home park	I		
		Retirement Village	I		
	High Density Residential Zone	Accommodation Building	C		
		Caravan Park	I		
		Caretaker's Residence	I		
		House	C		
		Motel	C		
		Multiple Residential	C		
		Relocatable Home park	I		
		Retirement Village	I		
	Medium Density Residential Zone	Accommodation Building	C		
		Caravan Park	I		
		Caretaker's Residence	I		
		House	S or C		
		Motel	C		
		Multiple Residential	C		
Relocatable Home park		I			
Retirement Village		C			
Low Density Residential Zone	Accommodation Building	I	600m ²		
	Caravan Park	I			
	Caretaker's Residence	I			
	House	S or C			
	Motel	I			
	Multiple Residential	I			
	Relocatable Home park	I			
	Retirement Village	C or I			

Settlement area	Zone/s	Residential Uses Supported	Level of Assessment	Minimum Lot Size
	Park Residential Zone	Accommodation Building	I	2000m ²
		Caravan Park	I	
		Caretaker's Residence	I	
		House	S or C	
		Motel	I	
		Multiple Residential	I	
		Relocatable Home park	I	
		Retirement Village	I	
	Rural Residential Zone	Accommodation Building	I	2ha
		Caravan Park	I	
		Caretaker's Residence	I	
		House	S or C	
		Motel	I	
		Multiple Residential	I	
		Relocatable Home park	I	
		Retirement Village	I	
	Emerging Community Zone	Accommodation Building	I	In accordance with a structure plan approved by Council. General intent for low density residential development
		Caravan Park	I	
		Caretaker's Residence	I	
		House	S or C	
		Motel	I	
Multiple Residential		I		
Relocatable Home park		I		
Retirement Village		I		
Coastal Township Locality	Township Zone	Accommodation Building	S	
		Caravan Park	I	
		Caretaker's Residence	C	
		House	S or C	
		Motel	I	
		Multiple Residential	I	
		Relocatable Home park	I	
		Retirement Village	I	
	Medium Density Residential Zone	Accommodation Building	C	
		Caravan Park	I	
		Caretaker's Residence	I	
		House	S or C	
		Motel	C	
		Multiple Residential	C	
		Relocatable Home park	I	
		Retirement Village	C	
	Low Density Residential Zone	Accommodation Building	I	600m ²
		Caravan Park	I	
		Caretaker's Residence	I	
		House	S or C	
		Motel	I	
		Multiple Residential	I	
		Relocatable Home park	I	
		Retirement Village	C or I	
	Park Residential Zone	Accommodation Building	I	2000m ²
		Caravan Park	I	
		Caretaker's Residence	I	
		House	S or C	

Settlement area	Zone/s	Residential Uses Supported	Level of Assessment	Minimum Lot Size
		Motel	I	
		Multiple Residential	I	
		Relocatable Home park	I	
		Retirement Village	I	
	Rural Residential Zone	Accommodation Building	I	2ha
		Caravan Park	I	
		Caretaker's Residence	I	
		House	S or C	
		Motel	I	
		Multiple Residential	I	
		Relocatable Home park	I	
		Retirement Village	I	
	Special Purposes Zone	Accommodation Building	C or I	
		Caravan Park	I	
		Caretaker's Residence	C	
		House	I	
		Motel	I	
		Multiple Residential	C or I	
Relocatable Home park		I		
Retirement Village		C or I		
Rural Locality	Township Zone	Accommodation Building	S	
		Caravan Park	I	
		Caretaker's Residence	C	
		House	S or C	
		Motel	I	
		Multiple Residential	I	
		Relocatable Home park	I	
		Retirement Village	I	
	Low Density Residential Zone	Accommodation Building	I	600m ²
		Caravan Park	I	
		Caretaker's Residence	I	
		House	S or C	
		Motel	I	
		Multiple Residential	I	
		Relocatable Home park	I	
		Retirement Village	C or I	
	Park Residential Zone	Accommodation Building	I	2000m ²
		Caravan Park	I	
		Caretaker's Residence	I	
		House	S or C	
		Motel	I	
		Multiple Residential	I	
		Relocatable Home park	I	
		Retirement Village	I	
	Rural Residential Zone	Accommodation Building	I	2ha
		Caravan Park	I	
		Caretaker's Residence	I	
		House	S or C	
Motel		I		
Multiple Residential		I		
Relocatable Home park		I		
Retirement Village		I		

Settlement area	Zone/s	Residential Uses Supported	Level of Assessment	Minimum Lot Size
	Special Purposes Zone	Accommodation Building	C or I	
		Caravan Park	I	
		Caretaker's Residence	C	
		House	I	
		Motel	I	
		Multiple Residential	C or I	
		Relocatable Home park	I	
		Retirement Village	C or I	
	Rural Zone	Accommodation Building	I	
		Caravan Park	I	
		Caretaker's Residence	C	
		House	S or C	
		Motel	I	
		Multiple Residential	I	
		Relocatable Home park	I	
Retirement Village	I			

E= Exempt | S = Self Assessable | C = Code Assessable | I = Impact Assessable

HERVEY BAY PLANNING SCHEME

Zone that supports residential uses	General location of zone and outcomes desired	Density/design requirements
Pialba Business Zone	<ul style="list-style-type: none"> ▪ Located in the central Pialba 	<ul style="list-style-type: none"> ▪ Higher density residential generally above ground floor ie. Accommodation building and multiple residential uses as part of mixed use developments ▪ Form of development sought is a podium with tower ▪ Site cover of 50% ▪ Maximum height of 6 storeys on sites less than 2,000m² ▪ Maximum height of 8 storeys on sites greater than 2,000m²
Mixed Use Zone	<ul style="list-style-type: none"> ▪ Located at the commercial and tourist nodes of Torquay, Scarness and Urangan (pier precinct and boat harbour) ▪ Predominantly tourist accommodation along the Esplanade, though also supports permanent accommodation 	<ul style="list-style-type: none"> ▪ Higher density residential generally above ground floor ie. accommodation building and multiple residential uses as part of mixed use developments ▪ Same height and site cover requirements as Pialba Business Zone
High Density Residential Zone	<ul style="list-style-type: none"> ▪ Located adjoining tourist nodes and core business areas ▪ Increased accommodation densities which are consistent with level of services available ▪ States that there is an 'incentive' for mixed use development 	<ul style="list-style-type: none"> ▪ Higher density residential generally above ground floor ie. accommodation building and multiple residential uses ▪ Seeks development on large lots for amenity purposes – through amalgamation of smaller lots ▪ Maximum density of 1 dwelling per 200m² ▪ Maximum height of 6 storeys and 20m frontage ▪ Recession plane provision to determine setbacks – which is difficult to interpret ▪ Significant front setback requirement from the Esplanade
Medium Density Residential Zone	<ul style="list-style-type: none"> ▪ Located in areas with a high level of accessibility to retail./commercial/community services and public transport ▪ Located throughout the main urban area of Hervey Bay. Specific locations include those to the 	<ul style="list-style-type: none"> ▪ Supports multiple residential and accommodation building uses (code assessable) ▪ Supports retirement villages (code assessable) and relocatable home parks (impact assessable) yet specifies that these uses are to be located close to community services ▪ Seeks development on larger lots through the amalgamation of

Zone that supports residential uses	General location of zone and outcomes desired	Density/design requirements
	commercial and tourist nodes above, particularly on the streets located between the Esplanade and Boat Harbour Drive eg. Torquay Road	<p>smaller land parcels</p> <ul style="list-style-type: none"> ▪ Maximum density of 1 dwelling per 300m² ▪ Maximum site cover of 40% ▪ Maximum height of 2 storeys and 8.5 metres on sites less than 4,000m² ▪ Maximum height of 3 storeys and 11 metres on sites greater than 4,000m²
Low Density Residential Zone	<ul style="list-style-type: none"> ▪ Located through the urban area of the Hervey Bay city area 	<ul style="list-style-type: none"> ▪ Supports only detached dwelling houses and secondary dwellings where family use can be proven ▪ Maximum of one house on one lot ▪ Maximum density of 1 dwelling per 600m² and therefore minimum lot size of 600m² ▪ Large subdivisions are required to have a minimum of 20% of lots with a total areas greater than 20% of the minimum lot size ▪ Small lot housing is supported with lots of 350m², however average lot size in subdivision is required to be 600m² ▪ No specific examples for design
Park Residential Zone	<ul style="list-style-type: none"> ▪ At Urangan between the area south of Boat Harbour Drive ▪ Craginsh and Dundowran – amenity and lifestyle 	<ul style="list-style-type: none"> ▪ Supports only detached dwelling houses and secondary dwellings where family use can be proven ▪ Minimum lot size of 2000m² ▪ Maximum of one house on one lot
Rural Residential Zone	<ul style="list-style-type: none"> ▪ A lot of outlying areas 	<ul style="list-style-type: none"> ▪ 2 hectares
Coastal Townships – Township Zone	<ul style="list-style-type: none"> ▪ Burrum Heads 	<ul style="list-style-type: none"> ▪ No specific densities sought – check what uses are supported
Coastal Townships – Medium Density Zone	<ul style="list-style-type: none"> ▪ Burrum Heads 	<ul style="list-style-type: none"> ▪ Low-medium density holiday and permanent accommodation – multiple residential uses ▪ 40% site cover
Emerging Community Zone	<ul style="list-style-type: none"> ▪ Kawungan North East ▪ Doolong Flats/Ghost Hill Ridge ▪ Urraween West ▪ Dundowran ▪ Highfields East ▪ Urangan 	<ul style="list-style-type: none"> ▪ Density is generally low density residential though some areas are identified for park and transitional residential densities – a structure plan can override these, where approved by Council

MARYBOROUGH CITY PLAN 2007

Strategic Provisions

City Centre

Under the Maryborough City Plan, the vision for the City is expressed as follows:

Maryborough will be a dynamic, attractive and economically viable regional centre, combining its 19th Century charm with modern cultural and recreational facilities and services, for both community and tourists'.

This is supported by an urban structure that provides a CBD area that is surrounded by residential and industrial nodes, with associated local centres.

With respect to the CBD area, the current planning scheme includes specific provisions for the City Centre Local Area and that it will be a:

'compact regional centre...the railyards redevelopment will form an integral extension of the City Centre, with heritage elements of the City Centre reflected in the new shopping centre development....The City Centre will promote its historical character...encouraging the conservation of areas/ buildings of specific historic character. The Wharf Street Precinct will be of particularly significance in this regard'.

The CBD plan shows a commercial core surrounded by a commercial frame, with the Wharf Street precinct and the Railyards Redevelopment Area identified with specific precinct intentions for each area.

The Railyards Redevelopment Area is on the north-western side of Lennox Street and includes the train line, train station and the existing Station Square Shopping Centre. Opportunities identified by the planning scheme for redevelopment on this site include:

- Special opportunities such as aged care, medium density housing, bulky goods retailing
- Take away food precinct
- Supporting existing school and government facilities
- Supporting office and community services
- Supporting further development of a major shopping complex linked to the CBD and providing complementary services to the CBD
- Development of a tourist train service utilising the existing station building

Council has also adopted a Maryborough Brolga to Bridge Concept Plan along with Architectural Design Guidelines to provide for the revitalisation and managed development of land that encompasses an area from the Granville Bridge to the Mary River.

The concept plan has identified a number of key precincts with specific development intentions for each. Of most relevance to this Housing Needs Assessment is the Inner City Living precinct, which is key central location defined by the existing rail line from Kent Street to Wharf Street. The land use and design intent for the Inner City Living Precinct includes:

- Mixed use residential development of 3 storeys over ground floor commercial
- Boutique style development
- Up to 4 storeys with some elements of 5 storeys in building height

Tinana

The overall intention for Tinana and Tinana South as outlined in the Maryborough City Plan is to be a *'distinctive and attractive local area, which will form the main gateway to Maryborough from the south'*.

In addition to this it is also noted/intended that:

The Local Area (Tinana) will be an attractive area to live due to its natural character and proximity to...the City Centre. The character of the local area will be influenced by rural activities such as cane farming interspersed with large tracts of bushland. Residential development will be consolidated to the east of the Bruce Highway'.

Within the area included within a residential zoning, there are a number of growth opportunities identified with many allotments being of a larger size that could accommodate further subdivision.

Granville

Under the current planning scheme provisions, Granville is intended to be *'predominantly residential area interspersed with and adjoined by bushland areas'* while future residential development is to be primarily infill.

The planning scheme also intends that Granville will:

- Accommodate a 'world-class marine industrial precinct providing for ship and boat builders, equipment manufacturers, service providers, vessel refit and maintenance'.
- Be recognised for distinct features such as proximity to Mary River and areas of environmental and historical significance
- Be well serviced by local shopping facilities
- Include a number of excellent sporting facilities

The zoning pattern reflects a residential precinct zoning for low density residential purposes in a grid pattern that supports the existing residential area and some infill opportunities. Surrounding this area, land is included in a rural and community zoning.

The Granville area has been assessed and analysed as a Future Investigation Area for urban residential development through the study undertaken by Humphreys Reynolds Perkins on behalf of Council in June 2009. The preferred growth option (identified as Scenario 2 in the report) was for the retention of rural land along the river and expansion of urban residential along Walkers Point Road, predominantly on its eastern side. The following provides a summary of this growth option:

Scenario 2 characteristic	Granville FIA
Additional urban land area	47 hectares
Additional dwellings	470 dwellings
Additional population	1,220 persons
Years of supply	4.4 years

Maryborough North, Maryborough West, St Helens and Part of Oakhurst

The Maryborough West area includes some low density residential land in a residential precinct along Maryborough-Biggenden Road, along with some limited land in an industrial precinct. The balance of land is included in a rural and community precinct.

Maryborough North, which is an area north of the CBD, contains a low density residential area with character/ Queenslander style homes, with a particularly attractive precinct along the Mary River. The

Maryborough airport is also located in this precinct. Planning scheme provisions support ongoing low density residential development in the south of this area and rural uses to the north.

Land between the established residential area and north to Saltwater Creek has been investigated by the study conducted by Humphreys Reynolds Perkins on behalf of Council in June 2009. If any growth is considered necessary, the preferred option (Scenario 2) is for some additional urban residential development and industrial development within this precinct, though acknowledging that there are significant constraints both related to rural land and environmentally sensitive land. The following provides a summary of this growth option:

Scenario 2 characteristic	North Maryborough FIA
Additional urban land area	45 hectares
Additional dwellings	450 dwellings
Additional population	1,170 persons
Years of supply	4.2 years

Maryborough Coastal Townships – Maaroom, Boonooroo, Tuan, Poona, Tinnanbar

The coastal areas of the former Maryborough City are predominantly included in a rural or community zoning and are intended to be undeveloped. The township areas are identified by the planning scheme as being in a Coastal Townships local area and each include specific precincts including rural residential, residential and some commercial zoning located within Poona.

The vision for the Coastal Townships (Maaroom, Boonooroo, Tuan and Poona) as expressed by the Local Area provisions of the Maryborough City Plan are:

The Coastal townships of Maryborough City will consist of a series of discrete coastal villages with a quiet, peaceful and distinctive character. This character is supported by the natural and rural attributes of the area including the Great Sandy Strait, surrounding natural vegetation and rural activities.

The Coastal townships will be attractive to both residents and tourists in being part of the 'gateway' to Fraser Island and the Great Sandy Strait.

...Future development within these villages will generally be of a small scale to reflect the character of the area and will maintain the natural qualities of the area.

...The RAMSAR sites and the Fish Habitat areas in the adjacent Great Sandy Strait will be protected and the visual amenity of the City's coastal landscapes will be protected by limiting further coastal development.

Development of the townships will be low key with the greatest population growth occurring at Poona. The townships will include a small scale range of local shopping facilities. However it is anticipated that the townships will rely upon more established shopping facilities and services in Granville and in the City Centre'.

Fraser Island

The northern part of Fraser Island previously formed part of the Hervey Bay City Council area and the southern part of Fraser Island (including Dilli Vilalge, Eurong and Kingfisher Bay Resort) previously formed part of the Maryborough City Council area.

Fraser Island is a National Park, however does include some freehold land components which are controlled by local government planning schemes.

The Maryborough City Plan includes Fraser Island in Local Area 8 – Fraser Island South. The specific precincts include the Community Precinct, which comprises the majority of the southern part of the Island, and a residential precinct over a limited number of sub-precincts. The sub-precincts reflect the boundaries of small leasehold and freehold properties on the island. The character/ development intentions are to *'maintain their isolated character and development of these areas is not intended to increase in intensity'*.

Sub-precinct 13 for Eurong identifies more detailed zonings/ precincts including Low Density Residential of approximately 37 lots along with two multi-unit developments within this zoning. A Tourist Facility Precinct, Village Centre Precinct and Community Services Core are also provided along with extensive rural zoning, a Future National Park zoning and industrial/services/refuse node.

Eurong is identified in the planning scheme as being 'the major service and tourist centre on Fraser Island including a substantial accommodation complex and island transportation system...the settlement is characterized by low rise, low key residences and larger scale tourist accommodation...it is intended that Eurong should continue to grow as a main commercial and administrative centre for Fraser Island with development controls to ensure future development is compatible with its setting'.

The Dilli Village and Kingfisher Bay sub-precincts reflect the tourist nature of these areas, with the latter being supported for a high standard of eco-tourism development.

The northern part of Fraser Island and in particular the localities of Orchid Beach and Happy Valley fall under the Hervey Bay City Planning Scheme. The planning scheme includes the majority of Fraser Island in a Conservation Zone.

With respect to Orchid Beach, the planning scheme supports 141 residential lots with a mix of permanent, semi-permanent and holiday residents. Development is to be limited to single dwellings and no further growth is anticipated. Some commercial and community facilities are accommodated in a node adjoining the airstrip.

The Happy Valley settlement supports houses, units and a resort. The planning scheme facilitates its continued usage in this manner. The planning scheme also acknowledges that Happy Valley is a central service centre for the Island *'housing the ambulance station, shop and resort, and the school reserve will be investigated for use as a service industrial area'*.

Desired Environmental Outcomes

The Desired Environmental Outcomes in the Maryborough City Plan are categorised into ten (10) types of strategies, one of which is the residential strategy. There are five (5) DEOs relevant to the residential strategy, as per the excerpts below:

DEO	Reason	Primary Measure to Achieve DEO
DEO 24 – A sufficient supply of sequentially serviced urban residential land with an acceptable level of flood immunity is available to cater for the accommodation requirements of the future population of the urban area of the City.	The adequate supply of serviced land free of natural or other hazards is important to satisfy housing needs, provide choices in locations and housing type and to maintain affordability.	<ul style="list-style-type: none"> ▪ Land intended for urban residential purposes is included within the residential precincts ▪ Development is to comply with relevant area specific codes ▪ There is no need for residential development within the investigation area at Tinana during the life of the planning scheme, however, this option should be preserved
DEO 25 – Opportunities are	Houses are the single largest	<ul style="list-style-type: none"> ▪ Future development of

DEO	Reason	Primary Measure to Achieve DEO
provided for people to live in the mainland coastal townships in a manner which protects the natural environment and scenic values of these areas.	investment many people may make and the degree to which residential areas are perceived as safe, quiet and attractive is central to the concept of protecting residential amenity which is a core concern of town planning.	<ul style="list-style-type: none"> ▪ mainland coastal towns in the Coastal Townships and Rural Local Area provisions and the Coastal Townships Code
DEO 26 – Safe, quiet and attractive residential areas are established and maintained.	Urban infrastructure services including water supply, major drainage and sewerage systems and local facilities are required to ensure that public health standards are adequate and that convenience shopping and other local facilities are readily accessible.	<ul style="list-style-type: none"> ▪ Preferred locations for new urban residential development are separate from incompatible uses such as industry ▪ Amenity of existing and future urban residential areas is protected ▪ Assessment tables and land allocation to residential precincts take account of this DEO ▪ Shops and non-residential uses are located together and designed to reduce amenity impacts ▪ Proposals for non-residential development will need to demonstrate compliance compatibility with existing and future residential development ▪ New residential areas shall be located and designed to minimise movement of through and industrial traffic along residential streets ▪ New residential areas shall not be located in areas prone to landslip
DEO 27 – Adequate and efficient provision of urban infrastructure services and local urban facilities, such as local shopping and community facilities, is achieved in residential areas.	Different densities and types of housing are required for the City's population and these should be located in areas which are appropriate for the particular housing type and density.	<ul style="list-style-type: none"> ▪ Assessment tables and land allocation to residential precincts take account of this DEO ▪ Connection to reticulated water supply, drainage and sewerage systems are required in urban residential areas and water and sewerage contributions will need to be paid
DEO 28 – Choice of housing types, including town houses and apartments are available in location close to the City Centre.	It is recognised that to provide further lifestyle choice, limited areas of low density living are appropriate where this does not compromise other land	<ul style="list-style-type: none"> ▪ Detached houses are to be developed in the residential precinct and require compliance with the house code ▪ Medium density housing require

DEO	Reason	Primary Measure to Achieve DEO
	use activities encouraged by the planning scheme. In particular, adequate land for urban expansion, rural production and industry must be provided, in preference to rural residential development.	<p>impact assessment in the residential precinct, should be developed close to the city centre and require compliance with the medium density residential code and character protection code</p> <ul style="list-style-type: none"> ▪ Relocatable home parks and caravan parks require impact assessment and should be located close to schools, shops, recreational facilities and preferably with access to public transport.

Residential Uses and Definitions

Residential Use	Planning Scheme Definition
Caravan Park	Means the use of premises for the parking of caravans and associated amenities for the purpose of providing accommodation for travelers, tourists or the general public.
Detached House	Means any premises used for the exclusive and self-contained accommodation of one family and may also include provision of one small unit.
Other Residential	Any premises used for temporary or permanent residential accommodation not otherwise defined in this Table.

Zoning, Residential Uses Supported, Levels of Assessment

Settlement area	Zone/s	Residential Uses Supported	Level of Assessment	Minimum Lot Size
Local Area 1 Maryborough Central	Residential Precinct	Caravan Park	I	600m ²
		Detached House	S	
		Other Residential	I	
	Commercial Precinct	Caravan Park	I	
		Detached House	C	
		Other Residential	C	
Local Area 2 City Centre	Commercial Core Precinct	Caravan Park	I	
		Detached House	I	
		Other Residential	C	
	Commercial Frame Precinct	Caravan Park	I	
		Detached House	C	
		Other Residential	C	
	Wharf Street	Caravan Park	I	
		Detached House	S (for Sub-precinct 7) or I	
		Other Residential	C	
	Railyards	Caravan Park	I	
		Detached House	S or I	
		Other Residential	C or I	

Settlement area	Zone/s	Residential Uses Supported	Level of Assessment	Minimum Lot Size
Local Area 3 The Pocket	Residential Precinct	Caravan Park	I	600m ²
		Detached House	S	
		Other Residential	I	
Local Area 4 Tinana	Residential Precinct	Caravan Park	I	600m ²
		Detached House	S	
		Other Residential	I	
	Rural Residential Precinct	Caravan Park	I	1ha
		Detached House	S	
		Other Residential	I	
	Commercial Precinct	Caravan Park	I	
		Detached House	I	
		Other Residential	C	
Local Area 5 Granville	Residential Precinct	Caravan Park	I	600m ²
		Detached House	S	
		Other Residential	I	
	Commercial Precinct	Caravan Park	I	
		Detached House	I	
		Other Residential	C	
	Rural Residential Precinct	Caravan Park	I	1ha
		Detached House	S	
		Other Residential	I	
Local Area 6 Maryborough West and North	Residential Precinct	Caravan Park	I	600m ²
		Detached House	S	
		Other Residential	I	
	Rural Residential Precinct	Caravan Park	I	1ha
		Detached House	S	
		Other Residential	I	
Local Area 7 Coastal Townships and Rural Local Area	Residential Precinct	Caravan Park	I	2000m ²
		Detached House	C or I	
		Other Residential	I	
	Commercial Precinct (Poona and Maaroom only)	Caravan Park	I	
		Detached House	I	
		Other Residential	I	
	Rural Residential Precinct	Caravan Park	I	1ha
		Detached House	C	
		Other Residential	I	
Local Area 8 Fraser Island South	Eurong Low Density Residential Area	Caravan Park	In	
		Detached House	C or In	
		Other Residential	In	
	Village Centre	Caravan Park	In	
		Detached House	I	
		Other Residential	I	
	Tourist Facility	Caravan Park	In	
		Detached House	I	
		Other Residential	I	

E= Exempt | S = Self Assessable | C = Code Assessable | I = Impact Assessable | In = Impact not preferred

TIARO SHIRE PLANNING SCHEME 2005

Strategic Provisions

The towns of Tiaro, Glenwood, Tinnanbar and Bauple (and Gunalda and Curra though these are located in Gympie Regional Council) *'are the main centres of business industry and community development including recreation facilities'*.

The planning scheme intends that the planning scheme area has an identifiable rural and rural residential character with established areas of urban development at Tiaro, Bauple and Glenwood. Rural uses, good quality agricultural land, coastal areas/ coastal landscape character and environmental values are not to be degraded by development. The rural areas support a range of agricultural and animal husbandry uses.

The Shire Development Strategy Framework seeks to:

- Encourage expansion of towns and villages
- Support the expansion of social and service infrastructure to communities
- Preserve and enhance the amenity of the Shire and its natural resources
- Maintain the integrity of good quality agricultural land for rural production

The above strategies are to be implemented through the following:

- Opportunities for tourism are promoted
- Extension to infrastructure is pursued
- Commercial and industrial development is encouraged
- Urban expansion is supported

Provisions for specific townships are outlined in the table below:

Tiaro	The zoning of land in Tiaro is predominantly residential and rural residential with some areas zoned for commercial and industry purposes.
Bauple	The zoning of Bauple includes some Commercial Zone areas with mostly land in the Residential Zone. The inner areas within the Residential Zone contain small/ traditional residential allotments however there appear to be some larger allotments that could be subdivided in the outer part of the township.
Glenwood	The majority of land is included in the Rural Residential Zone and includes a mix of lot sizes and an irregular street pattern. A commercial zoned area is located at the entrance to the settlement off the main Highway on Arborten Road and currently contains a service station. A rural fire brigade shed is located close to this commercial area. A community hall is located within the southern part of the settlement.
Gundiah	The township has a linear pattern and includes a small portion of land included in the Commercial Zone surrounded by land in the Rural Residential Zone and a small number (approximately 15 lots) in the Residential Zone.
Tinnanbar	The overarching strategy for the Tiaro Shire Planning Scheme requires that coastal areas/ coastal landscape character and environmental values are not degraded by development; but identified Tinnanbar as being an

	area of urban development. No specific character or design provisions are provided for Tinnanbar.
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Desired Environmental Outcomes

Tiaro Shire has an identifiable rural and rural residential character with established areas of urban development at Tiaro, Tinnanbar, Bauple and Glenwood (and Gunalda and Curra).

Rural uses, good quality agricultural land, coastal areas/ coastal landscape character and environmental values are not degraded by development

Residential Uses and Definitions

Residential Use	Planning Scheme Definition
Caravan Park	Any premises used for the parking of caravans and for providing temporary mobile type accommodation for and rendering services to travelers.
Caretaker's Residence	Any premises used only for caretaking purposes in connection with an industry, business or community activities or similar and constructed on the same parcel of land.
Dwelling House	The use of premises for one dwelling unit on one lot.
Relatives Apartment	A dwelling unit annexed to a dwelling house where the gross floor area of the relatives apartment does not exceed 50m ² .
Residential Premises	Any premises used for residential type accommodation comprising more than one dwelling unit. The term includes all manner of residential uses. Residential uses are described by two terms, residential premises, followed by a specific description, listed but not limited to those blow: <ul style="list-style-type: none"> ▪ Accommodation Unit; ▪ Apartments; ▪ Boarding House; ▪ Duplex Dwelling house; ▪ Hostel; ▪ Motel; ▪ Multiple Dwelling house; ▪ Residential Club; ▪ Services Rooms; ▪ Townhouses.

Zoning, Residential Uses Supported, Levels of Assessment

Settlement area	Zone/s	Residential Uses Supported	Level of Assessment	Lot Size Requirements
Balance area	Rural Zone	Dwelling House	S or C	200ha
		Relatives Apartment	S or C	
		All others	I	
Tiaro	Rural Residential Zone	Dwelling House	S or C	6,000m ² and 40m frontage
		Relatives Apartment	S or C	
		All Others	I	

Settlement area	Zone/s	Residential Uses Supported	Level of Assessment	Lot Size Requirements	
	Residential Zone	Dwelling House	S or C	1,000m ² and 20m frontage	
		Relatives Apartment	C		
		Residential Premises	C		
		All others	I		
	Commercial Zone	Caretakers Residence	S or C	400m ² and 15m frontage	
		Residential Premises	C		
All Others		I			
Tinnanbar	Residential Zone	Dwelling House	S or C	2,000m ² and 25m frontage	
		Relatives Apartment	C		
		Residential Premises	C		
		All others	I		
Bauple	Residential Zone	Dwelling House	S or C	1,000m ² and 20m frontage	
		Relatives Apartment	C		
		Residential Premises	C		
		All others	I		
	Commercial Zone	Caretakers Residence	S or C	400m ² and 15m frontage	
		Residential Premises	C		
All Others		I			
Gundiah	Residential Zone	Dwelling House	S or C	1,000m ² and 20m frontage	
		Relatives Apartment	C		
		Residential Premises	C		
		All others	I		
	Rural Residential Zone	Dwelling House	S or C	6,000m ² and 40m frontage	
		Relatives Apartment	S or C		
		All Others	I		
	Commercial Zone	Caretakers Residence	S or C	400m ² and 15m frontage	
		Residential Premises	C		
		All Others	I		
	Glenwood	Rural Residential Zone	Dwelling House	S or C	6,000m ² and 40m frontage
			Relatives Apartment	S or C	
All Others			I		
Commercial Zone		Caretakers Residence	S or C	400m ² and 15m frontage	
		Residential Premises	C		
		All Others	I		

Settlement area	Zone/s	Residential Uses Supported	Level of Assessment	Lot Size Requirements
Forest View	Rural Residential Zone	Dwelling House	S or C	6,000m ² and 40m frontage
		Relatives Apartment	S or C	
		All Others	I	
Antigua	Rural Residential Zone	Dwelling House	S or C	6,000m ² and 40m frontage
		Relatives Apartment	S or C	
		All Others	I	

E= Exempt | S = Self Assessable | C = Code Assessable | I = Impact Assessable

WOOCOO SHIRE PLANNING SCHEME 2006

Strategic Provisions

The Woocoo Shire planning scheme designates the majority of the catchment as a Rural Zone. The intention of the planning scheme is to retain the rural areas and their productive values.

The strategy map identifies service centres at Oakhurst, Little Tinana, Mungar and Brooweena, which are also identified as the key areas for residential development. Other townships are identified at Owanyilla, Grahams Creek, Aramara, Glenbar, Calgoa, Idalia, Boompa, Teebar and Elliot.

Development intentions and zoning for the key townships within the area are:

- Mungar - includes land in the Village Zone (approximately 66 lots) and Community Use Zone with some surrounding Rural Residential B zoned land (approximately 36 lots);
- Brooweena - contains significant landholdings in an Industrial Zone and in addition has scattered land parcels in the Village Zone (approximately 26 lots) of varying sizes;
- Aramara - is defined by land in the Village Zone (approximately 13 lots);
- Yengarie - includes a small portion of land in the Rural Residential A Zone and other land in Rural Residential B Zone;
- A settlement at Elliot on Old Gayndah Road - includes approximately 40 lots in the Village Zone in a grid pattern formation;
- Oakhurst - contains the Oakhurst Gardens Estate, a significant rural residential approval with a large amount of capacity. Part of Oakhurst is also located within the former Maryborough City Council area;
- Owanyilla - includes land in a Particular Development Zone and Industry Zone that relates to the location of the rail spur and existing infrastructure. Further north of the industrial area, is land included in a village and rural residential zoning that supports rural living uses.
- Bidwell - includes a small amount of rural residential zoning on the western side of the highway along Bidwell Road.

Residential Uses and Definitions

Residential Use	Planning Scheme Definition
Accommodation Units	Premises which comprise more than two or more dwellings on one allotment including outbuildings incidental to and associated with domestic activities. It includes accommodation units that may be used as a common abode for a number of unrelated persons and managed as a boarding house, group home, nursing home, retirement village, hostel, rural accommodation or the like.
Caravan Park	Any land used or intended for use for the parking of caravans, the erection of relocatable homes and the ancillary use of the premises for the pitching of tents and the erection of cabins, for the purposes of providing short-term accommodation. The term includes a caretaker's residence and the use of any facilities on the premises for the comfort, convenience or leisure of persons occupying the premises.
Caretaker's Residence	A dwelling used by the proprietor, manager or caretaker of premises used for business, commercial, industrial, sporting, recreation or accommodation purposes on the same site; the term includes the use of the caretaker's premises by the family of the proprietor, manager or

Residential Use	Planning Scheme Definition
	caretaker, the keeping of domestic pets and domestic horticulture;
Dwelling House	Premises which comprise or are intended to comprise self-contained accommodation for the exclusive use of a single domestic group including ancillary domestic pets and domestic horticulture and such outbuildings or structures as are, incidental to and necessarily associated with domestic activities.
Relatives Apartment	A separate dwelling annexed to a dwelling house where the dwelling is of similar architectural style and the same materials as the principal dwelling. The dwelling is built under the same roof (which can include a covered breezeway) and does not exceed 60m ² in floor area.

Zoning, Residential Uses Supported, Levels of Assessment

Settlement area	Zone/s	Residential Uses Supported	Level of Assessment	Minimum Lot Size
Balance area	Rural Zone	Caretakers residence	S, C or I	200 ha (GQAL Class B, C and D), 100 ha (GQAL Class A) 100 ha subject to a land suitability study With an average width to depth ratio of 1:4
		Dwelling house	S or C	
		Relatives Apartment	C	
		All other	I	
Oakhurst	Rural Residential A Zone - Oakhurst Gardens Estate	Accommodation Units	I	2,000m ² , 40m frontage and 50m depth
		Dwelling house	S or C	
		Relatives Apartment	C	
		All other	I	
	Village Zone	Accommodation Units	C	2,000m ² , 40m frontage and 50m depth
		Caravan Park	S, C or I	
		Caretaker's residence	C	
		Dwelling house	S or C	
		All other	I	
	Rural Residential B Zone	Accommodation Units	I	2,000m ² , 40m frontage and 50m depth
		Dwelling house	S or C	
		Relatives apartment	C	
		All other	I	
Aramara	Village Zone	Accommodation Units	C	2,000m ² , 40m frontage and 50m depth
		Caravan Park	S, C or I	
		Caretaker's residence	C	
		Dwelling house	S or C	
		All other	I	
Brooweena	Village Zone	Accommodation Units	C	2,000m ² , 40m frontage and 50m depth
		Caravan Park	S, C or I	
		Caretaker's residence	C	
		Dwelling house	S or C	
		All other	I	

Settlement area	Zone/s	Residential Uses Supported	Level of Assessment	Minimum Lot Size
Mungar	Village Zone	Accommodation Units	C	2,000m ² , 40m frontage and 50m depth
		Caravan Park	S, C or I	
		Caretaker's residence	C	
		Dwelling house	S or C	
		All other	I	
	Rural Residential B Zone	Accommodation Units	I	2,000m ² , 40m frontage and 50m depth
		Dwelling house	S or C	
		Relatives apartment	C	
	All other	I	12,000m ² and 60m frontage	
Little Tinana (MB Outskirts)	Village Zone	Accommodation Units	C	2,000m ² , 40m frontage and 50m depth
		Caravan Park	S, C or I	
		Caretaker's residence	C	
		Dwelling house	S or C	
		All other	I	
	Rural Residential A Zone	Accommodation Units	I	2,000m ² , 40m frontage and 50m depth
		Dwelling house	S or C	
		Relatives Apartment	C	
		All other	I	
	Rural Residential B Zone	Accommodation Units	I	2,000m ² , 40m frontage and 50m depth
		Dwelling house	S or C	
		Relatives apartment	C	
		All other	I	
Owanyilla	Rural Zone	Caretakers residence	S, C or I	200 ha (GQAL Class B, C and D), 100 ha (GQAL Class A) 100 ha subject to a land suitability study With an average width to depth ratio of 1:4
		Dwelling house	S or C	
		Relatives Apartment	C	
		All other	I	
Riverside Park (near Owanyilla)	Village Zone	Accommodation Units	C	2,000m ² , 40m frontage and 50m depth
		Caravan Park	S, C or I	
		Caretaker's residence	C	
		Dwelling house	S or C	
		All other	I	
Elliott	Village Zone	Accommodation Units	C	2,000m ² , 40m frontage and 50m depth
		Caravan Park	S, C or I	
		Caretaker's residence	C	
		Dwelling house	S or C	
		All other	I	

E= Exempt | S = Self Assessable | C = Code Assessable | I = Impact Assessable

APPENDIX D

Local Government Housing Resource Kit

Typical Housing Setting (DOH 2003)

Type of setting	Stock	Increments to stock	Age/households	Issues
<p>Fringe metropolitan Rapidly developing new growth areas</p>	<p>New stock largely of detached dwellings, relatively affordable. High proportion of owner-occupancy</p>	<p>Rapid growth, often homogenous detached or tracts of sometimes undifferentiated town house style dwellings, relatively affordable*</p>	<p>Families with children, many on relatively low incomes. Few opportunities for older relatives or young people to live independently near their families.</p>	<p>Lack of social housing or, in some instances, high concentrations of public housing. Lack of emergency and transitional housing services. Shortage of private rental housing, Access to services and employment may be problematic or delayed, often poor public transport, impacting on household costs. *Under new IPA Infrastructure Charging provisions, increasing infrastructure costs may impact on affordability.</p>
<p>Inner urban Old inner core of cities experiencing gentrification</p>	<p>Old stock of workers cottages, some apartments, Queenslander-style detached housing, large old style homes converted to boarding houses, mixed tenure</p>	<p>Rapid growth in new medium-density stock, and high-cost high rise. Little/no new social housing; redevelopment of detached and boarding house stock, change of use for old commercial and industrial to residential and mixed use</p>	<p>Very diverse household and socioeconomic base. Decreasing affordability forcing long-established low-income households out of inner-urban areas.</p>	<p>Loss of boarding houses, new medium-density development creating political (loss of character and amenity) and affordability problems, loss of affordable private rental stock, general affordability problem. Private sector redevelopment focussed on higher income earners. Good access to employment and services. Old infrastructure needs upgrading – translates to high infrastructure charges passed on to purchasers.</p>

Type of setting	Stock	Increments to stock	Age/households	Issues
<p>Middle ring Established areas largely of detached housing</p>	<p>High concentration of home ownership and individual single-storey detached dwellings. Older public housing stock costly to maintain, does not match profile of housing need (i.e. for smaller dwelling types)</p>	<p>Infill medium-density development and replacement/refurbishment of older homes to larger detached dwellings.</p>	<p>Older households and families, with greater proportion of more affluent households than other areas. Many older people are asset-rich, income-poor.</p>	<p>Political (character and amenity) obstacles to redevelopment. General affordability problem, lack of diversity of tenure and stock. Generally good access to employment and services—public transport is adequate. Infrastructure has capacity for increased density.</p>
<p>Regional urban Provincial centres and larger townships</p>	<p>Above average level of home ownership. Older stock of almost exclusively detached dwellings. Highly variable levels of public housing. Lack of small stock suited to needs of young people, older people and singles.</p>	<p>Variable levels of growth, mainly on the fringe of townships and cities in rural residential development. Some infill medium-density redevelopment. Some redevelopment of old industrial and commercial areas.</p>	<p>Typically more children and older adults.</p>	<p>Lack of housing choice. Low or negative capital appreciation. Scattered settlement pattern Long-term residents vs. short-term (tourism) investment.</p>
<p>Rural/remote towns, Indigenous communities and mining towns.</p>	<p>High level of outright home ownership; low levels of other tenure</p>	<p>Low to negative growth</p>	<p>Similar age profile to regional urban but with higher percentage of older residents and fewer young adults.</p>	<p>Lack of housing choice. Low or negative capital appreciation. High construction costs. Scattered settlement pattern.</p>

APPENDIX E

SEIFA Index and Map

SEIFA Index of Disadvantage, State Suburbs in Fraser Coast Regional Council, Queensland, 2006

State Suburb	Index of Relative Socio-economic Disadvantage	Quintile Equal Count	Quintile Population Weighted
Glenwood (Tiaro Shire)	816.28	1	1
Bauple (Tiaro Shire)	851.61	1	1
Howard (Hervey Bay City)	857.62	1	1
Doongul (Woocoo Shire)	859.92	1	1
Aldershot (Hervey Bay City)	863.95	1	1
Pacific Haven (Hervey Bay City)	868.95	1	1
Maaroom (Maryborough City)	883.47	1	1
Torbanlea (Hervey Bay City)	884.40	1	1
Granville (Maryborough City)	891.37	1	1
Burrum Town (Hervey Bay City)	896.88	1	1
Boonooroo (Maryborough City)	898.39	1	1
Pialba (Hervey Bay City)	899.02	1	1
Anderleigh (Tiaro Shire)	899.85	1	1
Maryborough (Maryborough City)	905.48	1	1
Scarness (Hervey Bay City)	905.51	1	1
Tinnanbar (Tiaro Shire)	914.92	1	1
Torquay (Hervey Bay City)	916.32	1	1
Gundiah (Tiaro Shire)	917.34	1	1
Urangan (Hervey Bay City)	920.30	1	1
Tiaro (Tiaro Shire) (part in Rural South Catchment Area)	922.70	1	1
Gunalda (Tiaro Shire)	923.42	1	1
Poona (Maryborough City)	924.36	1	1
Boompa (Woocoo Shire)	931.96	1	1
Miva (Tiaro Shire)	936.62	2	1
Burrum Heads (Hervey Bay City)	939.05	2	1
St Mary (Tiaro Shire)	944.52	2	1
Calgoa (Woocoo Shire)	946.56	2	1
River Heads (Hervey Bay City)	946.63	2	1
Fraser Island (Maryborough City)	956.93	2	2
Point Vernon (Hervey Bay City)	957.11	2	2
Fraser Island (Hervey Bay City)	961.44	2	2
Eli Waters (Hervey Bay City)	962.02	2	2
Toogoom (Hervey Bay City)	962.92	2	2
Booral (Hervey Bay City)	966.74	2	2
Dundowran (Hervey Bay City)	967.49	2	2
Urraween (Hervey Bay City)	975.68	2	2
Kawungan (Hervey Bay City)	978.68	2	2
Walligan (Hervey Bay City)	981.60	2	2
Mungar (Woocoo Shire)	984.78	3	2
Oakhurst (Woocoo Shire)	989.54	3	2
Takura (Hervey Bay City)	990.32	3	2
Maryborough West (Maryborough City)	994.51	3	2
Bidwill (Woocoo Shire)	997.75	3	2
Dunmora (Woocoo Shire)	1001.87	3	3
Sunshine Acres (Hervey Bay City)	1004.88	3	3
Tinana (Maryborough City)	1005.47	3	3
St Helens (Maryborough City)	1006.28	3	3
Owanyilla (Woocoo Shire)	1012.06	3	3
Nikenbah (Hervey Bay City)	1012.38	3	3
Eurong (Maryborough City)	1020.44	4	3
Oakhurst (Maryborough City)	1021.19	4	3
Bunya Creek (Hervey Bay City)	1029.78	4	3
Tinana South (Woocoo Shire)	1033.38	4	4
Dundathu (Hervey Bay City)	1041.12	4	4
Craignish (Hervey Bay City)	1047.12	4	4
Dundowran Beach (Hervey Bay City)	1081.56	5	5
Wondunna (Hervey Bay City)	1093.92	5	5
Boonooroo Plains (Maryborough City)
Great Sandy Strait (Hervey Bay City)
Tin Can Bay (Tiaro Shire)

Footnotes:

1) Quintiles are equal count and population weighted. They have been calculated based on Socio-Economic Index of Disadvantage scores for Census State Suburbs as at Australian Standard Geographical Classification (ASGC) 2006 within Queensland.

2) Users of the data contained are advised to carefully read the following Information Paper and Technical Paper:

[Information paper: An Introduction to Socio-Economic Indexes For Areas \(SEIFA\), 2006 \(cat. no. 2039.0\)](#)

[Socio-Economic Indexes for Areas \(SEIFA\) - Technical Paper, 2006 \(cat. no. 2039.0.55.001\)](#)

3) .. = not applicable.

4) Gazetted suburbs are shown, with the exception of Tiaro (Shire) which is the part only in Rural South Catchment Area.

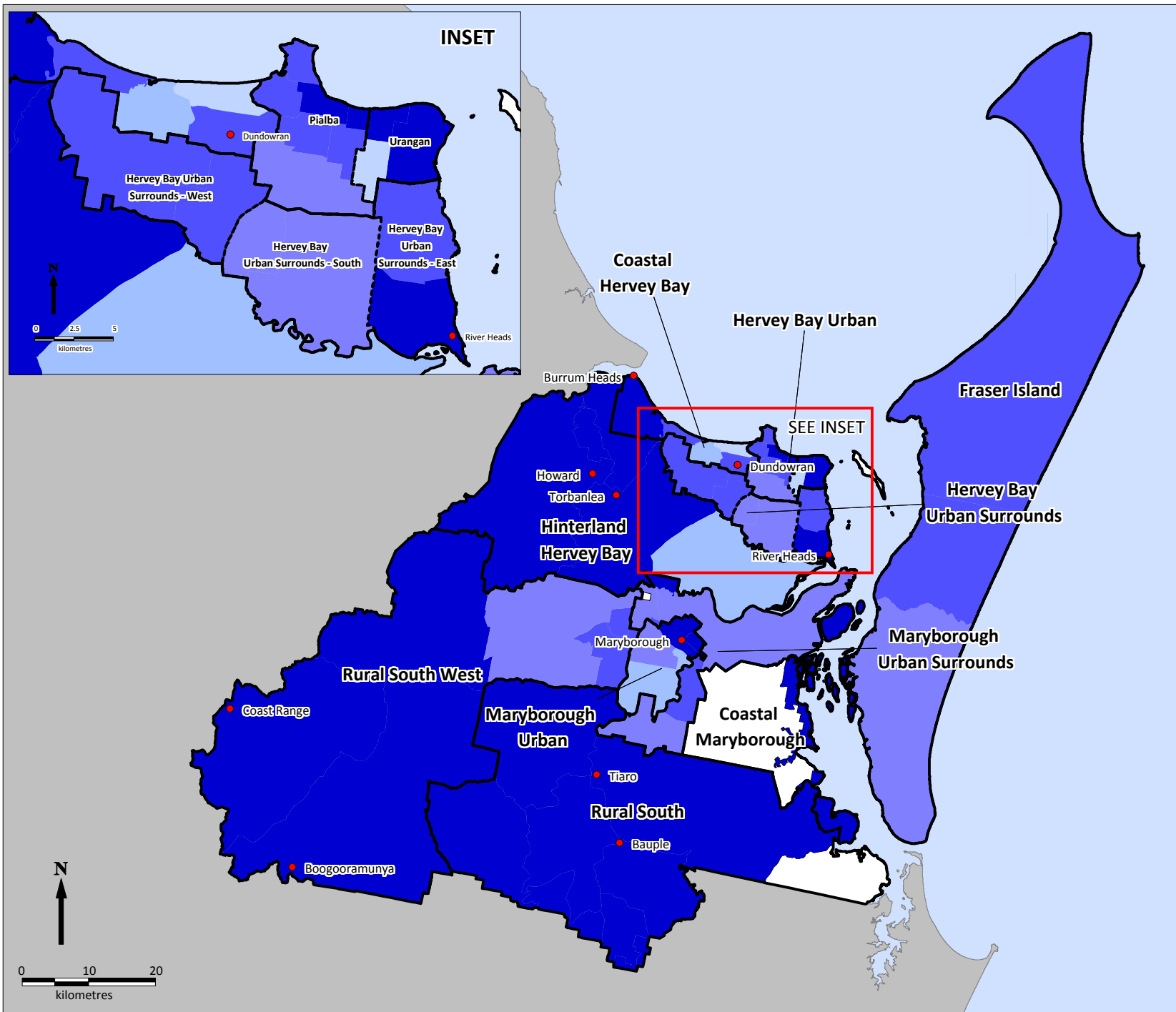
Source: Australian Bureau of Statistics, Census of Population and Housing: Socio-Economic Indexes for Areas (SEIFA), Australia - Data only , 2006, Cat. no. 2033.0.55.001

SEIFA Index of Disadvantage, Catchments and Sub-Catchments in Fraser Coast Regional Council, Queensland, 2006

Region	Index of Relative Socio-economic Disadvantage
Catchment	
Coastal Hervey Bay Catchment Area	1010.27
Coastal Maryborough Catchment Area	903.45
Fraser Island Catchment Area	971.95
Hervey Bay Urban Catchment Area	944.96
Hervey Bay Urban Surrounds Catchment Area	974.83
Hinterland Hervey Bay Catchment Area	889.36
Maryborough Urban Catchment Area	926.69
Maryborough Urban Surrounds Catchment Area	976.67
Rural South Catchment Area	886.60
Rural South West Catchment Area	971.42
Sub-Catchment	
Hervey Bay Urban Surrounds – East Sub-Catchment Area	958.60
Hervey Bay Urban Surrounds – South Sub-Catchment Area	1007.19
Hervey Bay Urban Surrounds – West Sub-Catchment Area	986.71
Pialba Sub-Catchment Area	950.83
Urangan Sub-Catchment Area	936.03
QUEENSLAND	1005.45

Source: Australian Bureau of Statistics, Census of Population and Housing: Socio-Economic Indexes for Areas (SEIFA), Australia - Data only , 2006, Cat. no. 2033.0.55.001

Map of SEIFA Index of Disadvantage Quintiles, 2006



LEGEND

SEIFA Index of Disadvantage

- Quintile 1 (most disadvantaged)
- Quintile 2
- Quintile 3
- Quintile 4
- Quintile 5 (least disadvantaged)
- No SEIFA

Catchment areas

Sub-catchment areas

Places

Note: Quintiles are population weighted and have been calculated based on Socio-Economic Index of Disadvantage scores for Census State Suburbs as at Australian Standard Geographical Classification (ASGC) 2006 within Queensland.



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APPENDIX F

Rental and Home
Purchase Data

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Notes:

Table numbers are generally consistent with Appendix 4 of the State Planning Policy 1/07 (including Guideline): Housing and Residential Development (SPP 1/07). SPP 1/07 includes further discussion of the use and derivation of the tables.

Table 12: Median rent levels by bedroom size

	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	% change
Local Government Area										
Fraser Coast (R)										
1 bedroom	\$80	\$85	\$100	\$105	\$125	\$130	\$150	\$150	\$150	87.5%
2 bedroom	\$115	\$120	\$130	\$150	\$165	\$175	\$185	\$200	\$210	82.6%
3 bedroom	\$140	\$145	\$160	\$185	\$200	\$210	\$225	\$240	\$250	78.6%
4 bedroom	\$165	\$170	\$190	\$230	\$250	\$250	\$265	\$285	\$295	78.8%
Statistical Locality Areas										
Hervey Bay (C) - Pt A										
1 bedroom	\$85	\$90	\$110	\$113	\$130	\$150	\$150	\$160	\$160	88.2%
2 bedroom	\$120	\$130	\$140	\$165	\$175	\$180	\$190	\$210	\$220	83.3%
3 bedroom	\$145	\$150	\$170	\$200	\$210	\$220	\$230	\$250	\$260	79.3%
4 bedroom	\$170	\$175	\$200	\$240	\$250	\$250	\$270	\$290	\$295	73.5%
Hervey Bay (C) - Pt B										
1 bedroom	\$50	\$55	\$55	\$55	\$143	\$105	\$120	\$235	\$125	150.0%
2 bedroom	\$110	\$120	\$120	\$135	\$168	\$180	\$170	\$180	\$190	72.7%
3 bedroom	\$120	\$125	\$138	\$160	\$170	\$180	\$190	\$220	\$220	83.3%
4 bedroom	\$128	\$143	\$145	\$165	\$180	\$193	\$235	\$255	\$248	93.8%
Maryborough (C)										
1 bedroom	\$80	\$85	\$88	\$100	\$115	\$115	\$140	\$140	\$150	87.5%
2 bedroom	\$100	\$110	\$115	\$130	\$140	\$150	\$160	\$180	\$185	85.0%
3 bedroom	\$130	\$135	\$150	\$175	\$180	\$190	\$200	\$225	\$230	76.9%
4 bedroom	\$140	\$150	\$160	\$198	\$200	\$220	\$240	\$260	\$270	92.9%
Tiaro (S)										
1 bedroom	\$125	N/A	N/A	N/A	N/A	\$120	\$155	\$175	\$150	20.0%
2 bedroom	\$100	\$110	\$100	\$120	\$130	\$148	\$160	\$180	\$180	80.0%
3 bedroom	\$120	\$125	\$130	\$143	\$150	\$170	\$185	\$200	\$200	66.7%
4 bedroom	\$130	\$125	\$148	\$158	\$165	\$170	\$185	\$205	\$230	76.9%
Woochoo (S)										
1 bedroom	N/A	N/A	N/A	N/A	\$130	N/A	\$170	N/A	N/A	N/A
2 bedroom	\$85	\$118	\$148	\$135	\$155	\$155	\$198	\$160	\$215	152.9%
3 bedroom	\$75	\$110	\$150	\$200	\$198	\$210	\$233	\$200	\$245	226.7%
4 bedroom	\$155	\$150	\$175	\$175	\$220	\$248	\$260	\$290	\$315	103.2%

Note:

Median rents are based on all tenancy bonds held at 30 June which are not more than one year old.
Percent change is from the earliest year to the latest year, ignoring years with no data.

Note: N/A is recorded as insufficient data is presented and therefore a median rent cannot be determined.

Source: (HAP)

Residential Tenancies Authority rental bonds data.

Table 13: Number and type of private rental dwellings

	2001	2002	2003	2004	2005	2006	2007	2008	2009	% change
Local Government Area										
Private rental bonds - Fraser Coast (R)										
Flat	1,316	1,373	1,445	1,542	1,607	1,686	1,839	1,955	2,090	58.8%
Detached house	3,775	3,666	3,816	4,240	4,534	4,767	5,226	5,550	5,948	57.6%
Semi-detached	37	28	27	31	38	58	76	106	114	208.1%
Statistical Locality Areas										
Hervey Bay (C) - Pt A										
Flat	827	876	943	1,004	1,055	1,139	1,278	1,389	1,521	83.9%
Detached house	2,385	2,299	2,445	2,734	2,946	3,100	3,437	3,714	4,029	68.9%
Semi-detached	20	14	14	20	28	49	68	97	104	420.0%
Hervey Bay (C) - Pt B										
Flat	14	18	14	21	23	23	25	25	31	121.4%
Detached house	111	115	110	129	139	148	147	151	175	57.7%
Semi-detached	1	1	1	1	1	0	0	0	0	0
Maryborough (C)										
Flat	470	471	482	507	518	514	524	527	524	11.5%
Detached house	1,156	1,098	1,101	1,228	1,284	1,317	1,427	1,461	1,511	30.7%
Semi-detached	16	13	11	9	9	9	8	9	10	-37.5%
Tiaro (S)										
Flat	4	7	5	9	11	10	12	13	14	250.0%
Detached house	111	131	131	127	134	169	180	187	203	82.9%
Semi-detached	0	0	1	1	0	0	0	0	0	0
Woocoo (S)										
Flat	1	1	1	1	0	0	0	1	0	0
Detached house	12	23	29	22	31	33	35	37	30	150.0%
Semi-detached	0	0	0	0	0	0	0	0	0	0

Note:

The change in total number of bonds held by the Residential Tenancies Authority is provided as an indicator of annual movements in size of the private rental market. Bonds are not held for all properties, particularly in rural areas, and the total private market will be underestimated. Despite this, bonds data is valuable since it provides a measure of recent trends.

Counts all tenancy bonds including all bedroom sizes and rents recorded as zero, but excludes caravans, boarding houses, houseboats, 'other'.

Source: (HAP)

Residential Tenancies Authority rental bonds data.

Table 15: Affordable rental stock by bedroom numbers

	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
Local Government Area				
Fraser Coast (R)				
2004	155	1,341	1,790	710
%	87%	79%	71%	78%
2009	177	1,118	1,308	925
%	73%	55%	39%	50%
Overall change in affordable dwelling stock	22	-223	-482	215
Statistical Locality Areas				
Hervey Bay (C) - Pt A				
2004	93	698	1,003	514
%	82%	70%	62%	73%
2009	109	542	601	705
%	72%	42%	26%	45%
Overall change in affordable dwelling stock	16	-156	-402	191
Hervey Bay (C) - Pt B				
2004	17	24	72	18
%	100%	89%	92%	95%
2009	22	24	63	29
%	69%	67%	74%	91%
Overall change in affordable dwelling stock	5	0	-9	11
Maryborough (C)				
2004	45	587	629	153
%	94%	90%	87%	94%
2009	44	509	533	154
%	80%	75%	60%	70%
Overall change in affordable dwelling stock	-1	-78	-96	1
Tiaro (S)				
2004	0	26	78	21
%	0%	96%	99%	100%
2009	1	37	105	35
%	100%	86%	81%	94%
Overall change in affordable dwelling stock	0	11	27	14
Woocoo (S)				
2004	0	6	8	4
%	0%	86%	80%	80%
2009	1	6	6	2
%	50%	54%	54%	40%
Overall change in affordable dwelling stock	0	0	-2	-2

Note:

"Overall change" is the change in the number of stock which is affordable to low income households during the most recent five years period.

Housing is considered to be affordable when the rent paid by low income households is less than 30% of gross household income after any applicable Commonwealth Rent Assistance is deducted. Mathematically this can be represented as: $[(\text{Rent} - \text{Rent Assistance}) / \text{Gross Household Income}] * 100 < 30\%$ The "Low income" level is based on definitions adopted in the National Housing Data Dictionary as part of the Commonwealth-State Housing Agreement. "Low income" is equal to the full pension plus the maximum allowable private income without any loss of pension. This income benchmark is applied to the most appropriate dwelling size for a particular household type according to Public Housing entitlement criteria set by the Queensland Department of Communities. This method provides a means of determining affordable rent levels for different sized dwellings based on existing social standards of income support.

For June 2009 the benchmarks for "low income households" are 1 bedroom = \$160, 2 beds = \$196, 3 beds = \$222 and 4 beds = \$284.

Source:

Residential Tenancies Authority rental bonds data, five-yearly current bonds as at June.

Table 17: First home purchase affordability

	40th percentile house price	Weekly purchase cost	Median income (all households)	Median income (renter couples aged 25-40)	Purchase cost as percentage of median income (all households)	Purchase cost as percentage of median income (renter couples aged 25-40)	Affordable purchase price (renter couples aged 25-40)	Standard Variable Interest Rate
Local Government Area								
Fraser Coast (R)								
2001	\$90,000	\$137	\$519	\$894	26%	15%	\$184,000	6.80%
2002	\$100,000	\$149	\$544	\$937	27%	16%	\$196,000	6.55%
2003	\$129,000	\$192	\$572	\$985	34%	19%	\$206,000	6.55%
2004	\$190,000	\$295	\$613	\$1,056	48%	28%	\$211,000	7.05%
2005	\$225,000	\$358	\$638	\$1,099	56%	33%	\$214,000	7.30%
2006	\$240,000	\$390	\$666	\$1,148	59%	34%	\$219,000	7.55%
2007	\$256,000	\$435	\$696	\$1,199	62%	36%	\$219,000	8.05%
2008	\$290,000	\$553	\$729	\$1,256	76%	44%	\$212,000	9.45%
2009	\$280,000	\$388	\$743	\$1,281	52%	30%	\$292,000	5.80%
Statistical Locality Areas								
Hervey Bay (C) - Pt A								
2001	\$131,000	\$199	\$521	\$915	38%	22%	\$188,000	6.80%
2002	\$147,000	\$218	\$546	\$959	40%	23%	\$201,000	6.55%
2003	\$172,000	\$256	\$574	\$1,008	45%	25%	\$211,000	6.55%
2004	\$223,000	\$347	\$615	\$1,080	56%	32%	\$216,000	7.05%
2005	\$255,000	\$406	\$640	\$1,124	63%	36%	\$219,000	7.30%
2006	\$280,000	\$455	\$668	\$1,174	68%	39%	\$224,000	7.55%
2007	\$316,000	\$537	\$698	\$1,227	77%	44%	\$224,000	8.05%
2008	\$361,000	\$688	\$731	\$1,284	94%	54%	\$217,000	9.45%
2009	\$359,900	\$492	\$746	\$1,310	66%	38%	\$298,000	5.80%
Hervey Bay (C) - Pt B								
2001	N/A	N/A	\$451	\$909	0%	0%	\$187,000	6.80%
2002	N/A	N/A	\$473	\$952	0%	0%	\$199,000	6.55%
2003	N/A	N/A	\$497	\$1,001	0%	0%	\$209,000	6.55%
2004	N/A	N/A	\$533	\$1,073	0%	0%	\$214,000	7.05%
2005	N/A	N/A	\$554	\$1,116	0%	0%	\$218,000	7.30%
2006	N/A	N/A	\$579	\$1,166	0%	0%	\$222,000	7.55%
2007	N/A	N/A	\$605	\$1,218	0%	0%	\$222,000	8.05%
2008	N/A	N/A	\$633	\$1,275	0%	0%	\$215,000	9.45%
2009	N/A	N/A	\$646	\$1,301	0%	0%	\$296,000	5.80%
Maryborough (C)								
2001	\$190,000	\$289	\$538	\$896	54%	32%	\$184,000	6.80%
2002	\$285,000	\$423	\$564	\$939	75%	45%	\$197,000	6.55%
2003	\$344,000	\$511	\$593	\$987	86%	52%	\$206,000	6.55%
2004	\$410,000	\$638	\$635	\$1,058	100%	60%	\$211,000	7.05%
2005	\$375,000	\$596	\$661	\$1,101	90%	54%	\$215,000	7.30%
2006	\$364,500	\$593	\$691	\$1,150	86%	52%	\$219,000	7.55%
2007	\$462,500	\$785	\$722	\$1,202	109%	65%	\$220,000	8.05%
2008	\$565,125	\$1,077	\$756	\$1,258	143%	86%	\$213,000	9.45%
2009	\$540,000	\$821	\$771	\$1,283	107%	64%	\$292,000	5.80%
Tiaro (S)								
2001	\$183,000	\$278	\$454	\$719	61%	39%	\$149,000	6.80%
2002	\$252,000	\$374	\$476	\$753	79%	50%	\$159,000	6.55%
2003	\$330,000	\$490	\$500	\$791	98%	62%	\$167,000	6.55%
2004	\$373,500	\$581	\$536	\$849	108%	68%	\$171,000	7.05%
2005	\$400,000	\$636	\$558	\$883	114%	72%	\$174,000	7.30%
2006	\$385,000	\$626	\$583	\$922	107%	68%	\$177,000	7.55%
2007	\$455,000	\$773	\$609	\$964	127%	80%	\$178,000	8.05%
2008	\$550,000	\$1,049	\$638	\$1,009	164%	104%	\$173,000	9.45%
2009	\$525,000	\$727	\$651	\$1,029	112%	71%	\$238,000	5.80%
Woocoo (S)								
2001	\$132,000	\$201	\$763	\$920	26%	22%	\$189,000	6.80%
2002	\$155,000	\$230	\$800	\$964	29%	24%	\$202,000	6.55%
2003	\$205,000	\$305	\$840	\$1,013	36%	30%	\$212,000	6.55%
2004	\$270,000	\$420	\$901	\$1,086	47%	39%	\$217,000	7.05%
2005	\$280,000	\$445	\$937	\$1,130	47%	39%	\$220,000	7.30%
2006	\$285,000	\$463	\$979	\$1,180	47%	39%	\$225,000	7.55%
2007	\$325,000	\$552	\$1,023	\$1,233	54%	45%	\$225,000	8.05%
2008	\$378,000	\$721	\$1,071	\$1,291	67%	56%	\$218,000	9.45%
2009	\$380,000	\$519	\$1,093	\$1,317	48%	39%	\$300,000	5.80%

Note:

Table 17: First home purchase affordability

	40th percentile house price	Weekly purchase cost	Median income (all households)	Median income (renter couples aged 25-40)	Purchase cost as percentage of median income (all households)	Purchase cost as percentage of median income (renter couples aged 25-40)	Affordable purchase price (renter couples aged 25-40)	Standard Variable Interest Rate
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Purchase costs are calculated for a 5% deposit, 25 year term and First Home Owner's Grant of \$7,000. Interest rates are indicator of lending rates published in the Reserve Bank Bulletin. Local median household incomes are from census time series profiles with data for intervening years calculated by applying a constant average percentage growth rate.

House prices calculated from Queensland Department of Natural Resources Sales data for June of each year.

The Department of Communities uses the 40th percentile house price as the best representation of the median price paid by first home buyers.

Note: Data is not available for Hervey Bay (C) -Pt B.

Source: (HAP, ABS, DOH)

Median household income: Australian Bureau of Statistics, 2001 & 2006 Census Time Series Profiles. House price: Queensland Department of Natural Resources Sales database.

Table 17A: At risk purchasers

	Low Income purchasers	High Income purchasers	No. paying 40%+	% paying 40%+	% Low Income purchaser	% Low Income paying 40%+
Local Government Area						
Fraser Coast (R)						
Households	3,587	3,639	1,000	13.8%	49.6%	23.5%
Statistical Locality Areas						
Hervey Bay (C) - Pt A						
Households	1,814	2,083	623	16.0%	46.5%	28.1%
Hervey Bay (C) - Pt B						
Households	245	135	55	14.5%	64.5%	20.8%
Maryborough (C)						
Households	1,053	1,143	215	9.8%	48.0%	17.5%
Tiaro (S)						
Households	446	161	113	18.6%	73.5%	23.8%
Woocoo (S)						
Households	201	179	38	10.0%	52.9%	17.4%

Note:

Low and high income groupings calculated from above and below 50th percentile of equivalised income. "At risk purchasers" includes households in lowest 50% equivalised income with mortgage repayments over 40% of household income. The count of at risk households is the best indicator of housing need; the proportion in stress will vary with the age structure of the area (older households = low mortgages). This is a future-oriented indicator; high repayments only translate into large scale default risk in a falling housing market.

Source:

Australian Bureau of Statistics Census 2006 custom request.

Table 18: Home purchase price and land prices

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	% change
Local Government Area							
Fraser Coast (R) - median sale prices							
Flats/units/townhouses	\$213,750	\$262,500	\$275,000	\$276,500	\$295,000	\$285,000	33%
Detached Houses	\$214,000	\$247,000	\$260,000	\$272,500	\$310,000	\$300,000	40%
Land Sales	\$95,000	\$125,000	\$132,000	\$140,000	\$150,000	\$148,000	56%
Fraser Coast (R) - number of sales							
Flats/units/townhouses	492	471	466	504	474	290	-41%
Detached Houses	2,594	2,132	2,087	2,595	2,048	1,682	-35%
Land Sales	1,754	1,260	953	1,294	1,074	475	-73%
Statistical Locality Areas							
Hervey Bay (C) - Pt A - median sale prices							
Flats/units/townhouses	\$220,000	\$273,700	\$275,000	\$285,000	\$297,000	\$296,000	35%
Detached Houses	\$250,000	\$275,000	\$288,000	\$305,000	\$340,000	\$325,000	30%
Land Sales	\$105,000	\$130,000	\$137,000	\$150,000	\$159,000	\$158,000	50%
Hervey Bay (C) - Pt A - number of sales							
Flats/units/townhouses	407	422	411	441	432	251	-38%
Detached Houses	1,500	1,328	1,296	1,609	1,370	1,100	-27%
Land Sales	1,384	1,025	810	1,038	847	367	-73%
Hervey Bay (C) - Pt B - median sale prices							
Flats/units/townhouses	\$245,000	\$266,250	\$293,000	\$280,000	\$330,000	\$245,000	0%
Detached Houses	\$134,000	\$164,500	\$170,000	\$190,000	\$225,000	\$220,000	64%
Land Sales	\$29,000	\$36,000	\$52,500	\$60,750	\$79,500	\$81,500	181%
Hervey Bay (C) - Pt B - number of sales							
Flats/units/townhouses	45	18	34	30	13	13	-71%
Detached Houses	112	104	70	120	79	66	-41%
Land Sales	117	60	25	52	30	8	-93%
Maryborough (C) - median sale prices							
Flats/units/townhouses	\$121,000	\$140,000	\$162,000	\$170,000	\$198,000	\$162,500	34%
Detached Houses	\$155,000	\$178,250	\$190,000	\$216,500	\$250,000	\$247,000	59%
Land Sales	\$86,625	\$89,500	\$97,000	\$99,500	\$115,500	\$123,000	42%
Maryborough (C) - number of sales							
Flats/units/townhouses	40	31	21	33	29	26	-35%
Detached Houses	927	660	691	822	565	496	-46%
Land Sales	180	135	92	180	138	82	-54%
Tiaro (S) - median sale prices							
Flats/units/townhouses	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Detached Houses	\$112,000	\$145,000	\$160,000	\$170,000	\$200,000	\$210,000	88%
Land Sales	\$24,500	\$35,000	\$42,650	\$62,000	\$64,000	\$78,500	220%
Tiaro (S) - number of sales							
Flats/units/townhouses	0	0	0	0	0	0	0%
Detached Houses	42	31	28	33	27	18	-57%
Land Sales	61	33	19	19	53	16	-74%
Woocoo (S) - median sale prices							
Flats/units/townhouses	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Detached Houses	\$74,000	\$110,000	\$143,700	\$190,000	\$127,500	\$152,500	106%
Land Sales	\$15,000	\$17,500	\$63,500	\$46,000	\$55,000	\$61,178	308%
Woocoo (S) - number of sales							
Flats/units/townhouses	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Detached Houses	13	9	2	11	7	2	-85%
Land Sales	12	7	7	5	6	2	-83%

Note:

Sales data is based on property sold during the financial year to 30 June. Annual sales updates are available at the end of July and then at Sales with land area over 4,000 m² or sale price under \$10,000 are excluded to remove large blocks, multi-property sales and excisions. Percent change is from the earliest year to the latest year, ignoring years with no data.

Note: N/A indicates that data is not presented due to no sales and therefore not advisable to use.

Source: (HAP)

Queensland Department of Natural Resources, Sales database.

Table 19: Property sales breakdown (\$ '000)

	< 100	100 - 199	200 - 299	300 - 399	400 - 499	500+	Median sales price (\$)
Local Government Area							
Fraser Coast (R)							
1999/00	308	276	18	4	1	N/A	\$98,000
2000/01	679	627	69	8	1	2	\$100,000
2001/02	884	1223	152	20	5	1	\$114,500
2002/03	774	1943	582	90	22	10	\$143,000
2003/04	118	1029	1033	311	57	46	\$214,000
2004/05	30	599	958	355	119	71	\$247,000
2005/06	11	487	939	462	110	78	\$260,000
2006/07	8	429	1205	650	173	130	\$272,500
2007/08	4	125	795	771	210	143	\$310,000
2008/09	3	117	716	602	167	77	\$300,000
% change	-99%	-58%	3878%	14950%	16600%	3750%	206%
Statistical Locality Areas							
Hervey Bay (C) - Pt A							
1999/00	160	223	16	4	1	N/A	\$108,000
2000/01	327	515	63	7	1	2	\$112,000
2001/02	374	1035	139	18	5	1	\$124,000
2002/03	114	1388	542	83	19	8	\$170,000
2003/04	7	248	860	291	51	43	\$250,000
2004/05	1	73	764	318	106	66	\$275,000
2005/06	N/A	35	679	404	105	73	\$288,000
2006/07	N/A	26	737	567	163	116	\$305,000
2007/08	N/A	16	360	667	197	130	\$340,000
2008/09	N/A	9	366	508	144	73	\$325,000
% change	-99%	-96%	2188%	12600%	14300%	3550%	201%
Hervey Bay (C) - Pt B							
1999/00	7	2	1	N/A	N/A	N/A	\$55,000
2000/01	32	5	1	N/A	N/A	N/A	\$65,000
2001/02	42	4	3	N/A	N/A	N/A	\$66,000
2002/03	98	36	N/A	1	1	1	\$82,500
2003/04	29	75	4	2	2	N/A	\$134,000
2004/05	9	79	11	2	2	1	\$164,500
2005/06	4	52	10	1	1	2	\$170,000
2006/07	3	65	43	3	2	4	\$190,000
2007/08	1	22	49	7	N/A	N/A	\$225,000
2008/09	2	17	40	5	1	1	\$220,000
% change	-71%	750%	3900%	400%	N/A	N/A	300%
Maryborough (C)							
1999/00	139	51	1	N/A	N/A	N/A	\$72,000
2000/01	311	107	4	1	N/A	N/A	\$75,000
2001/02	454	181	9	2	N/A	N/A	\$78,750
2002/03	525	508	35	6	2	1	\$101,000
2003/04	53	683	168	17	4	2	\$155,000
2004/05	12	420	180	34	11	3	\$178,250
2005/06	4	378	246	57	4	2	\$190,000
2006/07	4	312	410	78	8	10	\$216,500
2007/08	N/A	73	369	97	13	13	\$250,000
2008/09	1	82	301	89	21	2	\$247,000
% change	-99%	61%	3000%	8800%	950%	100%	243%
Tiaro (S)							
1999/00	2	N/A	N/A	N/A	N/A	N/A	\$55,500
2000/01	8	N/A	1	N/A	N/A	N/A	\$63,000
2001/02	13	3	1	N/A	N/A	N/A	\$75,000
2002/03	31	9	5	N/A	N/A	N/A	\$80,000
2003/04	19	20	1	1	N/A	1	\$112,000
2004/05	4	22	3	1	N/A	1	\$145,000
2005/06	3	20	4	N/A	N/A	1	\$160,000
2006/07	N/A	20	11	2	N/A	N/A	\$170,000
2007/08	2	10	15	N/A	N/A	N/A	\$200,000
2008/09	N/A	7	9	N/A	1	1	\$210,000
% change	N/A	133%	800%	100%	N/A	N/A	278%

Table 19: Property sales breakdown (\$ '000)

	< 100	100 - 199	200 - 299	300 - 399	400 - 499	500+	Median sales price (\$)
Woocoo (S)							
1999/00	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2000/01	1	N/A	N/A	N/A	N/A	N/A	\$72,500
2001/02	1	N/A	N/A	N/A	N/A	N/A	\$27,000
2002/03	6	2	N/A	N/A	N/A	N/A	\$39,000
2003/04	10	3	N/A	N/A	N/A	N/A	\$74,000
2004/05	4	5	N/A	N/A	N/A	N/A	\$110,000
2005/06	N/A	2	N/A	N/A	N/A	N/A	\$143,700
2006/07	1	6	4	N/A	N/A	N/A	\$190,000
2007/08	1	4	2	N/A	N/A	N/A	\$127,500
2008/09	N/A	2	N/A	N/A	N/A	N/A	\$152,500
% change	N/A	N/A	N/A	N/A	N/A	N/A	110%

Note:

Sales data is based on property sold during the financial year to 30 June. Annual sales updates are available at the end of July and then at the end of September each year. Many sales take 2-3 months to be notified, so reported annual sales volumes will undercount actual sales until the September update. The provisional trend in median prices (as at the end of July) is reliable, and the September revision will mainly affect the volume of sales.

Sales with land area over 2,000 m² or sale price under \$10,000 are excluded to remove large blocks and multi-property sales.

Percent change is from the earliest year to the latest year, ignoring years with no data.

Note: N/A indicates that data is not presented due to no properties being sold.

Source: (HAP)

Queensland Department of Natural Resources, Sales database.

APPENDIX G

Housing Analysis

HOUSING ANALYSIS

requested by

Hervey Bay City Council

prepared by

Queensland Department of Housing
22 April 2008

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Components of Housing Analysis

Part A: Housing Analysis Review

Part B: Contextual Housing Information

Part C: Housing Analysis Data

Part A: Housing Analysis Review

Introduction

The Housing Analysis is intended to assist Council with the preparation of a housing needs assessment as outlined in the State Planning Policy 1/07 (including Guideline): Housing and Residential Development (SPP 1/07). A housing needs assessment is expected to culminate in the identification of a range of appropriate housing options that respond to identified housing needs. SPP 1/07 envisages that the housing needs assessment, in conjunction with a planning scheme analysis, will inform planning scheme measures that provide opportunities for these housing options.

This Part A: Housing Analysis Review provides an integrated overview of Part B: Contextual Housing Information and Part C: Housing Analysis Data to derive implications for the Council's housing needs assessment, in particular for the range of appropriate housing options that respond to the identified housing needs.

Part B: Contextual Housing Information provides an overview of a generic housing career model outlining how housing choices change over the lifetime of different household types. This is supplemented with housing consumption data for different household and dwelling types from a range of sources.

Part C includes the data tables generally as identified in Appendix 4 of the SPP 1/07 Guideline (some titles vary from the Guideline), together some supplementary tables that are useful for this Housing Analysis Review and the preparation of the housing needs assessment.

The following sections of this Part A first consider the general approach to preparing a housing needs assessment and then provide a summary of the findings from, respectively, the demographic characteristics, the housing market characteristics, and the housing needs characteristics. These findings are reported first for the combined Fraser Coast Regional Council area. The text then addresses any ways in which component geographic areas, i.e. Hervey Bay City (including parts A and B), Maryborough City, Tiaro and Woocoo shires, vary from the overall characteristics. Given the contextual housing information in Part B, the final section of Part A provides an integrated overview of the implications that the findings of the previous sections have for the range of housing types provided in Fraser Coast, and component areas, in the future.

The data for Queensland and the Wide Bay Burnett Statistical Division provide benchmarks for comparison purposes. Unless noted otherwise the data comparison is made between the relevant geographic area and Queensland.

Approach to preparing a housing needs assessment

The data and findings of the Housing Analysis need to be supplemented with other information available to the Council in order to adequately complete a housing needs assessment. For example, the Indicative Need for and Existing Stock of dwellings identified in tables 26, 27 and 28 are based on household estimates and projections, i.e. estimated resident households. In addition to these dwellings, allowances need to be made for dwellings used for visitor only or tourist accommodation and a proportion of vacant dwelling stock required for effective operation of the housing market.

The overall assessment of future housing needs should be consistent with population, household and dwelling need projections that are adopted for the purpose of future land use and zoning allocations and infrastructure planning purposes within Council's planning scheme. In recognition of this, the overall household projections reported in tables 3A, 26, 27 and 28 are consistent with the interim revised population projections prepared recently by the Planning Information and Forecasting Unit of the Department of Infrastructure and Planning (PIFU) for the former Hervey Bay City Council's Priority Infrastructure Plan.

Within the context of those overall projections, there may be scope to think in terms of ranges of housing needs and options rather than working to identify one definitive set of numbers. This approach could inform a planning scheme capable of supporting a greater range of housing outcomes.

Demographic characteristics

Fraser Coast Region

Demographic characteristics that have implications for the range of housing types in Fraser Coast Region include:

- Fraser Coast has a significantly higher proportion of couple only households than Queensland and a correspondingly lower proportion of couple with children households. There is also a somewhat lower proportion of group households in Fraser Coast (see Table 1). These variations from the Queensland characteristics are projected to continue to 2026, but the proportion of couple only households is projected to increase across Queensland to 2026, and the proportion of couple with children households is projected to decline (see Table 3B).
- The proportion of lone person households is projected to increase significantly across Queensland, and Fraser Coast is expected to experience similar changes to 2026 (see Table 3B)
- The combined total of the main small household types, i.e. lone person and couple only households, is projected to increase from an already high 64% in 2006 to 70% in 2026. The equivalent figures State-wide are 54% and 61%, respectively (see Table 3B).
- Associated with the above household characteristics, Fraser Coast Region has significantly higher percentages of people aged 55-64, 65-74 and 75 and over, and correspondingly lower percentages of people aged 15-24 and 25-34 (see Table 2). The population projections in Table 3 indicate that Fraser Coast Region is expected to continue to have a higher percentage of people aged 65 and over (increasing from 19.2% in 2006 to 29.5% in 2026), at the same time as the State-wide percentage is expected to increase significantly (from 12.4% in 2006 to 19.8% in 2026).
- Fraser Coast has higher rates of disability (see Table 5) and a significantly higher proportion of disability pension recipients (see Table 6) than Queensland as a whole. The higher rate of disability is partly related to the older age profile of Fraser Coast, but the rates of disability by age group are also somewhat higher than for Queensland, especially for the major under 65 age group (see Table 4).
- The indigenous population of Fraser Coast represents a smaller proportion of the housing market than for Queensland as a whole (see Table 7).
- Fraser Coast has a relatively low percentage of the population in employment, related to the older age profile and high proportion of retirees (see tables 2 and 9). It also has a lower percentage of the employed population in full-time (35+ hours) employment (see Table 9). These factors contribute to the relatively low median household income in the area (see Table 17).

Variations in component geographic areas

Demographic characteristics in component geographic areas that depart significantly from the overall circumstance in Fraser Coast Region include:

- Maryborough has a somewhat higher percentage of lone person households and a correspondingly lower proportion of couple only households than Fraser Coast overall, but the combined proportions are similar (see Table 1). These differences are expected to remain, with the difference in the proportion of lone person households projected to become somewhat more pronounced in the future (see Table 3B).
- Woocoo has a significantly lower proportion of lone person and lone parent households than Fraser Coast, with a much higher proportion of couple with children households (significantly higher than Queensland as a whole) and a slightly higher proportion of couple only households (see Table 1). The difference in relation to lone person and lone parent households is projected to continue to 2026, but over time it is expected that the difference in the proportion of couple with children households will decline while that for couple only households will increase, as families in the area age. The proportion of lone person households is still expected to increase in line with the State-wide trend (see Table 3B).
- Consistent with the household differences noted above, Woocoo has higher proportions in the family with children age groups, i.e. less than 15 and 35-54, and lower proportions over 65 (see Table 2). These differences are projected to largely continue into the future (see Table 3).
- Hervey Bay Part B (the rural parts of Hervey Bay City) and Tiaro have a similar household type profile to Fraser Coast as a whole, but significantly higher proportions in the early retiree age group (55-64, to some extent this extends to the 45-54 age group) and lower proportions of elderly (75+). The age-sex projections in Table 3 are not refined enough to pick up these

differences into the future, but it is notable that in 2026 Hervey Bay Part B is actually projected to have a significantly higher proportion aged over 65 than Fraser Coast as a whole (see Table 3).

- Woocoo generally has somewhat lower rates of disability than Fraser Coast (see tables 4 and 5) and a significantly lower proportion of people in receipt of a disability pension (lower than Queensland as a whole, see Table 6).
- Consistent with their predominantly rural nature, Tiaro and Woocoo have a significantly higher proportion of people employed in the 'Agriculture, Forestry, Fishing, Mining' sector (see Table 9).
- A higher proportion of Woocoo's population is employed and a higher proportion of those are employed full-time (see Table 9). This is reflected in the significantly higher median household incomes in the area, although these are still less than the equivalent for Queensland overall (see Table 17).

Housing market characteristics

Fraser Coast Region

Housing market characteristics that have implications for the range of housing types in Fraser Coast Region include:

- A significantly higher proportion of dwellings in Fraser Coast are fully owned and a lower proportion are being purchased, with the overall total of ownership and purchase being significantly higher than for Queensland (see Table 10). Given the low income nature of the area (see Table 17), this reflects the older age profile, with most retirees owning their own homes. However, it is noted that, generally consistent with Queensland as a whole, the proportion of homes fully owned declined, and the proportion being purchased increased by a similar amount, between 2001 and 2006. It is likely that a proportion of households has been borrowing against the value of their homes for investment in other assets, or alternatively reinvestment in their home or other lifestyle arrangements.
- Fraser Coast has a higher proportion of separate houses and lower proportions of semi-detached/town houses and flats than Queensland, even though it has a population that would seem more suited to a higher proportion of smaller dwellings. As would be expected, the housing stock of the predominantly rural areas of Tiaro and Woocoo is almost entirely separate houses. There is also a high proportion of caravans, those being predominantly in Hervey Bay Part A, although Hervey Bay Part B and Maryborough also have high rates of caravans compared to Queensland (see tables 11 and 21).
- Only a small proportion of the population resides in nursing homes or cared accommodation for the retired or aged, i.e. about 1%, which is very similar to the proportion for Queensland as a whole. Virtually all such homes are in Hervey Bay or Maryborough (see Table 11B).
- A significantly higher proportion of both separate houses and semi-detached/town houses in Fraser Coast are small dwellings, i.e. 0-2 bedrooms, compared to the State-wide figures. There is a particularly high proportion of separate houses in Tiaro that are small dwellings, i.e. 29.4% compared to 16.4% for Fraser Coast and 10.6% for Queensland (see Table 11A). This may relate to the very low median incomes in Tiaro, the lowest of all in Fraser Coast (see Table 17).
- Fraser Coast has only a small number of boarding house rooms, much less than the rate of provision in Queensland, and all are located in Maryborough (see Table 21).
- Median rents for all dwelling sizes in Fraser Coast are significantly lower than those for Queensland overall, although they have generally increased by somewhat higher percentages in the last seven years. The median rents for Hervey Bay Part B, Maryborough and Tiaro are generally lower still, with those for Hervey Bay Part A and Woocoo being somewhat higher than the overall median, but still significantly lower than the Queensland figures (see Table 12).
- Fraser Coast has a significantly lower proportion of low income households in unaffordable private rental housing than Queensland as a whole. The rates for Hervey Bay Part B, Maryborough and Tiaro are somewhat lower still, with the rate for Hervey Bay Part A somewhat higher than that for Fraser Coast, but still significantly lower than the Queensland figure (see Table 14).
- There is a higher proportion of affordable rental housing stock in Fraser Coast than Queensland, with Hervey Bay Part B, Maryborough and Tiaro having the highest proportions. Hervey Bay Part A has lower proportions of affordable rental stock than Fraser Coast overall, but still higher than for Queensland (see Table 15).

- The percentage of median income (all households) required to purchase a house with the 40th percentile price is significantly higher in Fraser Coast than Queensland, and has increased more over the last six years, to more than double the rate it was in 2001 (see Table 17). However, use of the median income (all households) is misleading as it includes low income but mostly home-owning retirees, who represent a much higher percentage of the population in Fraser Coast than Queensland overall (see the 55 and over population percentages in Table 2 and the rates of home ownership in Table 10). The median income of renter couple households aged 25-40 is considered by the Department to be comparable to the median income of first home buyer households. Using that benchmark for 2006 (the only data currently available), the percentage of income required to purchase a 40th percentile house is only slightly higher in Fraser Coast, and Hervey Bay Part A, than for Queensland as a whole.
- Fraser Coast has a lower percentage of low income purchasers identified as at risk of mortgage default, with even lower percentages in Maryborough, Woocoo and Hervey Bay Part B. Hervey Bay Part A has a higher percentage at risk than Fraser Coast, but still slightly lower than Queensland. It is notable that Fraser Coast has a much higher percentage of purchasers with low incomes than Queensland. In Hervey Bay Part B and particularly Tiaro the purchasers are predominantly low income (see Table 17A).
- Median home and land prices in Fraser Coast have increased by greater percentages in the last seven years than they have in Queensland as a whole. However, the prices have increased from a much lower base, so are still about 10-20% below the medians for Queensland as a whole (2006-07). Over two-thirds of all sales in Fraser Coast occur in Hervey Bay Part A (2006-07). This area generally has the highest median prices, which are still more than 10% below the Queensland figures. Prices in other parts of the area are generally significantly lower than those in Hervey Bay Part A, e.g. the median house price in Maryborough in 2006-07 was about 70% of that in Hervey Bay Part A (see Table 18).
- Tables 20 and 20A illustrate the high rate of development activity in Hervey Bay Part A and the extent to which it dominates development activity in Fraser Coast, i.e. about 80% of dwellings approved and value of total buildings approved in Fraser Coast in 2006-07.
- The percentage of other dwellings, i.e. other than separate houses, given building approval over the 1999-2007 period was more than 10% higher than the percentage of such dwellings in the existing dwelling stock (see Table 20 compared to Table 11). The highest rate of other dwelling approvals in Fraser Coast was in Hervey Bay Part A. However, the rate of other dwelling approvals in both Fraser Coast overall and Hervey Bay Part A was still significantly lower than for Queensland as a whole (see Table 20).
- In 2001 (the most recent data available), Fraser Coast had a significantly higher rate of homelessness than Queensland as a whole, and this applied generally in all component geographic areas, as it did across the Wide Bay Burnett Statistical Division (see Table 22).

Variations in component geographic areas

Housing market characteristics in component geographic areas that depart significantly from the overall circumstance in Fraser Coast Region include:

- Tiaro and Woocoo have a significantly higher proportion of dwellings being purchased than Fraser Coast and Queensland as a whole, as well as having a similar proportion to Fraser Coast of fully-owned homes (see Table 10).
- Private rental vacancy rates are only available for 2006-07 for Hervey Bay, Maryborough and Tiaro. The identified rates are 4.3%, 1.2% and 5%, respectively, compared to the low State-wide figure of 2.3% (see Table 13A). The very low figure for Maryborough may relate to the higher level of rental affordability in that city compared to Hervey Bay (see Table 12).
- The percentage of renter couple household (aged 25-40) income required to purchase a 40th percentile house in Hervey Bay Part B, Maryborough and Tiaro is significantly lower than for Queensland. Woocoo is significantly more affordable based on the median income for all households (see Table 17).
- The percentage of dwelling approvals over the 1999-2007 period that were separate houses and other residential were broadly consistent with the proportions of those dwelling types in the existing stock in all areas other than Hervey Bay Part A. Approvals in Maryborough and Hervey Bay Part B were predominantly for houses. Consistent with their mainly rural nature, approvals in Tiaro and Woocoo were solely for houses (see Table 20).

Housing needs characteristics

General considerations re housing needs

In identifying findings and deriving implications for the range of housing types, it is important to understand the following limiting assumptions of the housing needs model (see tables 24-28 for the model outputs):

- The model assumes the same proportional split of households in the future, in terms of the need for small and large dwellings, as measured at the 2006 Census. This is even though the detailed household and age-sex projections suggest an even greater proportion of small households, with a need or preference for small dwellings, in 2026.
- The Indicative Need for small and large dwellings assumes that all small, low income households are better accommodated in small dwellings. This includes most retirees, most of whom use large dwellings, generally separate houses, which they own outright, significantly reducing any affordability concerns associated with small households occupying large dwellings. These small households may choose to remain in large dwellings for a range of personal, family, financial and lifestyle reasons, even though their normal bedroom and space needs might be met by small dwellings.
- The existing stock of dwellings identified in tables 24-28 is equivalent to housing consumption by the estimated number of resident households. This is less than the total stock of dwellings, which also includes a proportion of vacant dwellings and dwellings occupied by visitors only.

Fraser Coast Region

The outputs of the housing needs model (see tables 24-28) that have implications for the range of housing types in Fraser Coast Region include:

- Fraser Coast Region and all of the former Hervey Bay, Maryborough, Tiaro and Woocoo local government areas all have a significant mismatch between the indicative need for small and large dwellings and the actual existing stock of dwellings. There is a significant undersupply of small dwellings and a corresponding oversupply of large dwellings compared to the indicative need. This should be considered in the context of the limiting assumptions of the model as noted in the preceding sub-section.
- Over 85% of the projected increase in the indicative need for dwellings between 2006 and 2026 is in the former Hervey Bay City area, with about 8% in the former Maryborough City area and smaller percentages in the other areas.

Implications for the range of housing types

In the context of the general contextual information in Part B, overall implications of the demographic, housing market and housing needs characteristics for the range of housing types in Fraser Coast Region in 2026 include:

- Fraser Coast will need a greater range of modest housing options for a low income and increasingly ageing population comprised primarily of couple without children and lone person households. These options will need to include conventional multi-unit development, self-care retirement village units, cared unit accommodation and nursing home accommodation. Small, manageable and affordable dwellings on smaller allotments and semi-detached dwellings may also be options for those older households.
- Given historical housing consumption patterns, it is likely that a high proportion of the small households projected for Fraser Coast will continue to choose large dwellings, mainly separate houses. However, it would be appropriate to plan for and facilitate a significantly higher proportion of small dwellings in the area in the future. This would recognise the ageing of the population and the substantial growth in small households and provide greater housing choice for existing and future households. The recent rate of approval of dwellings other than separate houses suggests that the housing market is already moving in that direction, at least in Hervey Bay Part A.
- Due to their predominantly rural nature and lower accessibility to employment and services, Hervey Bay Part B, Tiaro and Woocoo should continue to be predominantly for separate houses. However, greater housing choice should be provided in the major urban centres of Hervey Bay Part A and Maryborough.

- The significantly better housing affordability in the parts of Fraser Coast outside Hervey Bay Part A could result over time in some shift in the projected distribution of growth, especially to Maryborough.
- The increasing proportion of elderly people and age-related disabilities means a greater need for adaptable home design features to support movement through the home and use of its facilities. Fraser Coast already has a relatively high need for adaptable home design features because of the high proportion of elderly and disabled people.
- The data implies a need for more low cost housing such as boarding houses and caravans, both to address homelessness and in recognition of the high proportion of one and two person households projected for the area, and its relatively low income nature.
- The Housing Analysis Data can be used together with other information available to the Council to inform assumed future proportional splits of the different housing types in the different parts of Fraser Coast. This will support appropriate allocations of zoned land in the planning scheme, given the household projections and suitable assumptions regarding dwelling density, vacant dwellings and visitor accommodation.

Part B: Contextual Housing Information

Introduction

This general contextual housing information uses Queensland and Australia-wide research and data to help identify housing needs and consumption patterns of different household types, age groups and housing options. It seeks to assist local governments to identify broad categories of housing need and housing options for their communities. It incorporates the following components:

- an overview of the need for housing options for local communities and the role played by planning schemes in providing for or limiting those options
- an overview of the concept of 'housing careers' and its capacity to provide insight into housing options sought by individuals and households over time
- an overview of housing needs and options for each of eight age groups
- a review of the housing needs and options for each of six household types, including age sub-groups where data is available
- a review of housing consumption information relative to four broad dwelling types
- other information about the profile of home buyers and the dwelling consumption characteristics of persons with disabilities
- a list of cited references and sources, and
- a glossary of key definitions.

The need for housing options and the role of planning schemes

All communities in Queensland have a range of housing needs, from modest boarding houses through to large multi-bedroom detached houses or apartments. Meeting housing needs is important to the social and economic wellbeing of neighbourhoods, cities and regions. The costs of failing to meet these housing needs include higher levels of personal and family stress and lower employment growth and economic productivity.

Governments at all levels play a role in ensuring that there are adequate opportunities to meet the housing needs of Queenslanders. However, the vast majority of the housing stock is provided by the private sector, with new housing subject to compliance with the statutory planning framework. Local government planning schemes therefore play a role in either providing or limiting opportunities for the private sector to deliver the range of housing options that respond to the community's housing needs. The availability of an appropriate range of housing options will improve the effectiveness of Commonwealth and State sector programs that support access to a range of private and social housing.

However, it needs to be recognised that the availability of an appropriate range of housing is influenced by a number of factors that are beyond the scope of the statutory planning framework. These include economic activity and demographic and macroeconomic trends, all of which influence housing demand and supply characteristics in neighbourhoods, cities and regions.

Identifying the housing needs of different households

The housing needs of different households are influenced by life cycle, life style, income, health and security issues. These needs may be met by housing options providing for variations in dwelling size (including lot size) and type, built form, density, cost, adaptability, and accessibility to well serviced locations.

Housing researchers use a conceptual 'housing career' framework as a tool for gaining an understanding of the range of housing options an individual or household is likely to use over the course of a life time. This framework examines the relationship between age groups, households and housing needs to ascertain the propensity of individuals to enter into different household formations and use different housing options.

The traditional model envisages a standard housing career, in which an individual moves from the parental home into rental housing, bonds with another adult, and saves and buys into home ownership. Following this transition, the couple have children and may move to a larger home to better accommodate them and possibly move to a smaller home once the children have moved out. Factors such as marriage dissolution, unemployment and housing affordability impact upon this assumed smooth career path and result in different housing outcomes and the formation of other households not envisaged by this model.

Furthermore, the housing options that individuals choose over the course of their lifetime are influenced by a wide range of dynamic factors. These factors include:

- housing tenure preferences and housing market trends (house prices, land prices and rents)
- household formation aspirations and outcomes
- labour market effects (wages, employment, unemployment and retirement)
- wealth accumulation outcomes and objectives, and
- housing assistance, income support, tax and welfare programs (AHURI 2004).

Nonetheless, the housing career approach is useful for establishing a framework for reviewing housing needs and options, including the implications of national and state-wide trends towards an ageing population and projected increases in the formation of lone person and couple households.

Overview of housing needs and options of different age groups

Persons aged 0-14 years	
<i>Group descriptions</i>	Dependent children living with parents or guardians
<i>Common household types</i>	Couple with children, lone parent with children
<i>Career characteristics</i>	Dependent living arrangements
<i>Housing needs</i>	Dwellings with ground level private open space and good access to day care, schools, open space and recreation facilities
<i>Housing options</i>	Detached dwellings on range of lot sizes and medium to large semi-detached dwellings (depending on number of children)

Persons aged 15-24 years	
<i>Group descriptions</i>	Teenagers and young working age adults: unemployed, partially or fully employed or studying
<i>Common household types</i>	Group, lone person, couple with no children and couple with children households (i.e. living with parents)
<i>Career characteristics</i>	Establishing independent living arrangements in different household configurations – high mobility levels (including moves back to the parental home)
<i>Housing needs</i>	Range of lower priced rental housing with good access to campuses, workplaces and public transport
<i>Housing options</i>	Detached dwellings for large group households Medium to large units or townhouses for medium sized group households Small flats and units for lone person and couple households Student accommodation Hostel and backpacker accommodation Parental accommodation (refer above age group)

Persons aged 25-34 years	
<i>Group descriptions</i>	Working age adults – singles, couples and young families
<i>Common household types</i>	Lone person, couple with no children, couple with children, lone parent with children
<i>Career characteristics</i>	Consolidating relationships and independent living arrangements, e.g. obtaining equity in family home. Most common age group for first home buyers
<i>Housing needs</i>	Range of lower-priced detached and semi-detached housing for rent and purchase for young families with good access to day care, schools, open space and recreation facilities Range of small lower-priced flats for lone person and couple with no children households with good access to public transport
<i>Housing options</i>	Detached dwellings on range of lot sizes for young couple families Medium to large semi-detached dwellings (for smaller lone parent families) and detached dwellings (for larger lone parent families) Small to medium-sized flats for lone person and couple with no children households

Persons aged 35-54 years	
<i>Group descriptions</i>	Prime working age adults. Many families may dissolve to form new households with shared parenting arrangements (most common age group for lone parent households)
<i>Common household types</i>	Couple with children, lone parent with children
<i>Career characteristics</i>	Couple with children households obtaining significant equity in family home and possibly trading upwards to larger house to suit older children or lifestyle preferences. Lone parent with children households may form and move from a larger house to a smaller house, and possibly from purchasing to renting, as a consequence of reduced income.
<i>Housing needs:</i>	Lower-priced medium to larger semi-detached dwellings and detached dwellings for rental and purchase for lone parent households with access to support services and social networks
<i>Housing options</i>	Larger detached dwellings for couple with children households. Medium to large semi-detached dwellings and detached dwellings for lone parent households

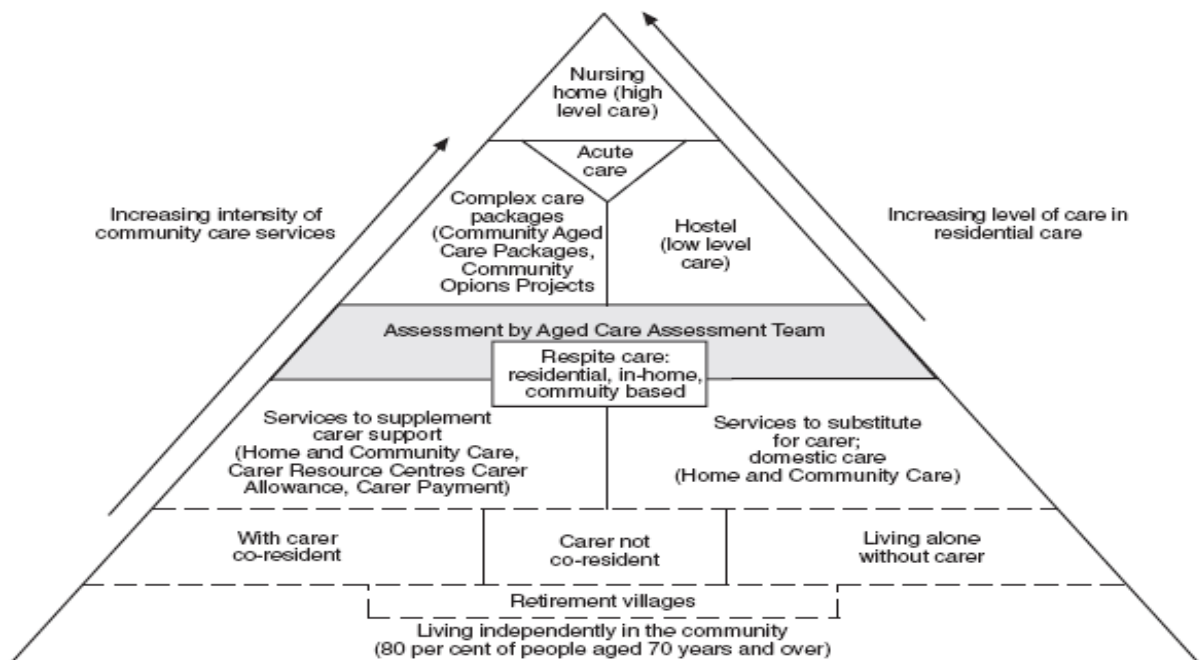
Persons aged 55-64 years	
<i>Group description</i>	Mature working age families and early retirees that may contain a household member who is widowed or a person with age related disabilities. Children may be intermittent members of the household depending on their success in establishing independent living arrangements.
<i>Common household types</i>	Couple with children, lone parent with children, couple with no children and lone person households
<i>Career characteristics</i>	Couple with children and or couples whose children have left home ('empty nesters') are likely to be outright home owners and possibly trading downwards to a smaller dwelling in preferred location. Low income lone person households may still be renting or paying off a mortgage.
<i>Housing needs</i>	Family home (detached dwelling). Some may require modifications for households with age related disabilities Small to medium-sized flats or townhouses for 'empty nester' households. Some should provide adaptable housing features and good access to health services Range of small lower-priced flats for lone person households with good access to public transport and services
<i>Housing options</i>	Family home (detached dwelling) - some with adaptable housing features Small to medium sized flats or townhouses for 'empty nester' households Small lower cost flats for lone person households Dwellings with adaptable housing features Boarding houses as non-preferred option for low income lone person households

Persons aged 65-74 years	
<i>Group descriptions</i>	Retirees. Greater numbers of widows/widowers and persons with age related disability.
<i>Common household types</i>	Couple with no children and lone person households
<i>Career characteristics</i>	Independent living with some assistance. Households likely to own home but will be maintaining it on reduced incomes derived from aged pension or superannuation and other accumulated savings. Age related disabilities and infirmities will pose issues for some households who may require support from family members and community services.
<i>Housing needs</i>	Retention of family home (detached dwelling) with some assistance to maintain independent living arrangements. Range of flats for lone person and couple with no children households in locations close to existing social networks. Dwellings should have good access to public transport and services, particularly health care.

Persons aged 65-74 years	
<i>Housing options</i>	<p>Family home (detached dwelling) which may require some modifications for some households with age related disabilities.</p> <p>Small to medium-sized flats for lone person and couple households</p> <p>Small lower cost flats for low income lone person households</p> <p>Ground level flats with adaptable housing features</p> <p>Retirement villages (self care accommodation)</p> <p>Caravan parks provide accommodation for low income singles and couples</p> <p>Boarding houses as non-preferred option for low income lone person households</p>

Persons aged 75+	
<i>Group descriptions</i>	Older retirees. Significant numbers of widows/widowers and persons with disabilities in this group.
<i>Common household types</i>	Couple with no children and lone person households
<i>Career characteristics</i>	Gradual move from independent and/or supported independent living in family homes to a range of independent and supported care accommodation (refer figure outlining modes of care in the aged and community care system).
<i>Housing needs</i>	Family home (detached dwelling or flat) with assistance to maintain independent living arrangements. Full range of aged care accommodation. Dwellings should have good access to public transport and services, particularly health care.
<i>Housing options</i>	<p>Family home (detached dwelling or flat) which is likely to require modifications for households with age related disabilities</p> <p>Ground level flats with adaptable housing features</p> <p>Retirement villages (self care and supported care accommodation)</p> <p>Nursing homes and other non-private dwellings</p>

The potential housing career of aged persons is outlined in the following figure outlining modes of care in the aged and community care system.



Source: National Strategy for an Ageing Australia: World Class Care Discussion Paper, April 2000 (adapted from Anna Howe, Changing the balance of care: Australia and New Zealand in OECD (1996) Caring for Frail Elderly People Policies in Evolution

Review of housing needs and options of different household types

The preceding section identified housing needs and consumption patterns at different life cycle stages. This section aims to provide more detail by household type and age category.

Couple with children households	
<i>General characteristics</i>	<p>Highest propensity for use of separate houses (94%) and lowest for semi detached (3.1%) and flats (2.3%) (ABS Census 2006 Qld figures).</p> <p>Smaller couple families consume a greater proportion of smaller dwellings than larger couple families (refer below).</p> <p>There is minimal variation in the propensity for use of separate houses by age of oldest child in the household. However, the size of the separate house tends to increase with the age of the oldest child (refer below)</p>
<i>Small household (couple and one child)</i>	<p>Estimated that only 10.1% of 'couple and one child' households consume small dwellings (0-2 bedrooms) (ABS Census 2006 Custom Data Set Qld figures).</p> <p>In this regard it is noted that 23.9% of occupied private dwellings comprise 0-2 bedroom dwellings, with the majority of these being 2 bedroom dwellings, i.e. 18.1% comprise 2 bedroom dwellings (ABS Census 2006 Qld figures).</p>
<i>Large household (Couple and 2 or more children)</i>	<p>Estimated that 3.1% of large couple with children households consume small dwellings (0-2 bedrooms) (ABS Census 2006 Custom Data Set Qld figures).</p>
<i>Couple with eldest child aged under 5</i>	<p>Estimated that 13% reside in two bedroom, 64.9% in 3 bedroom and 20.4% in 4 or more bedroom dwellings (ABS Australian Housing Survey – Queensland 1999).</p>
<i>Couple with eldest child aged 5 to 14</i>	<p>Estimated that 5.8% reside in two bedroom, 54.5% in 3 bedroom and 39% in 4 or more bedroom dwellings (ABS Australian Housing Survey – Queensland 1999).</p>
<i>Couple with oldest child aged 15 to 24</i>	<p>Estimated that 47.2% reside in 3 bedroom and 51.4% in 4 or more bedroom dwellings (ABS Australian Housing Survey – Queensland 1999).</p>
<i>Couple with dependent and nondependent children</i>	<p>Estimated that 32.8% reside in 3 bedroom and 66.1% in 4 or more bedroom dwellings (ABS Australian Housing Survey – Queensland 1999).</p>
<i>Couple with non - dependent children only</i>	<p>Estimated that 58.6% reside in 3 bedroom and 27.6% in 4 or more bedroom dwellings (ABS Australian Housing Survey – Queensland 1999).</p>
<i>Projected growth (2001-2026)</i>	<p>Proportion of total households anticipated to fall from 31.9% to 21.9% over this period (2007 Household projections (Medium Series) – Queensland LGAs, DLGPSR).</p>
<i>Potential trends</i>	<p>The decisions of young adults have a significant impact on household and family formation. Past national trends indicate that the proportion of 20-24 year olds living as children in families has grown slightly, while that for 25-29 year olds has grown more significantly (ABS 2004 Household and Family Projections Australia 2001-2026). The projections based on these trends in this ABS report suggest that the proportion living as children in families will continue to grow, and if past rate of change continues (the highest projection), the proportion of 25-29 year olds living in the parental home will have reached 27% in 2026 as opposed to 17% in 2001.</p> <p>Housing affordability issues have the potential to influence the stage at which children in this age group leave the parental home and form new households.</p> <p>The proportion living as a partner in a family with children household has also been declining and couple with no children households represented the most prevalent household for this age group in 2001 (ABS 2004 Household and Family Projections Australia 2001-2026).</p> <p>Past national trends are also indicating that overall more individuals in the 20-34 age group are deferring child raising (ABS 2004 Household and Family Projections Australia 2001-2026) and hence the formation of couple with children households. If these trends continue the proportion of this age group living as a partner in a family with children household will decline further.</p> <p>Hence a greater proportion of couple with children households could form in older age cohorts.</p>

Couple households	
<i>General characteristics</i>	Second highest propensity for use of separate houses (82.5%), second lowest for semi-detached (6.9%) and third lowest for flats (9.1%) (ABS Census 2006 Qld figures).
<i>Young (under 35)</i>	<p>High propensity for use of separate houses (80%) (ABS Australian Housing Survey – Queensland 1999) Estimated that 49.3% of young couple with no children households are renters (ABS Australian Housing Survey - Queensland 1999).</p> <p>On a national level young couple (18-34) usage of semi-detached dwellings and flats has been trending upwards (ABS 4102.0 Australian Social Trends 2002).</p> <p>National data (for 2003-4) indicate that home ownership can affect the propensity for use of separate houses, e.g. 87% of young adult couple with no children households who owned a home lived in a separate house, whereas only 52% of young adult couple renters lived in a separate house. Data for this period also indicated that 38.4% of young couples were renters (ABS 4102.0 Australian Social Trends 2002).</p> <p>On a national level, home ownership rates for young persons have been declining e.g. between 1994-95 and 2003-04, the proportion of young adults who owned their home declined from 48% to 44% (ABS 4102.0 Australian Social Trends 2002).</p>
<i>Mature (55-64)</i>	High propensity for use of separate houses (89.8%), the majority of which are owned (ABS Australian Housing Survey - Queensland 1999).
<i>Old (over 65)</i>	<p>High propensity for use of separate houses (91.4%) , the majority of which are owned outright (90%) (ABS Australian Housing Survey - Queensland 1999).</p> <p>The majority (75%) of 65+ couple with no children households are low income households (ABS 2003 Household Income and Income Distribution 2000-01 - Australian figures).</p> <p>65+ couple with no children households primarily (77%) reside in large dwellings of three or more bedrooms (ABS Australian Housing Survey - Queensland 1999).</p>
<i>Projected growth (2001-2026)</i>	Proportion of total households anticipated to grow from 27% to 30.9% over this period (2007 Household projections (Medium Series) – Queensland LGAs, DLGPSR).
<i>Potential trends</i>	<p>The ABS 2004 Household and Family Projections 2001-2026 report documented varying increases in the proportion of couple with no children households making up the range of age groups from 25-years of age upwards. This report supports the significant growth of couple with no children households projected by the Queensland Government.</p> <p>Population ageing, changing social attitudes, migration, declining fertility and increased longevity are listed as key factors in the anticipated growth of couple with no children households (Household Projections – Queensland Local Governments Areas 2007). This report also referenced a 2006 report by Taylor and Cooper indicating that couple with no children households had a propensity to cluster at both ends of the age profile. For example, in Queensland in 2001, a minor peak for couple with no children households was occurring in the 25-29 age group, although the majority occurred in the 55-59 age group.</p> <p>Housing affordability issues have the capacity to impact upon home ownership levels among young couples and potentially their usage rates of separate houses. National data suggest that more renters in this category should equate to an increased preference for semi-detached dwellings and flats. In addition, an increase in the number of young couples unable to afford a separate house may lead to increasing numbers purchasing a lower cost semi-detached dwelling or flat as a stepping stone towards purchasing a separate house.</p> <p>Nonetheless the availability of suitable stock will influence these decisions and young couples often purchase smaller run-down separate houses and use their labour to increase the value of, and ultimately their equity in, the dwelling.</p> <p>The housing preferences of the majority of ageing baby boomer couples are likely to be based on life style and health issues rather than housing affordability issues as, like the previous generation, most of them will be outright home owners by the time they retire. The baby boomer generation is wealthier than the previous generation and large numbers of them may choose to remain in the family home (separate house) like their forbears.</p> <p>Larger numbers of older couple with no children households across a wider income and asset spectrum may support the development of a broader range of housing than has been provided for the previous generation of older couples.</p>

Lone parent households	
<i>General characteristics</i>	Third highest propensity for use of separate houses (81.8%), second lowest for flats (8.3%) and third lowest for semi-detached (9.0%) (8.2%) (ABS Census 2006 Qld figures). There is a marked difference between the housing consumption patterns of small (parent and 1 dependent child) and large (parent and 2 or more dependent children) lone person households in terms of dwelling size (refer information below). Estimated that 59.7% of lone parent households are renters (ABS Australian Housing Survey – Queensland 1999).
<i>Small household (parent and child)</i>	28.2% of these households reside in small dwellings (0-2 bedrooms) and 71.8% in large dwellings (3 or more bedrooms) (ABS Census 2006 Custom Data Set Qld figures).
<i>Large household (parent and 2 or more children)</i>	7.7% of these households reside in small dwellings (0-2 bedrooms) and 92.3% in large dwellings (3 or more bedrooms) (ABS Census 2006 Custom Data Set Qld figures).
<i>Projected growth (2001-2026)</i>	Proportion of total households anticipated to fall marginally from 11.7% to 11.3% over this period (2007 Household projections (Medium Series) – Queensland LGAs, DLGPSR).
<i>Potential trends</i>	Highest propensity of all household types for representation in the lowest income quintiles (lowest 40% of equivalised household income), 52.5% for small households and 64.9% for large households (ABS Census 2006 Custom Data Set Qld figures). As income is a determinant of housing choices (ABS Census 2006 Custom Data Set Qld figures; Burke 2007), more lone parent households may seek lower-cost, smaller dwellings in response to housing affordability issues.

Other family households	
<i>General characteristics</i>	Third highest propensity for use of flats (17.7%) and semi-detached dwellings (9.9%) and third lowest for separate houses (71.5%) (ABS Census 2006 Qld figures). These households are a diverse group including multi-family households, sibling households and couples living with other adults.
<i>Projected growth (2001-2026)</i>	Proportion of total households anticipated to decline from 1.3% to 1.0% over this period (2007 Household projections (Medium Series) – Queensland LGAs, DLGPSR).
<i>Potential trends</i>	Minimal available research on trends in household formation and housing preferences.

Group households	
<i>General Characteristics</i>	Second highest propensity for use of semi-detached dwellings (12.3%) and flats (24.8%), and second lowest for use of separate houses (61.5%) (ABS Census 2006 Qld figures). These figures are very similar to those for lone person households. Majority (63.5%) of persons living in group households are aged between 15-34 (ABS Census 2006 Qld figures) Group households are most likely to be renters, e.g. at the national level, it estimated that 70.3% are renters (ABS 1999 Australian Housing Survey)
<i>Young (under 35)</i>	Estimated that 83.2% of young group households (18-34) at the national level (for 2003-4) are renters (ABS 4102.0 Australian Social Trends 2002).
<i>Projected growth (2001-2026)</i>	Proportion of total households anticipated to increase slightly over this period from 4.6% to 4.7% (2007 Household projections (Medium Series) – Queensland LGAs, DLGPSR).
<i>Potential trends</i>	Increase in proportion of group households may be attributable to life style changes of young adults (20-24). For example, it is projected that if past trends continue, more will defer partnering and marriage (ABS 2004 Household and Family Projections Australia 2001-2026). These young group households are likely to be seeking a broad range of rental accommodation including, flats, semi-detached dwellings and separate houses.

Lone person households	
<i>General characteristics</i>	<p>Highest propensity for use of non-separate houses: 25% live in flats, 12.9% in semi-detached dwellings and 58.4% in separate houses (ABS Census 2006 Qld figures).</p> <p>Highest propensity for use of other dwellings (which includes caravans). 3.8% live in other dwellings (ABS Census 2006 Qld figures).</p> <p>Highest propensity for use of boarding houses and self care accommodation for the aged.</p>
<i>Young (under 35)</i>	<p>High propensity for use of flats and semi-detached dwellings (50%), the majority of which are rented (ABS Australian Housing Survey - Queensland 1999).</p>
<i>Old (over 65)</i>	<p>High propensity for use of separate houses (71%), the majority of which are owned outright (71%) (ABS Australian Housing Survey - Queensland 1999). 19.5% reside in flats (ABS Australian Housing Survey - Queensland 1999).</p> <p>Estimated that 22% of 65+ households are renters and the majority (51%) reside in small dwellings of 2 or less bedrooms (ABS Australian Housing Survey - Queensland 1999).</p> <p>The majority (85%) of 65+ lone person households are low income households (ABS 2003 Household Income and Income Distribution 2000-1- Australian figures).</p> <p>Propensity to reside in separate house declines with age, e.g. down to (55%) for 75+ persons (ABS Census 2001 Australian figures).</p>
<i>Projected growth (2001-2026)</i>	<p>Proportion of total households anticipated to grow from 23.5% to 30.2% over this period (2007 Household projections (Medium Series) – Queensland LGAs, DLGPSR).</p>
<i>Potential trends</i>	<p>The ageing of the population is a contributing factor in the anticipated growth of lone person households (Household Projections – Queensland Local Governments Areas 2007). This report estimates that by 2026, lone persons aged 65 and over will make up 44% of all lone person households, as compared to 30% in 2006.</p> <p>The lone person household group has the second highest propensity (45.4%) of the major household types, after lone parent households (59.4%), for representation in the lowest income quintiles. Low income groups are more likely to consume smaller dwellings (ABS Census 2006 Custom Data Set Qld figures; Burke 2007).</p> <p>However, it should be noted that a significant number of the ageing baby boomers that will swell the numbers of lone person households are also likely to own their own home outright, as per the previous generation. Income diversity among this group is likely to be greater than the previous generation, hence there is likely to be some variations on the income poor, asset rich theme.</p> <p>Nonetheless, there will also be a proportion of new older lone person households that will enter this age group without owning their own home. This group may include persons that never formed a couple relationship or persons that divorced and formed and stayed in lone person or lone parent households.</p> <p>The ageing of the household heads of lone parent households (a group that has grown substantially since the mid-1970s and one with the highest proportional representation in the low income quintiles) should contribute to a growth in older low income lone person households with preferences for lower-cost, smaller dwellings.</p> <p>Many current older low income lone person households are widows/widowers who own and reside in the family home (separate house) which has been paid for by two household heads. Many current lone parent households are renters living in a range of dwelling types with limited disposable incomes who may seek smaller, lower-cost accommodation once their children have moved out of home.</p> <p>Larger numbers of older lone person households across a wider income and asset spectrum may support the development of a broader range of housing than has been provided for the previous generation of older lone person households.</p>

Review of housing needs and options by dwelling type

This section complements the preceding section by providing more detail on the propensity of different households to use different dwelling types.

Separate house	
<i>General characteristics</i>	<p>Separate houses are the predominant dwelling form in Queensland and Australia. In Queensland, the percentage of separate houses as a proportion all dwelling stock declined from 85.9% in 1986 to 81.0 % in 2001 (Queensland Living: Housing Trends 2001). At the 2006 Census the proportion was 79.5% (ABS 2006 Census Qld figure).</p> <p>For the period 1999-2007 (years ending June), the percentage of dwelling approvals that were for separate houses was 68%, significantly lower than the proportion of separate houses in the existing stock (Population and Housing Fact Sheet, PIFU February 2008, Qld figures).</p>
<i>Locality characteristics</i>	<p>The predominance of this dwelling form is greater in non-capital city locations. In addition there is significant variance within different locations in capital cities, e.g. inner city locations as opposed to outer suburban locations. This location variance also holds true with regards to new dwelling development.</p>
<i>Bedroom number characteristics</i>	<p>The majority of separate houses comprise 3 or more bedrooms (89.4%) (ABS 2006 Census Qld figures).</p> <p>Separate houses with three bedrooms are most common (49.8%), followed by those with four or more bedrooms (38.1%) and then two bedrooms (9.1%) (ABS 2006 Census Qld figures). These figures have changed from 54.8%, 27.8% and 9.1%, respectively, at the 2001 Census (ABS 2001 Census Qld figures), indicating a significant increase in average dwelling size.</p>
<i>Couple with children households</i>	<p>36.1% of separate houses are used by this household group and 94.1% of all these households reside in separate houses (ABS 2006 Census Qld figures).</p>
<i>Couple with no children households</i>	<p>28.1% of separate houses are used by this household group and 82.6% of all of these households reside in separate houses (ABS 2006 Census Qld figures)</p>
<i>Lone parent households</i>	<p>11.2% of separate houses are used by this household group and 81.8% of all of these households reside in separate houses (ABS 2006 Census Qld figures)</p>
<i>Other family households</i>	<p>1.2% of separate houses are used by this household group and 71.5% of all of these households reside in separate houses (ABS 2006 Census Qld figures)</p>
<i>Group households</i>	<p>3.3% of separate houses are used by this household group and 61.5% of all of these households reside in separate houses (ABS 2006 Census Qld figures)</p>
<i>Lone person households</i>	<p>16.0% of separate houses are used by this household group and 58.5% of all of these households reside in separate houses (ABS 2006 Census Qld figures)</p>
<i>Visitors and non-classifiable households</i>	<p>4.1% of separate houses are used by this group and 40.7% of all these households use separate houses (ABS 2006 Census Qld figures).</p>
<i>Potential trends</i>	<p>Factors that are likely to impact upon housing preferences for separate houses include the ageing of the population, housing affordability, the mobility of ageing baby boomers and the point at which children leave the family home.</p> <p>Historically, the proportions of older persons living in separate houses declines with age. Whereas in 2001, 87% of the 36-55 age group lived in separate houses, these proportions were 86% and 82% respectively, for the 56-65 years and 66 to 75 age groups (Queensland's Baby Boomers: A profile of Person's Born 1946-1965 (2005) – referencing ABS 2001 Census).</p> <p>The ageing of the Queensland population and particularly the projected increase in older lone person households (both in numbers and as a proportion of all households) would suggest that preferences for separate houses may decline. Housing affordability issues may also contribute to this possible change for younger households, or alternatively, it may lead to an increasing preference for more modest separate houses on smaller allotments.</p> <p>The ageing of the population also has ramifications for the types of features incorporated in these dwellings, i.e. adaptable housing features.</p>

Semi-detached dwellings, town houses and flats	
<i>General characteristics</i>	<p>Flats followed by semi-detached dwellings and town houses are the second and third most common dwelling forms in Queensland, representing 11.2% and 7.6% of the dwelling stock, respectively (ABS 2006 Census).</p> <p>For the period 1999-2007 (years ending June), the percentage of dwelling approvals that were for other dwellings (mainly semi-detached dwellings, town houses and flats) was 32%, significantly higher than the proportion of such dwelling types in the existing stock (Population and Housing Fact Sheet, PIFU February 2008, Qld figures).</p> <p>High proportions of self-care accommodation (retirement village accommodation) are currently provided in the form of semi-detached dwellings/town houses or flats.</p>

Semi-detached dwellings, town houses and flats	
<i>Locality characteristics</i>	These dwelling forms are more common in capital city locations. In addition there is significant variance between different locations in capital cities, e.g. they tend to predominate in inner city and coastal locations as opposed to outer suburban locations.
<i>Bedroom number characteristics</i>	<p>A small majority of semi-detached dwellings/town houses comprise 3 or more bedrooms (50.9%) (ABS 2006 Census Qld figures). Semi-detached dwellings/town houses with three bedrooms are most common (44.4%), followed by those with two bedrooms (41.2%) and then one bedroom (6.1%) (ABS 2006 Census Qld figures). These proportions have changed from 40.5%, 49.5% and 6.8% in 2001 (ABS 2001 Census Qld figures), indicating the increasing size of semi-detached dwellings/town houses.</p> <p>The majority of flats comprise 2 or less bedrooms (81.7%) (ABS 2006 Census Qld figures), this having declined from 85.6% in 2001 (ABS 2001 Census Qld figures). Flats with two bedrooms are most common (58.5%), followed by those with one bedroom (18.7%) and then three bedrooms (16.0%) (ABS 2006 Census Qld figures). These proportions have changed from 62.3%, 21.4% and 13.1% in 2001 (ABS 2001 Census Qld figures), indicating there are now more larger flats.</p>
<i>Couple with children households</i>	<p>12.3% of semi detached dwellings houses are used by this household group and 3.1% of all of these households reside in semi-detached dwellings/town houses (ABS 2006 Census Qld figures).</p> <p>5.2% of flats are used by this household group and 2.3% of all of these households reside in flats (ABS 2006 Census Qld figures).</p>
<i>Couple with no children households</i>	<p>24.0% of semi-detached dwellings/town houses are used by this household group and 6.9% of all of these households reside in semi-detached dwellings/town houses (ABS 2006 Census Qld figures).</p> <p>18.2% of flats are used by this household group and 9.1% of all of these households reside in flats (ABS 2006 Census Qld figures).</p>
<i>Lone parent households</i>	<p>12.6% of semi-detached dwellings/town houses are used by this household group and 9.0% of all of these households reside in semi-detached dwellings/town houses (ABS 2006 Census Qld figures).</p> <p>6.7% of flats are used by this household group and 8.3% of all of these households reside in flats (ABS 2006 Census Qld figures).</p>
<i>Other family households</i>	<p>1.5% of semi detached dwellings/town houses are used by this household group and 9.9% of all of these households reside in semi-detached dwellings/town houses (ABS 2006 Census Qld figures).</p> <p>1.6% of flats are used by this household group and 17.7% of all of these households reside in flats (ABS 2006 Census Qld figures).</p>
<i>Group households</i>	<p>6.8% of semi-detached dwellings/town houses are used by this household group and 12.3% of all of these households reside in semi-detached dwellings/town houses (ABS 2006 Census Qld figures).</p> <p>8.0% of flats are used by this household group and 25.0% of all of these households reside in flats (ABS 2006 Census Qld figures).</p>
<i>Lone person households</i>	<p>36.1% of semi-detached dwellings/town houses are used by this household group and 13.0% of all of these households reside in semi detached dwellings (ABS 2006 Census Qld figures).</p> <p>39.9% of flats are used by this household group and 24.8% of all of these households reside in flats (ABS 2006 Census Qld figures).</p>
<i>Visitors and non-classifiable households</i>	<p>6.6% of semi-detached dwellings/town houses are used by this household type and 6.5% of all these households use semi-detached dwellings/town houses (ABS 2006 Census Qld figures).</p> <p>20.5% of flats are used by this household type and 34.5% of all of these households use flats (ABS 2006 Census Qld figures).</p>

Semi-detached dwellings, town houses and flats	
<i>Potential trends</i>	<p>Factors that are likely to impact upon housing preferences for semi-detached dwellings/town houses and flats include the ageing of the population, housing affordability, the mobility of ageing baby boomers and the point at which children leave the family home.</p> <p>Historically, greater proportions of older persons live in semi-detached dwellings or flats. For example, whereas in 2001, 10% of the 36-55 age group lived in semi-detached dwellings/town houses or flats, these proportions were 12%, 16% and 20% respectively, for the 56-65 years, 66 to 75 and 75 years and over age groups (Queensland's Baby Boomers: A profile of Person's Born 1946-1965 (2005) – referencing ABS 2001 Census).</p> <p>The ageing of the Queensland population and particularly the projected increase in older lone person households (both in numbers and as a proportion of all households) would suggest that preferences for these dwellings may increase. This trend also has ramifications for the types of features incorporated in these dwellings, i.e. adaptable housing features.</p>

Other dwellings	
<i>General characteristics</i>	Other dwellings are a minor dwelling form in Queensland and Australia, e.g. 1.6% of all households in Queensland use other dwellings (ABS 2006 Census Qld figures). Other dwellings include caravans, cabins, houseboats and houses/flats attached to non-residential premises.
<i>Locality characteristics</i>	This dwelling form (in the guise of accommodation provided in caravan parks) may have greater significance in smaller settlements catering for retirement communities.
<i>Bedroom number characteristics</i>	Other dwellings with one bedroom are most common (36.5%), followed by those with two bedrooms (22.6%), no bedrooms (bedsitters) (13.1%) and three bedrooms (11.8%) (ABS 2006 Census Qld figures). The equivalent figures in 2001 were 54.8%, 27.7%, 11.7% and 12.4%, respectively (ABS 2001 Census Qld figures). The proportion of census respondents who did not state their bedroom numbers was higher than for other housing categories.
<i>Couple with children households</i>	4.9% of other dwellings are used by this household group and 0.5% of all of these households reside in other dwellings (ABS 2006 Census Qld figures)
<i>Couple with no children households</i>	12.5% of other dwellings are used by this household group and 1.4% of all of these households reside in other dwellings (ABS 2006 Census Qld figures). Excluding the visitors and non-classifiable households, couples without children represent about one-quarter of the residents of other dwellings.
<i>Lone parent households</i>	2.9% of other dwellings are used by this household group and 0.8% of all of these households reside in other dwellings (ABS 2006 Census Qld figures)
<i>Other family households</i>	0.4% of other dwellings are used by this household group and 0.9% of all of these households reside in other dwellings (ABS 2006 Census Qld figures)
<i>Group households</i>	1.7% of other dwellings are used by this household group and 1.2% of all of these households reside in other dwellings (ABS 2006 Census Qld figures)
<i>Lone person households</i>	27.7% of other dwellings are used by this household group and 3.8% of all of these households reside in other dwellings (ABS 2006 Census Qld figures). Excluding the visitors and non-classifiable households, lone person households represent over 55% of the residents of other dwellings. National figures indicate that lone person households (60%) are the most the predominant household type in caravan parks (AHURI 2003 – referencing ABS 2001 Census data).
<i>Visitors and non-classifiable households</i>	49.9% of other dwellings are used by this household group and 18.3% of this household group use other dwellings (ABS 2006 Census Qld figures).
<i>Potential trends</i>	Historically, permanent sites in caravan parks have primarily offered accommodation options for low income lone person and couple with no children households who may either rent the site for their van or both rent a site and van package. These options offer a lesser level of amenity and security than other mainstream housing options for these groups and the availability of these options appear to be declining. Some of the reasons cited for this decline include increasing land values and viability issues associated with ageing caravan park infrastructure and increasing planning and building standards which are generating pressure for redevelopment to other uses capable of providing higher returns, including conversion of permanent sites to short-term tourist sites.

Non-private dwellings	
<i>General characteristics</i>	<p>Non-private dwellings include a wide range of uses ranging from hospitals, motels, staff quarters, student quarters, institutions, prisons, hostels, boarding houses, private hotels, shelters, nursing homes and care accommodation for the aged. In Queensland in 2006, 17,331 persons were residing in nursing homes and 12,115 in cared accommodation for the aged (ABS 2006 Census Qld figures). The corresponding figures in 2001 were 12,686 and 13,221 (ABS 2001 Census Qld Figures).</p> <p>The number of persons residing in boarding house or private hotel rooms declined from 5,321 in 2001 to 4,761 in 2006 (ABS 2001/2006 Census Qld figures).</p>
<i>Locality characteristics</i>	<p>The location of these varies depending on the non-private dwelling type. These 'dwelling categories' are not necessarily consistent with 'residential land use' categories listed in planning schemes, although staff and student accommodation, hostels, boarding houses, shelters, nursing homes and cared accommodation for the aged are uses accommodated in residential areas.</p>
<i>Household characteristics</i>	<p>ABS Census does not provide a breakdown of this data by household type. Nonetheless other research indicates that single persons are significant users of boarding houses. Likewise single persons are also likely to predominate in cared accommodation for the aged.</p>
<i>Older households</i>	<p>The proportion of older persons living in non-private dwellings (primarily nursing homes and hostels for the elderly) increases with age. For example, 1.7% of the 65-74 age group, 6.9% of the 75-84 age group, 27.8 % of the 85-94 age group and 51.9% of the 95 and over age group reside in these dwellings (ABS Housing Arrangements – Housing for Older Australians 2005 – referencing ABS 2001 Census data).</p>
<i>Potential trends</i>	<p>The proportion of older people (65+) living in non – private dwellings (nursing homes and hostels) is expected to remain relatively constant at approximately 7% for the period up to 2021 (ABS Future Living Arrangements – Household and Family Projections, Australia 1996-2021). However, with the ageing of the population the number of older persons will increase, and in particular, ageing baby boomers will place pressure on aged care services in the home (HACC) and residential aged care places (nursing homes and hostels) (Queensland's Baby Boomers: A profile of Person's Born 1946-1965 (2005) – referencing ABS 2001 Census).</p> <p>The boarding house accommodation sector is facing similar issues to caravan parks, i.e. declining numbers and redevelopment pressure stemming from increasing land values and viability issues associated with ageing buildings and increasing planning and building standards.</p>

Other information

Housing purchase information

The summary of the findings of the 2006 ABS Report on Housing Occupancy and Costs (2003-2004) Survey estimated that the majority of recent home buyers (i.e. those in the last three years of the undertaking of the survey) purchased established houses (83% of first home buyers and 79% of changeover buyers). During this three-year period, it was estimated that changeover buyers purchased the majority of housing (66%).

The 2007 ABS Housing Finance Report indicated that in Queensland in February 2007, 17% of owner-occupier loans were committed to the purchase of new dwellings (inclusive of dwellings under construction) and the other 83% of loans were committed to the purchase of established housing (exclusive of the refinancing of established dwellings). This report indicated that nationally the percentage of loans taken out by first home buyers to purchase dwellings had fluctuated between 16 and 19 per cent between February 2006 and February 2007.

The Gold Coast Housing Needs Assessment 2006 cited other information from a 2006 ABS Housing Finance Report that indicated loan commitments of first home buyers as a proportion of all owner-occupier loan commitments annually in Queensland fluctuated between 27% and 14% between 2000 and 2006. This report also indicated that loan commitments of first home buyers as a proportion of all owner-occupier loan commitments annually in Queensland had been less than 20% since 2003 and was 19% in 2006.

Persons with disabilities

The majority of persons with a disability (96%) live in private dwellings (separate houses, semi-detached dwellings, flats or other dwellings such as caravans (ABS 2004 Disability, Ageing and Carers, Australia (Queensland data-2003)). Due to the correlation between age and disability, these proportions were higher (99%) for persons under 60 years of age and lower (91%) for persons over 60 years of age.

Nine percent of persons over 60 years of age with a disability live in non-private dwellings and the majority of these persons (85%) reside in cared accommodation (nursing homes and hostels for the aged). Hence approximately 7% of all persons over 60 years of age with a disability live in nursing homes and hostels for the aged (ABS 2004 Disability, Ageing and Carers, Australia (Queensland data-2003)).

Four percent of persons over 60 years of age with a disability live in retirement villages with self care accommodation only or with care accommodation as well (ABS 2004 Disability, Ageing and Carers, Australia (Queensland data-2003)). With the ageing of the population, the need for these forms of accommodation can be expected to increase. This trend also has ramifications for the types of features incorporated in future dwelling designs, i.e. adaptable housing features.

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Glossary of Terms

The terms listed below are based on definitions contained in the Australian Bureau of Statistics (ABS) 2001 Census Dictionary, the Disability, Ageing and Carers Australia: User Guide 2003 and a 2007 ABS Housing Finance document.

Dwelling definitions

Private dwellings include separate houses, semi-detached dwellings, flats and other dwellings, including occupied residences, in caravan parks, in marinas and manufactured home estates, above shops and offices. Accommodation for the aged/retired (self-care) and temporary accommodation of an improvised nature (sheds, tents, humpies, park benches) are also included in this category.

Separate house is a house which stands alone in its own grounds separated from other dwellings by at least half a metre. A separate house may have a flat attached to it, such as a granny flat or converted garage (but which is categorised as a flat).

Semi-detached dwellings (includes row or terrace houses or townhouses) are dwellings with their own private grounds and no other dwelling above or below them.

Flats (includes unit or apartments) are dwellings that do not have their own private grounds and usually share a common entrance foyer or stairwell. This category also includes flats attached to houses such as granny flats, and houses converted into two or more flats.

Accommodation for the retired or aged (self care) is a category of Private Dwellings and refers to accommodation for retired or aged people who care for themselves, i.e. accommodation where the occupants provide their own meals and are regarded as being self-sufficient.

Caravans encompasses all caravans, cabins and houseboats regardless of location. It also includes occupied campervans, mobile houses and small boats.

Manufactured Home Estates are land or estates developed for manufactured homes, and on which manufactured homes are installed, or are to be installed.

Non-private dwellings are dwellings that provide a communal or transitory type of accommodation. They include hotels and motels, nursing quarters, staff quarters, boarding houses and private hotels, boarding houses, residential colleges and hall of residence, public hospitals (not psychiatric), private hospitals (not psychiatric), psychiatric hospital or institution, hostel for the disabled, nursing home, accommodation for the retired or aged (cared), hostel for the homeless, night shelter, refuge, childcare institution, corrective institution for children, other welfare institution, prison, corrective and detention institution for adults, convent, monastery and other.

Accommodation for the retired or aged (cared) is a category of non-private dwellings and refers to accommodation for retired or aged people where the occupants are not regarded as being self-sufficient and do not provide their own meals

Loan data terms and definitions

Construction of dwellings represents commitments made to individuals to finance, by way of progress payments, the construction of owner-occupied dwellings (loan commitments to construct dwellings)

New dwelling is a dwelling that has been completed within 12 months of the lodgement of a loan application, and the borrower will be the first occupant.

Established dwelling is one which has been completed for 12 months or more prior to the lodgement of a loan application, or which has been previously occupied.

First Home buyers are persons entering the home ownership market for the first time

Household definitions

Household is a group of two or more related or non related people who usually reside in the same dwelling and who make common provision for food or other essentials for living, or a lone person living in a dwelling who makes provision for his/her own food and other essentials for living, without combining with any other person.

Couple with children household is a household comprising a couple with at least one dependent child. The household may also contain an independent child, relative or unrelated persons.

Couple without children household is a household comprising two people in a registered or de facto marriage. The household may also contain a relative or unrelated person.

Lone parent (or one parent) household is a household containing a lone parent family with at least one dependent child. The household may also contain an independent child, relative or unrelated persons.

Other family household is a household containing a family of other related individuals. These individuals do not comprise part of a couple or parent-child relationship with any other person in the household and are not attached to a couple or one-parent family in the household, e.g. a two person household consisting of two brothers, a sister and a brother or two sisters.

Group household is a household consisting of two or more unrelated individuals aged 15 years or more. These individuals do not comprise part of a couple, parent child or other blood relative relationship.

Lone person household is a household comprising one person.

Disability Definitions

Person with a disability - A person who has a limitation, restriction or impairment, which has lasted, or is likely to last, for at least six months and restricts everyday activities. This includes:

- loss of sight (not corrected by glasses or contact lenses)
- loss of hearing where communication is restricted, or an aid to assist with, or substitute for, hearing is used
- speech difficulties
- shortness of breath or breathing difficulties causing restrictions
- chronic or recurrent pain or discomfort causing restriction
- blackouts, fits or loss of consciousness
- difficulty learning or understanding
- incomplete use of arms or fingers
- difficulty gripping or holding things
- incomplete use of feet or legs
- nervous or emotional condition causing restriction
- restriction in physical activities or in doing physical work
- disfigurement or deformity
- mental illness or condition requiring help or supervision
- long term effects of head injury, stroke or other brain damage causing restriction
- receiving treatment or medication for any other long term conditions or ailments and still restricted
- any other long term conditions resulting in a restriction

Part C: Housing Analysis Data

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Notes:

Table numbers are generally consistent with Appendix 4 of the State Planning Policy 1/07 (including Guideline): Housing and Residential Development (SPP 1/07). SPP 1/07 includes further discussion of the use and derivation of the tables.

Data counts and percentages for Fraser Coast Region assume the proportion of the population, employment, households, dwellings, etc of the former Tiaro Shire in Fraser Coast Region is 0.616 of the total shire figures, based on splits estimated by the Planning Information and Forecasting Unit of the Queensland Department of Infrastructure and Planning (PIFU). The calculation of medians and percentile figures assumes all records related to the former Tiaro Shire are located in Fraser Coast Region. Data for the whole of the former Hervey Bay City, Maryborough City and Woocoo local government areas are included in Fraser Coast Region.

Table 1: Household type

Hervey Bay (C) - Part A						
	Single Person	Couple Household	Single with Children	Couple with Children	Group or Other	Total
2001	3,452	5,325	1,728	3,659	569	14,733
%	23.4%	36.1%	11.7%	24.8%	3.9%	
2006	4,233	6,770	2,106	4,645	737	18,491
%	22.9%	36.6%	11.4%	25.1%	4.0%	
% change (2001-2006)	23%	27%	22%	27%	30%	26%
Hervey Bay (C) - Part B						
	Single Person	Couple Household	Single with Children	Couple with Children	Group or Other	Total
2001	340	481	124	363	61	1,369
%	24.8%	35.1%	9.1%	26.5%	4.5%	
2006	388	550	166	388	75	1,567
%	24.8%	35.1%	10.6%	24.8%	4.8%	
% change (2001-2006)	14%	14%	34%	7%	23%	14%
Hervey Bay (C)						
	Single Person	Couple Household	Single with Children	Couple with Children	Group or Other	Total
2001	3,792	5,806	1,852	4,022	630	16,102
%	23.5%	36.1%	11.5%	25.0%	3.9%	
2006	4,621	7,320	2,272	5,033	812	20,058
%	23.0%	36.5%	11.3%	25.1%	4.0%	
% change	22%	26%	23%	25%	29%	25%
Maryborough (C)						
	Single Person	Couple Household	Single with Children	Couple with Children	Group or Other	Total
2001	2,613	2,769	1,103	2,589	318	9,392
%	27.8%	29.5%	11.7%	27.6%	3.4%	
2006	2,632	3,054	1,166	2,541	336	9,729
%	27.1%	31.4%	12.0%	26.1%	3.5%	
% change (2001-2006)	1%	10%	6%	-2%	6%	4%
Tiaro (C)						
	Single Person	Couple Household	Single with Children	Couple with Children	Group or Other	Total
2001	338	594	168	498	41	1,639
%	20.6%	36.2%	10.3%	30.4%	2.5%	
2006	474	712	212	524	73	1,995
%	23.8%	35.7%	10.6%	26.3%	3.7%	
% change (2001-2006)	40%	20%	26%	5%	78%	22%
Woocoo (S)						
	Single Person	Couple Household	Single with Children	Couple with Children	Group or Other	Total
2001	143	363	76	424	26	1,032
%	13.9%	35.2%	7.4%	41.1%	2.5%	
2006	149	439	90	465	27	1,170
%	12.7%	37.5%	7.7%	39.7%	2.3%	
% change (2001-2006)	4%	21%	18%	10%	4%	13%
Fraser Coast (R)						
	Single Person	Couple Household	Single with Children	Couple with Children	Group or Other	Total
2001	6,757	9,304	3,136	7,342	998	27,537
%	24.5%	33.8%	11.4%	26.7%	3.6%	
2006	7,694	11,251	3,658	8,363	1,220	32,186
%	23.9%	35.0%	11.4%	26.0%	3.8%	

Table 1: Household type

% change (2001-2006)	14%	21%	17%	14%	22%	17%
Wide Bay Burnett (SD)						
	Single Person	Couple Household	Single with Children	Couple with Children	Group or Other	Total
2001	20,505	27,406	9,428	25,095	3,057	85,491
%	24.0%	32.1%	11.0%	29.4%	3.6%	
2006	22,718	32,279	10,797	26,085	3,455	95,334
%	23.8%	33.9%	11.3%	27.4%	3.6%	
% change (2001-2006)	11%	18%	15%	4%	13%	12%
Queensland						
	Single Person	Couple Household	Single with Children	Couple with Children	Group or Other	Total
2001	295,500	343,408	145,764	416,458	74,285	1,275,415
%	23.2%	26.9%	11.4%	32.7%	5.8%	
2006	316,788	392,709	158,538	443,510	80,088	1,391,633
%	22.8%	28.2%	11.4%	31.9%	5.8%	
% change (2001-2006)	7%	14%	9%	6%	8%	9%

Note:

Table based on households counts of "occupied private dwellings" during the Census where age of reference person is known. In 2006 7.7% of households did not state age of reference person.

Source:

Australian Bureau of Statistics, Census custom request.

Table 1A: Household movements

Hervey Bay (C) - Pt A							
	None	Local	Intrastate	Interstate	Overseas	Unstated	Total
2006	18,903	9,506	7,614	5,486	1,109	2,926	45,544
Hervey Bay (C) - Pt B							
	None	Local	Intrastate	Interstate	Overseas	Unstated	Total
2006	1,747	724	631	388	45	302	3,837
Maryborough (C)							
	None	Local	Intrastate	Interstate	Overseas	Unstated	Total
2006	12,578	5,508	2,767	1,151	241	1,911	24,156
Tiaro (S)							
	None	Local	Intrastate	Interstate	Overseas	Unstated	Total
2006	2,332	728	1,059	440	60	414	5,033
Woocoo (S)							
	None	Local	Intrastate	Interstate	Overseas	Unstated	Total
2006	1,906	667	349	177	17	150	3,266
Fraser Coast (R)							
	None	Local	Intrastate	Interstate	Overseas	Unstated	Total
2006	36,571	16,854	12,014	7,473	1,449	5,544	79,905
Wide Bay Burnett (SD)							
	None	Local	Intrastate	Interstate	Overseas	Unstated	Total
2006	117,827	49,057	35,732	16,304	3,706	16,820	239,446
Queensland							
	None	Local	Intrastate	Interstate	Overseas	Unstated	Total
2006	1,766,790	850,725	339,235	230,593	158,246	289,470	3,635,059

Note:

Counts of persons moving to a new location in the last 5 years, by previous home location (same region/State/Interstate). Unstated includes movers where previous location unstated, and unstated moving status. Excludes children under five.

Source:

Australian Bureau of Statistics, Census custom request (compatible with Basic Community Profile Table B38).

Table 2: Age profile and population trends

Hervey Bay (C) - Pt A									
	< 15 yrs	15-24 yrs	25-34 yrs	35-44 yrs	45-54 yrs	55-64 yrs	65-74 yrs	75+ yrs	Total
2001	19.0%	9.8%	9.4%	12.6%	13.0%	14.2%	13.2%	8.8%	40,862
2006	18.3%	9.9%	8.6%	11.9%	12.8%	15.7%	13.6%	9.2%	50,763
Hervey Bay (C) - Pt B									
	< 15 yrs	15-24 yrs	25-34 yrs	35-44 yrs	45-54 yrs	55-64 yrs	65-74 yrs	75+ yrs	Total
2001	18.7%	8.6%	10.7%	14.3%	16.9%	15.2%	10.5%	5.2%	3,962
2006	19.2%	7.8%	9.3%	13.5%	15.4%	18.5%	10.7%	5.5%	4,552
Maryborough (C)									
	< 15 yrs	15-24 yrs	25-34 yrs	35-44 yrs	45-54 yrs	55-64 yrs	65-74 yrs	75+ yrs	Total
2001	21.2%	11.9%	11.2%	13.6%	13.6%	11.5%	8.6%	8.5%	24,465
2006	19.6%	11.4%	10.8%	12.6%	14.0%	13.2%	9.5%	8.9%	26,140
Tiaro (S)									
	< 15 yrs	15-24 yrs	25-34 yrs	35-44 yrs	45-54 yrs	55-64 yrs	65-74 yrs	75+ yrs	Total
2001	22.7%	9.0%	10.2%	14.5%	16.5%	16.0%	7.7%	3.3%	4,448
2006	20.1%	8.1%	9.1%	13.1%	16.6%	18.4%	11.0%	3.6%	5,216
Woocoo (S)									
	< 15 yrs	15-24 yrs	25-34 yrs	35-44 yrs	45-54 yrs	55-64 yrs	65-74 yrs	75+ yrs	Total
2001	24.6%	10.4%	11.1%	15.8%	15.7%	12.7%	7.2%	2.5%	2,952
2006	22.6%	10.1%	8.8%	14.8%	17.7%	14.8%	7.7%	3.5%	3,347
Fraser Coast (R)									
	< 15 yrs	15-24 yrs	25-34 yrs	35-44 yrs	45-54 yrs	55-64 yrs	65-74 yrs	75+ yrs	Total
2001	20.1%	10.4%	10.1%	13.2%	13.7%	13.4%	11.1%	8.0%	74,983
2006	18.9%	10.2%	9.3%	12.4%	13.6%	15.2%	11.9%	8.5%	88,017
Wide Bay Burnett (SD)									
	< 15 yrs	15-24 yrs	25-34 yrs	35-44 yrs	45-54 yrs	55-64 yrs	65-74 yrs	75+ yrs	Total
2001	21.5%	11.0%	10.8%	13.9%	13.9%	12.6%	9.5%	6.8%	233,459
2006	20.3%	10.6%	9.5%	12.9%	14.0%	14.6%	10.5%	7.5%	260,290
Queensland									
	< 15 yrs	15-24 yrs	25-34 yrs	35-44 yrs	45-54 yrs	55-64 yrs	65-74 yrs	75+ yrs	Total
2001	21.3%	13.8%	14.2%	14.9%	13.7%	9.7%	6.8%	5.5%	3,584,104
2006	20.4%	13.6%	13.3%	14.6%	13.7%	11.4%	7.0%	5.9%	3,972,393

Note:

Person counts by place of enumeration (includes visitor-only households; place of usual residence figures unavailable for time series census data).

Source:

Australian Bureau of Statistics Census 2006 Time Series Profile Table T03.

Table 3: Projected population by age and sex

Hervey Bay (C) - Pt A										
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total	
2006	4,660	6,413	8,386	5,053	4,403	6,867	9,043	5,334	50,158	
2011	4,809	7,032	9,690	6,322	4,504	7,546	10,592	6,577	57,072	
2016	5,038	7,511	10,714	7,873	4,623	8,185	11,601	8,257	63,802	
2021	5,529	8,320	11,704	9,689	5,063	8,928	12,799	10,123	72,152	
2026	6,094	8,835	13,083	11,711	5,583	9,580	13,981	12,286	81,155	
Hervey Bay (C) - Pt A (%)										
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total	
2006	9.3%	12.8%	16.7%	10.1%	8.8%	13.7%	18.0%	10.6%	100.0%	
2011	8.4%	12.3%	17.0%	11.1%	7.9%	13.2%	18.6%	11.5%	100.0%	
2016	7.9%	11.8%	16.8%	12.3%	7.2%	12.8%	18.2%	12.9%	100.0%	
2021	7.7%	11.5%	16.2%	13.4%	7.0%	12.4%	17.7%	14.0%	100.0%	
2026	7.5%	10.9%	16.1%	14.4%	6.9%	11.8%	17.2%	15.1%	100.0%	
Hervey Bay (C) - Pt B										
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total	
2006	384	408	834	489	382	463	796	395	4,153	
2011	387	379	924	602	368	437	884	503	4,483	
2016	390	413	899	782	364	413	903	726	4,890	
2021	378	443	898	963	351	461	893	917	5,307	
2026	373	445	841	1,193	346	461	945	1,116	5,718	
Hervey Bay (C) - Pt B (%)										
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total	
2006	9.2%	9.8%	20.1%	11.8%	9.2%	11.1%	19.2%	9.5%	100.0%	
2011	8.6%	8.5%	20.6%	13.4%	8.2%	9.7%	19.7%	11.2%	100.0%	
2016	8.0%	8.4%	18.4%	16.0%	7.4%	8.4%	18.5%	14.8%	100.0%	
2021	7.1%	8.3%	16.9%	18.1%	6.6%	8.7%	16.8%	17.3%	100.0%	
2026	6.5%	7.8%	14.7%	20.9%	6.1%	8.1%	16.5%	19.5%	100.0%	
Hervey Bay (C)										
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total	Interim Revised Total
2006	5,044	6,821	9,220	5,542	4,785	7,330	9,839	5,729	54,311	55,100
2011	5,196	7,411	10,614	6,924	4,872	7,983	11,476	7,080	61,555	65,000
2016	5,428	7,924	11,613	8,655	4,987	8,598	12,504	8,983	68,692	74,900
2021	5,907	8,763	12,602	10,652	5,414	9,389	13,692	11,040	77,459	86,000
2026	6,467	9,280	13,924	12,904	5,929	10,041	14,926	13,402	86,873	97,000
Hervey Bay (C) (%)										
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total	
2006	9.3%	12.6%	17.0%	10.2%	8.8%	13.5%	18.1%	10.5%	100.0%	
2011	8.4%	12.0%	17.2%	11.2%	7.9%	13.0%	18.6%	11.5%	100.0%	
2016	7.9%	11.5%	16.9%	12.6%	7.3%	12.5%	18.2%	13.1%	100.0%	
2021	7.6%	11.3%	16.3%	13.8%	7.0%	12.1%	17.7%	14.3%	100.0%	
2026	7.4%	10.7%	16.0%	14.9%	6.8%	11.6%	17.2%	15.4%	100.0%	
Maryborough (C)										
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total	
2006	2,699	3,647	4,347	2,178	2,390	3,665	4,311	2,568	25,805	
2011	2,495	3,575	4,592	2,546	2,251	3,459	4,635	2,802	26,355	
2016	2,354	3,457	4,583	3,062	2,106	3,317	4,672	3,213	26,764	
2021	2,260	3,332	4,574	3,523	2,019	3,234	4,562	3,639	27,143	
2026	2,172	3,266	4,444	4,014	1,940	3,165	4,406	4,092	27,499	

Table 3: Projected population by age and sex

Maryborough (C) (%)										
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total	
2006	10.5%	14.1%	16.8%	8.4%	9.3%	14.2%	16.7%	10.0%	100.0%	
2011	9.5%	13.6%	17.4%	9.7%	8.5%	13.1%	17.6%	10.6%	100.0%	
2016	8.8%	12.9%	17.1%	11.4%	7.9%	12.4%	17.5%	12.0%	100.0%	
2021	8.3%	12.3%	16.9%	13.0%	7.4%	11.9%	16.8%	13.4%	100.0%	
2026	7.9%	11.9%	16.2%	14.6%	7.1%	11.5%	16.0%	14.9%	100.0%	
Tiaro (S)										
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total	
2006	537	672	1,099	403	556	608	1,059	302	5,236	
2011	584	703	1,221	566	569	623	1,188	454	5,908	
2016	647	699	1,351	753	594	618	1,278	651	6,591	
2021	666	738	1,470	964	609	651	1,391	818	7,307	
2026	689	789	1,584	1,163	631	706	1,423	1,039	8,024	
Tiaro (S) (%)										
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total	
2006	10.3%	12.8%	21.0%	7.7%	10.6%	11.6%	20.2%	5.8%	100.0%	
2011	9.9%	11.9%	20.7%	9.6%	9.6%	10.5%	20.1%	7.7%	100.0%	
2016	9.8%	10.6%	20.5%	11.4%	9.0%	9.4%	19.4%	9.9%	100.0%	
2021	9.1%	10.1%	20.1%	13.2%	8.3%	8.9%	19.0%	11.2%	100.0%	
2026	8.6%	9.8%	19.7%	14.5%	7.9%	8.8%	17.7%	12.9%	100.0%	
Woooco (S)										
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total	
2006	383	467	663	194	386	453	671	131	3,348	
2011	404	468	738	239	388	466	749	193	3,645	
2016	430	451	813	297	407	485	781	269	3,933	
2021	457	461	862	353	433	529	804	335	4,234	
2026	495	481	882	434	470	573	789	438	4,562	
Woooco (S) (%)										
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total	
2006	11.4%	13.9%	19.8%	5.8%	11.5%	13.5%	20.0%	3.9%	100.0%	
2011	11.1%	12.8%	20.2%	6.6%	10.6%	12.8%	20.5%	5.3%	100.0%	
2016	10.9%	11.5%	20.7%	7.6%	10.3%	12.3%	19.9%	6.8%	100.0%	
2021	10.8%	10.9%	20.4%	8.3%	10.2%	12.5%	19.0%	7.9%	100.0%	
2026	10.9%	10.5%	19.3%	9.5%	10.3%	12.6%	17.3%	9.6%	100.0%	
Fraser Coast (R)										
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total	Interim Revised Total
2006	8,663	11,607	15,329	8,317	8,117	12,056	15,880	8,730	88,700	89,489
2011	8,679	12,157	17,165	10,275	8,080	12,531	18,048	10,529	97,463	100,908
2016	8,859	12,531	18,360	12,767	8,094	13,018	19,235	13,116	105,980	112,188
2021	9,290	13,294	19,508	15,492	8,475	13,803	20,449	15,832	116,143	124,684
2026	9,823	13,816	20,834	18,515	8,970	14,485	21,544	18,971	126,958	137,085
Fraser Coast (R) (%)										
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total	
2006	9.8%	13.1%	17.3%	9.4%	9.2%	13.6%	17.9%	9.8%	100.0%	
2011	8.9%	12.5%	17.6%	10.5%	8.3%	12.9%	18.5%	10.8%	100.0%	
2016	8.4%	11.8%	17.3%	12.0%	7.6%	12.3%	18.1%	12.4%	100.0%	
2021	8.0%	11.4%	16.8%	13.3%	7.3%	11.9%	17.6%	13.6%	100.0%	
2026	7.7%	10.9%	16.4%	14.6%	7.1%	11.4%	17.0%	14.9%	100.0%	

Table 3: Projected population by age and sex

Wide Bay Burnett (SD)									
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total
2006	27,030	36,348	45,870	21,851	25,260	36,598	46,263	22,747	261,968
2011	26,856	37,218	50,760	27,109	24,919	37,290	51,930	27,684	283,765
2016	26,970	37,766	53,672	33,839	24,763	38,014	54,900	34,584	304,508
2021	27,692	39,006	56,384	40,554	25,376	39,364	57,272	41,750	327,398
2026	28,487	40,038	58,844	48,086	26,121	40,526	59,202	49,783	351,087
Wide Bay Burnett (SD) (%)									
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total
2006	10.3%	13.9%	17.5%	8.3%	9.6%	14.0%	17.7%	8.7%	100.0%
2011	9.5%	13.1%	17.9%	9.6%	8.8%	13.1%	18.3%	9.8%	100.0%
2016	8.9%	12.4%	17.6%	11.1%	8.1%	12.5%	18.0%	11.4%	100.0%
2021	8.5%	11.9%	17.2%	12.4%	7.8%	12.0%	17.5%	12.8%	100.0%
2026	8.1%	11.4%	16.8%	13.7%	7.4%	11.5%	16.9%	14.2%	100.0%
Queensland									
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total
2006	414,023	715,191	648,970	231,130	393,816	700,606	651,135	267,825	4,022,776
2011	430,144	768,561	717,907	286,865	410,436	747,437	730,969	322,492	4,414,812
2016	451,492	818,279	770,162	364,069	431,230	793,048	788,001	402,395	4,818,677
2021	476,521	863,910	821,024	441,264	455,061	839,238	835,236	486,541	5,218,746
2026	498,624	897,325	870,586	527,108	476,000	874,794	878,322	581,006	5,603,829
Queensland (%)									
	Male 0-14 yrs	Male 15-39 yrs	Male 40-64 yrs	Male 65+ yrs	Female 0-14 yrs	Female 15-39 yrs	Female 40-64 yrs	Female 65+ yrs	Total
2006	10.3%	17.8%	16.1%	5.7%	9.8%	17.4%	16.2%	6.7%	100.0%
2011	9.7%	17.4%	16.3%	6.5%	9.3%	16.9%	16.6%	7.3%	100.0%
2016	9.4%	17.0%	16.0%	7.6%	8.9%	16.5%	16.4%	8.4%	100.0%
2021	9.1%	16.6%	15.7%	8.5%	8.7%	16.1%	16.0%	9.3%	100.0%
2026	8.9%	16.0%	15.5%	9.4%	8.5%	15.6%	15.7%	10.4%	100.0%

Note:

High series projections used for Mackay and Fitzroy regions, medium series projections for other regions, including Wide Bay Burnett.

Note that the figures set out herein are subject to change as part of PIFU's ongoing program of updating and refinement. More recent (January 2008) Interim Revised population projections have been prepared by PIFU for Hervey Bay City and these figures (population totals only prepared) have been included for Hervey Bay City and Fraser Coast Region.

Source:

Planning Information and Forecasting Unit (PIFU), Department of Local Government, Planning, Recreation & Sport 2007 and Department of Infrastructure and Planning 2008

Table 3A: Household projections (summary)

Hervey Bay (C)						
	2001	2006	2011	2016	2021	2026
Household Number	17,934	23,103	27,320	31,372	35,931	40,738
Percent change in 5 years		29%	18%	15%	15%	13%
Hervey Bay (C) - Interim Revised						
	2001	2006	2011	2016	2021	2026
Household Number	17,934	23,439	28,850	34,208	39,894	45,486
Percent change in 5 years		31%	23%	19%	17%	14%
Maryborough (C)						
	2001	2006	2011	2016	2021	2026
Household Number	10,278	10,886	11,596	12,174	12,632	13,047
Percent change in 5 years		6%	7%	5%	4%	3%
Tiaro (S)						
	2001	2006	2011	2016	2021	2026
Household Number	1,845	2,144	2,522	2,883	3,256	3,624
Percent change in 5 years		16%	18%	14%	13%	11%
Woocoo (S)						
	2001	2006	2011	2016	2021	2026
Household Number	1,100	1,237	1,396	1,536	1,667	1,797
Percent change in 5 years		12%	13%	10%	9%	8%
Fraser Coast (R)						
	2001	2006	2011	2016	2021	2026
Household Number	30,448	36,548	41,865	46,860	52,236	57,816
Percent change in 5 years		20%	15%	12%	11%	11%
Fraser Coast (R) - Interim Revised						
	2001	2006	2011	2016	2021	2026
Household Number	30,448	36,884	43,395	49,696	56,199	62,564
Percent change in 5 years		21%	18%	15%	13%	11%
Queensland						
	2001	2006	2011	2016	2021	2026
Household Number	1,390,989	1,593,514	1,794,760	2,001,830	2,199,891	2,390,129
Percent change in 5 years		15%	13%	12%	10%	9%

Note:

High Series projections have been used for LGAs in Mackay and Fitzroy SDs and Medium Series projections have been used for all LGAs in the other Statistical Divisions, including Wide bay Burnett.

The Interim Revised projected households for Hervey Bay and Fraser Coast are based on the average household size assumed for PIFU's 2007 household projections and 2006 population projections (household projection divided by the equivalent population projection), with that household size applied to PIFU's 2008 interim population projections.

Source:

LGA projections - Planning Information and Forecasting Unit, Department of Local Government, Planning, Sport and Recreation (PIFU) Household projections for Queensland LGAs, 2001 to 2026 (2007), Projected resident population for Local Government Areas - 2006 Edition, and Interim Revised Population Projections for Hervey Bay City (2008)

State Projections - Office of Economic and Statistical Research Queensland State and Regional Household Projections 2001 to 2026 (2006 releases) (Appendix A)

Table 3B: Household projections (detailed)

Hervey Bay (C)														
Years	Households													
	Lone person		One parent with children		Couple family with children		Couple without children		Group		Other family		Total	
2001	4,264	24%	2,146	12%	4,382	24%	6,433	36%	551	3%	158	1%	17,934	100%
2006	6,159	27%	2,772	12%	4,550	20%	8,708	38%	752	3%	162	1%	23,103	100%
2011	7,675	28%	3,252	12%	4,693	17%	10,663	39%	875	3%	162	1%	27,320	100%
2016	9,116	29%	3,665	12%	4,939	16%	12,523	40%	966	3%	163	1%	31,372	100%
2021	10,681	30%	4,101	11%	5,490	15%	14,427	40%	1,056	3%	176	0%	35,931	100%
2026	12,404	30%	4,583	11%	6,091	15%	16,321	40%	1,149	3%	190	0%	40,738	100%
Change 2001-2026	8,140	191%	2,437	114%	1,709	39%	9,888	154%	598	108%	32	20%	22,804	127%
Maryborough (C)														
Years	Households													
	Lone person		One parent with children		Couple family with children		Couple without children		Group		Other family		Total	
2001	2,884	28%	1,241	12%	2,784	27%	3,018	29%	262	3%	89	1%	10,277	100%
2006	3,412	31%	1,304	12%	2,396	22%	3,409	31%	287	3%	78	1%	10,887	100%
2011	3,835	33%	1,366	12%	2,225	19%	3,799	33%	297	3%	74	1%	11,595	100%
2016	4,196	34%	1,384	11%	2,109	17%	4,116	34%	299	2%	70	1%	12,174	100%
2021	4,500	36%	1,375	11%	2,069	16%	4,326	34%	293	2%	69	1%	12,633	100%
2026	4,809	37%	1,382	11%	2,038	16%	4,465	34%	286	2%	67	1%	13,048	100%
Change 2001-2026	1,925	67%	141	11%	-746	-27%	1,448	48%	24	9%	-21	-24%	2,771	27%
Tiaro (S)														
Years	Households													
	Lone person		One parent with children		Couple family with children		Couple without children		Group		Other family		Total	
2001	382	21%	202	11%	552	30%	663	36%	40	2%	6	0%	1,845	100%
2006	520	24%	227	11%	505	24%	840	39%	47	2%	5	0%	2,144	100%
2011	660	26%	258	10%	512	20%	1,031	41%	56	2%	5	0%	2,522	100%
2016	790	27%	288	10%	532	18%	1,205	42%	64	2%	4	0%	2,884	100%
2021	927	28%	319	10%	567	17%	1,367	42%	71	2%	5	0%	3,255	100%
2026	1,061	29%	354	10%	603	17%	1,523	42%	78	2%	5	0%	3,625	100%
Change 2001-2026	680	178%	152	75%	51	9%	860	130%	39	98%	-2	-24%	1,780	96%
Woocoo (S)														
Years	Households													
	Lone person		One parent with children		Couple family with children		Couple without children		Group		Other family		Total	
2001	152	14%	91	8%	440	40%	387	35%	21	2%	9	1%	1,100	100%
2006	197	16%	106	9%	426	34%	477	39%	25	2%	6	0%	1,236	100%
2011	243	17%	118	8%	419	30%	583	42%	28	2%	5	0%	1,395	100%
2016	276	18%	131	9%	423	28%	672	44%	29	2%	5	0%	1,536	100%
2021	309	19%	141	8%	441	26%	740	44%	31	2%	5	0%	1,666	100%
2026	339	19%	156	9%	465	26%	798	44%	33	2%	6	0%	1,796	100%
Change 2001-2026	187	123%	66	72%	24	6%	411	106%	11	53%	-3	-37%	696	63%

Table 3B: Household projections (detailed)

Fraser Coast (R)														
Years	Households													
	Lone person		One parent with children		Couple family with children		Couple without children		Group		Other family		Total	
2001	7,535	25%	3,602	12%	7,946	26%	10,246	34%	859	3%	260	1%	30,448	100%
2006	10,088	28%	4,323	12%	7,683	21%	13,111	36%	1,092	3%	250	1%	36,547	100%
2011	12,159	29%	4,895	12%	7,653	18%	15,679	37%	1,234	3%	244	1%	41,864	100%
2016	14,075	30%	5,357	11%	7,799	17%	18,053	39%	1,334	3%	241	1%	46,858	100%
2021	16,061	31%	5,814	11%	8,349	16%	20,335	39%	1,423	3%	253	0%	52,235	100%
2026	18,205	31%	6,340	11%	8,965	16%	22,524	39%	1,516	3%	266	0%	57,815	100%
Change 2001-2026	10,671	142%	2,738	76%	1,019	13%	12,277	120%	657	77%	6	2%	27,368	90%
Wide Bay-Burnett (SD)														
Years	Households													
	Lone person		One parent with children		Couple family with children		Couple without children		Group		Other family		Total	
2001	23,100	25%	10,500	11%	26,500	28%	29,600	32%	2,500	3%	900	1%	93,100	100%
2006	29,700	27%	12,400	11%	25,400	23%	37,500	34%	3,100	3%	800	1%	108,900	100%
2011	35,600	29%	13,900	11%	25,100	20%	44,500	36%	3,400	3%	700	1%	123,200	100%
2016	41,000	30%	14,900	11%	25,200	18%	50,900	37%	3,700	3%	700	1%	136,300	100%
2021	46,200	31%	15,900	11%	26,400	18%	56,400	38%	3,800	3%	700	0%	149,400	100%
2026	51,900	32%	17,000	10%	27,600	17%	61,400	38%	4,000	2%	800	0%	162,700	100%
Change 2001-2026	28,800	125%	6,500	62%	1,100	4%	31,800	107%	1,500	60%	-100	-11%	69,600	75%
Queensland														
Years	Households													
	Lone person '000		One parent with children '000		Couple family with children '000		Couple without children '000		Group '000		Other family '000		Total '000	
2001	329.6	24%	161.6	12%	438.8	32%	370.7	27%	64.1	5%	18	1%	1,382.8	100%
2006	418.7	26%	189.8	12%	435.7	27%	453.6	28%	82.1	5%	19.6	1%	1,599.5	100%
2011	496.8	28%	213.6	12%	445.6	25%	531.1	29%	93	5%	21	1%	1,801.2	100%
2016	574.3	29%	235.5	12%	465.8	23%	608.6	30%	102.1	5%	22.2	1%	2,008.6	100%
2021	647.2	29%	254.1	12%	497.1	23%	677.8	31%	107.7	5%	23.2	1%	2,207.0	100%
2026	722.9	30%	272.2	11%	525.9	22%	739.7	31%	112.7	5%	24.1	1%	2,397.5	100%
Change 2001-2026	393.3	119%	110.6	68%	87.1	20%	369.0	100%	48.6	76%	6.1	34%	1,014.7	73%

Note:

High Series projections have been used for LGAs in Mackay and Fitzroy SDs and Medium Series projections have been used for all LGAs in the other Statistical Divisions, including Wide Bay Burnett.

Detailed household types are not included for the Interim Revised projections. See Table 3A for summary totals of households for the Interim Revised projections. These detailed projections should be used for household type proportions only.

Source:

LGA projections - Planning Information and Forecasting Unit, Department of Local Government, Planning, Sport and Recreation (PIFU) Household projections for Queensland LGAs, 2001 to 2026 (2007)
 State Projections - Office of Economic and Statistical Research Queensland State and Regional Household Projections 2001 to 2026 (2006 releases) (Appendix A)

Table 4: Disability by age group and tenure/landlord

Hervey Bay (C) - Pt A									
	age <65	65-74	75+	Own/ purchase	Rental private	Rental SHA	Rental other	Non private dwelling	Total
Needs assistance with core activity	1,659	490	1,141	2,119	553	147	72	396	3,287
% of disabled population	50%	15%	35%	64%	17%	4%	2%	12%	100%
% of age group	4%	7%	24%						
Hervey Bay (C) - Pt B									
	age <65	65-74	75+	Own/ purchase	Rental private	Rental SHA	Rental other	Non private dwelling	Total
Needs assistance with core activity	203	53	63	243	46	3	14	15	321
% of disabled population	63%	17%	20%	76%	14%	1%	4%	5%	100%
% of age group	5%	11%	25%						
Maryborough (C)									
	age <65	65-74	75+	Own/ purchase	Rental private	Rental SHA	Rental other	Non private dwelling	Total
Needs assistance with core activity	925	230	720	1,004	279	148	39	403	1,873
% of disabled population	49%	12%	38%	54%	15%	8%	2%	22%	100%
% of age group	4%	9%	31%						
Tiaro (S)									
	age <65	65-74	75+	Own/ purchase	Rental private	Rental SHA	Rental other	Non private dwelling	Total
Needs assistance with core activity	317	49	52	354	46	-	5	11	416
% of disabled population	76%	12%	13%	85%	11%	0%	1%	3%	100%
% of age group	7%	9%	28%						
Woochoo (S)									
	age <65	65-74	75+	Own/ purchase	Rental private	Rental SHA	Rental other	Non private dwelling	Total
Needs assistance with core activity	120	23	24	149	9	-	4	8	170
% of disabled population	71%	14%	14%	88%	5%	0%	2%	5%	100%
% of age group	4%	9%	20%						
Fraser Coast (R)									
	age <65	65-74	75+	Own/ purchase	Rental private	Rental SHA	Rental other	Non private dwelling	Total
Needs assistance with core activity	3,102	826	1,980	3,733	915	298	132	829	5,907
% of disabled population	53%	14%	34%	63%	15%	5%	2%	14%	100%
% of age group	4%	8%	26%						
Wide Bay Burnett (SD)									
	age <65	65-74	75+	Own/ purchase	Rental private	Rental SHA	Rental other	Non private dwelling	Total
Needs assistance with core activity	9,042	2,156	5,153	10,485	2,524	729	346	2,270	16,354
% of disabled population	55%	13%	32%	64%	15%	4%	2%	14%	100%
% of age group	4%	8%	26%						
Queensland									
	age <65	65-74	75+	Own/ purchase	Rental private	Rental SHA	Rental other	Non private dwelling	Total
Needs assistance with core activity	76,352	18,982	58,906	90,557	22,606	11,113	3,860	26,066	154,202
% of disabled population	50%	12%	38%	59%	15%	7%	3%	17%	100%
% of age group	2%	7%	25%						

Note:

Self-reported need for assistance with core activities. Total based on tenure and landlord categories, not agegroups. These two categories have different totals due to their differing rates of non-response. Total population used for % of age group is 2006 Census population as per Table 2.

Source:

Australian Bureau of Statistics Census 2006 custom request.

Table 5: Estimated prevalence by category of disability and assistance required

Hervey Bay (C)							
	Physical disability	Sensory disability	Other disability	Total persons	Housing assistance	Transport assistance	Selfcare assistance
Estimated Persons	9,853	3,923	4,242	45,618	6,046	3,445	7,299
% disabled or needing assistance	22%	9%	9%	NA	13%	8%	16%
Maryborough (C)							
	Physical disability	Sensory disability	Other disability	Total persons	Housing assistance	Transport assistance	Selfcare assistance
Estimated Persons	4,913	2,063	2,186	24,564	3,038	1,839	3,709
% disabled or needing assistance	20%	8%	9%	NA	12%	7%	15%
Tiaro (S)							
	Physical disability	Sensory disability	Other disability	Total persons	Housing assistance	Transport assistance	Selfcare assistance
Estimated Persons	988	350	479	4,794	547	304	714
% disabled or needing assistance	21%	7%	10%	NA	11%	6%	15%
Woocoo (S)							
	Physical disability	Sensory disability	Other disability	Total persons	Housing assistance	Transport assistance	Selfcare assistance
Estimated Persons	509	194	238	3,086	285	148	370
% disabled or needing assistance	17%	6%	8%	NA	9%	5%	12%
Fraser Coast (R)							
	Physical disability	Sensory disability	Other disability	Total persons	Housing assistance	Transport assistance	Selfcare assistance
Estimated Persons	16,263	6,531	7,146	78,062	9,917	5,735	12,093
% disabled or needing assistance	21%	8%	9%	NA	13%	7%	15%
Queensland							
	Physical disability	Sensory disability	Other disability	Total persons	Housing assistance	Transport assistance	Selfcare assistance
Estimated Persons	565,424	224,991	270,745	3,625,624	327,876	187,008	413,961
% disabled or needing assistance	16%	6%	7%	NA	9%	5%	11%

Note:

Guidance for using this table: The purpose of this table is to provide an indication of the propensity of type of disability and assistance required. Individuals may have more than one disability.

Source:

Australian Bureau of Statistics small area estimates for disability characteristics based on the 2003 Disability, Ageing and Carers Survey.

Table 6: Persons receiving disability pension

Hervey Bay (C) - Pt A				
	Physical Disability	Rate/ 10,000 Adults	Mental Disability	Rate/ 10,000 Adults
Persons and rate	689	136	359	71
Hervey Bay (C) - Pt B				
	Physical Disability	Rate/ 10,000 Adults	Mental Disability	Rate/ 10,000 Adults
Persons and rate	48	112	36	84
Maryborough (C)				
	Physical Disability	Rate/ 10,000 Adults	Mental Disability	Rate/ 10,000 Adults
Persons and rate	293	108	260	96
Tiaro (S)				
	Physical Disability	Rate/ 10,000 Adults	Mental Disability	Rate/ 10,000 Adults
Persons and rate	59	106	36	65
Woocoo (S)				
	Physical Disability	Rate/ 10,000 Adults	Mental Disability	Rate/ 10,000 Adults
Persons and rate	--	19	--	25
Fraser Coast (R)				
	Physical Disability	Rate/ 10,000 Adults	Mental Disability	Rate/ 10,000 Adults
Persons and rate	1,073	120	686	77
Wide Bay Burnett (SD)				
	Physical Disability	Rate/ 10,000 Adults	Mental Disability	Rate/ 10,000 Adults
Persons and rate	2,664	99	1,875	70
Queensland				
	Physical Disability	Rate/ 10,000 Adults	Mental Disability	Rate/ 10,000 Adults
Persons and rate	22,803	56	20,830	51

Note:

Includes all recipients of a Disability Pension, with disability category based on administrative assessment of disability type. While not all persons with a disability receive a pension, administrative statistics are a reliable available indicator of comparative local prevalence rates. Counts of under 20 have been removed to protect confidentiality.

Source:

Department of Family & Community Services, Housing Dataset of Centrelink recipients unit record file at 30 June 2006. Centrelink beneficiaries include all households receiving benefits or allowances from Centrelink, including Family Allowance Part B recipients at more than the base rate. This Centrelink file is provide under strict conditions for statistical analysis only. 2006 estimated resident population is used to calculate rate per 10,000 population.

Table 7: Indigenous status profile 2006

Hervey Bay (C) - Pt A				
	Indigenous	Non-Indigenous	Not stated	Total
Number	1,214	44,408	1,969	47,591
%	2.6%	97.4%		
Hervey Bay (C) - Pt B				
	Indigenous	Non-Indigenous	Not stated	Total
Number	121	3,677	226	4,024
%	3.1%	96.9%		
Hervey Bay (C)				
	Indigenous	Non-Indigenous	Not stated	Total
Number	1,335	48,085	2,195	51,615
%	2.7%	97.3%		
Maryborough (C)				
	Indigenous	Non-Indigenous	Not stated	Total
Number	863	23,644	1,011	25,518
%	3.5%	96.5%		
Tiaro (S)				
	Indigenous	Non-Indigenous	Not stated	Total
Number	114	4,828	310	5,252
%	2.3%	97.7%		
Woocoo (S)				
	Indigenous	Non-Indigenous	Not stated	Total
Number	52	3,261	115	3,428
%	1.6%	98.4%		
Fraser Coast (R)				
	Indigenous	Non-Indigenous	Not stated	Total
Number	2,324	78,732	3,592	84,648
%	2.9%	97.1%		
Wide Bay Burnett (SD)				
	Indigenous	Non-Indigenous	Not stated	Total
Number	8,260	231,934	12,169	252,363
%	3.4%	96.6%		
Queensland				
	Indigenous	Non-Indigenous	Not stated	Total
Number	126,258	3,508,475	218,851	3,853,584
%	3.5%	96.5%		

Note:

In the 2006 Census, persons are counted at their place of usual residence. This means visitor-only households are excluded from standard counts.

Source:

Australian Bureau of Statistics, Census 2006 custom request

8. Birthplace of individuals profile

Hervey Bay (C) - Pt A

	Europe	N Africa, Middle E	Asia	Americas	Sub-Saharan Africa	Other, Not stated	Australia	Total
2006	4,991	60	582	219	308	4,323	37,673	48,156
%	10.4%	0.1%	1.2%	0.5%	0.6%	9.0%	78.2%	

Hervey Bay (C) - Pt B

	Europe	N Africa, Middle E	Asia	Americas	Sub-Saharan Africa	Other, Not stated	Australia	Total
2006	389	-	42	14	7	387	3,224	4,063
%	9.6%	0.0%	1.0%	0.3%	0.2%	9.5%	79.4%	

Maryborough (C)

	Europe	N Africa, Middle E	Asia	Americas	Sub-Saharan Africa	Other, Not stated	Australia	Total
2006	1,207	26	238	76	62	1,863	22,232	25,704
%	4.7%	0.1%	0.9%	0.3%	0.2%	7.2%	86.5%	

Tiaro (S)

	Europe	N Africa, Middle E	Asia	Americas	Sub-Saharan Africa	Other, Not stated	Australia	Total
2006	450	4	41	20	10	579	4,221	5,325
%	8.5%	0.1%	0.8%	0.4%	0.2%	10.9%	79.3%	

Woocoo (S)

	Europe	N Africa, Middle E	Asia	Americas	Sub-Saharan Africa	Other, Not stated	Australia	Total
2006	204	-	28	8	6	237	2,957	3,440
%	5.9%	0.0%	0.8%	0.2%	0.2%	6.9%	86.0%	

Fraser Coast (R)

	Europe	N Africa, Middle E	Asia	Americas	Sub-Saharan Africa	Other, Not stated	Australia	Total
2006	7,068	88	915	329	389	7,167	68,688	84,645
%	8.4%	0.1%	1.1%	0.4%	0.5%	8.5%	81.1%	

Wide Bay Burnett (SD)

	Europe	N Africa, Middle E	Asia	Americas	Sub-Saharan Africa	Other, Not stated	Australia	Total
2006	17,372	222	2,655	1,004	938	21,901	210,568	254,660
%	6.8%	0.1%	1.0%	0.4%	0.4%	8.6%	82.7%	

Queensland

	Europe	N Africa, Middle E	Asia	Americas	Sub-Saharan Africa	Other, Not stated	Australia	Total
2006	308,552	12,428	127,720	30,814	36,400	448,739	2,927,002	3,891,655
%	7.9%	0.3%	3.3%	0.8%	0.9%	11.5%	75.2%	

Note:

Source:

Australian Bureau of Statistics 2006 Census Expanded Community Profile Table X02

Table 9: Industry profile and working hours

Hervey Bay (C) - Pt A											
	Agriculture, Forestry, Fishing, Mining	Construction	Cultural & Recreation Services, Accom, Cafes & Restaurants, Personal & Other Services	Electricity Gas & Water supply, Communication Services	Finance & Insurance, Property & Business Services	Education, Govt Admin & Defence	Health & Community Services	Manufacturing, Transport & Storage	Retail & Wholesale Trade	Total	% of Total
0-34 hours	131	223	536	326	720	1,224	1,390	999	808	6,357	38%
35+ hours	242	751	1,585	704	1,142	1,414	1,425	1,110	1,412	9,785	59%
Total employed	378	994	2,191	1,069	1,881	2,684	3,024	2,155	2,264	16,640	100%
% (Total)	2%	6%	13%	6%	11%	16%	18%	13%	14%	100%	
Hervey Bay (C) - Pt B											
	Agriculture, Forestry, Fishing, Mining	Construction	Cultural & Recreation Services, Accom, Cafes & Restaurants, Personal & Other Services	Electricity Gas & Water supply, Communication Services	Finance & Insurance, Property & Business Services	Education, Govt Admin & Defence	Health & Community Services	Manufacturing, Transport & Storage	Retail & Wholesale Trade	Total	% of Total
0-34 hours	15	24	41	25	47	97	67	77	50	443	38%
35+ hours	61	92	117	63	49	90	76	67	82	697	59%
Total employed	84	121	158	91	96	187	162	150	132	1,181	100%
% (Total)	7%	10%	13%	8%	8%	16%	14%	13%	11%	100%	
Hervey Bay (C)											
	Agriculture, Forestry, Fishing, Mining	Construction	Cultural & Recreation Services, Accom, Cafes & Restaurants, Personal & Other Services	Electricity Gas & Water supply, Communication Services	Finance & Insurance, Property & Business Services	Education, Govt Admin & Defence	Health & Community Services	Manufacturing, Transport & Storage	Retail & Wholesale Trade	Total	% of Total
0-34 hours	146	247	577	351	767	1,321	1,457	1,076	858	6,800	38%
35+ hours	303	843	1,702	767	1,191	1,504	1,501	1,177	1,494	10,482	59%
Total employed	462	1,115	2,349	1,160	1,977	2,871	3,186	2,305	2,396	17,821	100%
% (Total)	3%	6%	13%	7%	11%	16%	18%	13%	13%	100%	
Maryborough (C)											
	Agriculture, Forestry, Fishing, Mining	Construction	Cultural & Recreation Services, Accom, Cafes & Restaurants, Personal & Other Services	Electricity Gas & Water supply, Communication Services	Finance & Insurance, Property & Business Services	Education, Govt Admin & Defence	Health & Community Services	Manufacturing, Transport & Storage	Retail & Wholesale Trade	Total	% of Total
0-34 hours	79	179	144	229	340	684	638	585	503	3,381	36%
35+ hours	205	993	485	621	429	772	601	653	931	5,690	61%
Total employed	294	1,204	643	869	777	1,482	1,334	1,261	1,458	9,322	100%
% (Total)	3%	13%	7%	9%	8%	16%	14%	14%	16%	100%	
Tiaro (S)											
	Agriculture, Forestry, Fishing, Mining	Construction	Cultural & Recreation Services, Accom, Cafes & Restaurants, Personal & Other Services	Electricity Gas & Water supply, Communication Services	Finance & Insurance, Property & Business Services	Education, Govt Admin & Defence	Health & Community Services	Manufacturing, Transport & Storage	Retail & Wholesale Trade	Total	% of Total
0-34 hours	53	40	38	31	33	99	102	91	69	556	34%
35+ hours	227	150	98	89	68	121	90	47	122	1,012	62%
Total employed	286	198	141	124	104	220	221	141	195	1,630	100%
% (Total)	18%	12%	9%	8%	6%	13%	14%	9%	12%	100%	
Woocoo (S)											
	Agriculture, Forestry, Fishing, Mining	Construction	Cultural & Recreation Services, Accom, Cafes & Restaurants, Personal & Other Services	Electricity Gas & Water supply, Communication Services	Finance & Insurance, Property & Business Services	Education, Govt Admin & Defence	Health & Community Services	Manufacturing, Transport & Storage	Retail & Wholesale Trade	Total	% of Total
0-34 hours	68	36	28	36	28	61	71	74	91	493	33%
35+ hours	170	144	81	106	73	90	66	103	133	966	64%
Total employed	243	183	112	142	111	155	150	182	230	1,508	100%
% (Total)	16%	12%	7%	9%	7%	10%	10%	12%	15%	100%	
Fraser Coast (R)											
	Agriculture, Forestry, Fishing, Mining	Construction	Cultural & Recreation Services, Accom, Cafes & Restaurants, Personal & Other Services	Electricity Gas & Water supply, Communication Services	Finance & Insurance, Property & Business Services	Education, Govt Admin & Defence	Health & Community Services	Manufacturing, Transport & Storage	Retail & Wholesale Trade	Total	% of Total
0-34 hours	326	487	772	635	1,155	2,127	2,229	1,791	1,495	11,017	37%
35+ hours	818	2,072	2,328	1,549	1,735	2,441	2,223	1,962	2,633	17,761	60%
Total employed	1,175	2,624	3,191	2,247	2,929	4,644	4,806	3,835	4,204	29,655	100%
% (Total)	4%	9%	11%	8%	10%	16%	16%	13%	14%	100%	

Table 9: Industry profile and working hours

Wide Bay Burnett (SD)

	Agriculture, Forestry, Fishing, Mining	Construction	Cultural & Recreation Services, Accom, Cafes & Restaurants, Personal & Other Services	Electricity Gas & Water supply, Communication Services	Finance & Insurance, Property & Business Services	Education, Govt Admin & Defence	Health & Community Services	Manufacturing, Transport & Storage	Retail & Wholesale Trade	Total	% of Total
0-34 hours	2,848	1,717	2,014	1,706	3,099	6,566	6,212	5,125	4,988	34,275	36%
35+ hours	7,774	7,381	6,330	4,289	5,120	8,061	6,065	5,200	7,806	58,026	61%
Total employed	10,936	9,305	8,603	6,175	8,362	14,893	13,446	10,528	13,031	95,279	100%
% (Total)	11%	10%	9%	6%	9%	16%	14%	11%	14%	100%	

Queensland

	Agriculture, Forestry, Fishing, Mining	Construction	Cultural & Recreation Services, Accom, Cafes & Restaurants, Personal & Other Services	Electricity Gas & Water supply, Communication Services	Finance & Insurance, Property & Business Services	Education, Govt Admin & Defence	Health & Community Services	Manufacturing, Transport & Storage	Retail & Wholesale Trade	Total	% of Total
0-34 hours	18,241	29,789	32,134	31,127	75,416	117,644	115,683	84,393	88,294	592,721	33%
35+ hours	71,042	146,139	127,904	102,849	168,694	161,058	133,375	98,223	168,852	1,178,136	65%
Total employed	91,867	179,839	164,428	137,151	247,649	284,021	268,613	186,019	261,191	1,820,778	100%
% (Total)	5%	10%	9%	8%	14%	16%	15%	10%	14%	100%	

Note:

Employed persons, excluding overseas visitors.

Total employed includes persons who did not report the number of hours worked.

Source:

Australian Bureau of Statistics, Census 2006 2nd release Expanded Community Profile Table X38C.

Table 10: Housing tenure profile

Hervey Bay (C) - Pt A								
	Fully owned	Being purchased	Other tenure, un stated	Rented real estate agent	Rented other person	Rented state housing	Rented community housing	Rented employer, parks, un stated
2001	45.9%	19.0%	6.8%	13.8%	9.0%	2.4%	0.5%	2.6%
2006	41.8%	23.5%	7.3%	15.0%	6.5%	2.3%	0.5%	3.0%
Hervey Bay (C) - Pt B								
	Fully owned	Being purchased	Other tenure, un stated	Rented real estate agent	Rented other person	Rented state housing	Rented community housing	Rented employer, parks, un stated
2001	47.6%	20.4%	12.4%	5.8%	8.4%	0.3%	1.1%	4.0%
2006	44.0%	26.1%	9.9%	6.0%	8.3%	0.7%	1.3%	3.9%
Maryborough (C)								
	Fully owned	Being purchased	Other tenure, un stated	Rented real estate agent	Rented other person	Rented state housing	Rented community housing	Rented employer, parks, un stated
2001	45.6%	21.4%	5.9%	9.5%	10.3%	3.9%	0.7%	2.8%
2006	40.5%	26.2%	6.3%	11.4%	8.5%	3.8%	0.6%	2.8%
Tiaro (S)								
	Fully owned	Being purchased	Other tenure, un stated	Rented real estate agent	Rented other person	Rented state housing	Rented community housing	Rented employer, parks, un stated
2001	47.4%	28.1%	6.9%	3.9%	9.2%	--%	0.1%	4.4%
2006	41.6%	36.3%	8.1%	4.7%	6.7%	--%	0.1%	2.6%
Woocoo (S)								
	Fully owned	Being purchased	Other tenure, un stated	Rented real estate agent	Rented other person	Rented state housing	Rented community housing	Rented employer, parks, un stated
2001	52.2%	29.9%	4.6%	3.2%	5.9%	--%	--%	4.2%
2006	45.5%	39.2%	4.9%	3.3%	4.4%	--%	--%	2.7%
Fraser Coast (R)								
	Fully owned	Being purchased	Other tenure, un stated	Rented real estate agent	Rented other person	Rented state housing	Rented community housing	Rented employer, parks, un stated
2001	46.2%	20.6%	6.7%	11.3%	9.3%	2.6%	0.6%	2.9%
2006	41.7%	25.5%	7.1%	12.7%	7.1%	2.5%	0.6%	2.9%
Wide Bay Burnett (SD)								
	Fully owned	Being purchased	Other tenure, un stated	Rented real estate agent	Rented other person	Rented state housing	Rented community housing	Rented employer, parks, un stated
2001	45.4%	22.0%	6.1%	9.7%	10.2%	2.4%	0.7%	3.7%
2006	40.6%	27.0%	7.3%	10.9%	7.7%	2.4%	0.7%	3.4%
Queensland								
	Fully owned	Being purchased	Other tenure, un stated	Rented real estate agent	Rented other person	Rented state housing	Rented community housing	Rented employer, parks, un stated
2001	36.7%	25.8%	6.0%	13.1%	10.6%	3.5%	0.7%	3.7%
2006	30.4%	31.4%	8.2%	15.0%	8.0%	3.2%	0.7%	3.2%

Note:

Percentages may add to more than 100% due to rounding.

Source:

Australian Bureau of Statistics, 2006 Census Time Series Profile Table T 16

Table 11: Dwelling type profile

Hervey Bay (C) - Pt A						
	Separate house	Semi-detached, townhouse etc	Flats	Caravan, cabin, houseboat	Other	Total dwellings
2001	84.7%	4.0%	6.3%	3.1%	1.8%	100.0%
2006	86.0%	4.5%	6.2%	2.7%	0.6%	100.0%
Hervey Bay (C) - Pt B						
	Separate house	Semi-detached, townhouse etc	Flats	Caravan, cabin, houseboat	Other	Total dwellings
2001	93.4%	1.8%	0.6%	0.8%	3.4%	100.0%
2006	90.6%	2.1%	0.6%	4.5%	2.2%	100.0%
Hervey Bay (C)						
	Separate house	Semi-detached, townhouse etc	Flats	Caravan, cabin, houseboat	Other	Total dwellings
2001	85.5%	3.9%	5.8%	2.9%	1.9%	100.0%
2006	86.3%	4.3%	5.8%	2.8%	0.7%	100.0%
Maryborough (C)						
	Separate house	Semi-detached, townhouse etc	Flats	Caravan, cabin, houseboat	Other	Total dwellings
2001	87.7%	1.6%	8.2%	1.5%	0.9%	100.0%
2006	87.8%	1.6%	8.2%	1.8%	0.6%	100.0%
Tiaro (S)						
	Separate house	Semi-detached, townhouse etc	Flats	Caravan, cabin, houseboat	Other	Total dwellings
2001	96.6%	0.0%	0.3%	2.4%	0.7%	100.0%
2006	97.4%	0.2%	0.0%	2.0%	0.5%	100.0%
Woocoo (S)						
	Separate house	Semi-detached, townhouse etc	Flats	Caravan, cabin, houseboat	Other	Total dwellings
2001	97.3%	0.0%	0.0%	1.0%	1.7%	100.0%
2006	98.4%	0.4%	0.0%	0.7%	0.5%	100.0%
Fraser Coast (R)						
	Separate house	Semi-detached, townhouse etc	Flats	Caravan, cabin, houseboat	Other	Total dwellings
2001	87.1%	2.8%	6.2%	2.4%	1.5%	100.0%
2006	87.6%	3.2%	6.1%	2.4%	0.7%	100.0%
Wide Bay Burnett (SD)						
	Separate house	Semi-detached, townhouse etc	Flats	Caravan, cabin, houseboat	Other	Total dwellings
2001	88.3%	2.8%	5.3%	2.2%	1.5%	100.0%
2006	88.2%	3.5%	5.2%	2.2%	0.9%	100.0%
Queensland						
	Separate house	Semi-detached, townhouse etc	Flats	Caravan, cabin, houseboat	Other	Total dwellings
2001	80.0%	6.9%	10.8%	1.3%	1.1%	100.0%
2006	79.5%	7.6%	11.2%	1.2%	0.4%	100.0%

Note:

Occupied private dwellings. Excludes 'Visitors only' and 'Other not classifiable' households.

Source:

Australian Bureau of Statistics, 2006 Census Time Series Profiles

Table 11A: Distribution of dwelling type by dwelling size (bedroom numbers) 2006

Hervey Bay (C)									
	Small dwellings					Large dwellings			Total dwellings
	0 beds	%	1-2 beds	%	Total	%	3+ beds	%	
Separate house	37	0.2%	2,434	14.3%	2,471	14.5%	14,550	85.5%	17,021
Semi-detached etc	0	0.0%	498	59.3%	498	59.3%	342	40.7%	840
Flat, unit or apartment	22	2.0%	852	77.5%	874	79.5%	226	20.5%	1100
Other dwelling	90	14.1%	429	67.3%	519	81.5%	118	18.5%	637
Total dwellings	149	0.8%	4,213	21.5%	4,362	22.3%	15,236	77.7%	19,598
Maryborough (C)									
	Small dwellings					Large dwellings			Total dwellings
	0 beds	%	1-2 beds	%	Total	%	3+ beds	%	
Separate house	3	0.0%	1,569	18.8%	1,572	18.8%	6,796	81.2%	8,368
Semi-detached etc	0	0.0%	87	62.1%	87	62.1%	53	37.9%	140
Flat, unit or apartment	10	1.3%	665	89.3%	675	90.6%	70	9.4%	745
Other dwelling	48	23.3%	131	63.6%	179	86.9%	27	13.1%	206
Total dwellings	61	0.6%	2,452	25.9%	2,513	26.6%	6,946	73.4%	9,459
Tiaro (S)									
	Small dwellings					Large dwellings			Total dwellings
	0 beds	%	1-2 beds	%	Total	%	3+ beds	%	
Separate house	17	0.9%	536	28.5%	553	29.4%	1,325	70.6%	1,878
Semi-detached etc	0	0.0%	4	100.0%	4	100.0%	0	0.0%	4
Flat, unit or apartment	0	0.0%	0	0.0%	0	0.0%	4	100.0%	4
Other dwelling	7	17.1%	34	82.9%	41	100.0%	0	0.0%	41
Total dwellings	24	1.2%	574	29.8%	598	31.0%	1,329	69.0%	1,927
Woocoo (S)									
	Small dwellings					Large dwellings			Total dwellings
	0 beds	%	1-2 beds	%	Total	%	3+ beds	%	
Separate house	0	0.0%	156	13.8%	156	13.8%	972	86.2%	1,128
Semi-detached etc	0	0.0%	0	0.0%	0	0.0%	3	100.0%	3
Flat, unit or apartment	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0
Other dwelling	0	0.0%	4	26.7%	4	26.7%	11	73.3%	15
Total dwellings	0	0.0%	160	14.0%	160	14.0%	986	86.0%	1,146
Fraser Coast (R)									
	Small dwellings					Large dwellings			Total dwellings
	0 beds	%	1-2 beds	%	Total	%	3+ beds	%	
Separate house	50	0.2%	4,489	16.2%	4,540	16.4%	23,134	83.6%	27,674
Semi-detached etc	0	0.0%	587	59.6%	587	59.6%	398	40.4%	985
Flat, unit or apartment	32	1.7%	1,517	82.1%	1,549	83.8%	298	16.2%	1,847
Other dwelling	142	16.1%	585	66.2%	727	82.3%	156	17.7%	883
Total dwellings	225	0.7%	7,179	22.9%	7,403	23.6%	23,987	76.4%	31,390
Wide Bay-Burnett (SD)									
	Small dwellings					Large dwellings			Total dwellings
	0 beds	%	1-2 beds	%	Total	%	3+ beds	%	
Separate house	338	0.4%	13,227	16.0%	13,565	16.4%	68,922	83.6%	82,487
Semi-detached etc	13	0.4%	2,002	63.5%	2015	63.9%	1,138	36.1%	3153
Flat, unit or apartment	70	1.5%	3,946	83.1%	4016	84.5%	735	15.5%	4751
Other dwelling	486	18.7%	1,608	62.0%	2094	80.7%	501	19.3%	2595
Total dwellings	907	1.0%	20,783	22.4%	21,690	23.3%	71,296	76.7%	92,986

Table 11A: Distribution of dwelling type by dwelling size (bedroom numbers) 2006**Queensland**

	Small dwellings				Large dwellings		Total dwellings		
	0 beds	%	1-2 beds	%	Total	%			
Separate house	1,978	0.2%	113,245	10.4%	115,223	10.6%	973,911	89.4%	1,089,134
Semi-detached etc	523	0.5%	50,110	48.6%	50,633	49.1%	52,437	50.9%	103,070
Flat, unit or apartment	2,309	1.5%	120,647	80.2%	122,956	81.7%	27,482	18.3%	150,438
Other dwelling	2,818	14.6%	12,700	65.9%	15,518	80.5%	3,756	19.5%	19,274
Total dwellings	7,628	0.6%	296,702	21.8%	304,330	22.3%	1,057,586	77.7%	1,361,916

Note:

Occupied private dwellings - excludes 'Visitor only' and 'Other not classifiable' households

Source:

Australian Bureau of Statistics 2006 Census Expanded Community Profile Tables X29, X30 and X31

Table 11B: Persons in non-private dwellings

Hervey Bay (C)						
	2001			2006		
	Persons	% in non-private dwellings	% of total population	Persons	% in non-private dwellings	% of total population
Hotel, motel	529	34.9%	1.2%	847	43.8%	1.5%
Nurses quarters	0	0.0%	0.0%	0	0.0%	0.0%
Staff quarters	24	1.6%	0.1%	0	0.0%	0.0%
Boarding house, private hotel	41	2.7%	0.1%	20	1.0%	0.0%
Boarding school	0	0.0%	0.0%	0	0.0%	0.0%
Residential college, hall of residence	0	0.0%	0.0%	0	0.0%	0.0%
Hostel for the disabled	0	0.0%	0.0%	0	0.0%	0.0%
Nursing home	118	7.8%	0.3%	201	10.4%	0.4%
Accommodation for the retired or aged (cared)	313	20.7%	0.7%	304	15.7%	0.5%
Hostel for the homeless, night shelter, refuge	12	0.8%	0.0%	0	0.0%	0.0%
Institutions, others, not classifiable	477	31.5%	1.1%	488	25.2%	0.9%
Not stated	0	0.0%	0.0%	73	3.8%	0.1%
Total	1,514	100%		1,933	100.0%	
Maryborough (C)						
	2001			2006		
	Persons	% in non-private dwellings	% of total population	Persons	% in non-private dwellings	% of total population
Hotel, motel	281	29.1%	1.1%	934	50.4%	3.6%
Nurses quarters	3	0.3%	0.0%	0	0.0%	0.0%
Staff quarters	15	1.6%	0.1%	6	0.3%	0.0%
Boarding house, private hotel	20	2.1%	0.1%	12	0.6%	0.0%
Boarding school	0	0.0%	0.0%	0	0.0%	0.0%
Residential college, hall of residence	0	0.0%	0.0%	0	0.0%	0.0%
Hostel for the disabled	11	1.1%	0.0%	108	5.8%	0.4%
Nursing home	96	10.0%	0.4%	237	12.8%	0.9%
Accommodation for the retired or aged (cared)	156	16.2%	0.6%	49	2.6%	0.2%
Hostel for the homeless, night shelter, refuge	10	1.0%	0.0%	11	0.6%	0.0%
Institutions, others, not classifiable	372	38.6%	1.5%	497	26.8%	1.9%
Not stated	0	0.0%	0.0%	0	0.0%	0.0%
Total	964	100%		1854	100.0%	
Tiaro (S)						
	2001			2006		
	Persons	% in non-private dwellings	% of total population	Persons	% in non-private dwellings	% of total population
Hotel, motel	11	44.0%	0.2%	35	77.8%	0.7%
Nurses quarters	0	0.0%	0.0%	0	0.0%	0.0%
Staff quarters	0	0.0%	0.0%	0	0.0%	0.0%
Boarding house, private hotel	0	0.0%	0.0%	0	0.0%	0.0%
Boarding school	0	0.0%	0.0%	0	0.0%	0.0%
Residential college, hall of residence	0	0.0%	0.0%	0	0.0%	0.0%
Hostel for the disabled	0	0.0%	0.0%	0	0.0%	0.0%
Nursing home	0	0.0%	0.0%	0	0.0%	0.0%
Accommodation for the retired or aged (cared)	11	44.0%	0.2%	10	22.2%	0.2%
Hostel for the homeless, night shelter, refuge	0	0.0%	0.0%	0	0.0%	0.0%
Institutions, others, not classifiable	3	12.0%	0.1%	0	0.0%	0.0%
Not stated	0	0.0%	0.0%	0	0.0%	0.0%
Total	25	100%		45	100.0%	

Table 11B: Persons in non-private dwellings

Woocoo (S)						
	2001			2006		
	Persons	% in non-private dwellings	% of total population	Persons	% in non-private dwellings	% of total population
Hotel, motel	0	0.0%	0.0%	0	0.0%	0.0%
Nurses quarters	0	0.0%	0.0%	0	0.0%	0.0%
Staff quarters	3	100.0%	0.1%	5	100.0%	0.1%
Boarding house, private hotel	0	0.0%	0.0%	0	0.0%	0.0%
Boarding school	0	0.0%	0.0%	0	0.0%	0.0%
Residential college, hall of residence	0	0.0%	0.0%	0	0.0%	0.0%
Hostel for the disabled	0	0.0%	0.0%	0	0.0%	0.0%
Nursing home	0	0.0%	0.0%	0	0.0%	0.0%
Accommodation for the retired or aged (cared)	0	0.0%	0.0%	0	0.0%	0.0%
Hostel for the homeless, night shelter, refuge	0	0.0%	0.0%	0	0.0%	0.0%
Institutions, others, not classifiable	0	0.0%	0.0%	0	0.0%	0.0%
Not stated	0	0.0%	0.0%	0	0.0%	0.0%
Total	3	100%		5	100.0%	
Fraser Coast (R)						
	2001			2006		
	Persons	% in non-private dwellings	% of total population	Persons	% in non-private dwellings	% of total population
Hotel, motel	821	32.8%	1.1%	1,816	47.3%	2.1%
Nurses quarters	3	0.1%	0.0%	0	0.0%	0.0%
Staff quarters	42	1.7%	0.1%	11	0.3%	0.0%
Boarding house, private hotel	61	2.4%	0.1%	32	0.8%	0.0%
Boarding school	0	0.0%	0.0%	0	0.0%	0.0%
Residential college, hall of residence	0	0.0%	0.0%	0	0.0%	0.0%
Hostel for the disabled	11	0.4%	0.0%	108	2.8%	0.1%
Nursing home	214	8.5%	0.3%	438	11.4%	0.5%
Accommodation for the retired or aged (cared)	480	19.2%	0.6%	363	9.5%	0.4%
Hostel for the homeless, night shelter, refuge	22	0.9%	0.0%	11	0.3%	0.0%
Institutions, others, not classifiable	852	34.0%	1.1%	985	25.7%	1.1%
Not stated	0	0.0%	0.0%	73	1.9%	0.1%
Total	2,506	100%		3,837	100.0%	
Wide Bay-Burnett (SD)						
	2001			2006		
	Persons	% in non-private dwellings	% of total population	Persons	% in non-private dwellings	% of total population
Hotel, motel	2,537	37.5%	1.1%	3,786	41.0%	1.5%
Nurses quarters	15	0.2%	0.0%	4	0.0%	0.0%
Staff quarters	190	2.8%	0.1%	55	0.6%	0.0%
Boarding house, private hotel	104	1.5%	0.0%	82	0.9%	0.0%
Boarding school	0	0.0%	0.0%	0	0.0%	0.0%
Residential college, hall of residence	0	0.0%	0.0%	27	0.3%	0.0%
Hostel for the disabled	87	1.3%	0.0%	187	2.0%	0.1%
Nursing home	845	12.5%	0.4%	1,366	14.8%	0.5%
Accommodation for the retired or aged (cared)	1,133	16.8%	0.5%	992	10.7%	0.4%
Hostel for the homeless, night shelter, refuge	65	1.0%	0.0%	57	0.6%	0.0%
Institutions, others, not classifiable	1,784	26.4%	0.8%	2,595	28.1%	1.0%
Not stated	0	0.0%	0.0%	79	0.9%	0.0%
Total	6,760	100%		9,230	100.0%	

Table 11B: Persons in non-private dwellings

Queensland						
	2001			2006		
	Persons	% in non-private dwellings	% of total population	Persons	% in non-private dwellings	% of total population
Hotel, motel	51,050	36.0%	1.4%	54,646	33.8%	1.4%
Nurses quarters	353	0.2%	0.0%	223	0.1%	0.0%
Staff quarters	9,481	6.7%	0.3%	16,652	10.3%	0.4%
Boarding house, private hotel	5,321	3.7%	0.1%	4,761	2.9%	0.1%
Boarding school	7,130	5.0%	0.2%	6,730	4.2%	0.2%
Residential college, hall of residence	7,908	5.6%	0.2%	9,110	5.6%	0.2%
Hostel for the disabled	1,777	1.3%	0.0%	2,201	1.4%	0.1%
Nursing home	12,686	8.9%	0.4%	17,331	10.7%	0.4%
Accommodation for the retired or aged (cared)	13,221	9.3%	0.4%	12,115	7.5%	0.3%
Hostel for the homeless, night shelter, refuge	1,208	0.9%	0.0%	1,002	0.6%	0.0%
Institutions, others, not classifiable	31,763	22.4%	0.9%	33,838	20.9%	0.9%
Not stated	0	0.0%	0.0%	3,261	2.0%	0.1%
Total	141,898	100.0%		161,870	100.0%	

Note:

Percentage of total population calculated using population counts from Table 2.

Source:

Australian Bureau of Statistics 2001 Census Expanded Community Profile Table X45
 Australian Bureau of Statistics 2006 Census - Type of Non-Private Dwellings by Persons

Table 12: Median rent levels by bedroom size

Hervey Bay (C) - Pt A

	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
1 bedroom	\$88	\$85	\$90	\$110	\$113	\$130	\$150	\$150	70.45%
2 bedroom	\$120	\$120	\$130	\$140	\$165	\$175	\$180	\$190	58.33%
3 bedroom	\$140	\$145	\$150	\$170	\$200	\$210	\$220	\$230	64.29%
4 bedroom	\$160	\$170	\$175	\$200	\$240	\$250	\$250	\$270	68.75%

Hervey Bay (C) - Pt B

	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
1 bedroom	\$60	\$50	\$55	\$55	\$55	\$143	\$105	\$120	100.00%
2 bedroom	\$110	\$110	\$120	\$120	\$135	\$168	\$180	\$170	54.55%
3 bedroom	\$115	\$120	\$125	\$138	\$160	\$170	\$180	\$190	65.22%
4 bedroom	\$130	\$128	\$143	\$145	\$165	\$180	\$193	\$235	80.77%

Hervey Bay (C)

	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
1 bedroom	\$85	\$80	\$90	\$110	\$108	\$133	\$145	\$150	76.47%
2 bedroom	\$120	\$120	\$130	\$140	\$160	\$175	\$180	\$190	58.33%
3 bedroom	\$140	\$145	\$150	\$165	\$195	\$210	\$220	\$230	64.29%
4 bedroom	\$160	\$170	\$175	\$200	\$240	\$250	\$250	\$270	68.75%

Maryborough (C)

	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
1 bedroom	\$75	\$80	\$85	\$88	\$100	\$115	\$115	\$140	86.67%
2 bedroom	\$100	\$100	\$110	\$115	\$130	\$140	\$150	\$160	60.00%
3 bedroom	\$130	\$130	\$135	\$150	\$175	\$180	\$190	\$200	53.85%
4 bedroom	\$140	\$140	\$150	\$160	\$198	\$200	\$220	\$240	71.43%

Tiaro (S)

	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
1 bedroom	\$--	\$125	\$--	\$--	\$--	\$--	\$120	\$155	24.00%
2 bedroom	\$110	\$100	\$110	\$100	\$120	\$130	\$148	\$160	45.45%
3 bedroom	\$120	\$120	\$125	\$130	\$143	\$150	\$170	\$185	54.17%
4 bedroom	\$130	\$130	\$125	\$148	\$158	\$165	\$170	\$185	42.31%

Woocoo (S)

	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
1 bedroom	\$--	\$--	\$--	\$--	\$--	\$130	\$--	\$170	30.77%
2 bedroom	\$90	\$85	\$118	\$148	\$135	\$155	\$155	\$198	120.00%
3 bedroom	\$105	\$75	\$110	\$150	\$200	\$198	\$210	\$233	121.90%
4 bedroom	\$150	\$155	\$150	\$175	\$175	\$220	\$248	\$260	73.33%

Fraser Coast (R)

	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
1 bedroom	\$80	\$80	\$85	\$100	\$105	\$125	\$130	\$148	84.69%
2 bedroom	\$110	\$115	\$125	\$130	\$150	\$165	\$175	\$185	68.18%
3 bedroom	\$135	\$140	\$145	\$160	\$190	\$200	\$210	\$230	70.37%
4 bedroom	\$160	\$165	\$175	\$190	\$230	\$250	\$250	\$265	65.63%

Wide Bay Burnett (SD)

	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
1 bedroom	\$80	\$85	\$90	\$90	\$100	\$110	\$120	\$145	81.25%
2 bedroom	\$105	\$110	\$115	\$125	\$140	\$150	\$160	\$170	61.90%
3 bedroom	\$130	\$135	\$140	\$150	\$175	\$190	\$200	\$220	69.23%
4 bedroom	\$150	\$160	\$165	\$180	\$210	\$240	\$250	\$260	73.33%

Queensland

	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
1 bedroom	\$115	\$120	\$130	\$140	\$155	\$165	\$180	\$200	73.91%
2 bedroom	\$145	\$150	\$160	\$170	\$185	\$200	\$220	\$250	72.41%
3 bedroom	\$170	\$175	\$185	\$200	\$220	\$240	\$255	\$280	64.71%
4 bedroom	\$210	\$220	\$230	\$250	\$270	\$285	\$300	\$330	57.14%

Note:

Median rents are based on all tenancy bonds held at 30 June which are not more than one year old.

Percent change is from the earliest year to the latest year, ignoring years with no data.

Source:

Residential Tenancies Authority rental bonds data.

Table 13: Number and type of private rental dwellings

Private rental bonds - Hervey Bay (C) - Pt A									
	2000	2001	2002	2003	2004	2005	2006	2007	% change
Flat	753	827	876	943	1,004	1,055	1,139	1,278	69.72%
Detached house	2,342	2,385	2,299	2,445	2,734	2,946	3,100	3,437	46.75%
Semi-detached	9	20	14	14	20	28	49	68	655.56%
Private rental bonds - Hervey Bay (C) - Pt B									
	2000	2001	2002	2003	2004	2005	2006	2007	% change
Flat	10	14	18	14	21	23	23	25	150.00%
Detached house	89	111	115	110	129	139	148	147	65.17%
Semi-detached	--	1	1	1	1	1	--	--	--%
Private rental bonds - Hervey Bay (C)									
	2000	2001	2002	2003	2004	2005	2006	2007	% change
Flat	763	841	894	957	1,025	1,078	1,162	1,303	70.77%
Detached house	2,431	2,496	2,414	2,555	2,863	3,085	3,248	3,584	47.43%
Semi-detached	9	21	15	15	21	29	49	68	655.56%
Private rental bonds - Maryborough (C)									
	2000	2001	2002	2003	2004	2005	2006	2007	% change
Flat	453	470	471	482	507	518	514	524	15.67%
Detached house	1,192	1,156	1,098	1,101	1,228	1,284	1,317	1,427	19.71%
Semi-detached	15	16	13	11	9	9	9	8	-46.67%
Private rental bonds - Tiaro (S)									
	2000	2001	2002	2003	2004	2005	2006	2007	% change
Flat	4	4	7	5	9	11	10	12	200.00%
Detached house	121	111	131	131	127	134	169	180	48.76%
Semi-detached	--	--	--	1	1	--	--	--	--%
Private rental bonds - Woocoo (S)									
	2000	2001	2002	2003	2004	2005	2006	2007	% change
Flat	1	1	1	1	1	--	--	--	--%
Detached house	17	12	23	29	22	31	33	35	105.88%
Semi-detached	--	--	--	--	--	--	--	--	--%
Private rental bonds - Fraser Coast (R)									
	2000	2001	2002	2003	2004	2005	2006	2007	% change
Flat	1,219	1,314	1,370	1,443	1,539	1,603	1,682	1,834	50.45%
Detached house	3,715	3,732	3,616	3,766	4,191	4,483	4,702	5,157	38.82%
Semi-detached	24	37	28	27	31	38	58	76	216.67%
Private rental bonds - Wide Bay-Burnett									
	2000	2001	2002	2003	2004	2005	2006	2007	% change
Flat	3476	3578	3772	3931	4,099	4,327	4,502	4,781	37.54%
Detached house	10,259	10,326	10,105	10,286	11,173	12,065	12,702	13,814	34.65%
Semi-detached	68	87	73	70	83	95	114	123	80.88%
Queensland									
	2000	2001	2002	2003	2004	2005	2006	2007	% change
Flat	116,093	121,041	123,066	125,879	130,221	134,950	139,201	144,145	24.16%
Detached house	156,602	158,673	157,770	162,425	174,579	186,370	195,601	204,389	30.51%
Semi-detached	15,970	18,386	19,234	19,534	20,290	21,418	22,382	23,038	44.26%

Note:

The change in total number of bonds held by the Residential Tenancies Authority is provided as an indicator of annual movements in size of the private rental market. Bonds are not held for all properties, particularly in rural areas, and the total private market will be underestimated. Despite this, bonds data is valuable since it provides a measure of recent trends.

Counts all tenancy bonds including all bedroom sizes and rents recorded as zero, but excludes caravans, boarding houses, houseboats, 'other'.

Source:

Residential Tenancies Authority rental bonds data.

Table 13A: Private rental vacancy rate	
Hervey Bay (C)	
	LGA rate
2006-07	4.3%
Maryborough (C)	
	LGA rate
2006-07	1.2%
Tiaro (S)	
	LGA rate
2006-07	5.0%
Queensland	
	Qld rate
2006-07	2.3%

Note:
 Combined vacancy rate for all types of residential rental accommodation.

Source:
 Office of Economic and Statistical Research (OESR), private rental vacancy survey 2006-07. LGA results include four quarters covering all major Queensland real estate agencies.

Table 14: Low income households in unaffordable private rental

Hervey Bay (C) - Pt A 2006	
Number of very low and low income households paying >30% on housing costs	% of very low and low income households paying >30% on housing costs
1,300	29%
Hervey Bay (C) - Pt B 2006	
Number of very low and low income households paying >30% on housing costs	% of very low and low income households paying >30% on housing costs
50	18%
Hervey Bay (C) 2006	
Number of very low and low income households paying >30% on housing costs	% of very low and low income households paying >30% on housing costs
1,350	28%
Maryborough (C) 2006	
Number of very low and low income households paying >30% on housing costs	% of very low and low income households paying >30% on housing costs
488	23%
Tiaro (S) 2006	
Number of very low and low income households paying >30% on housing costs	% of very low and low income households paying >30% on housing costs
69	23%
Woocoo (S) 2006	
Number of very low and low income households paying >30% on housing costs	% of very low and low income households paying >30% on housing costs
	33%
Fraser Coast (R) 2006	
Number of very low and low income households paying >30% on housing costs	% of very low and low income households paying >30% on housing costs
1,896	27%
Wide Bay-Burnett (SD) 2006	
Number of very low and low income households paying >30% on housing costs	% of very low and low income households paying >30% on housing costs
4,582	25%
Queensland 2006	
Number of very low and low income households paying >30% on housing costs	% of very low and low income households paying >30% on housing costs
79,418	35%

Note:

The Department of Housing considers that rents exceeding 30% of gross income are unaffordable to low income households, and those who exceed this rate are considered to be in "housing stress". Note that the numbers of low income households here represent only those that receive Centrelink benefits, and do not include the "working poor" or self funded retirees who are not in receipt of benefits. In that sense, the actual numbers and proportions of all low income households experiencing affordability problems are likely to be understated in this analysis. The number of households shown in these tables may also vary slightly from the real number of households, since only those clients whose rents have been verified are included.

The Housing Dataset records income units (families and single persons) rather than households, so circumstances relate to these units and do not relate to the combined circumstances of group households.

Counts of less than 20 are not included to protect confidentiality.

Source:

Department of Family & Community Services, Housing Dataset of Centrelink recipients unit record file at 30 March 2006. Based on actual private rents paid by Centrelink beneficiaries less Commonwealth Rent Assistance, expressed as a proportion of declared gross income. Centrelink beneficiaries include all households receiving benefits or allowances from Centrelink, including Family Allowance Part B recipients. This Centrelink file is provided under strict conditions for statistical analysis only.

Table 15: Affordable rental stock by bedroom numbers

Hervey Bay (C) - Pt A - Number affordable				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
2002	88	781	1,284	499
2007	83	632	719	609
Overall change in affordable dwelling stock	-5	-149	-565	110
Hervey Bay (C) - Pt A - Percent affordable				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
2002	92%	92%	94%	92%
2007	66%	55%	35%	56%
Hervey Bay (C) - Pt B - Number affordable				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
2002	15	25	55	17
2007	20	18	69	21
Overall change in affordable dwelling stock	5	-7	14	4
Hervey Bay (C) - Pt B - Percent affordable				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
2002	100%	100%	100%	100%
2007	87%	78%	85%	100%
Maryborough (C) - Number affordable				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
2002	27	557	618	143
2007	42	557	596	176
Overall change in affordable dwelling stock	15	0	-22	33
Maryborough (C) - Percent affordable				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
2002	96%	100%	99%	99%
2007	75%	84%	74%	87%
Tiaro (S) - Number affordable				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
2002	--	29	76	20
2007	3	30	100	32
Overall change in affordable dwelling stock		1	24	12
Tiaro (S) - Percent affordable				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
2002	--%	100%	100%	100%
2007	50%	88%	90%	100%
Woocoo (S) - Number affordable				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
2002	--	6	8	5
2007	1	7	6	7
Overall change in affordable dwelling stock		1	-2	2
Woocoo (S) - Percent affordable				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
2002	--%	86%	100%	100%
2007	50%	70%	50%	88%
Fraser Coast (R) - Number affordable				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
2002	130	1,387	2,012	676
2007	148	1,232	1,452	833
Overall change in affordable dwelling stock	18	-155	-560	157
Fraser Coast (R) - Percent affordable				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
2002	94%	95%	96%	94%
2007	70%	66%	48%	62%

Table 15: Affordable rental stock by bedroom numbers

Wide Bay Burnett (SD) - Number affordable				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
2002	388	3,794	5,899	1,684
2007	474	3,791	4,675	1,947
Overall change in affordable dwelling stock	86	-3	-1,224	263
Wide Bay Burnett (SD) - Percent affordable				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
2002	96%	97%	97%	95%
2007	73%	77%	57%	64%
Queensland - Percent affordable				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
2002	57%	55%	51%	55%
2007	40%	36%	25%	26%

Note:

"Overall change" is the change in the number of stock which is affordable to low income households during the five years 2002-2007.

Housing is considered to be affordable when the rent paid by low income households is less than 30% of gross household income after any applicable Commonwealth Rent Assistance is deducted. Mathematically this can be represented as: $[(\text{Rent} - \text{Rent Assistance}) / \text{Gross Household Income}] * 100 < 30\%$ The "Low income" level is based on definitions adopted in the National Housing Data Dictionary as part of the Commonwealth State Housing Agreement. "Low income" is equal to the full pension plus the maximum allowable private income without any loss of pension. This income benchmark is applied to the most appropriate dwelling size for a particular household type according to Public Housing entitlement criteria set by the Queensland Department of Housing. This method provides a means of determining affordable rent levels for different sized dwellings based on existing social standards of income support.

For June 2007 the benchmarks for "low income households" are 1 bedroom = \$147, 2 beds = \$181, 3 beds = \$206 and 4 beds = \$263.

Source:

Residential Tenancies Authority rental bonds data, five-yearly change between June 2002 and 2007

Table 16: Rent range (a measure of market diversity)

Hervey Bay (C) - Pt A				
	Median rent	10 percentile rent	90 percentile rent	10-90 range
1 bedroom	\$150	\$115	\$200	\$85
2 bedroom	\$190	\$160	\$240	\$80
3 bedroom	\$230	\$200	\$280	\$80
4 bedroom	\$270	\$240	\$320	\$80
Hervey Bay (C) - Pt B				
	Median rent	10 percentile rent	90 percentile rent	10-90 range
1 bedroom	\$120	\$96	\$200	\$104
2 bedrooms	\$170	\$150	\$200	\$50
3 bedrooms	\$190	\$175	\$230	\$55
4 bedrooms	\$235	\$185	\$250	\$65
Maryborough (C)				
	Median rent	10 percentile rent	90 percentile rent	10-90 range
1 bedroom	\$140	\$110	\$180	\$70
2 bedrooms	\$160	\$130	\$210	\$80
3 bedrooms	\$200	\$170	\$240	\$70
4 bedrooms	\$240	\$200	\$275	\$75
Tiaro (S)				
	Median rent	10 percentile rent	90 percentile rent	10-90 range
1 bedroom	\$155	\$80	\$210	\$130
2 bedrooms	\$160	\$120	\$190	\$70
3 bedrooms	\$185	\$150	\$220	\$70
4 bedrooms	\$185	\$160	\$250	\$90
Woocoo (S)				
	Median rent	10 percentile rent	90 percentile rent	10-90 range
1 bedroom	\$170	\$170	\$170	\$0
2 bedrooms	\$198	\$190	\$205	\$15
3 bedrooms	\$233	\$190	\$260	\$70
4 bedrooms	\$260	\$200	\$300	\$100
Fraser Coast (R)				
	Median rent	10 percentile rent	90 percentile rent	10-90 range
1 bedroom	\$150	\$107	\$200	\$93
2 bedrooms	\$185	\$140	\$235	\$95
3 bedrooms	\$225	\$185	\$270	\$85
4 bedrooms	\$265	\$220	\$300	\$80
Wide Bay Burnett (SD)				
	Median rent	10 percentile rent	90 percentile rent	10-90 range
1 bedroom	\$145	\$100	\$210	\$110
2 bedrooms	\$170	\$135	\$225	\$90
3 bedrooms	\$220	\$170	\$260	\$90
4 bedrooms	\$260	\$200	\$310	\$110
Queensland				
	Median rent	10 percentile rent	90 percentile rent	10-90 range
1 bedroom	\$200	\$122	\$330	\$208
2 bedrooms	\$250	\$160	\$370	\$210
3 bedrooms	\$280	\$200	\$390	\$190
4 bedrooms	\$330	\$250	\$460	\$210

Note:

The spread of rents in a local market illustrates the degree of the choice available to different household types, sizes and incomes.

Source:

Residential Tenancies Authority rental bonds data, June 2007.

Table 17: First home purchase affordability

Hervey Bay (C) - Pt A						
	40th percentile house price	Weekly purchase cost	Median income (all households)	Median income (renter couples aged 25-40)	Purchase cost as percentage of median income (all households)	Purchase cost as percentage of median income (renter couples aged 25-40)
2001	\$104,000	\$152	\$490		31%	
2002	\$115,000	\$171	\$519		33%	
2003	\$155,000	\$227	\$550		41%	
2004	\$237,250	\$365	\$582		63%	
2005	\$259,000	\$406	\$617		66%	
2006	\$273,000	\$406	\$653	\$1,061	62%	38%
2007	\$288,000	\$484	\$692		70%	
Hervey Bay (C) - Pt B						
	40th percentile house price	Weekly purchase cost	Median income (all households)	Median income (renter couples aged 25-40)	Purchase cost as percentage of median income (all households)	Purchase cost as percentage of median income (renter couples aged 25-40)
2001	\$58,000	\$86	\$466		18%	
2002	\$56,500	\$87	\$491		18%	
2003	\$77,500	\$111	\$517		21%	
2004	\$122,000	\$190	\$545		35%	
2005	\$158,000	\$247	\$574		43%	
2006	\$162,000	\$260	\$605	\$1,025	43%	25%
2007	\$184,670	\$307	\$637		48%	
Maryborough (C)						
	40th percentile house price	Weekly purchase cost	Median income (all households)	Median income (renter couples aged 25-40)	Purchase cost as percentage of median income (all households)	Purchase cost as percentage of median income (renter couples aged 25-40)
2001	\$70,000	\$106	\$549		19%	
2002	\$73,000	\$108	\$573		19%	
2003	\$90,000	\$134	\$597		22%	
2004	\$145,000	\$226	\$623		36%	
2005	\$167,000	\$262	\$649		40%	
2006	\$180,000	\$293	\$677	\$956	43%	31%
2007	\$201,000	\$340	\$706		48%	
Tiara (S)						
	40th percentile house price	Weekly purchase cost	Median income (all households)	Median income (renter couples aged 25-40)	Purchase cost as percentage of median income (all households)	Purchase cost as percentage of median income (renter couples aged 25-40)
2001	\$56,000	\$85	\$464		18%	
2002	\$68,000	\$111	\$484		23%	
2003	\$75,000	\$119	\$506		24%	
2004	\$87,500	\$136	\$528		26%	
2005	\$140,000	\$223	\$551		40%	
2006	\$155,000	\$242	\$575	\$811	42%	30%
2007	\$167,000	\$280	\$600		47%	

Table 17: First home purchase affordability

Woocoo (S)						
	40th percentile house price	Weekly purchase cost	Median income (all households)	Median income (renter couples aged 25-40)	Purchase cost as percentage of median income (all households)	Purchase cost as percentage of median income (renter couples aged 25-40)
2001	\$72,500	\$110	\$656		17%	
2002	\$27,000	\$40	\$706		6%	
2003	\$33,000	\$49	\$759		6%	
2004	\$70,000	\$98	\$816		12%	
2005	\$95,000	\$135	\$878		15%	
2006	\$105,000	\$--	\$944	\$1,100	NA	NA
2007	\$165,000	\$231	\$1,015		23%	
Fraser Coast (R)						
	40th percentile house price	Weekly purchase cost	Median income (all households)	Median income (renter couples aged 25-40)	Purchase cost as percentage of median income (all households)	Purchase cost as percentage of median income (renter couples aged 25-40)
2001	\$90,000	\$137	\$513		27%	
2002	\$100,000	\$149	\$540		28%	
2003	\$129,000	\$192	\$568		34%	
2004	\$190,000	\$295	\$598		49%	
2005	\$225,000	\$358	\$630		57%	
2006	\$242,000	\$393	\$663	\$1,028	59%	38%
2007	\$256,000	\$435	\$698		62%	
Wide Bay Burnett (SD)						
	40th percentile house price	Weekly purchase cost	Median income (all households)	Median income (renter couples aged 25-40)	Purchase cost as percentage of median income (all households)	Purchase cost as percentage of median income (renter couples aged 25-40)
2001	\$83,000	\$125	\$530		24%	
2002	\$90,000	\$134	\$556		24%	
2003	\$110,000	\$162	\$583		28%	
2004	\$155,000	\$240	\$612		39%	
2005	\$190,000	\$302	\$642		47%	
2006	\$210,000	\$340	\$674	\$1,032	50%	33%
2007	\$233,000	\$391	\$707		55%	

Table 17: First home purchase affordability**Queensland**

	40th percentile house price	Weekly purchase cost	Median income (all households)	Median income (renter couples aged 25-40)	Purchase cost as percentage of median income (all households)	Purchase cost as percentage of median income (renter couples aged 25-40)
2001	\$131,000	\$199	\$749		27%	
2002	\$147,000	\$218	\$798		27%	
2003	\$172,000	\$256	\$851		30%	
2004	\$223,000	\$348	\$907		38%	
2005	\$255,000	\$406	\$967		42%	
2006	\$280,000	\$455	\$1,031	\$1,244	44%	37%
2007	\$316,000	\$535	\$1,099		49%	

Note:

Purchase costs are calculated for a 5% deposit and 25 year term. Interest rates are indicator lending rates published in the Reserve Bank Bulletin. Local median household incomes are from census time series profiles with data for intervening years calculated by applying a constant average percentage growth rate.

House prices from Queensland Department of Natural Resources Sales database.

The Department of Housing uses the 40th percentile house price as the best representation of the median price paid by first home buyers.

Source:

Median household income is from Australian Bureau of Statistics, 2006 Census Time Series Profiles

Table 17A: At risk purchasers

Hervey Bay (C) - Pt A						
	Low Income purchasers	High Income purchasers	No. paying 40%+	% paying 40%+	% Low Income purchaser	% Low Income paying 40%+
2006	1,814	2,083	623	16%	46.5%	28.1%
Hervey Bay (C) - Pt B						
	Low Income purchasers	High Income purchasers	Number paying 40%+	% paying 40%+	% Low Income purchaser	% Low Income paying 40%+
2006	245	135	55	14.5%	64.5%	20.8%
Maryborough (C)						
	Low Income purchasers	High Income purchasers	Number paying 40%+	% paying 40%+	% Low Income purchaser	% Low Income paying 40%+
2006	1,053	1,143	215	9.8%	48%	17.5%
Tiaro (S)						
	Low Income purchasers	High Income purchasers	Number paying 40%+	% paying 40%+	% Low Income purchaser	% Low Income paying 40%+
2006	446	161	113	18.6%	73.5%	23.8%
Woocoo (S)						
	Low Income purchasers	High Income purchasers	Number paying 40%+	% paying 40%+	% Low Income purchaser	% Low Income paying 40%+
2006	201	179	38	10%	52.9%	17.4%
Fraser Coast (R)						
	Low Income purchasers	High Income purchasers	Number paying 40%+	% paying 40%+	% Low Income purchaser	% Low Income paying 40%+
2006	3,588	3,639	1,001	13.8%	49.6%	23.5%
Wide Bay Burnett (SD)						
	Low Income purchasers	High Income purchasers	Number paying 40%+	% paying 40%+	% Low Income purchaser	% Low Income paying 40%+
2006	11,520	10,749	2,989	13.4%	51.7%	22.1%
Queensland						
	Low Income purchasers	High Income purchasers	Number paying 40%+	% paying 40%+	% Low Income purchaser	% Low Income paying 40%+
2006	116,247	270,275	49,797	12.9%	30.1%	29.6%

Note:

Low and high income groupings calculated from below and above the median equivalised income.

"At risk purchasers" includes households in lowest 50% equivalised income with mortgage repayments over 40% of household income. The count of at risk households is the best indicator of housing need; the proportion in stress will vary with the age structure of the area (older households = low mortgages). This is a future-oriented indicator; high repayments only translate into large scale default risk in a falling housing market.

Source:

Australian Bureau of Statistics, Census custom request.

Table 18: Home purchase price and land prices

Hervey Bay (C) - Pt A - median sales price									
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
Flats/units/townhouses	\$89,500	\$98,000	\$95,000	\$137,000	\$220,000	\$271,500	\$255,000	\$268,000	199%
Detached Houses	\$108,000	\$111,750	\$124,000	\$170,000	\$250,000	\$275,000	\$288,000	\$302,500	180%
Land Sales	\$39,500	\$45,000	\$46,175	\$59,000	\$105,000	\$130,000	\$137,000	\$149,000	277%
Hervey Bay (C) - Pt A - number of sales									
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
Flats/units/townhouses	42	126	217	161	407	418	345	359	755%
Detached Houses	404	914	1,572	2,154	1,500	1,328	1,296	1,550	284%
Land Sales	188	303	680	1,812	1,384	1,025	810	972	417%
Hervey Bay (C) - Pt B - median sales price									
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
Flats/units/townhouses	\$342,500	\$230,000	\$225,000	\$232,500	\$245,000	\$266,250	\$293,000	\$280,000	-18%
Detached Houses	\$55,000	\$65,000	\$66,000	\$82,500	\$134,000	\$164,500	\$170,000	\$190,000	245%
Land Sales	\$34,500	\$24,500	\$104,500	\$21,500	\$29,000	\$36,000	\$52,500	\$60,500	75%
Hervey Bay (C) - Pt B - number of sales									
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
Flats/units/townhouses	6	3	6	6	45	18	34	29	383%
Detached Houses	10	38	49	137	112	104	69	120	1100%
Land Sales	6	8	6	36	117	60	25	51	750%
Maryborough (C) - median sales price									
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
Flats/units/townhouses	\$83,250	\$78,000	\$83,250	\$92,500	\$121,000	\$140,000	\$162,000	\$156,000	87%
Detached Houses	\$72,000	\$75,000	\$78,750	\$100,500	\$155,000	\$178,250	\$190,000	\$216,000	200%
Land Sales	\$35,050	\$39,250	\$32,750	\$42,000	\$86,813	\$89,500	\$97,000	\$90,750	159%
Maryborough (C) - number of sales									
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
Flats/units/townhouses	14	13	22	21	40	31	21	29	107%
Detached Houses	191	423	646	1,076	925	660	691	805	321%
Land Sales	44	48	94	221	178	129	92	162	268%
Tiaro (S) - median sales price									
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
Flats/units/townhouses	\$--	\$--	\$--	\$--	\$--	\$--	\$--	\$--	--%
Detached Houses	\$55,500	\$63,000	\$75,000	\$80,000	\$112,000	\$145,000	\$160,000	\$170,000	206%
Land Sales	\$38,000	\$105,000	\$69,000	\$48,000	\$24,500	\$35,000	\$42,650	\$62,000	63%
Tiaro (S) - number of sales									
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
Flats/units/townhouses	--	--	--	--	--	--	--	--	--%
Detached Houses	2	9	17	45	42	31	28	32	1500%
Land Sales	5	1	7	19	61	33	19	19	280%
Woofoo (S) - median sales price									
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
Flats/units/townhouses	\$--	\$--	\$--	\$--	\$--	\$--	\$--	\$--	--%
Detached Houses	\$--	\$72,500	\$27,000	\$39,000	\$74,000	\$110,000	\$143,700	\$190,000	162%
Land Sales	\$--	\$--	\$--	\$--	\$15,000	\$17,500	\$63,500	\$46,000	207%
Woofoo (S) - number of sales									
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
Flats/units/townhouses	--	--	--	--	--	--	--	--	--%
Detached Houses	--	1	1	8	13	9	2	11	1000%
Land Sales	--	--	--	--	12	7	7	5	-58%
Fraser Coast (R) - median sales price									
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
Flats/units/townhouses	\$90,000	\$97,500	\$94,000	\$132,250	\$213,750	\$262,500	\$272,668	\$275,000	206%
Detached Houses	\$98,000	\$100,000	\$115,000	\$143,870	\$215,000	\$248,000	\$260,000	\$275,000	181%
Land Sales	\$38,000	\$41,300	\$44,000	\$56,000	\$95,000	\$125,000	\$133,000	\$140,000	268%
Fraser Coast (R) - number of sales									
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
Flats/units/townhouses	62	142	245	188	492	471	457	474	665%
Detached Houses	605	1,377	2,268	3,376	2,550	2,101	2,058	2,556	322%
Land Sales	238	359	780	2,069	1,691	1,221	934	1,244	423%

Table 18: Home purchase price and land prices

Wide Bay Burnett (SD) - median sales price									
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
Flats/units/townhouses	\$94,250	\$109,000	\$95,000	\$150,000	\$200,000	\$255,000	\$245,000	\$250,000	165%
Detached Houses	\$92,500	\$92,000	\$103,500	\$125,000	\$171,000	\$215,000	\$230,000	\$251,500	172%
Land Sales	\$38,500	\$38,000	\$41,650	\$50,000	\$80,000	\$110,000	\$113,000	\$120,000	212%
Wide Bay Burnett (SD) - number of sales									
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
Flats/units/townhouses	158	295	422	564	1,081	874	798	854	441%
Detached Houses	1,703	3,472	5,308	7,948	6,963	5,154	5,128	6,063	256%
Land Sales	793	951	1,826	4,452	3,780	2,540	2,161	2,661	236%
Queensland - median sales price									
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
Flats/units/townhouses	\$164,000	\$160,000	\$164,500	\$225,000	\$240,000	\$269,000	\$285,000	\$300,000	83%
Detached Houses	\$145,000	\$147,500	\$167,000	\$200,000	\$255,000	\$285,000	\$310,000	\$345,000	138%
Land Sales	\$71,900	\$71,000	\$76,900	\$85,000	\$114,000	\$140,000	\$155,000	\$167,000	132%
Queensland - number of sales									
	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	% change
Flats/units/townhouses	18,588	28,042	39,576	26,522	47,124	35,802	35,478	38,178	105%
Detached Houses	37,078	66,745	93,337	99,405	92,687	76,309	80,165	88,462	139%
Land Sales	12,037	14,556	23,710	30,189	30,880	22,490	23,644	26,827	123%

Note:

Sales data is based on property sold during the financial year to 30 June. Annual sales updates are available at the end of July and then at the end of September each year. Many sales take 2-3 months to be notified, so reported annual sales volumes will undercount actual sales until the September update. The provisional trend in median prices (as at the end of July) is reliable, and the September revision will mainly affect the volume of sales.

Sales with land area over 2,000 m² or sale price under \$10,000 are excluded to remove large blocks, multi-property sales and excisions. Land sales include only properties with primary land use of 'vacant urban land' or 'large homesite - vacant'.

Percent change is from the earliest year to the latest year, ignoring years with no data.

Source:

Queensland Department of Natural Resources, Sales database.

Table 19: Property sales breakdown (\$ '000)

Hervey Bay (C) - Pt A							
	< 100	100 - 199	200 - 299	300 - 399	400 - 499	500+	Median sales price (\$)
1999/00	160	223	16	4	1	--	\$108,000
2000/01	327	515	63	6	1	2	\$111,750
2001/02	374	1035	139	18	5	1	\$124,000
2002/03	114	1388	542	83	19	8	\$170,000
2003/04	7	248	860	291	51	43	\$250,000
2004/05	1	73	764	318	106	66	\$275,000
2005/06	--	35	679	404	105	73	\$288,000
2006/07	--	24	713	547	159	107	\$302,500
% change	-99%	-89%	4356%	13575%	15800%	5250%	180%
Hervey Bay (C) - Pt B							
	< 100	100 - 199	200 - 299	300 - 399	400 - 499	500+	Median sales price (\$)
1999/00	7	2	1	--	--	--	\$55,000
2000/01	32	5	1	--	--	--	\$65,000
2001/02	42	4	3	--	--	--	\$66,000
2002/03	98	36	--	1	1	1	\$82,500
2003/04	29	75	4	2	2	--	\$134,000
2004/05	9	79	11	2	2	1	\$164,500
2005/06	4	51	10	1	1	2	\$170,000
2006/07	3	65	43	3	2	4	\$190,000
% change	-57%	3150%	4200%	200%	100%	300%	245%
Maryborough (C)							
	< 100	100 - 199	200 - 299	300 - 399	400 - 499	500+	Median sales price (\$)
1999/00	139	51	1	--	--	--	\$72,000
2000/01	311	107	4	1	--	--	\$75,000
2001/02	454	181	9	2	--	--	\$78,750
2002/03	525	507	35	6	2	1	\$100,500
2003/04	53	682	167	17	4	2	\$155,000
2004/05	12	420	180	34	11	3	\$178,250
2005/06	4	378	246	57	4	2	\$190,000
2006/07	4	310	399	75	7	10	\$216,000
% change	-97%	508%	39800%	7400%	250%	900%	200%
Tiaro (S)							
	< 100	100 - 199	200 - 299	300 - 399	400 - 499	500+	Median sales price (\$)
1999/00	2	--	--	--	--	--	\$55,500
2000/01	8	--	1	--	--	--	\$63,000
2001/02	13	3	1	--	--	--	\$75,000
2002/03	31	9	5	--	--	--	\$80,000
2003/04	19	20	1	1	--	1	\$112,000
2004/05	4	22	3	1	--	1	\$145,000
2005/06	3	20	4	--	--	1	\$160,000
2006/07	--	20	10	2	--	--	\$170,000
% change	50%	567%	900%	100%	--%	--%	206%

Table 19: Property sales breakdown (\$ '000)

Woocoo (S)							
	< 100	100 - 199	200 - 299	300 - 399	400 - 499	500+	Median sales price (\$)
1999/00	--	--	--	--	--	--	\$--
2000/01	1	--	--	--	--	--	\$72,500
2001/02	1	--	--	--	--	--	\$27,000
2002/03	6	2	--	--	--	--	\$39,000
2003/04	10	3	--	--	--	--	\$74,000
2004/05	4	5	--	--	--	--	\$110,000
2005/06	--	2	--	--	--	--	\$143,700
2006/07	1	6	4	--	--	--	\$190,000
% change	--%	200%	--%	--%	--%	--%	162%
Fraser Coast (R)							
	< 100	100 - 199	200 - 299	300 - 399	400 - 499	500+	Median sales price (\$)
1999/00	307	276	18	4	1	0	\$98,000
2000/01	676	627	69	8	1	2	\$100,000
2001/02	879	1222	152	20	5	1	\$115,000
2002/03	762	1940	580	90	22	10	\$143,870
2003/04	111	1020	1032	311	57	46	\$215,000
2004/05	28	591	957	355	119	71	\$248,000
2005/06	10	478	937	462	110	78	\$260,000
2006/07	8	420	1200	646	173	129	\$275,000
% change	-97%	52%	6567%	16050%	17200%	--%	181%
Wide Bay Burnett (SD)							
	< 100	100 - 199	200 - 299	300 - 399	400 - 499	500+	Median sales price (\$)
1999/00	947	696	44	12	2	2	\$92,500
2000/01	1960	1354	129	19	7	3	\$92,000
2001/02	2511	2459	272	44	12	10	\$103,500
2002/03	2691	4108	905	152	46	46	\$125,000
2003/04	891	3468	1869	511	116	108	\$171,000
2004/05	271	1990	1966	624	185	118	\$215,000
2005/06	127	1708	2141	814	193	145	\$230,000
2006/07	87	1401	2804	1230	326	215	\$251,500
% change	-91%	101%	6273%	10150%	16200%	10650%	172%
Queensland							
	< 100	100 - 199	200 - 299	300 - 399	400 - 499	500+	Median sales price (\$)
1999/00	7938	20503	5965	1487	577	608	\$145,000
2000/01	13924	35592	11641	3192	1081	1315	\$147,500
2001/02	15767	43284	21764	7162	2606	2754	\$167,000
2002/03	11969	37703	27882	12557	4499	4795	\$200,000
2003/04	6554	24837	26547	18839	8115	7795	\$255,000
2004/05	2812	14512	24092	18818	8141	7934	\$285,000
2005/06	1443	10301	25338	23062	10404	9617	\$310,000
2006/07	878	6482	23360	28398	15183	14161	\$345,000
% change	-89%	-68%	292%	1810%	2531%	2229%	138%

Note:

Sales data is based on property sold during the financial year to 30 June. Annual sales updates are available at the end of July and then at the end of September each year. Many sales take 2-3 months to be notified, so reported annual sales volumes will undercount actual sales until the September update. The provisional trend in median prices (as at the end of July) is reliable, and the September revision will mainly affect the volume of sales.

Sales with land area over 2,000 m² or sale price under \$10,000 are excluded to remove large blocks and multi-property sales.

Percent change is from the earliest year to the latest year, ignoring years with no data.

Source:

Queensland Department of Natural Resources, Sales database.

Table 20: Dwelling approval trends

Hervey Bay (C) - Pt A									
Dwelling type approved	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	% 1999-2007 approvals
Houses	360	243	551	877	984	780	737	905	77.8%
Other residential	94	14	205	94	204	228	508	208	22.2%
Approvals rate	280	154	434	535	628	511	605	519	NA
Hervey Bay (C) - Pt B									
Dwelling type approved	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	% 1999-2007 approvals
Houses	30	20	21	23	50	60	104	49	94.9%
Other residential	7	1	0	0	0	0	11	0	5.1%
Approvals rate	230	131	128	136	288	336	627	260	NA
Maryborough (C)									
Dwelling type approved	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	% 1999-2007 approvals
Houses	78	45	74	71	140	130	107	89	88.1%
Other residential	25	0	9	0	25	5	4	31	11.9%
Approvals rate	106	46	84	71	164	134	109	117	NA
Tiaro (S)									
Dwelling type approved	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	% 1999-2007 approvals
Houses	47	46	48	33	76	106	90	82	100.0%
Other residential	0	0	0	0	0	0	0	0	0.0%
Approvals rate	280	267	267	176	390	521	425	371	NA
Woocoo (S)									
Dwelling type approved	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	% 1999-2007 approvals
Houses	23	4	24	18	35	48	27	43	100.0%
Other residential	0	0	0	0	0	0	0	0	0.0%
Approvals rate	221	38	221	161	306	410	225	350	NA
Fraser Coast (R)									
Dwelling type approved	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	% 1999-2007 approvals
Houses	--	--	--	--	1,256	1,083	1,030	1,137	78.6%
Other residential	--	--	--	--	229	233	523	239	21.4%
Approvals rate	--	--	--	--	449	387	443	380	NA
Wide Bay Burnett (SD)									
Dwelling type approved	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	% 1999-2007 approvals
Houses	--	--	--	--	2,893	2,562	2,434	2,697	78.6%
Other residential	--	--	--	--	599	721	994	570	21.4%
Approvals rate	--	--	--	--	355	326	333	310	NA
Queensland									
Dwelling type approved	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	% 1999-2007 approvals
Houses	--	--	--	--	29,780	25,180	25,272	28,712	66.6%
Other residential	--	--	--	--	15,308	14,019	12,548	12,670	33.4%
Approvals rate	--	--	--	--	313	266	251	268	NA

Note:

The approvals rate measures the number of residential approvals per 10,000 occupied private dwellings.

Development applications exclude conversions of existing dwellings.

Historic data prior to 2003-04 is not available for Statistical Local Areas (SLAs) with 2006 ASGC boundary changes, and for all regional figures relying on them.

Source:

Building Approvals: Australian Bureau of Statistics 8731.3 (QRSIS/OESR). OESR has not yet released building approval statistics for the new (2006 Census) boundaries.

Table 20A: Value of building approvals**Hervey Bay (C) - Pt A**

	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
Non-residential Buildings Approved (\$'000)	5,586	7,963	5,230	28,132	19,363	89,979	34,656	59,147
Total Buildings Approved (\$'000)	54,294	39,653	92,315	155,737	202,806	271,541	272,779	273,880

Hervey Bay (C) - Pt B

	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
Non-residential Buildings Approved (\$'000)	465	664	1,422	227	1,152	632	1,522	1,100
Total Buildings Approved (\$'000)	4,528	3,308	3,327	3,299	7,293	8,876	21,795	10,048

Maryborough (C)

	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
Non-residential Buildings Approved (\$'000)	21,272	64,009	9,678	10,462	9,819	22,542	8,500	16,178
Total Buildings Approved (\$'000)	32,877	70,772	21,556	22,015	34,840	50,333	33,395	44,466

Tiaro (S)

	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
Non-residential Buildings Approved (\$'000)	130	395	127	280	137	880	490	150
Total Buildings Approved (\$'000)	3,927	3,632	3,796	3,079	7,644	12,511	12,354	11,812

Woocoo (S)

	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
Non-residential Buildings Approved (\$'000)	60	120	135	\$--	50	487	491	180
Total Buildings Approved (\$'000)	2,395	451	3,495	2,146	5,398	8,944	5,902	9,793

Fraser Coast (R)

	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
Non-residential Buildings Approved (\$'000)	--	--	--	--	30,468	114,182	45,471	76,697
Total Buildings Approved (\$'000)	--	--	--	--	255,049	347,406	341,486	345,468

Wide Bay Burnett (SD)

	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
Non-residential Buildings Approved (\$'000)	--	--	--	--	101,098	228,951	198,668	173,146
Total Buildings Approved (\$'000)	--	--	--	--	633,386	838,294	833,329	839,401

Queensland

	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
Non-residential Buildings Approved (\$'000)	1,961,864	2,571,269	2,471,011	3,003,811	3,272,703	4,323,482	6,144,588	6,767,672
Total Buildings Approved (\$'000)	6,335,226	5,916,883	8,126,178	10,338,221	12,411,805	13,400,935	15,311,816	17,294,190

Note:

Total dollar value of building approved includes renovations. Excludes conversions of existing dwellings.

Source:

Building Approvals: Australian Bureau of Statistics 8731.3 (QRSIS/OESR).

Table 21: Caravans and boarding houses		
Hervey Bay (C) - Pt A		
	2006	Rate/10,000
Persons in boarding house rooms	0	0
Number of caravans - Long term	2235	440
Number of caravans - < 1 year	561	110
Hervey Bay (C) - Pt B		
	2006	Rate/10,000
Persons in boarding house rooms	0	0
Number of caravans - Long term	84	196
Number of caravans - < 1 year	48	112
Maryborough (C)		
	2006	Rate/10,000
Persons in boarding house rooms	11	4
Number of caravans - Long term	291	107
Number of caravans - < 1 year	151	55
Tiaro (S)		
	2006	Rate/10,000
Persons in boarding house rooms	0	0
Number of caravans - Long term	24	43
Number of caravans - < 1 year	14	25
Woocoo (S)		
	2006	Rate/10,000
Persons in boarding house rooms	0	0
Number of caravans - Long term	0	0
Number of caravans - < 1 year	0	0
Fraser Coast (R)		
	2006	Rate/10,000
Persons in boarding house rooms	11	1
Number of caravans - Long term	2625	294
Number of caravans - < 1 year	769	86
Wide Bay Burnett (SD)		
	2006	Rate/10,000
Persons in boarding house rooms	56	2
Number of caravans - Long term	5792	215
Number of caravans - < 1 year	2003	74
Queensland		
	2006	Rate/10,000
Persons in boarding house rooms	4425	11
Number of caravans - Long term	37044	91
Number of caravans - < 1 year	14975	37

Note:

Persons in boarding houses and private hotels (where persons were enumerated at home or had no usual place of residence).

Caravans or cabins in caravan parks (where persons were enumerated at home or had no usual place of residence; excludes overseas visitors). Long term occupants reported the same usual address one year ago.

Cells in this table have been randomly adjusted to avoid the release of confidential data.

Occupied private dwellings include caravans but not boarding houses, which are recorded as non-private dwellings in the Census.

Source:

Australian Bureau of Statistics, 2006 Census custom request.

Table 22: Level of homelessness

Hervey Bay (C) - Pt A		
	2001	Rate/10000
Improvised home, sleepers out	68	41
No place of usual residence	165	99
Hostel for homeless	10	6
Hervey Bay (C) - Pt B		
	2001	Rate/10000
Improvised home, sleepers out	71	442
No place of usual residence	18	112
Hostel for homeless	0	0
Maryborough (C)		
	2001	Rate/10000
Improvised home, sleepers out	24	24
No place of usual residence	57	58
Hostel for homeless	5	5
Tiaro (S)		
	2001	Rate/10000
Improvised home, sleepers out	8	46
No place of usual residence	14	81
Hostel for homeless	0	0
Woocoo (S)		
	2001	Rate/10000
Improvised home, sleepers out	7	66
No place of usual residence	3	28
Hostel for homeless	0	0
Fraser Coast (R)		
	2001	Rate/10000
Improvised home, sleepers out	178	59
No place of usual residence	257	85
Hostel for homeless	15	6
Wide Bay Burnett (SD)		
	2001	Rate/10000
Improvised home, sleepers out	651	71
No place of usual residence	769	84
Hostel for homeless	65	7
Queensland		
	2001	Rate/10000
Improvised home, sleepers out	3887	11
No place of usual residence	8642	24
Hostel for homeless	1089	3

Note:

Persons living in improvised homes or sleepers out (where persons enumerated at home or with no usual place of residence).

Persons enumerated in an occupied private dwelling but with no usual place of residence.

Persons living in hostels for the homeless (where persons enumerated at home or with no usual place of residence).

Cells in this table have been randomly adjusted to avoid the release of confidential data.

Source:

Australian Bureau of Statistics, 2001 Census custom request, pending release of Chamberlain homelessness report on Census 2006 in 2009.

Table 23: Weekly household income distribution by tenure

Hervey Bay (C) - Pt A								
	Up to \$249	\$250-\$499	\$500-\$799	\$800-\$1199	\$1200-\$1699	\$1700-2499	\$2500+	Unstated
Fully owned	836	2,523	1,605	1,115	472	356	2,133	569
Being purchased	144	392	733	1,135	881	657	801	552
Rented - private landlord	281	877	1,058	902	426	231	1,022	351
Balance	345	571	323	176	63	149	815	230
Total	1,606	4,363	3,719	3,328	1,842	1,393	4,771	1,702
Hervey Bay (C) - Pt B								
	Up to \$249	\$250-\$499	\$500-\$799	\$800-\$1199	\$1200-\$1699	\$1700-2499	\$2500+	Unstated
Fully owned	126	228	158	87	47	23	3	81
Being purchased	18	59	115	111	63	37	12	65
Rented - private landlord	19	64	63	32	9	4	0	28
Balance	24	27	18	13	3	2	5	25
Total	187	378	354	243	122	66	20	199
Hervey Bay (C)								
	Up to \$249	\$250-\$499	\$500-\$799	\$800-\$1199	\$1200-\$1699	\$1700-2499	\$2500+	Unstated
Fully owned	964	2,475	1,994	1,198	534	318	186	726
Being purchased	155	359	879	1,232	985	699	315	625
Rented - private landlord	121	286	364	263	119	64	10	114
Balance	551	990	1,287	888	421	169	74	687
Total	1,791	4,110	4,524	3,581	2,059	1,250	585	2,152
Maryborough (C)								
	Up to \$249	\$250-\$499	\$500-\$799	\$800-\$1199	\$1200-\$1699	\$1700-2499	\$2500+	Unstated
Fully owned	456	1,116	823	626	339	173	96	367
Being purchased	58	165	439	668	538	389	100	290
Rented - private landlord	180	385	608	427	127	78	13	151
Balance	204	293	213	76	55	15	6	246
Total	898	1,959	2,083	1,797	1,059	655	215	1,054
Tiaro (S)								
	Up to \$249	\$250-\$499	\$500-\$799	\$800-\$1199	\$1200-\$1699	\$1700-2499	\$2500+	Unstated
Fully owned	128	266	171	118	27	34	6	95
Being purchased	53	108	194	168	73	35	18	119
Rented - private landlord	29	62	76	37	13	0	0	18
Balance	20	28	27	0	16	3	3	47
Total	230	464	468	323	129	72	27	279
Woocoo (S)								
	Up to \$249	\$250-\$499	\$500-\$799	\$800-\$1199	\$1200-\$1699	\$1700-2499	\$2500+	Unstated
Fully owned	40	106	92	100	67	33	25	79
Being purchased	7	24	74	128	84	77	17	56
Rented - private landlord	5	23	24	13	7	7	0	13
Balance	11	9	18	16	2	-1	3	14
Total	63	162	208	257	160	116	45	162

Table 23: Weekly household income distribution by tenure

Fraser Coast (R)								
	Up to \$249	\$250-\$499	\$500-\$799	\$800-\$1199	\$1200-\$1699	\$1700-2499	\$2500+	Unstated
Fully owned	1,539	3,861	3,014	1,997	957	545	311	1,231
Being purchased	253	615	1,512	2,131	1,652	1,187	443	1,044
Rented - private landlord	324	732	1,043	726	261	149	23	289
Balance	778	1,309	1,535	980	488	185	85	976
Total	2,894	6,517	7,103	5,834	3,357	2,065	862	3,540
Wide Bay Burnett (SD)								
	Up to \$249	\$250-\$499	\$500-\$799	\$800-\$1199	\$1200-\$1699	\$1700-2499	\$2500+	Unstated
Fully owned	4,565	10,502	13,164	7,359	2,955	1,907	1,116	3,703
Being purchased	968	2,016	7,380	8,387	5,046	3,435	1,294	3,283
Rented - private landlord	1,590	3,511	5,283	3,802	1,692	749	285	1,678
Balance	1,736	2,307	4,853	2,269	513	256	151	2,048
Total	8,859	18,336	30,680	21,817	10,206	6,347	2,846	10,712
Queensland								
	Up to \$249	\$250-\$499	\$500-\$799	\$800-\$1199	\$1200-\$1699	\$1700-2499	\$2500+	Unstated
Fully owned	40,390	85,368	86,006	67,982	45,793	37,737	32,442	43,957
Being purchased	9,277	13,643	48,388	87,602	97,226	95,722	63,513	54,748
Rented - private landlord	19,152	34,213	75,058	73,037	50,886	32,562	15,802	32,392
Balance	23,940	27,598	27,607	18,380	10,949	7,408	4,643	28,211
Total	92,759	160,822	237,059	247,001	204,854	173,429	116,400	159,308

Note:

Weekly household income by selected tenure types, occupied private dwellings containing family, group or lone person households.
 The category 'Up to \$249' includes \$0 and negative incomes.
 Unstated includes households where at least one member did not state an income.

Source:

Australian Bureau of Statistics, 2006 Census Expanded Community Profile Tables X14-X19.

Table 24: Existing housing consumption and indicative need for small and large dwellings (by small and large households with low and moderate-high incomes)

Hervey Bay (C)									
Household Type	No. of HHs	Consumption of Small Dwellings (0, 1 or 2 Beds)				Consumption of Large Dwellings (3+ Beds)			
		Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Small Dwellings	Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Large Dwellings
Small	18,011	(b) 3,512	(c) 1,537	5,049	11,948	(h) 6,899	(i) 6,063	12,962	6,063
Large	5,428	(d) 208	(e) 83	291	83	(k) 2,868	(j) 2,269	5,137	5,345
Total HHs	23,439	3,720	1,620	(f) 5,340	(a) 12,031	9,767	8,332	(m) 18,099	(g) 11,408
Indicative Mismatch:					-6,691	6,691			
					Refer note MM1	Refer note MM2			

Maryborough (C)									
Household Type	No. of HHs	Consumption of Small Dwellings (0, 1 or 2 Beds)				Consumption of Large Dwellings (3+ Beds)			
		Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Small Dwellings	Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Large Dwellings
Small	8,262	(b) 1,852	(c) 934	2,786	5,555	(h) 2,769	(i) 2,707	5,476	2,707
Large	2,625	(d) 131	(e) 48	179	48	(k) 1,352	(j) 1,095	2,446	2,577
Total HHs	10,887	1,983	982	(f) 2,964	(a) 5,602	4,121	3,802	(m) 7,923	(g) 5,285
Indicative Mismatch:					-2,638	2,638			
					Refer note MM1	Refer note MM2			

Tiaro (S)									
Household Type	No. of HHs	Consumption of Small Dwellings (0, 1 or 2 Beds)				Consumption of Large Dwellings (3+ Beds)			
		Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Small Dwellings	Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Large Dwellings
Small	1,689	(b) 467	(c) 157	624	1,271	(h) 647	(i) 418	1,065	418
Large	455	(d) 50	(e) 13	63	13	(k) 296	(j) 95	392	442
Total HHs	2,144	517	170	(f) 687	(a) 1,284	944	513	(m) 1,457	(g) 860
Indicative Mismatch:					-597	597			
					Refer note MM1	Refer note MM2			

Woocoo (S)									
Household Type	No. of HHs	Consumption of Small Dwellings (0, 1 or 2 Beds)				Consumption of Large Dwellings (3+ Beds)			
		Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Small Dwellings	Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Large Dwellings
Small	858	(b) 105	(c) 52	157	442	(h) 285	(i) 416	701	416
Large	379	(d) 19	(e) 7	26	7	(k) 172	(j) 181	352	371
Total HHs	1,236	123	60	(f) 183	(a) 449	457	596	(m) 1,053	(g) 787
Indicative Mismatch:					-266	266			
					Refer note MM1	Refer note MM2			

Table 24: Existing housing consumption and indicative need for small and large dwellings (by small and large households with low and moderate-high incomes)

Fraser Coast (R)									
Household Type	No. of HHs	Consumption of Small Dwellings (0, 1 or 2 Beds)				Consumption of Large Dwellings (3+ Beds)			
		Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Small Dwellings	Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Large Dwellings
Small	28,163	(b) 5,759	(c) 2,624	8,383	18,718	(h) 10,335	(i) 9,445	19,780	9,445
Large	8,721	(d) 391	(e) 146	537	146	(k) 4,577	(j) 3,607	8,184	8,574
Total HHs	36,884	6,149	2,771	(f) 8,920	(a) 18,865	14,912	13,052	(m) 27,964	(g) 18,019
Indicative Mismatch:				-9,945			9,945		
				Refer note MM1			Refer note MM2		

Notes:

Indicative Need for Small Dwellings (a) = (b + c + e + h) = All Small HHs with Low Income + all Moderate-High Income HHs who choose to consume Small Dwellings.
MM1 = (f) - (a) = estimated existing stock of small dwellings less the indicative need for such dwellings

Indicative Need for Large Dwellings (g) = (i + j + k + d) = All Large HHs with Low Income + all Moderate-High Income HHs who choose to consume Large Dwellings.
MM2 = (m) - (g) = estimated existing stock of large dwellings less the indicative need for such dwellings

Indicative Need for Small and Large Dwellings for Moderate-High Income HHs is according to actual consumption.
 Indicative Need for Small and Large Dwellings for Low Income HHs is according to the Queensland Department of Housing's dwelling allocation standard (i.e. Small Dwellings are considered to be appropriate housing for Small Low Income HHs and Large Dwellings are considered to be appropriate housing for Large Low Income HHs).

Consumption of Small Dwellings by Small and Large, Low and Moderate-High Income HHs (f) = (b + c + d + e).
 Consumption of Large Dwellings by Small and Large, Low and Moderate-High Income HHs (m) = (h + i + k + j).

The 'existing stock' identified here is equivalent to 'housing consumption' by the estimated number of resident households. This is less than the total stock of dwellings, which also includes vacant dwellings and dwellings occupied by visitors only.

The proportions of households and dwellings by size and income category are in accordance with the 2006 Census Custom Data Set, but the total numbers have been adjusted to match the 2006 projection from PIFU's household projections for the former Maryborough City, Woocoo Shire and Tiaro Shire (part). The number of households estimated for Hervey Bay City in 2006 is based on the average household size assumed for PIFU's 2007 household projections (household projection divided by equivalent population projection), with that household size applied to PIFU's 2008 interim population projections. The proportion of households and dwellings of the former Tiaro Shire assumed to be in Fraser Coast Region is 0.616 of the total shire figures, based on splits estimated by PIFU.

Low income households are those with a gross equivalised income in the lowest 40% of the household income distribution, and moderate-high income households are those with a gross equivalised income in the highest 60% of the household income distribution (based on the income distribution for the whole of Queensland). Incomes exclude negative, nil, partial income stated, all incomes not stated and not applicable categories. Also excluded from the 2006 Census dataset were visitor only and other not classifiable dwellings.

Beds = Bedrooms
 HHs = Households
 MM1 = Indicative mismatch in number of Small Dwellings, i.e. existing stock of small dwellings less the indicative need for such dwellings.
 MM2 = Indicative mismatch in number of Large Dwellings, i.e. existing stock of large dwellings less the indicative need for such dwellings.
 PIFU = Planning Information and Forecasting Unit, formerly within Department of Local Government, Planning, Sport and Recreation, now within Department of Infrastructure and Planning

Source:
 Australian Bureau of Statistics (ABS) 2006 Census Custom Data Set
 PIFU, Household projections for Queensland LGAs, 2001 to 2026 (Medium Series), 2007
 PIFU, Projected resident population for Local Government Areas - 2006 Edition
 PIFU, Interim population projections (2001-2026) for Hervey Bay City Priority Infrastructure Plan, 2008

Table 25: Existing housing consumption and indicative need for small and large dwellings (by eight household types with low and moderate-high incomes)

Hervey Bay (C)									
Household Type	No. of HHs	Consumption of Small Dwellings (0, 1 or 2 Beds)				Consumption of Large Dwellings (3+ Beds)			
		Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Small Dwellings	Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Large Dwellings
1. Lone person	5,502	(b) 1,826	(c) 735	2,562	4,163	(h) 1,601	(i) 1,339	2,940	1,339
2. Couple only	8,456	(b) 1,185	(c) 550	1,735	5,479	(h) 3,744	(i) 2,977	6,721	2,977
3. Group (2), couple + 1 other, other family (2)	1,001	(b) 134	(c) 110	244	611	(h) 366	(i) 391	757	391
4. Couple + 1 child	1,898	(b) 105	(c) 85	189	817	(h) 628	(i) 1,080	1,708	1,080
5. Lone parent + 1 child	1,154	(b) 262	(c) 56	318	878	(h) 560	(i) 276	836	276
6. Lone parent, 2 or more children	1,484	(d) 105	(e) 21	126	21	(k) 1,055	(j) 303	1,358	1,463
7. Couple, 2 or more children	3,755	(d) 99	(e) 46	145	46	(k) 1,757	(j) 1,853	3,610	3,709
8. Other family (3+), group (3+), couple + 2 or more others	189	(d) 4	(e) 16	20	16	(k) 56	(j) 113	169	173
Total	23,439	3,720	1,620	(f) 5,340	(a) 12,031	9,767	8,332	(m) 18,099	(g) 11,408
Indicative Mismatch:		-6,691				6,691			

Refer note MM1

Refer note MM2

Maryborough (C)									
Household Type	No. of HHs	Consumption of Small Dwellings (0, 1 or 2 Beds)				Consumption of Large Dwellings (3+ Beds)			
		Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Small Dwellings	Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Large Dwellings
1. Lone person	2,976	(b) 1,059	(c) 451	1,510	2,351	(h) 842	(i) 624	1,466	624
2. Couple only	3,355	(b) 478	(c) 301	779	2,069	(h) 1,290	(i) 1,286	2,576	1,286
3. Group (2), couple + 1 other, other family (2)	406	(b) 89	(c) 59	148	278	(h) 130	(i) 128	258	128
4. Couple + 1 child	959	(b) 85	(c) 81	166	450	(h) 284	(i) 509	793	509
5. Lone parent + 1 child	567	(b) 141	(c) 42	184	407	(h) 224	(i) 159	383	159
6. Lone parent, 2 or more children	749	(d) 63	(e) 4	67	4	(k) 505	(j) 177	682	745
7. Couple, 2 or more children	1,798	(d) 62	(e) 40	102	40	(k) 816	(j) 880	1,696	1,758
8. Other family (3+), group (3+), couple + 2 or more others	78	(d) 6	(e) 4	10	4	(k) 31	(j) 37	68	75
Total	10,887	1,983	982	(f) 2,964	(a) 5,602	4,121	3,802	(m) 7,923	(g) 5,285
Indicative Mismatch:		-2,638				2,638			

Refer note MM1

Refer note MM2

Table 25: Existing housing consumption and indicative need for small and large dwellings (by eight household types with low and moderate-high incomes)

Tiaro (S)									
Household Type	No. of HHs	Consumption of Small Dwellings (0, 1 or 2 Beds)				Consumption of Large Dwellings (3+ Beds)			
		Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Small Dwellings	Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Large Dwellings
1. Lone person	531	(b) 191	(c) 66	257	425	(h) 169	(i) 106	275	106
2. Couple only	770	(b) 189	(c) 63	253	563	(h) 311	(i) 206	517	206
3. Group (2), couple + 1 other, other family (2)	85	(b) 28	(c) 10	39	55	(h) 17	(i) 30	46	30
4. Couple + 1 child	215	(b) 24	(c) 18	43	143	(h) 101	(i) 72	173	72
5. Lone parent + 1 child	88	(b) 34	(c) 0	34	84	(h) 50	(i) 4	54	4
6. Lone parent, 2 or more children	130	(d) 15	(e) 5	21	5	(k) 89	(j) 21	110	125
7. Couple, 2 or more children	317	(d) 35	(e) 8	43	8	(k) 204	(j) 71	275	309
8. Other family (3+), group (3+), couple + 2 or more others	8	(d) 0	(e) 0	0	0	(k) 4	(j) 4	8	8
Total	2,144	517	170	(f) 687	(a) 1,284	944	513	(m) 1,457	(g) 860
Indicative Mismatch:		-597 Refer note MM1				597 Refer note MM2			

Wocoo (S)									
Household Type	No. of HHs	Consumption of Small Dwellings (0, 1 or 2 Beds)				Consumption of Large Dwellings (3+ Beds)			
		Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Small Dwellings	Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Large Dwellings
1. Lone person	171	(b) 27	(c) 26	54	108	(h) 55	(i) 62	117	62
2. Couple only	459	(b) 55	(c) 19	73	232	(h) 158	(i) 228	386	228
3. Group (2), couple + 1 other, other family (2)	34	(b) 4	(c) 4	7	15	(h) 7	(i) 19	26	19
4. Couple + 1 child	142	(b) 4	(c) 0	4	50	(h) 46	(i) 92	138	92
5. Lone parent + 1 child	52	(b) 15	(c) 4	19	37	(h) 19	(i) 15	34	15
6. Lone parent, 2 or more children	50	(d) 4	(e) 0	4	0	(k) 36	(j) 10	46	50
7. Couple, 2 or more children	310	(d) 15	(e) 7	22	7	(k) 132	(j) 156	288	303
8. Other family (3+), group (3+), couple + 2 or more others	19	(d) 0	(e) 0	0	0	(k) 4	(j) 15	19	19
Total	1,236	123	60	(f) 183	(a) 449	457	596	(m) 1,053	(g) 787
Indicative Mismatch:		-266 Refer note MM1				266 Refer note MM2			

Table 25: Existing housing consumption and indicative need for small and large dwellings (by eight household types with low and moderate-high incomes)

Fraser Coast (R)									
Household Type	No. of HHs	Consumption of Small Dwellings (0, 1 or 2 Beds)				Consumption of Large Dwellings (3+ Beds)			
		Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Small Dwellings	Low Income HHs	Moderate-High Income HHs	Total	Indicative Need for Large Dwellings
1. Lone person	8,981	(b) 3,032	(c) 1,255	4,286	6,889	(h) 2,603	(i) 2,091	4,694	2,091
2. Couple only	12,731	(b) 1,834	(c) 909	2,743	8,112	(h) 5,370	(i) 4,619	9,989	4,619
3. Group (2), couple + 1 other, other family (2)	1,491	(b) 245	(c) 179	425	937	(h) 512	(i) 554	1,066	554
4. Couple + 1 child	3,137	(b) 210	(c) 178	388	1,409	(h) 1,021	(i) 1,728	2,749	1,728
5. Lone parent + 1 child	1,827	(b) 439	(c) 103	542	1,373	(h) 831	(i) 454	1,285	454
6. Lone parent, 2 or more children	2,363	(d) 181	(e) 28	208	28	(k) 1,650	(j) 504	2,154	2,335
7. Couple, 2 or more children	6,066	(d) 199	(e) 99	298	99	(k) 2,833	(j) 2,935	5,768	5,967
8. Other family (3+), group (3+), couple + 2 or more others	292	(d) 11	(e) 20	30	20	(k) 94	(j) 168	261	272
Total	36,888	6,151	2,771	(f) 8,921	(a) 18,867	14,914	13,053	(m) 27,967	(g) 18,020
Indicative Mismatch:		-9,946				9,946			
		Refer note MM1				Refer note MM2			

Notes:
 Indicative Need for Small Dwellings (a) = (sum(b) + sum(c) + sum(e) + sum(h)) = All Small HHs with Low Income + all Moderate-High Income HHs who choose to consume Small Dwellings.
MM1 = (f) - (a) = estimated existing stock of small dwellings less the indicative need for such dwellings

Indicative Need for Large Dwellings (g) = (sum(i) + sum(j) + sum(k) + sum(d)) = All Large HHs with Low Income + all Moderate-High Income HHs who choose to consume Large Dwellings.
MM2 = (m) - (g) = estimated existing stock of large dwellings less the indicative need for such dwellings

Indicative Need for Small and Large Dwellings for Moderate-High Income HHs is according to actual consumption.
 Indicative Need for Small and Large Dwellings for Low Income HHs is according to the Queensland Department of Housing's dwelling allocation standard (i.e. Small Dwellings are considered to be appropriate housing for Small Low Income HHs and Large Dwellings are considered to be appropriate housing for Large Low Income HHs).

Consumption of Small Dwellings by Small and Large, Low and Moderate-High Income HHs (f) = (sum(b) + sum(c) + sum(d) + sum(e)).
 Consumption of Large Dwellings by Small and Large, Low and Moderate-High Income HHs (m) = (sum(h) + sum(i) + sum(k) + sum(j)).

The 'existing stock' identified here is equivalent to 'housing consumption' by the estimated number of resident households. This is less than the total stock of dwellings, which also includes vacant dwellings and dwellings occupied by visitors only.

The proportions of households and dwellings by size and income category are in accordance with the 2006 Census Custom Data Set, but the total numbers have been adjusted to match the 2006 projection from PIFU's household projections for the former Maryborough City, Woocoo Shire and Tiara Shire (part). The number of households estimated for Hervey Bay City in 2006 is based on the average household size assumed for PIFU's 2007 household projections (household projection divided by equivalent population projection), with that household size applied to PIFU's 2008 interim population projections. The proportion of households and dwellings of the former Tiara Shire assumed to be in Fraser Coast Region is 0.616 of the total shire figures, based on splits estimated by PIFU.

Low income households are those with a gross equivalised income in the lowest 40% and moderate-high income households are those with a gross equivalised income in the highest 60% of the household income distribution (based on the income distribution for the whole of Queensland). Incomes exclude negative, nil, partial income stated, all incomes not stated and not applicable categories. Also excluded from the 2006 Census dataset were visitor only and other not classifiable dwellings.

Beds = Bedrooms
 HHs = Households
 MM1 = Indicative mismatch in number of Small Dwellings, i.e. housing consumption of small dwellings less the indicative need for such dwellings.
 MM2 = Indicative mismatch in number of Large Dwellings, i.e. housing consumption of large dwellings less the indicative need for such dwellings.
 PIFU = Planning Information and Forecasting Unit, formerly within Department of Local Government, Planning, Sport and Recreation, now within Department of Infrastructure and Planning

Source:
 Australian Bureau of Statistics 2006 Census Custom Data Set
 PIFU, Household projections for Queensland LGAs, 2001 to 2026 (Medium Series), 2007
 PIFU, Projected resident population for Local Government Areas - 2006 Edition
 PIFU, Interim population projections (2001-2026) for Hervey Bay City Priority Infrastructure Plan, 2008

Table 26: Projected indicative need for ALL dwellings

Hervey Bay (C)

	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections		Projected change over period
Year	2006	2011	2016	2021	2026		2006-2026
Indicative Need	23,439	28,850	34,208	39,894	45,486		22,047
Existing Stock	(f + m) 23,439						

Maryborough (C)

	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections		Projected change over period
Year	2006	2011	2016	2021	2026		2006-2026
Indicative Need	10,887	11,595	12,174	12,633	13,048		2,161
Existing Stock	(f + m) 10,887						

Tiaro (S)

	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections		Projected change over period
Year	2006	2011	2016	2021	2026		2006-2026
Indicative Need	2,144	2,522	2,884	3,255	3,625		1,481
Existing Stock	(f + m) 2,144						

Woocoo (S)

	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections		Projected change over period
Year	2006	2011	2016	2021	2026		2006-2026
Indicative Need	1,236	1,395	1,536	1,666	1,796		560
Existing Stock	(f + m) 1,236						

Fraser Coast (R)

	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections		Projected change over period
Year	2006	2011	2016	2021	2026		2006-2026
Indicative Need	36,884	43,395	49,696	56,199	62,564		25,680
Existing Stock	(f + m) 36,884						

Notes:

The projected indicative need for ALL dwellings is the total projected households for the relevant projection year. The projected households are based on PIFU's household projections for the former Maryborough City, Woocoo Shire and Tiaro Shire (part). The number of households projected for Hervey Bay City is based on the average household size assumed for PIFU's 2007 household projections (household projection divided by equivalent population projection), with that household size applied to PIFU's 2008 interim population projections. The proportion of households and dwellings of the former Tiaro Shire assumed to be in Fraser Coast Region is 0.616 of the total shire figures, based on splits estimated by PIFU.

The assumed proportional splits of the projected indicative need and existing stock - in terms of being small or large households, having low or moderate-high income and whether small or large dwellings are consumed - is the same as for the 2006 Census Custom Data Set used to derive tables 24 and 25. The (a) and (g) indicative need figures and (f) and (m) existing stock figures are the same as in tables 24 and 25.

The model does not seek to project the future stock of small and large dwellings because the Department of Housing does not have access to sufficient data to make assumptions about the capacity of the area to accommodate or facilitate the delivery of different numbers and proportions of small and large dwellings. The indicative mismatch figures for future projection years therefore represent a base case scenario for reviewing housing needs in the area.

The 'existing stock' identified here is equivalent to 'housing consumption' by the estimated number of resident households. This is less than the total stock of dwellings, which also includes vacant dwellings and dwellings occupied by visitors only.

PIFU = Planning Information and Forecasting Unit, formerly within Department of Local Government, Planning, Sport and Recreation, now within Department of Infrastructure and Planning

Source:

Australian Bureau of Statistics 2006 Census Custom Data Set
 PIFU, Household projections for Queensland LGAs, 2001 to 2026 (Medium Series), 2007
 PIFU, Projected resident population for Local Government Areas - 2006 Edition
 PIFU, Interim population projections (2001-2026) for Hervey Bay City Priority Infrastructure Plan, 2008

Table 27: Projected indicative need for SMALL dwellings

Hervey Bay (C)					
	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections
Year	2006	2011	2016	2021	2026
Indicative Need	(a) 12,031	14,808	17,558	20,477	23,347
Existing Stock	(f) 5,340				
Indicative Mismatch	MM1 -6,691	-9,468	-12,219	-15,137	-18,007
Maryborough (C)					
	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections
Year	2006	2011	2016	2021	2026
Indicative Need	(a) 5,602	5,967	6,264	6,501	6,714
Existing Stock	(f) 2,964				
Indicative Mismatch	MM1 -2,638	-3,003	-3,300	-3,537	-3,750
Tiaro (S)					
	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections
Year	2006	2011	2016	2021	2026
Indicative Need	(a) 1,284	1,510	1,727	1,950	2,171
Existing Stock	(f) 687				
Indicative Mismatch	MM1 -597	-823	-1,040	-1,263	-1,484
Woocoo (S)					
	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections
Year	2006	2011	2016	2021	2026
Indicative Need	(a) 449	507	558	606	653
Existing Stock	(f) 183				
Indicative Mismatch	MM1 -266	-324	-375	-423	-470
Fraser Coast (R)					
	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections
Year	2006	2011	2016	2021	2026
Indicative Need	(a) 18,865	22,195	25,418	28,744	31,999
Existing Stock	(f) 8,920				
Indicative Mismatch	MM1 -9,945	-13,275	-16,498	-19,824	-23,079

Notes:

The projected indicative need for SMALL dwellings = the projected number of small low income households PLUS the assumed proportion of the projected number of small moderate-high income households that choose small dwellings PLUS the assumed proportion of the projected number of large moderate-high income households that choose small dwellings.

The assumed proportional splits of the projected indicative need and existing stock - in terms of being small or large households, having low or moderate-high income and whether small or large dwellings are consumed - is the same as for the 2006 Census Custom Data Set used to derive tables 24 and 25. The (a) and (g) indicative need figures and (f) and (m) existing stock figures are the same as in tables 24 and 25.

The model does not seek to project the future stock of small and large dwellings because the Department of Housing does not have access to sufficient data to make assumptions about the capacity of the area to accommodate or facilitate the delivery of different numbers and proportions of small and large dwellings. The indicative mismatch figures for future projection years therefore represent a base case scenario for reviewing housing needs in the area.

The 'existing stock' identified here is equivalent to 'housing consumption' by the estimated number of resident households. This is less than the total stock of dwellings, which also includes vacant dwellings and dwellings occupied by visitors only.

MM1 = Indicative mismatch in number of Small Dwellings, i.e. existing stock of small dwellings less the indicative need for such dwellings.

PIFU = Planning Information and Forecasting Unit, formerly within Department of Local Government, Planning, Sport and Recreation, now within Department of Infrastructure and Planning

Source:

Australian Bureau of Statistics 2006 Census Custom Data Set
 PIFU, Household projections for Queensland LGAs, 2001 to 2026 (Medium Series), 2007
 PIFU, Projected resident population for Local Government Areas - 2006 Edition
 PIFU, Interim population projections (2001-2026) for Hervey Bay City Priority Infrastructure Plan, 2008

Table 28: Projected indicative need for LARGE dwellings

Hervey Bay (C)					
	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections
Year	2006	2011	2016	2021	2026
Indicative Need	(g) 11,408	14,042	16,650	19,417	22,139
Existing Stock	(m) 18,099				
Indicative Mismatch	MM2 6,691	4,057	1,450	-1,318	-4,040
Maryborough (C)					
	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections
Year	2006	2011	2016	2021	2026
Indicative Need	(g) 5,285	5,629	5,909	6,132	6,334
Existing Stock	(m) 7,923				
Indicative Mismatch	MM2 2,638	2,294	2,013	1,790	1,589
Tiaro (S)					
	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections
Year	2006	2011	2016	2021	2026
Indicative Need	(g) 860	1,011	1,157	1,306	1,454
Existing Stock	(m) 1,457				
Indicative Mismatch	MM2 597	445	300	151	3
Woocoo (S)					
	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections
Year	2006	2011	2016	2021	2026
Indicative Need	(g) 787	888	978	1,060	1,143
Existing Stock	(m) 1,053				
Indicative Mismatch	MM2 266	165	76	-7	-90
Fraser Coast (R)					
	Census & Projection Data	5 year Projections	10 year Projections	15 year Projections	20 year Projections
Year	2006	2011	2016	2021	2026
Indicative Need	(g) 18,019	21,200	24,278	27,455	30,565
Existing Stock	(m) 27,964				
Indicative Mismatch	MM2 9,945	6,764	3,686	509	-2,601

Notes:

The projected indicative need for LARGE dwellings = the projected number of large low income households PLUS the assumed proportion of the projected number of small moderate-high income households that choose large dwellings PLUS the assumed proportion of the projected number of large moderate-high income households that choose large dwellings.

The assumed proportional splits of the projected indicative need and existing stock - in terms of being small or large households, having low or moderate-high income and whether small or large dwellings are consumed - is the same as for the 2006 Census Custom Data Set used to derive tables 24 and 25. The (a) and (g) indicative need figures and (f) and (m) existing stock figures are the same as in tables 24 and 25.

The model does not seek to project the future stock of small and large dwellings because the Department of Housing does not have access to sufficient data to make assumptions about the capacity of the area to accommodate or facilitate the delivery of different numbers and proportions of small and large dwellings. The indicative mismatch figures for future projection years therefore represent a base case scenario for reviewing housing needs in the area.

The 'existing stock' identified here is equivalent to 'housing consumption' by the estimated number of resident households. This is less than the total stock of dwellings, which also includes vacant dwellings and dwellings occupied by visitors only.

MM2 = Indicative mismatch in number of Large Dwellings, i.e. existing stock of large dwellings less the indicative need for such dwellings.

PIFU = Planning Information and Forecasting Unit, formerly within Department of Local Government, Planning, Sport and Recreation, now within Department of Infrastructure and Planning

Source:

Australian Bureau of Statistics 2006 Census Custom Data Set
 PIFU, Household projections for Queensland LGAs, 2001 to 2026 (Medium Series), 2007
 PIFU, Projected resident population for Local Government Areas - 2006 Edition
 PIFU, Interim population projections (2001-2026) for Hervey Bay City Priority Infrastructure Plan, 2008

APPENDIX H

Audit

Social and Special Needs Housing Providers

Service provider name	Organisation Type	Legal entity	Housing Type	Total units managed	Registered	Multi-program	Target group	Contact Details				Other Information
								Street	Suburb	Postcode	Phone	
Burrum Aged Units Association	CHO	N/A	LT	32	Yes	No	N/A	28 Arthur Street	Howard	4659	41290925	Includes 1 x 8 bedroom shelter 5 units and transitional house in Maryborough and 1 x duplex in Hervey Bay CRS Houses 50 CRS units change frequently LT 12 Houses, 23 Units CAP - Includes 16 bedroom shelter counted as one unit
Centacare Fraser Coast	CHO	Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane	LT CAP CAP H/L CMSU	9 8 2 32	Yes	No	N/A	6/152 Boat Harbour Drive 138-140 Wharf Street	Pialba Maryborough	4655 4650	41940172 4121 6410	
Hervey Bay Housing Coalition Incorporated	CHO	N/A	LT	24	Yes	No	N/A		Urraween	4655	41243510	
Fraser Coast Regional Council	LG	N/A	LT	48	Yes	No	N/A	77 Tavistock Street 431-433 Kent St Forgan Terrace	Torquay Maryborough Tiaro	4655 4650 4650		
Blue Care – Maryborough	CHO	Uniting Church in Australia Property Trust	LT	19	Yes	No	N/A	63 Churchill Street	Maryborough	4650	41231599	
Youthcare Hervey Bay	CHO	N/A	LT	24	Yes	No	Youth	8 King Street	Urangan	4655	41255798	
Youthcare Housing Service/Centacare Hervey Bay	CHO	N/A	CAP		Yes	No	Youth		Pialba	4655		
Yoorana Women's Domestic Violence and Resource Service Incorporated	LG	N/A	CAP	8	Yes	No	Women	PO Box 630 - No address disclosed for security reasons	Maryborough	4650	41222218	
Queensland Country Women's Association	CHO	N/A	L/T	2	No	No	N/A	15 Quay Street	Bundaberg	4670	4123 6168 OR 4151 3503	
Fraser Coast Housing Services Incorporated (includes Coolooli House Men's Refuge and Housing Action Group Maryborough)	CHO	N/A	CRS LT CAP	72 35 13	Yes	Yes	N/A	224 Bazaar Street	Maryborough	4655	41214515	
Korrawinga Aboriginal Corporation								4/352 The Esplanade	Scarness	4655	4124 4814	
Maryborough Aboriginal Corporation for Housing and Development				17				138 Wharf Street	Maryborough	4655	41224382	
Fraser Coast Community Rental Group Inc			CRS					43 Hunter Street	Pialba	4655	4124 1183	
Pathways Maryborough Semi Independent Living Program	CHO	Churches of Christ Care					Youth (12 to 18 years)		Maryborough	4655		

Source: Regional Social Housing Profile Queensland Government July 2009; Directory Wide Bay Burnett () GP Links Wide Bay - <http://www.gplinks.org.au/> accessed 18/02/10

Abbreviations	
Organisation Type	
CHO	Community Housing Organisation
LG	Local Government
Community Housing Type	
LT	Long Term Community Housing Program
CAP	Crisis Accommodation Program
CAP H/L	Crisis Accommodation Program - Head Lease
CMSU	Community Managed Housing - Studio Units
CRS	Community Rent Scheme

Housing Related Services

Service provider name	Suburb/ town	Type of Organisation	Legal entity	Program type	Total units managed	Registered	Multi-program	Target group	Contact Details			
									Street	Suburb	Postcode	Phone
Community Lifestyles Agency Inc (accommodation support for people with a disability)	Maryborough	HRS			N/A?			Disabilities	Comli Place, 99 Bazaar Street	Maryborough	4655	41233552
Fraser Coast Advice and Advocacy Service	Pialba	HRS	Fraser coast Community Rental Group Incorporated	TAAS(Q)	N/A	Yes	No	N/A				
Hervey Bay Home Assist Secure	Urangan	HRS	Hervey Bay City Council	HAS	N/A	Yes	No	N/A	133 Adelaide Street	Maryborough	4655	41232234
Maryborough and Burnett Districts Home Assist Secure	Maryborough	HRS	Home Maintenance and Security Service Association	HAS	N/A	Yes	No	N/A	133 Adelaide Street	Maryborough	4655	4197 4332
Maryborough Burnett South Home Modification Service	Maryborough	HRS	Home Maintenance and Security Service Association Incorporated	HACC	N/A	Yes	No	N/A				
Churches of Christ Care Pathways - Maryborough	Maryborough		Churches of Christ Care						154 Bazaar Street	Maryborough	4650	4120 0600
Fraser Coast Community Rental Group									PO Box 165	Torquay	4655	4124 1183
Reconnect	Hervey Bay	HRS			N/A			Youth	78 Torquay Rd	Pialba	4655	4124 4333

Residential Aged Care

ORGANISATION NAME	ORGANISATION	STREET	SUBURB	POSTCODE	FORMER LGA	TOTAL HIGH CARE BEDS	TOTAL LOW CARE BEDS	ILUs	INTEGRATED CARE	CONTACT NUMBER
						HIGH CARE / NURSING HOME	LOW CARE / HOSTEL			
Bayhaven Nursing Home HB	Bluecare	141 Long Street	Point Vernon	4655	HB	40	0	0	-	41281055
Fairhaven HB	Churches of Christ	130 Paintlins Lane	Pialba	4655	HB	51	27	0	-	41248955
Masters Lodge HB	Bluecare	33 Jensen Drive	Pialba	4655	HB	32	29	18	Yes	41242244
RSL Baycrest HB	RSL	99 Doolong Road	Kawungan	4655	HB	30	80	194	Yes	4128 4500
Spiritus Kirami Home HB	Spiritus	12 Banksia Street	Point Vernon	4655	HB	0	50	0	-	41912888
Torbay Retirement Village HB	Independent	43 Exeter St	Torquay	4655	HB	132	30	159	Yes	41250800
Tricare Point Vernon Nursing Centre HB	Tricare	193 Esplanade	Point Vernon	4655	HB	80	14	0	-	41283122
Chelsea RSL Care M	RSL	110 Tooley Street	Maryborough	4650	M	5	35	101	Yes	41215899
Fairhaven Retirement Village M	Churches of Christ	15 Morning Street	Maryborough	4650	M	40	50	65	Yes	41212436
Prescare Groundwater M	Prescare	165 Arnaud Street	Granville	4650	M	20	40	0	-	41226800
Yaralla Place Residential Aged Care	Queensland Health	Cnr Walker St & Yaralla	Maryborough	4650	M	96	0	0	-	41228110
Petrie Gardens Hostel Tiaro	Churches of Christ	Cnr Inman & Tiaro St	Tiaro	4650	Tiaro	0	10	0	-	
TOTAL BEDS						526	365	537		

Retirement Villages

ORGANISATION NAME	ORGANISATION	STREET	SUBURB	POSTCODE	FORMER LGA	BEDS/UNITS	PEOPLE (estimate)	Phone
Existing								
Bay Village		Elizabeth Street	Urangan	4655	HB	27		
Fraser Shores Retirement Village	Independent	124-200 Nissen Street	Pialba	4655	HB	445	650	41246246 Has approval for 185 more units
Golden Shores	Privately	7 Bay Drive	Pialba	4655	HB	353	600	41246122 Lifestyle 50 and over, individual homes
Hazelmere Village Home Park	Independent	14 Ibis Boulevard	Pialba	4655	HB	98	136	41241877
Sugar Coast Village		208-218 Elizabeth Street	Urangan	4655	HB	80	135	41253077 Relocatable home park, Over 55s, buy the home, lease the land.
Urimbirra Retirement Village	Independent	419-429 Boat Harbour Drive	Torquay	4655	HB	49	43	41252644
Eureka Care Community Maryborough	Independent	60 Rocky Street	Maryborough	4650	MB	46	49	41223661
Eureka Care Community Hervey Bay	Independent	15 McNally Street	Hervey Bay	4655	HB	53	25	4194 0769
Seachange Lifestyle Resort		Elizabeth Street	Urangan	4655	HB			
Noble Lakeside	Independent	Pialba - Burrum Heads Road	Eli Waters	4655	HB	60	90	41945411 Has approval for 149 more units
Sapphire on the Esplanade	RSL Care	Esplanade	Pialba	4655	HB	60	18	41248365 11 Units occupied at the moment, 18 people
						1271	1746	
Retirement Villages & Aged Care These have been counted in the Residential Aged Care audit as well								
Torbay Retirement Village HB	Independent	43 Exeter St	Torquay	4655	HB	159		
Masters Lodge HB	Bluecare	33 Jensen Drive	Pialba	4655	HB	18		41250800
Fairhaven Retirement Village M	Churches of	15 Morning Street	Maryborough	4650	M	65		
RSL Baycrest HB	RSL	99 Doolong Road	Kawungan	4655	HB	194		
Chelsea RSL Care M	RSL	110 Tooley Street	Maryborough	4650	M	101		
Approved								
Waters Development		Freshwater St and Denman's	Scarness	4655	HB	40		
Zoble Enterprises		96 Tavistock Street	Torquay	4655	HB	45		
Community Life		525-531 Boat Harbour Drive	Urangan	4655	HB	23		
Breeze Retirement Village		71 Boundary Road	Urangan	4655	HB	177		
Hervey Bay Retirement Village		155-179 Urangan Street	Urangan	4655	HB	326		
Leading Edge Pacific		St Joseph's Drive	Urraween	4655	HB	187		
Golden Years Village		Pilot Street	Urangan	4655	HB	36		
						334		
Preliminary Approval								
Augustus Retirement Village		Maryborough-Hervey Bay Rd	Urraween	4655	HB	120		
						1288		
TOTAL BEDS / UNITS								

Real Estate Agents - Fraser Coast

Real Estate Agent	Office - Street	Suburb	Postcode	Sales Contact	Rentals Contact
Advantage One Real Estate	Eli Waters Shopping	Eli Waters	4655	41248731 sales@advantageonerealestate.co	Same as Sales
	2 Pier Street	Urangan	4655	4125 3255 sales@advantageonerealestate.co	Same as Sales
	76 William Street	Howard	4659	4129 0222	
A&G Realty	Shop 1, 224 Adelaide Street	Maryborough	4650	4123 6736	
Alice Street Real Estate	1 / 281 Alice Street	Maryborough	4650	4123 2311 Fax: 4123 2244	
Aqua Marine Realty	348 Esplanade	Scarness	4655	4128 3833	Same as Sales
At Bay City Hervey Bay	29 Main Street	Pialba	4655	4128 1199	
B&G Realty	150 Esplanade	Point Vernon	4655	4194 1800 Fax: 4194 0761	
Boltons Real Estate	67 Ellena Street	Maryborough	4650	4123 0100	
Burns (Lorna)	108 Ellena Street	Maryborough	4650	4123 0550	
Burrum Heads Accommodation	1/47 Burrum Street	Burrum Heads	4659	4129 5166	
Burrum River Realty	Shop 1 / Ivor Drive Cnr	Burrum Heads	4659	4129 5508	Same as Sales
Bush to Bay Real Estate	65-67 William Street	Howard	4659	4129 4497	
	Lot 300, Gregory Street	Howard	4659	4129 4475	
Buxton Real Estate	1 Wharf Street	Buxton	4660	4126 1742	
Carter Cooper Realty	426 Esplanade	Torquay	4655	4125 5399 sales@cartercooperrealty.com.au	Same as Sales
Century 21 Project Marketing (Commercial)	15 Central Avenue	Pialba	4655	4124 0224 Fax: 4124 0773 sales@c21pmq.com	
Classic Real Estate	48 Pallas Street	Maryborough	4650	4121 0022	
Compass Realty	18 Skinner Cs	Urangan	4655	4124 9114	
Elders	402 Esplanade	Torquay	4655	4125 5244 Fax: 4125 5177 sales@eldershb.com	4125 5888 rentals@eldershb.com
	64 Burrum Street	Burrum Heads	4659	4129 5166 Fax: 4129 5351 burrumheadre@elders.com.au	Same as Sales
First Choice Realty	Shop 4, 341 Esplanade	Scarness	4655	4124 2527 Fax: 4124 2521 enquiries@firstchoicerealty.com.au	Same as Sales
Helen Day Realty Pty Ltd	76 William Street	Howard	4659	4129 0222 Helen@helendayrealty.com.au	Same as Sales
First National Real Estate	1-2/62 Main Street	Pialba	4655	4194 2677 Fax: 4194 2877 napiierfirstnational@bigpond.com	Same as Sales
	85 William Street	Howard	4659	4129 0588 Fax: 4129 0588 admin@bdfn.com.au	Same as Sales
Forrester Kurts Properties	Buccaneer Drive	Urangan	4655	4125 5455	
Frederiksen Brian Real Estate	2/52 Winchelsea	Pialba	4655	0427 242 750	
Harcourts	424 Esplanade	Torquay	4655	4124 9477 Fax: 4124 9488 herveybay@harcourts.com	-
	434 Esplanade	Torquay	4655	-	4125 2866
	122 Adelaide Street	Maryborough	4650	4120 9700 Fax: 4120 9788 reception@maryboroughhar	
Harvey Waters Realty	3/351 Esplanade	Scarness	4655	4124 2944	
Hypo Commercial	Suite 11, 40 Torquay Road PO Box 1615	Pialba	4655	4194 2227 Fax 4194 1277	
JTH Property	577 Esplanade	Urangan	4655	4125 5733 Fax: 4125 5922 enquiries@jthproperty.com	
LJ Hooker	33 Main Street	Pialba	4655	4197 9000 Fax: 4128 2537 herveybay@ljh.com.au	rentals.herveybay@ljh.com.au

	371 Kent Street	Maryborough	4650	4122 3533	
Neilson Properties	187 Lower Mountain	Dundowran	4655	4128 6709	
Owen Gould Real Estate Agent	281 Adelaide Street	Maryborough	4650	4123 2550	
OzE Real Estate	Shop 1, 346 Esplanade	Scarness	4655	4128 6998	
PRD Nationwide	428 Esplanade	Torquay	4655	4125 1900 Fax: 4125 1211 herveybay@prd.com.au	Same as Sales
Professionals Real Estate	337 Esplanade	Scarness	4655	4124 4599 sales@professionalsherveybay.co	Same as Sales
Queensland Commercial Properties (Commercial)	Unit 4 / 8 Neils Street PO Box 3380	Pialba	4655	4124 4941 Fax: 4194 2533	
Raine and Horne	357 Esplanade	Scarness	4655	4128 2188	
Ray Edward Real Estate	2 Ansons Road	Dundowran	4655	4128 6600 Fax: 4128 6070 rayedward@rayedward.com.au	Same as Sales
Ray White Real Estate	381 Esplanade	Torquay	4655	4128 5000 Fax: 4124 7666 herveybay.qld@raywhite.com	4124 7777
Realway Property Consultants	369 Kent cnr Bazaar	Maryborough	4650	4123 5354	
	363 Esplanade	Scarness	4655	4128 4255 Fax: 4128 4435	
	143 Adelaide Street Mayne Street	Maryborough Tiaro	4650 4650	4123 0787 4129 2517 Fax: 4129 2742	
Remax 1 st Class	19 Main Street	Pialba	4655	4194 3444	
	209 Adelaide Street PO BOX 581	Maryborough	4650	4120 0900 remaxheritageqld@remax.com.au	
Richardson and Wrench	419 Esplanade PO Box 5043	Torquay	4655	4125 3399 Fax: 4125 3922 herveybay@randw.com.au	
River Heads Property Sales	Shop 3/54 Ariadne	River Heads	4655	4125 7777	Same as Sales
Seaside Real Estate	Shop 5/ Marina Mail	Urangan	4655	4125 2600	
S & K Properties	36 Many	Point Vernon	4655	4124 4450	
Sprake Real Estate	331 Esplanade	Scarness	4655	4124 6200 Fax: 4124 6244 herveybay@sprakerealestate.com	
	94 Ellena Street	Maryborough	4650	4121 2466 Fax: 4123 1424 maryborough@sprakerealestate.co	
Toogoom Beach Real Estate	6 Jeppeson Road	Toogoom	4655	4128 0268 Fax: 4128 0364 toogoomre@bigpond.com.au	
Wal Pavey Real Estate	144 Adelaide Street	Maryborough	4650	4123 3555 Fax: 4123 4031 admin@walpavey.com.au	Same as Sales
We Sell Real Estate	3 / 24 Gympie Road	Tinana	4650	4122 4700 admin@wesellrealestate.net.au	Same as Sales
Wide Bay Prestige Properties	167 Adelaide Street	Maryborough	4650	4123 2799 Fax: 4123 2604 admin@widebayprestigeproperties	Same as Sales
Wizz Realty	21 Main Street	Pialba	4655	4124 5800	

Source:

Caravan Parks

Name	Catchment	Former LGA	Contact Details			
			Street	Suburb	Post Code	Phone
Fraser at Cathedral Beach Big 4		MB	Cathedral Beach	Fraser Island	4581	41279177
Boonooroo-Tuan Caravan Park		MB	Oak Street	Boonooroo	4650	41298211
Maaroom Caravan Park		MB	32 Granville Road	Maaroom	4650	41298222
City Caravan Park		MB	125 Aldridge Street	Maryborough	4650	41214467
Country Stopover Caravan Park		MB	22623 Bruce Highway	Maryborough	4650	41212764
Huntsville Caravan Park		MB	23 Gympie Road	Maryborough	4650	41214075
Kellys Colonial Caravan Park		MB	148 Gympie Road	Maryborough	4650	41214681
Wallace Motel & Caravan Park		MB	22 Ferry Street	Maryborough	4650	41213970
Poona Palms Caravan Park		MB	101 Boronia Drive	Poona	4650	41298167
Maryborough Caravan Park		MB	209 Gympie Road	Tinana	4650	41216379
Tinnanbar Waters Caravan Park		T	Palm Drive	Tinnanbar	4650	41298366
Happy Wanderer Village Caravan Park		HB	105 Truro Street	Hervey Bay	4655	41251103
Coconut Grove Caravan Park		HB	Cnr Main and McLiver	Pialba	4655	41214467
Hervey Bay Beachfront Caravan Parks		HB	Esplanade	Pialba	4655	41281399
Magnolia Caravan Park		HB	Cnr Boat Harbour Drive and	Pialba	4655	41281700
Point Vernon Holiday Park		HB	26 Corser Street	Point Vernon	4655	41281423
Sun Lodge		HB	26 Mant Street	Point Vernon	4655	41281692
Australiana Village Top Tourist Park		HB	295 Boat Harbour Drive	Scarness	4655	41282762
Hervey Bay Beachfront Caravan Parks		HB	Esplanade	Scarness	4655	41281274
Serenity Caravan Park		HB	39 Moreton Street	Tooom	4655	41280164
Fraser Lodge Caravan Park		HB	20 Fraser Street	Torquay	4655	41249999
Hervey Bay Beachfront Caravan Parks		HB	Esplanade	Torquay	4655	41251578
Lazy Acres Caravan Park		HB	91 Exeter Street	Torquay	4655	41251840
Palms Caravan Park		HB	46 Truro Street	Torquay	4655	41251704
Shelly Beach Caravan Park		HB	61 Ocean Street	Torquay	4655	41251105
Harbour View Caravan Park		HB	Jetty Road	Urangan	4655	41289374
Hervey Bay Caravan Park		HB	Margaret Street	Urangan	4655	41289553
Windmill Caravan Park		HB	17 Elizabeth Street	Urangan	4655	41289267
Burrum Heads Beachfront Tourist Park		HB	42 Burrum Street	Burrum Heads	4659	41295138
Hillcrest Holiday Park		HB	Howard Street	Burrum Heads	4659	41295179
Burrum River Caravan Park		HB	141 Old Bruce Highway	Howard	4659	41294859

Council Owned

Source:

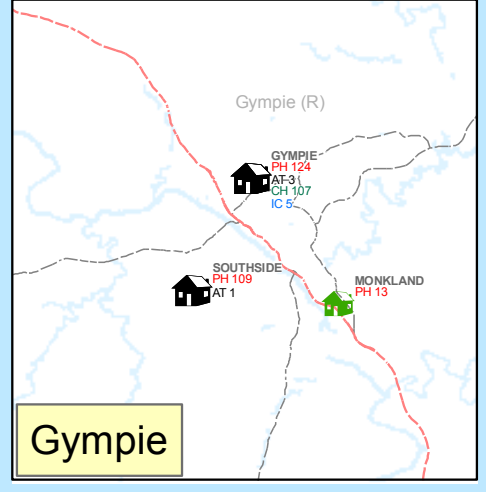
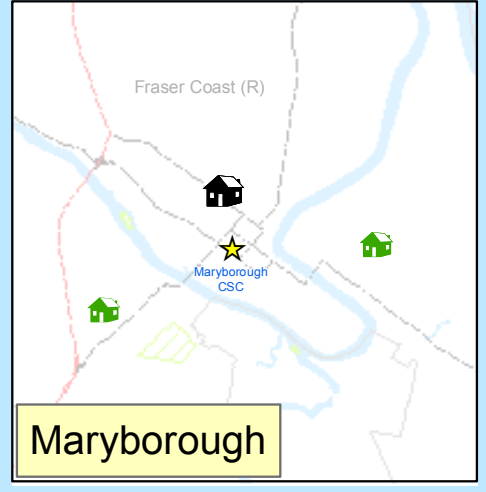
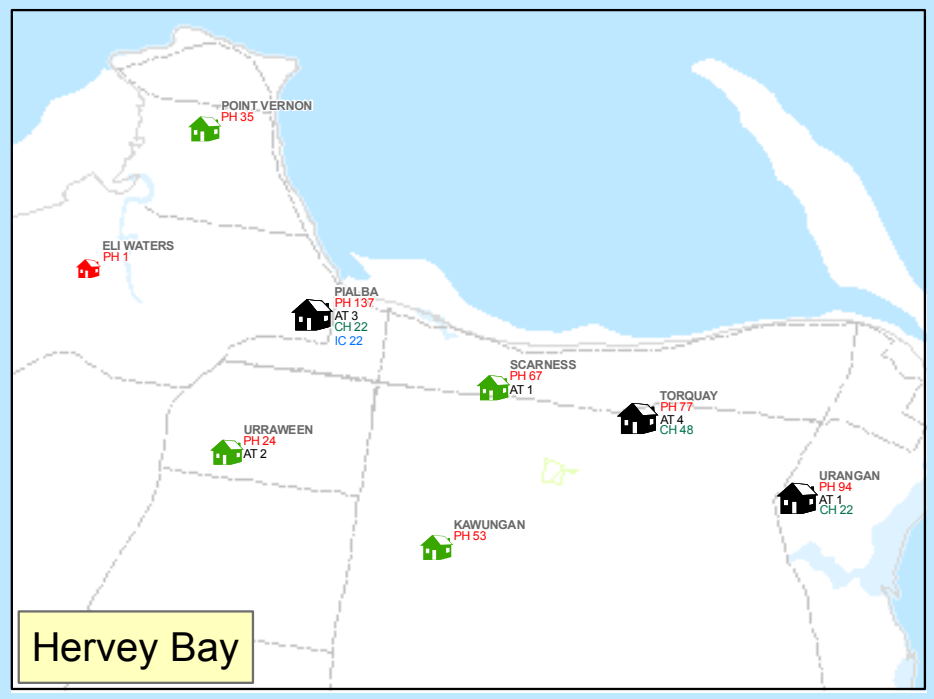
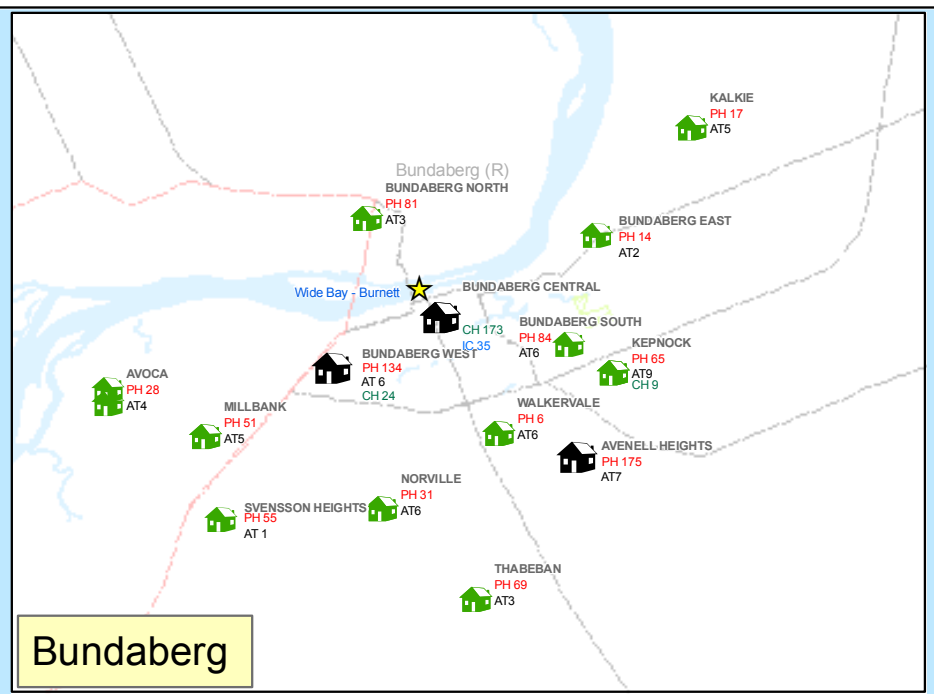
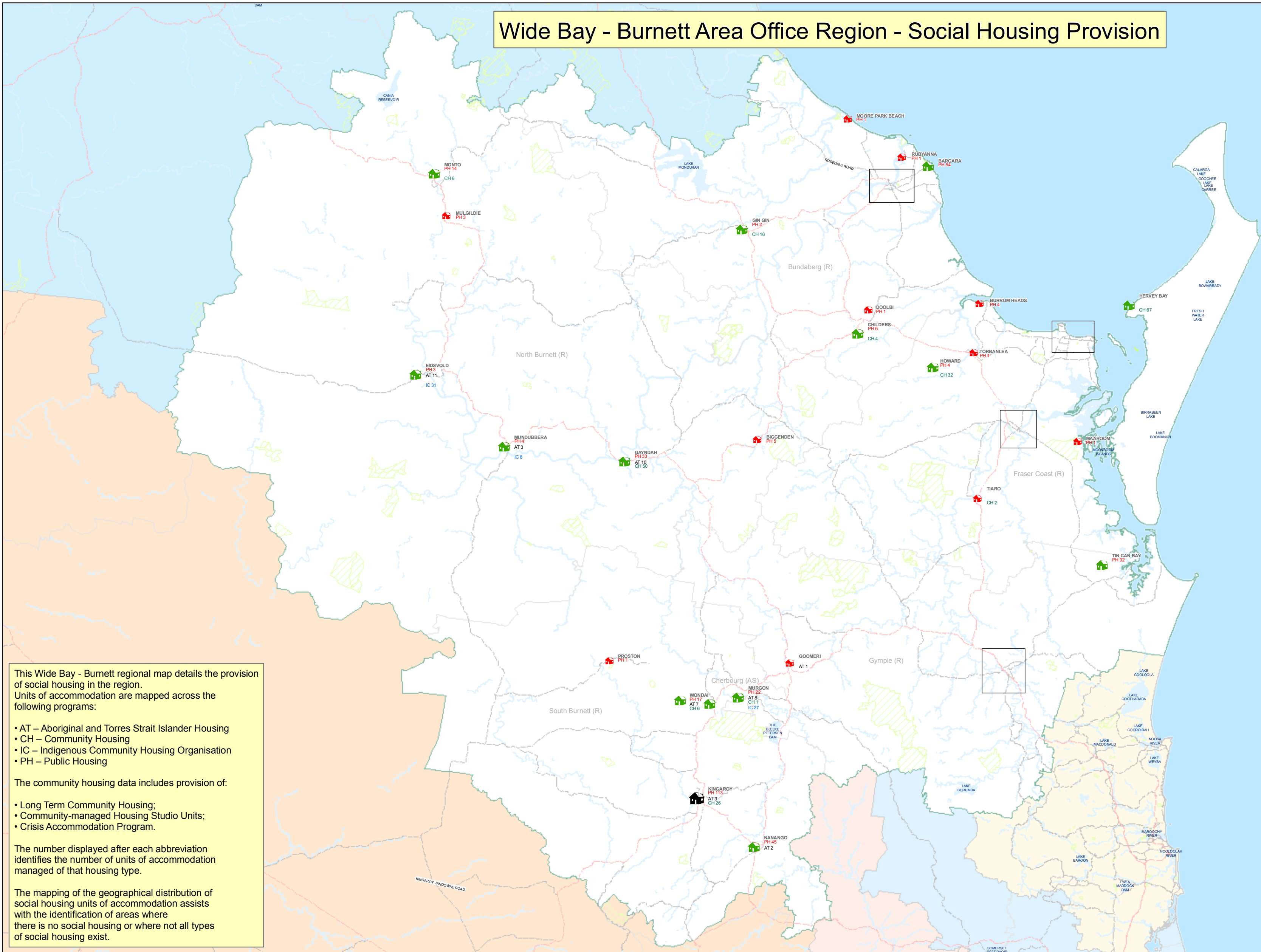
Data from Social Housing Provision Map

Type	Suburb	Number
Aboriginal and Torres Strait Islander Housing	Pialba	3
Aboriginal and Torres Strait Islander Housing	Scarness	1
Aboriginal and Torres Strait Islander Housing	Torquay	4
Aboriginal and Torres Strait Islander Housing	Urangan	1
Aboriginal and Torres Strait Islander Housing	Urraween	2
Community Housing	Howard	32
Community Housing	Pialba	22
Community Housing	Tiaro	2
Community Housing	Torquay	48
Community Housing	Urangan	22
Community Housing	Hervey Bay	67
Indigenous Community Housing Organisation	Pialba	22
Public Housing	Kawungan	53
Public Housing	Maaroom	1
Public Housing	Point Vernon	35
Public Housing	Torbanlea	1
Public Housing	Eli Waters	1
Public Housing	Howard	4
Public Housing	Pialba	137
Public Housing	Scarness	67
Public Housing	Torquay	77
Public Housing	Urangan	94
Public Housing	Urraween	24

This appears over Fraser Island on the map.

Note: Maryborough has no numbers.

Wide Bay - Burnett Area Office Region - Social Housing Provision



This Wide Bay - Burnett regional map details the provision of social housing in the region. Units of accommodation are mapped across the following programs:

- AT – Aboriginal and Torres Strait Islander Housing
- CH – Community Housing
- IC – Indigenous Community Housing Organisation
- PH – Public Housing

The community housing data includes provision of:

- Long Term Community Housing;
- Community-managed Housing Studio Units;
- Crisis Accommodation Program.

The number displayed after each abbreviation identifies the number of units of accommodation managed of that housing type.

The mapping of the geographical distribution of social housing units of accommodation assists with the identification of areas where there is no social housing or where not all types of social housing exist.

Total Units of Accommodation

Less than 9	PH1 Public Housing
10 - 99	AT2 Aboriginal & Torres Strait Islander Housing
More than 100	CH3 Community Housing
	IC4 Indigenous Community Housing Organisation

Area Office Boundaries

Wide Bay - Burnett	South West Queensland
Central Queensland	Sunshine Coast
Caboolture	West Moreton

Area Office and Client Service Centre Locations

- ★ Area Office and Client Service Centre Locations
- Major Highways and Motorways
- Arterial Roads

National Parks and State Forests

- Rivers, Creeks and Water Bodies
- Local Government Area

Scale: 0 to 25 Kilometers

Queensland Government
Department of Communities

This map was produced by Business Intelligence Branch Information and Facilities Management Department of Housing
Map Document path: \\s:\bim\workspaces\WhiteD\Social Housing Provision
Note: Whilst every effort has been made to ensure this map is correct, its accuracy is not guaranteed
Data current at June 2008

APPENDIX I

Consultation Results

Consultation Results Summary

Retirement Villages / Residential Aged Care Providers

Anonymous (19 April 2010) RSL Care's Chelsea Retirement Community, Maryborough.

Anonymous (19 April 2010). Petrie Gardens.

Badley, Liz (16 April 2010). On Site Manager: Golden Shores Retirement Village, Hervey Bay.

Best, Michelle (19 April 2010). Administration Officer: Fairhaven Aged Care Facility, Hervey Bay.

Harrison, Jane (16 April 2010). Facilities Manager: Tricare Point Vernon, Hervey Bay.

Jackson, Clive (16 April 2010). Manager: Noble Lakeside Over 50s, Hervey Bay.

Madin, Paul (24 March 2010) Manager: Sugar Coast Village.

Moore, Debra (27 April 2010).

Parry, Phillip (16 April 2010). Torbay Aged Care, Hervey Bay.

Summers, Lynda (19 April 2010). Manager: Fairhaven Aged Care Facility, Hervey Bay

Themes of Consultation

- *Home sizes*
 - The size of the independent living unit that people want are getting larger. Residents may want a lock-up garage and up to three bedrooms so they can sleep apart, or for a computer / sewing room, or for when people come to stay.
- *Need*
 - There are currently people on waiting list to get a spot.
 - "Dreadfully difficult to find a place that provides a higher level of care".
 - Approved places are not being built because it is too expensive to build and poor financial return. Government wants to deal with a fewer number of larger organisations.
 - Secure beds for dementia patients are highest area of need.
- *Affordability*
 - In many retirement villages / lifestyle villages the house is bought and the land is rented. Rental options would be good as not everyone has a big home to sell to finance a move into a retirement village.
 - Banks won't lend on relocatable homes or charge high interest rate.
 - For at least one retirement village, no form of credit was accepted; purchasers had to buy in cash.
 - Appropriate affordable housing for people with low assets / low income may be required as some people are housed in residential aged care because they can't afford to rent. These people have care needs but these could be met by home care services.
 - Maryborough is not as expensive as Hervey Bay. People move into Maryborough from western areas.
- *Integrated Approach*
 - Residents of Independent Living Units can access services from nursing home.
 - HACC service do visit retirement villages to provide services.
 - As people in retirement villages age they move into residential aged care.
 - Integrating aged care facilities with their communities would be a good idea.
- *Accessibility*
 - Transport can be an issue for residents.
 - Some people move away to be closer to health services.
 - Free public transport for older people and improved sidewalks would be useful.

- *Adaptable Housing*
 - Regulations are outdated. Better off adapting the house to the person's needs rather than building for the worst case and adding cost for people to enter.

Caravan Park Managers

Gilchrist, Ian (17 March 2010). Maryborough Caravan Park, Tinana.

March, Warren (17 March 2010). Hillcrest Holiday Park, Burrum Heads.

Noble, Bruce (17 March 2010). Burrum River Caravan Park, Howard.

Owner (24 March 2010). City Caravan Park, Maryborough.

Thomas, Glyn (24 March 2010). Coconut Grove Caravan Park, Hervey Bay.

Wallace, Don (24 March 2010). Poona Palms Caravan Park, Poona.

Themes of Consultation

- *Long Term Residents*
 - Majority of vans were occupied by long-term residents and most income came from long-term residents in caravan parks surveyed.
 - Mostly single males, few couples.
 - Many are long-term unemployed.
 - A proportion are older and, in some cases, require care.
 - Caravan Park owner / manager can reject residents – tend to reject families / single parents.
- *Need*
 - Demand for sites is growing (Howard).
 - Demand is stable or declining (Maryborough), “nothing here for them”.
 - Resale of sites and caravans is strong.
 - Some people would rather stay in caravan park than access Housing Commission because it has too many problems.
- *Affordability*
 - Elderly residents tend not to move on to retirement villages as they cannot afford the large upfront cost.
- *Other*
 - Caravan parks are providing a service that governments should be providing through social housing.
 - Council should reduce rates for caravan parks so they can invest in facilities.

Housing and Housing Support Providers

Anonymous (12 May 2010). Centacare, Hervey Bay.

Anonymous (7 July 2010). Hervey Bay Housing Coalition, Hervey Bay.

Clunn, Ian (7 July 2010). Fraser Coast Housing Services, Hervey Bay.

Eggmoesle, Jo (21 July 2010). Former ATSI Indigenous Health Co-Ordinator (WBB).

Evans, June (2 August 2010). Korrawinga– Aboriginal Housing and Community Development Corporation, Hervey Bay.

Healey, Angelita (12 May 2010). Youth Care, Hervey Bay.

Hoodless, David (13 May 2010). Hervey Bay Community Access.

Massingham, Michael (19 May 2010). Reconnect.

Nelson, Shane (21 July 2010). Kahwunwooga – Justice and Community Development Corporation.

Scott, Phillip (2 August 2010). Housing and Homelessness, Maryborough.

Spires, Jason (17 May 2010). Coolooli House Men's Refuge.

Strohfeldt, Joan (4 March 2010). Department of Communities, Housing and Homelessness.

Thompson, Maree (18 May 2010). Community Lifestyles Agency.

Waterton, Del (21 July 2010). Maryborough Aboriginal Housing and Community Development Corporation.

Themes of Consultation

- *Needs*
 - Always a need for affordable accommodation for people with disabilities.
 - Need accommodation in Maryborough, close to centre of town.
 - No social housing for people under 21 in Maryborough.
 - Need for accommodation for 'time out' for young people with family relationship issues.
 - Department of Housing may have assessed Maryborough as not having an affordability problem due to the lower rents, but this doesn't consider the socio-economic factors.
 - Elderly people are finding it difficult to rent and live off pensions.
 - Need short term accommodation for young people in Maryborough.
- *Accessibility*
 - Living outside city creates problems in terms of access to services.
 - Need accommodation closer to town.
- *Housing*
 - Duplexes are a good setup and cost effective.
 - No two stories.
 - Difficult to get accessible properties.
 - Good example is: four two-bedroom units semi-detached, with two units for aged people and two unit for people with disabilities.
 - Group housing for young people is suitable for some but not for others.
 - Social housing needed equally in Maryborough and Hervey Bay.
 - Nothing permanent available for young people. One shelter in Hervey Bay.
 - Maryborough has more diversity of housing, with older homes, small cottages and large Queenslanders.
 - Mismatch between current and projected population and the current housing stock – need more 1-2 bedroom units that are affordable and then housing for larger families.
 - Shortage of housing in Hervey Bay forces people into Maryborough, rather than the other way around. Level of social housing in Hervey Bay has not kept pace with population growth.

- *Real Estate Agencies*
 - Some discrimination from real estate agencies for people with disabilities wanting to rent.
 - No problems with real estate agents for people with disabilities wanting to rent.
 - Some discrimination from real estate agencies for indigenous people.
- *Government Funding Programs*
 - Hervey Bay [Fraser Coast Regional Council] is not as responsive as Bundaberg for the HRAS/HAF funding.
 - Frustration with Council due to lack of participation in Federal government funding opportunities for social housing and affordable housing.
 - One organisation had a number of social housing units planned but missed out on stimulus money because of difficulties getting development applications through on time or complexities of making changes to existing approvals.
 - There is a blockage with NRAS and these projects should be fast-tracked.
 - One developer, talked about a project with a mix – private owned, some rented and some social housing – not progressed. Don't have money to raise finance so need to work in partnership. These are considered the best models however it can't translate entirely to the Fraser Coast given the Council is not as well-resourced as the larger urban Councils. Need someone at Council that can work with the developers on this.
 - Council officers to date have been focussed on assessment of applications and not considering these opportunities
- *Crisis Accommodation*
 - Most in men's shelter had tried caravans first but were not allowed due to background.
 - No crisis accommodation for men in Hervey Bay.
 - Crisis accommodation for men in Maryborough meets demand.
 - Some staying in crisis accommodation for men were referred from mental health and disabilities while waiting for accommodation.
 - Free very short-term emergency accommodation needed for men.
 - Crisis accommodation for youth in Hervey Bay is well used and meets demand but full during exam time and Christmas.
 - Big need for crisis accommodation for singles.
- *Caravan Parks*
 - Operators now find it less profitable to have long term residents than tourists so long term places are declining.
 - Caravan parks are upgrading to tourist accommodation.
 - Caravan parks are generally easier to get into and fewer up-front expenses than rental properties.
 - Youth and family support very high in caravan parks, particularly in Hervey Bay. Not healthy environment though.
- *Indigenous*
 - Homeless indigenous people tend to stay with friends and family; part of the indigenous culture.
 - Hervey Bay and Maryborough have different issues and need separate consultation.
 - Maryborough has 'terrible' needs with regard to indigenous housing. Hervey Bay better off due to Korrawinga and Scrub Hill organisations.
 - Need to integrate new housing with rest of community and close to amenities, just life for all public housing. ATSI people do tend to like to be a little further out though.
 - "Indigenous specific" housing under ATSI program, but indigenous people are also on their general register – most like to be on both lists to maximise their chances of success.
 - ATSI families normally want 4 bedroom dwellings. They would rather risk tenancy agreements than turn family away. The prison exacerbates this in Maryborough.
 - Great need for all sorts of housing, for indigenous singles and families.
- *Homelessness*
 - Shortage of affordable housing is a contributing factor to homelessness but mental health, job loss etc also a cause of homelessness.

- Gap between last pay and Centrelink benefit.
- Not enough transitional housing, for example, for mental health and drug rehabilitation; people become homeless.

Real Estate Agents

Bayfield, Gaelene (24 March 2010). Helen Day Real Estate, Howard.

Day, Helen (25 March 2010). Helen Day Real Estate, Howard.

Jacobsen, Greg (17 March 2010). Elders Real Estate, Burrum Heads.

Levak, Jana (19 March 2010). Carter Cooper Real Estate.

Logan, Shane (29 March 2010). Office Manager, River Heads Property Sales.

Nelmes, Robyn (29 March 2010). Curra Country Real Estate.

O'Brien, Ruth (29 March 2010). Property Manager: Curra Country Real Estate.

Payne, Michael (1 April 2010). Realway Property Consultants, Tiaro.

Property Manager (24 March 2010). Professionals Hervey Bay.

Property Manager (24 March 2010). Ray Edward Real Estate, Dundowran.

Sobczak, Vanessa (17 March 2010). Property Manager, Alice Street Real Estate, Maryborough.

Themes of Consultation

- *Affordability*
 - Demand for affordable housing accounts for about 30% of trade (Maryborough).
 - Most tenants in Howard are on Centrelink payments. Howard and Torbanlea are more affordable than other parts of the region.
 - Many people looking in Curra, Tiaro etc. for affordable housing.
 - More affordable rental in River Heads than in Hervey Bay – a number of single mothers are moving to the area for cheaper rents.
- *Purchases*
 - Not a lot of demand for medium density in Maryborough, although this could be because there is not much available in Maryborough.
 - In Hervey Bay, demand for four bedroom houses in low \$300,000 price range, from young families on low incomes.
 - Not seeing many first-home buyers, even during bonus, in Maryborough.
 - Lack of 'higher end' housing in Maryborough (\$400,000 - \$500,000).
 - Higher demand for aged housing in Maryborough over next 20 years.
 - Lack of land supply in Maryborough although not a great demand for land at present.
 - There is demand for larger and rural residential land in Burrum Heads.
 - Medium density is not in demand in Howard area.
 - Not enough stock to meet demand (Howard).
 - The demand for smaller dwellings results from the demand for a more affordable housing in Tiaro.
 - There is demand for smaller lots in Tiaro (600-800sqm currently 1000sqm min lot size) but these would all require septic tanks.
- *Rentals*
 - Always a shortage of rental houses in Hervey Bay.
 - Big demand from groups of young people (under 18) in Maryborough looking to escape home environments.
 - Growing number of single parent families looking for rentals in Maryborough. Tend to choose older houses and units throughout town rather than being in any one part of town.
 - Shortfall in rural residential / large lot rentals in Burrum Heads.
- *Age Groups*

- Some people won't be able to afford nursing homes so families will have to start caring for older parents with secondary dwellings.
 - Almost no interest from 15-24 year age group in Burrum Heads but many school aged children.
 - Lack of facilities for older people requiring care in Burrum Heads and limited suitable product for this age group.
 - Limited supply of housing for older people in Maryborough.
- *Housing Types*
 - Houses are first option. Units do fill but houses are always first option due to culture.
 - In River Heads, couples with and without children are looking for four bedroom house with a fence. Extra room for a study or spare bedroom.
 - Around 70% of demand in River Heads is for land rather than for built houses. Still a lot of vacant land in River Heads.

Government

Ellery, Michael (6 April 2010). Fraser Coast Regional Council.

Group Consultation

Department of Communities (4 March 2010).

Masters, Wendy - Senior Services Centre Manager, Department of Communities, Housing and Homelessness – Central Queensland Region (Maryborough)

Strohfeldt, Joan – Senior Client Service Manager, Department of Communities, Housing and Homelessness – Central Queensland Region (Bundaberg)

▪ *Demand*

- Maryborough receives fallout from Hervey Bay regarding people on social housing list.
- Hervey Bay in highest demand. Well above demand in Maryborough.
- High demand for all bedroom counts. A mix of everything and all types.
- Tiaro residents generally move into Gympie for social housing. Few social housing units at Howard, Burrum Heads and Torbanlea, mainly houses.
- Demographic mix suggests need for smaller dwelling stock.

▪ *Rentals*

- Rents have increased over the past 10-15 years that rent assistance in the private market is not an option. Must go into social housing.
- Less availability of larger houses as homes were under-allocated previously.
- Hervey Bay is coming up to Sunshine Coast prices for rental.

▪ *Government Programs*

- NBESP will fund around 250 units by 2012 in Wide Bay Burnett region.

▪ *Caravan Parks*

- A lot only looking for tourists.
- Rents are not affordable.
- Terrible reputation of caravan parks in Maryborough. People go when they have no other choice.

▪ *Social Housing*

- Negative perception of social housing.
- Council's generally don't feel they have a role to play.
- Hervey Bay good for access to public transport.
- Climate change is a consideration due to evacuation issues.
- Model – cluster style housing, detached with small yard.
- Trend to smaller blocks; units would be built on quarter acre block. Maximum for single house would be 600m².

Housing Interagency (25 February 2010).

Gibson, Maruine – Office for Women and Community Mental Health Sector.

McGregor, Cherie – Fraser Coast Regional Council

Scott, Phillip - Department of Communities (Housing and Homelessness Services)

Shannock, Ross – Fraser Coast Integrated Mental Health

Representatives from:

Centacare;

Department of Employment and Indigenous Initiatives;

Carers Queensland;

Yoorana Women's Domestic Violence Service;

Community Connect;

Financial Counsellor for Life;

Community Housing Services;

Carers Queensland;

Safe Choices for Men.

- *Social Housing*
 - Central register managed by DOCs
 - Vacancy (provider) → referrals (from DOCs) → interview
 - Tenancy managers – DOCs
 - Social housing – not waiting list, it is assessed based on need – some people are ineligible - if eligible there are still actions that can be taken to encourage them to be supported in the private market
 - For social housing – generally a 9-10 year lease and then circumstances are reviewed – ultimately work toward getting people into or back into the private market
 - Regularly review properties - particularly 5 and 6 bedroom houses

- *Nation building program*
 - Federal government spending for the construction of social housing throughout Queensland – 4000 units by 2012 in addition to state funded purchases
 - Furiously buying land
 - Multiunit complexes – alot of properties coming on line
 - Julie – Community Housing to **manage** - DOCs to **own**

- *Entitlements and Bedroom No's*
 - Plans for single is an issue due to entitlements
 - Most pressing need is 1 bedroom or 4-5 or change it so two bedrooms
 - Property / construction based on current register needs
 - Can make specific requests for example, 8 bedrooms
 - Can go for less than your entitlement, for example, if wanted five bedroom but could only get four bedroom
 - People in a 5 bedroom and that need a 5 bedroom are very unlikely to move so very hard to get a 5 bedroom
 - Can't transfer up

- *Approach to encourage private market*
 - Advocate for people – Indigenous, single mums, young couples, liaise with REIQ
 - Financial support if damage or arrears
 - New program trialed in Rockhampton and Caboolture then Brisbane offices and now statewide
 - What is eligibility? Will be criteria to identify client

- Type of people that would be unlikely to make it high on the social housing register for example, slight affordability issues, no medical issues etc.
- Allows social housing to focus on the biggest needs
- Independent verification for social housing is required
- Once in rental market – monitored
- What steps for their long term success? – One officer for whole Wide Bay Burnett region
- What about rent increases? – No control over length of lease or rent rises
- Issue? People falling back onto the social housing register

Urban Development Institute of Australia (UDIA): Housing Affordability (19 February 2010).

Engeman, Paul – Multiplex Communities
 Gross, Matthew – National Property Research
 Oelkers, Rebecca – Brisbane Housing Company
 Lewis, Toby – Happy Haus

Urban Development Institute of Australia (UDIA) (27 April 2010)

Kaye, Dennis – Maryborough Sugar
 Poacher, Daniel – UDIA
 Sprake, Bruce – Real estate and developer
 Wellings, Nikki – Huntingdale
 Winney, Glen – Knight Frank (and Seashift)

▪ *Aged Persons*

- Hibiscus Gardens Estate development: Duplicate of Noosa and Bundaberg development; Like Fraser Shores; People are looking for lifestyle change and nothing in Maryborough; 300 lots, 250-400sqm; Full equity; With Council for four years – 4 years in assessment phase; Have submitted to DIP (currently in rural) to request Urban Footprint – Council has made a confidential submission; Coral Cove; Very strong demand in Maryborough for this type of housing – Self-sufficient; There was nothing in Maryborough like this; Even selling to people in the mid-30s; Issues with Main Roads (have previously refused).
- Ageing people want security and gated communities.

▪ *Development Activity*

- Development application process is a major hurdle to affordability.
- Finance, interest rates and infrastructure charges – lose buyers.
- Planning scheme is producing bad outcomes and the way it is interpreted.
- No innovation no incentive to produce alternative forms of development.
- Land value has gone down by 3.1% but infrastructure charges have increased significantly.
- Going to have to go to smaller lots to compete.
- \$300,000-\$400,000 market is what sells.
- Recession plane is a big issue.
- Significant drop in Esplanade prices – limited demand now.
- Aesthetics committee causes delay and is based on subjectivity.
- Risk of development is borne by the developer – if it is not saleable then the developer loses out.
- Difficult to amalgamate land parcels to achieve infill development.
- Medium density area in Hervey Bay was previously 6 storeys and now 3 storeys – significant difference.
- A lot of amenity concerns about higher densities and impacts on adjoining properties - if Council want an area of higher density – need to stick to it.
- Considered that developers have left town to go elsewhere particularly due to higher income charges, holding costs and long processing timeframes.
- Incomes are less on the Fraser Coast and therefore cost of bringing development on line is critical.
- One storey has better saleability on the Fraser Coast than 2 storeys.
- Narrower/different allotments require a higher level of assessment.
- Locations where future growth is identified are unlikely to be further subdivided.

- *Trends*
 - Believe the community would be open to smaller dwellings – all growth is from migration and therefore people are used to living in other areas like Sydney etc and are used to smaller dwellings and lots.
 - Trends toward body corporate.
 - Industry and market needs certainty.
 - Will continue to be one of the fastest growing regions.
 - A desire exists to establish courtyard lots and terrace housing and rear lane housing.
- *Needs*
 - More support for affordable housing projects.
 - Need to be innovative affordable and growth needs to be embraced.
 - Incentives for good quality affordable and innovative development – holding costs are a big issue therefore timing of approvals is critical.
 - Transport hubs and greater density around these areas - nodes in Hervey Bay.
 - Great opportunities around old rail corridors.
 - Support proposals under NRAS – timeframes are the key.

APPENDIX J

Hervey Bay Dwelling Stock

SCALE 1:10,000

SCALE 1:8,500

SCARNESS NODE

TORQUAY NODE

PIALBA NODE

Eli Waters

SCALE 1:12,500

URANGAN PIER NODE

URANGAN BOAT HARBOUR NODE

Urangan Central

Pialba Frame

Pialba Core

Pialba Frame

Boat Harbour Drive Frame

Boat Harbour Drive Core

Boat Harbour Drive Frame



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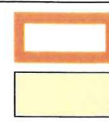
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Date: September 2006

Aerial Photography: N/A

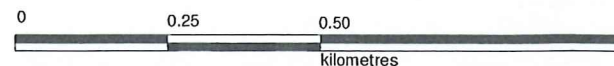
Contour Interval: N/A meters

Projection: MGA94 Zone 56



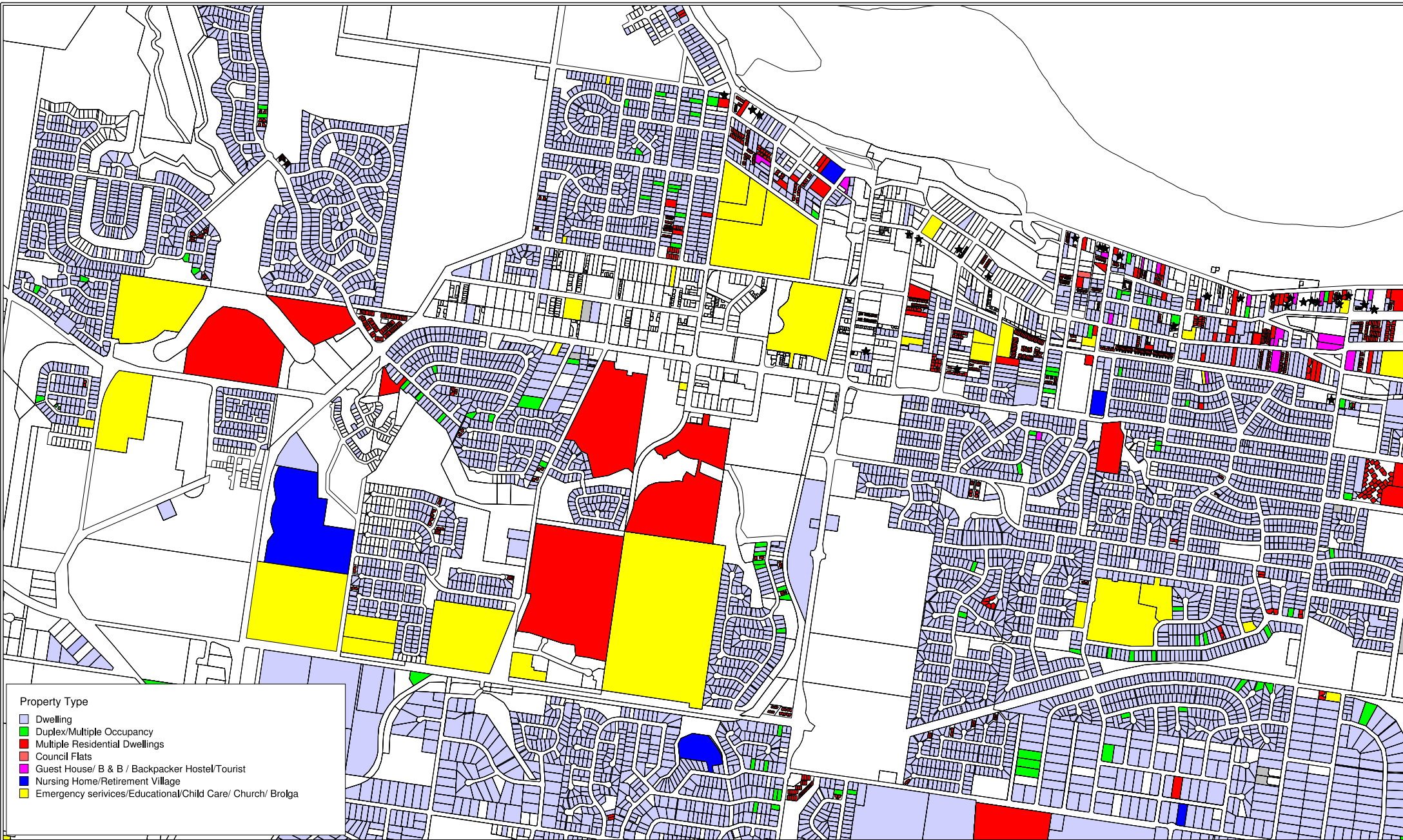
Major Retail/Commercial Centres

Business/Tourist Nodes




Hervey Bay Strategic Plan

Map #




- Property Type**
- Dwelling
 - Duplex/Multiple Occupancy
 - Multiple Residential Dwellings
 - Council Flats
 - Guest House/ B & B / Backpacker Hostel/Tourist
 - Nursing Home/Retirement Village
 - Emergency services/Educational/Child Care/ Church/ Brofca

Produced By:

Fraser Coast
 REGIONAL COUNCIL

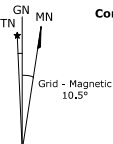
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 Ph. 1300 794 929
 Fax.07-4197 4455

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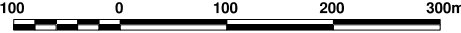

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True North, Grid North and Magnetic North are shown diagrammatically for the centre of the Hervey Bay Local Government Area. Magnetic North is correct for 2001 moving easterly by 0.04° in about five years.

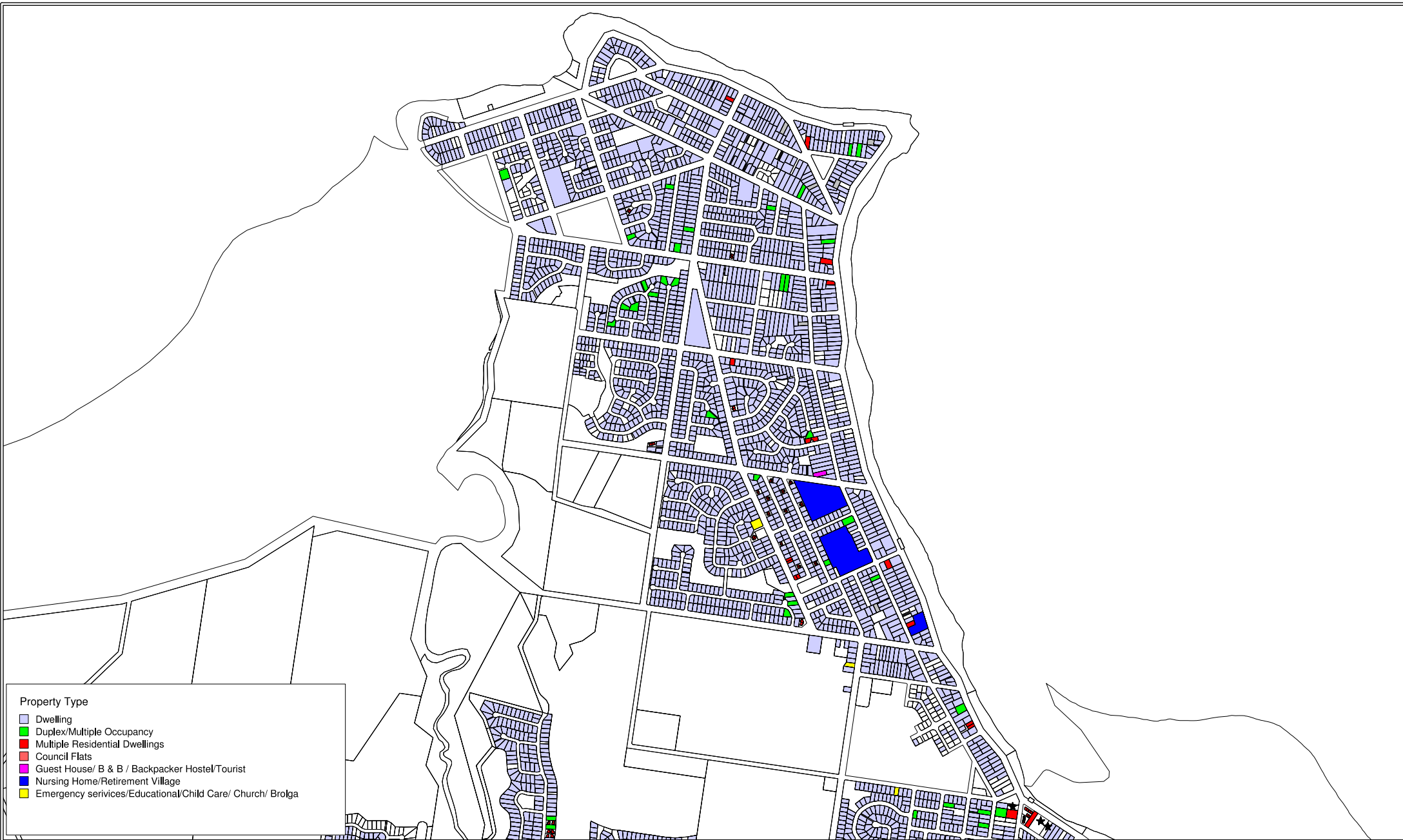
Aerial Photography : June 2006
Contour Interval : N/A meters
Projection : MGA94 Zone 56
Cost : \$32.00
Date : 09/03/2010
Drawn By : Name



Dwelling Type - Pialba



Scale 1:5000



Property Type

- Dwelling
- Duplex/Multiple Occupancy
- Multiple Residential Dwellings
- Council Flats
- Guest House/ B & B / Backpacker Hostel/Tourist
- Nursing Home/Retirement Village
- Emergency services/Educational/Child Care/ Church/ Brolga

Produced By:



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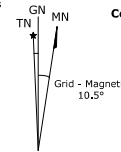
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Aerial Photography : June 2006

Contour Interval : N/A meters

Projection : MGA94 Zone 56

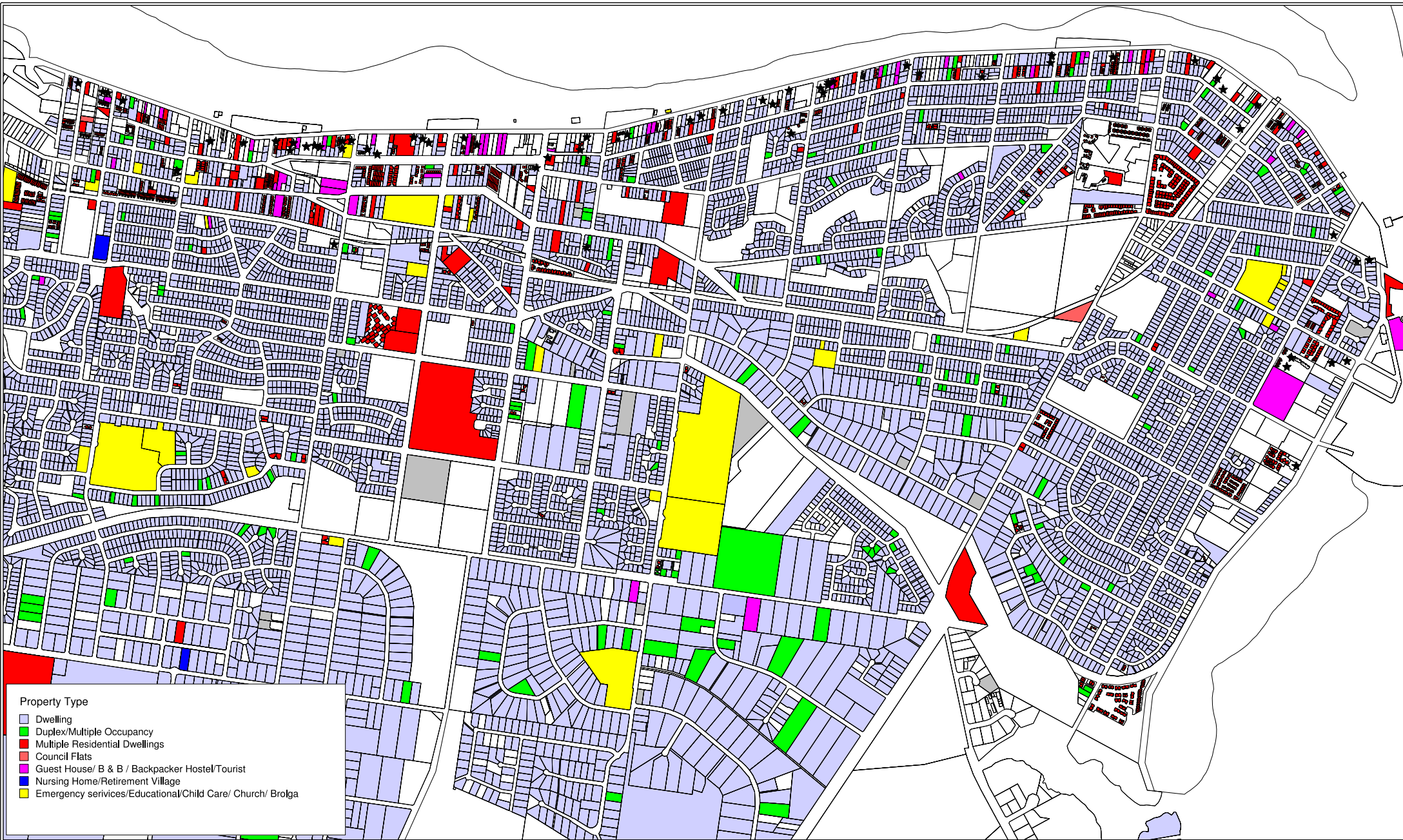
Cost : \$32.00

Date : 09/03/2010


Drawn By : Name

Dwelling Type - Point Vernon






- Property Type**
- Dwelling
 - Duplex/Multiple Occupancy
 - Multiple Residential Dwellings
 - Council Flats
 - Guest House/ B & B / Backpacker Hostel/Tourist
 - Nursing Home/Retirement Village
 - Emergency services/Educational/Child Care/ Church/ Brolga

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GDA
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Aerial Photography : June 2006
Contour Interval : N/A meters
Projection : MGA94 Zone 56
Cost : \$32.00
Date : 09/03/2010
Drawn By : Name

Dwelling Type - Urangan

0 100 200 300m
 Scale 1:5000

APPENDIX K

Hervey Bay Development Applications
and Approval Data

Master Planned Communities

Under Assessment				
Name	DA File	Address	Description	No of Units
Jabar Holdings Pty Ltd - Mariners Cove	081454	ESPLANADE ROAD DUNDOWRAN	Material Change of Use - Preliminary Approval to Override	
Vitwood Pty Ltd	081827	Burrum heads & Greenshill Road, Dundowran	Combined MCU - Preliminary Approval overriding the Planning Scheme, House, Multiple Residential, Retirement Village, Display Home Office, Restaurant, Medical Centre, Shop, Indoor & Outdoor Recreation, Childcare Centre, ROL 2 lots into 120 lots & Op Works - Removal of Marine Plants - under the Superseded Planning Scheme	
Gympie Securities Pty Ltd	081861 AS080550.02	36-252 Burrum heads Road, Burrum Heads	Combined MCU - Multiple Units (241) and Restaurant, Reconfiguring a Lot - Stage 1 - 1 into 5 Lots, Stage 2 - 1 - 39 Lots, OPW - Remove Marine Plants under the Superseded Planning Scheme and Preliminary approval overriding the planning scheme - ROL and MCU - Bed & Breakfast, House, Family Day Care, Home Business, Home Activity, Minor Public Utility, Park Facility and Public Utility	
Fraser Waters (South)	081855 AS080546.01	Toogoom Road, Toogoom	Combined MCU - Residential, Commercial & Restaurant & ROL - 4 into 438 lots & PA - Holiday Village under the Superseded Planning Scheme	

Multiple Units

Under Assessment

Name	DA File	Address	Description	No of Units
Diamond Waters Golf Resort & Residences	051099	Lot 1 Martin Street & Lot 2 Hythe Street, Pialba	MCU - Multiple Units	330
P & S Maher	081869 AS080557.02	229 - 231 Esplanade, Point Vernon	MCU - Multiple Units - S/S PS	81
Beraldo Design	061155 081688	484-485 Esplanade, 5 Crown St & 102 Cypress St	MCU - Multiple Units - S/S Planning Scheme	32
Hervey Bay Tavern Pty Ltd c/- Conics Pty Ltd	081747	47-51 Maryborough Hervey Bay Road, Urraween	MCU - Motel - 87 rooms	87
P & S Maher	081867 AS080556.01	233 Esplanade, Pialba	MCU - Multiple Units	52
P S MacBeath	081854 AS080545	51-53 Kent & 43-45 Dayman St, Urangan	MCU Multiple Units - S/S PS	22
R & H Sinclair c/- Cullen & Couper	081866 AS080554.02	52 Ariadne Street, River Heads	MCU - Motel - 20 rooms, Multi Units (18), Shops, Medical	18
Teresina Pty Ltd C/- Urban Plant TPC	091206	684 Dundowran Road, Dundowran	MCU - Caravan Park - Stage 1 - 90 sites	90
CJHA Pty Ltd C/- Urban Planet	MCU-101067	38 Hillyard Street, Pialba	MCU - Multiple Units	37
Vibuti Magik	091315	158 Pulgul Street, Urangan	MCU - Multiple Units	63

Preliminary Approval

Name	DA File	Address	Description	No of Units
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Gainspace Pty Ltd	041111	143-183 Main Street, Pialba	MCU - Multiple Units	52
Roy Chesterman	081407	6 Coral Street, Urangan	MCU - Multiple Units	16

Under Court Appeal

Name	DA File	Address	Description	No of Units
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Approved - Not Sealed

Name	DA File	Address	Description	No of Units
Bay Hideaway Resort	041051	1 Ibis Boulevard, Eli Waters	MCU - Multiple Units - 31 sealed	38
Hervey Bay Esplanade Homes	031173	200 - 201 Esplanade and Long Street, Point Vernon	MCU - Multiple Units	10
P & S Maher	041257	2-10 Winchelsea Street, Pialba	MCU - Multiple Units	14
Panoptice Projects Pty Ltd	041232	20-24 Watson Street, Pialba	MCU - Multiple Units	47
Invergowrie Developments	051287	9-25 Main Street, Pialba	MCU - Multiple Units & Shops	245
Invergowrie Developments	051288	9-25 Main Street, Pialba	MCU - Multiple Units & Shops	12
Baliene on the Bay	061126	7-19 Hillyard Street, Pialba	MCU - Multiple Units	138
City Central Motel	031155	8-10 Taylor Street, Pialba	MCU - Multiple Units	11
Seasalt Apartments	071064	325 Esplanade, Pialba	MCU - Multiple Units	10
Millenium Design	041194	358 Esplanade, Scarness	MCU - Multiple Units	46
Kazhead Pty Ltd	051282	405 Esplanade, Torquay	MCU - Multiple Units	18
Cypress Street Unit Trust	051095	8 Cypress Street, Torquay	MCU - Multiple Units	11
Soul	061089	440-441 Esplanade, Torquay	MCU - Multiple Units	30
Breeze on Charlton	061045	Esplanade, Torquay	MCU - Multiple Units	14

Name	DA File	Address	Description	No of Units
JM Short	051135	7 Andrew Street, Pialba	MCU - Multiple Units	15
JM Short	061091	44 Taylor Street, Pialba	MCU - Multiple Units	16
Tai Pan Pty Ltd	061042	Torquay Road, Pialba	MCU - Multiple Units	22
Torquay Terrace Pty Ltd	041088	105-107 Torquay Road, Pialba	MCU - Multiple Units	12
Pavillions on Scarborough	041101	25-27 Scarborough Street, Scarness	MCU - Multiple Units	19
33 Freshwater Street	061119	33 Freshwater Street, Scarness	MCU - Multiple Units	15
J Short & A Harlem	061113	151 Torquay Road, Scarness	MCU - Multiple Units	18
J Short & A Harlem	061246	169 Torquay Road, Scarness	MCU - Multiple Units	18
Oakstand	051284	47 Freshwater Street, Scarness	MCU - Multiple Units	67
Insight Projects	061051	19 Totness Street, Torquay	MCU - Multiple Units	10
G Rossi	061242	247 Torquay Terrace, Torquay	MCU - Multiple Units	18
WRSK Pty Ltd & WSJT Pty Ltd	071487	235 Torquay Terrace, Torquay	MCU - Multiple Units	40
Australian Property Projects	041224	286 Torquay Terrace, Torquay	MCU - Multiple Units	56
Dart Property Group	061186	14 Honiton Street, Torquay	MCU - Multiple Units	14
MCI Construction Group	061020	15 Cypress Street, Torquay	MCU - Multiple Units	15
B Tame	061125	482 Esplanade, Torquay	MCU - Multiple Units	14
Campbell Developments	051124	490 Esplanade, Urangan	MCU - Multiple Units	10
Nuland Pty Ltd	041123	3-5 Shell Street, Urangan	MCU - Multiple Units	22
Spinnakers on King Street	031153	31 King Street, Urangan	MCU - Multiple Units - 29 Units - 5 sealed	24
Grevillea Court	041219	Pilot Street	MCU - Multiple Units	22
Oakstand	061251	40 Pulgul Street, Urangan	MCU - Multiple Units	92
Whale Cove (Stages 3)	041054	629 Esplanade, Urangan	MCU - Multiple Units	54
Seashells	061153	654 Esplanade, Urangan	MCU - Multiple Units	28
Odern Hervey Bay	061250	653 Esplanade, Urangan	MCU - Multiple Units	37
Colonial Log Cabin Park	061036	88 BHD & Pulgul Street, Urangan	MCU - Caravan Park	12
Oasis Boulevard Apartments	031070	98 Pulgul Street, Urangan	MCU - Multiple Units	66
Monopoly Constructions	051006	67 Moolyir Street, Urangan	MCU - Multiple Units	21
CBM Enterprises	041175	66 Winchelsea Street, Pialba	MCU - Multiple Units	17
The Domain	041103	Pulgul Street, Urangan	MCU - Multiple Units - 140 - 61 sealed	79
Leading Edge Pacific	031023	263 Esplanade & 46-50 Watson Street, Pialba	MCU - Multiple Units	60
TS Krait Unit Australian Navy Cadets	051024	5-9 Barron Court, Urangan	MCU - Multiple Units	30
Sea	041113	255 Esplanade, Pialba	MCU - Multiple Units	42
Allegra Waterfront	071055	432 Esplanade, Torquay	MCU - Multiple Units	141
KEJ Pty Ltd	061214	225-229 Main Street, Pialba	MCU - Multiple Units	46
Beach House Hotel	071059	342 Esplanade, Scarness	MCU - Multiple Units	91
SunSea Bay	041164	Taylor Street, Pialba	MCU - Multiple Units 22 units - 12 sealed	10
Hervey Bay Heights Monopoly Constructions	061065	92 Main Street, Pialba	MCU - Multiple Units (158) (PA - 401 units) & ROL 1 into 8 lots	559
Point Vernon Hotel	061139	249 Esplanade, Pialba	MCU - Multiple Units	76
Connors & Colcar	071466	21 Scarborough Street, Scarness	MCU - Multiple Units	10
Opus Development Fund	081006	360 - 362 Esplanade, 3 Frank Street 30,32 & 34 Freshwater Street	MCU - Multiple Units	142

Name	DA File	Address	Description	No of Units
Nuland Pty Ltd	071209	395 Esplanade, Torquay	MCU - Multiple Units	31
637 The Esplanade	071126	635-637 The Esplanade, Urangan	MCU - Multiple Units	250
Hillyard Street Developments	051222	56 Hillyard Street, Pialba	MCU - Multiple Units	18
McLeod Family Trust	071257	36 Neils Street, Pialba	MCU - Multiple Units	14
Prestige Building Services	051117	21 Denmans Camp Road, Scarness	MCU - Multiple Units	48
Setcorp Developments	061143	392 Esplanade, Torquay	MCU - Multiple Units	94
Magnolia Park - Cullen & Couper Pty Ltd	071535	220 Boat Harbour Drive, Pialba	MCU - Caravan Park	24
Greypower - The Domain	081384	230 Pulgul Street, Urangan	MCU - Multiple Units	110
PMM - Watdev Anchorage	071621	645 Esplanade, Urangan	MCU -Multi Units	254
CJHA Pty Ltd - Gilligans Backpackers Resort	071093	26-42 Hillyard Street, Pialba	MCU - Multiple Units	136
Tower Court Motel c/- Cullen & Couper P/L	081099	459 Esplanade, Torquay	MCU - Multiple Units	33
Maypeak Pty Ltd	071103	662Esplanade, Urangan	MCU - Multiple Units	58
Cullen & Couper Pty Ltd	071535	220 Boat Harbour Drive, Pialba	MCU - Caravan Park	24
BR & CL Sprake	081467	2/4 McKean Road & 330-331 Esplanade, Scarness	MCU - Multiple Units	39
Mills & Morris c/- Cullen 7 Couper	081708	13-15 Watson Street, Pialba	MCU Multiple Units & Op Works - Veg Removal	14
Kabita P/L	081880 AS080566.021	499-502 Esplanade & 132-138 Cypress St, Torquay	MCU - Multiple Units - S/S PS	112
M. Rowland C/- Urban Planet TPC	091067	21 Queens Road, Scarness	MCU - Multiple Units, Offices & Restaurant	22
PA & HJ Green P/L	081851 AS080542.01	473 Esplanade & 80 Cypress St, Torquay	MCU - Multi Units & Commercial Premises - S/S PS	72

Completed Development

Name	DA File	Address	Description	No of Units
Spinnakers on King Street	031153	31 King Street, Urangan	MCU - Multiple Units 29 units - 5 sealed	5
Tingeera	021900	239 Esplanade, Pialba	MCU - Multiple Units	40
Eden on the Bay	031027	350 Esplanade, Scarness	MCU - Multiple Units	28
The Bay Apartments	031160	369-371 Esplanade, Scarness	MCU - Multiple Units	36
Pier One	031138	558 Esplanade, Urangan	MCU - Multiple Units	17
Peppers Peir Resort	011970	569 Esplanade, Urangan	MCU - Multiple Units	131
Quaterdeck Harbour Retreat	041095	80 Moolyir Street, Urangan	MCU - Multiple Units	61
Akama	051005	625 Esplanade, Urangan	MCU - Multiple Units	23
The Domain	041103	Pulgul Street, Urangan	MCU - Multiple Units - 140 units 61 sealed	61
SunSea Bay	041164	Taylor Street, Pialba	MCU - Multiple Units 22 units - 12 sealed	12
Whale Cove (Stages 1 & 2)	041054	629 Pulgul Street, Urangan	MCU - Multiple Units	94
Odern by the Sea	031077	9 Watson Street, Pialba	MCU - Multiple Units	19
Watermark	041259	328 Esplande, Scarness	MCU - Multiple Units	9
Drover on Alice	061175	38 Alice Street, Pialba	MCU - Multiple Units	10
Koinda	051224	541 Esplanade, Urangan	MCU - Multiple Units	10
Hervey Bay Property	051031	29 Tavistock Street, Torquay	MCU - Multiple Units	11
Snowdon Developments	051242	185 Torquay Road, Scarness	MCU - Multiple Units	10
Allegra	041012	468-469 Esplanade, Torquay	MCU - Multiple Units	49
Suncare Hervey Bay	041208	71 Elizabeth Street, Urangan	MCU - Multiple Units - 44 units - 21 sealed	21
Bay Hideaway Resort	041051	1 Ibis Boulevard, Eli Waters	MCU - Multiple Units - 31 sealed	31

Name	DA File	Address	Description	No of Units
Lezzi Design	031072	Hunter Street, Pialba	MCU - Multiple Units	20
Qld Housing Commission		174 Torquay Road, Scarness	MCU - Multiple Units	
Hervey Bay Property Developments	041191	39-41 Stephenson Street, Pialba	MCU - Multiple Units	19
Ramada Resort	051053	628a Esplanade, Urangan	MCU - Multiple Units	73
Suncare Hervey Bay	041208	71 Elizabeth Street, Urangan	MCU - Multiple Units - 44 units	44

Retirement Villages

Under Assessment

Name	DA File	Address	Description	No of Units/Beds
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Under Court Appeal

Name	DA File	Address	Description	No of Units/Beds
Fraser Shores Retirement Village	061223	124-200 Nissen Street, Pialba	MCU - Retirement Village	140
Fraser Shores Retirement Village	051183	124-200 Nissen Street, Pialba	MCU - Retirement Village	

Preliminary Approval

Name	DA File	Address	Description	No of Units/Beds
Fraser Shores Retirement Village		124-200 Nissen Street, Pialba	MCU - Retirement Village	
Augustus - Retirement Village (Nursing Home)	061153	Maryborough-Hervey bay Road, Urraween	MCU - Retirement Village	120
Niche Developments C/- Cullen & Couper P/L/	081127	73 Miller Street, Urangan	MCU - Nursing Home & Multi Units	15

Approved - Not Sealed

Name	DA File	Address	Description	No of Units/Beds
Fraser Shores Retirement Village	061167	124-200 Nissen Street, Pialba	Medical Centre	
Kirami	071079	12 Banksia Street, Point Vernon	Material Change of Use - 24 Beds	24
Blue Care	051285	141 Long Street, Point Vernon	MCU - Retirement Village, Child Care, Medical Centre, Community Centre (91 Units + 160 beds)	91 + 160
Waters Development	041030	Freshwater Street & Denmanscamp Road, Scarness	MCU - Retirement Village	40
Zoble Enterprises	051252	96 Tavistock Street, Torquay	MCU - Retirement Village	45
Community Life	041178	525-531 Boat Harbour Drive, Urangan	MCU - Retirement Village	23
Breeze Retirement Village	051007	71 Boundary Road, Urangan	MCU - Retirement Village	177
Hervey Bay Retirement Village	051249	155-179 Urangan Street, Urangan	MCU - Retirement Village & Community Care Centre	162 & 164
Noble Lakes	046059	Pialba/Burrum Heads Road	Zoned "Retirement Village"	224
Fairhaven Age Care Facility	071012	Pantlins Lane, Urraween	MCU - Retirement Village (Stage 2)	34
Fraser Shores Retirement Village	071062	124-200 Nissen Street, Pialba	MCU - Retirement Village	
Leading Edge Pacific Pty Ltd	071054	St Joseph's Drive, Urraween	MCU - Retirement Village	187
Kirami	AS080546 071254	12 Banksia Street, Point Vernon	Material Change of Use - 39 beds	39
Golden Years Village	022020	Pilot Street, Urangan	MCU - Retirement Village	36

Plan Sealed

Name	DA File	Address	Description	No of Units/Beds
Bay Village	041069	Elizabeth Street, Urangan	MCU - Retirement Village	27
Fraser Shores Retirement Village		124-200 Nissen Street, Pialba	MCU - Retirement Village	
Golden Shores		Bay Drive, Pialba		
RSL Retirement Village	041025	Doolong Road, Kawungan	MCU - Retirement Village	42

Reconfigure a Lot

Under Assessment				
Name	DA File	Address	Description	No of Lots/Unit
KS3 Pty Ltd (appl deferred)	061019	Hughes Road, Torquay	ROL - 1 into 54	54
On The Beach	071473	Orchid Drive, Burrum Heads	ROL - 4 into 450 (Res lots, Integrated Housing & Holiday	450
Australian Land Company	071150	Lakeside Drive, Burrum Heads	ROL - 1 into 5	5
Bay Survey obo Radway Pty Ltd	072167	Dundowran Road, Dundowran	ROL - 1 into 20	20
Bay Survey obo AHC Ltd	072169	Drury Lane, Dundowran	ROL - 1 into 15 + balance	16
Antpet Pty Ltd	081203	Gilston Road, Wondunna	ROL 6 into 120	120
The Glades	072131	Doolong South Road, Wondunna	ROL - 1 into 41	41
Barlow Gregg VDM	082164	Urraween Road, Urraween	ROL - 3 into 107	107
RB Kamon & Australian Grazing & Pastoral Co	082252 AS080552.02	Pialba Burrum Heads Road, Burrum Heads	ROL - 2 into 21 lots - S/S PS	21
T & J Pantlin C/- HRP	081864 082250 AS080551.02	125-135 Nissen Street, Urraween	ROL 1 into 53 lots - S/S PS	53
Kega Finance Pty Ltd	081860 AS080549.02	222 Doolong South Road, Nikenbah	ROL 2 into 104 lots - S/S PS	104
BGM Projects	082256 AS080562.02	Orchid Drive, Burrum Heads	ROL 4 into 510 lots - S/S/ PS	510
City Pacific Ltd	081873 082245 AS080561.02	Doolong South Road, Wondunna	ROL 1 into 254 lots & Veg Removal - S/S PS	254
Santalucia Group Pty Ltd	081873 082245 AS080561.02	Grinstead, Greenshill, Sempfs & Burrum Heads Pialba Road, Dundowran	ROL 8 into 47 lots & Veg Removal - S/S PS	47
Barlow Gregg VDM	092010	73-153 Doolong South Road, Wondunna	ROL 1 into 149 lots	149
Barlow Gregg VDM	092039	125 Doolong Road, Kawungan	ROL 1 into 130 lots	130
T. Bade C/- Urban Planet TPC	092020	Cooks Road, Urraween	ROL 1 into 19 lots	19
Vasco HB P/L	091421	Bounty Circuit	MCU - PA to override PS & ROL 21 into 186 lots	186
K & J Hawthorn	092077	Boundary Road, Urangan	ROL - 2 into 36 lots	36
VDM Consulting - Butt	092080	39 Henks Court	ROL - 1 into 20 lots	20
Austech	092100	51 Endeavour Way, Eli Waters	ROL - 5 into 8 lots	8

Preliminary Approval				
Name	DA File	Address	Description	No of Lots/Unit
Augustus	041033	Scrub Hill Road	Preliminary Approval	
The Glades	041104	Doolong South Road, Wondunna	ROL - 1 into 164	164
Gung Ho Enterprises	041116	Carkeet Road, Toogoom	ROL - 2 into 180	180

Under Court Appeal				
Name	DA File	Address	Description	No of Lots/Unit

Name	DA File	Address	Description	No of Lots/Unit
Refused				
Braith Vidler C/- Conics	061243	Ansons Road, Dundowran	ROL - 1 into 2	2

Approved - Not Sealed				
Name	DA File	Address	Description	No of Lots/Unit

ML & JM Weaver - refer new app 082164 - 3 into 107 lots	031158	Urraween Road, Urraween	ROL - 1 into 13	13
Gilston Road	031191	Gilston Road, Wondunna	ROL - 1 into 47	47
The Lakes on Gatakers	032070	Dougan Street, Point Vernon	ROL - 1 into 91	91
Augustus (Stage 2 & 3)	041033	Scrub Hill Road	ROL - 3 into 87	87
Peng 61 Pty Ltd	041058	Kingfisher Parade, Toogoom	ROL - 1 into 52	52
Parklands at Bayridge	042012	Doolong South Road, Wondunna	ROL - 1 into 253 - 37 lots sealed	216
Panorama (Stage 12)	042068	Panorama Drive, Dundowran	ROL - 1 into 28 - 6 lots sealed	22
Shearwater Estate (Stages 1 & 2)	042219	Petersen Road, Craignish	ROL - 1 into 69 - 39 lots sealed	30
DR & SJ Chapman	042232	Moorabinda Road, Sunshine Acres	ROL - 1 into 24	24
Kingfisher Lakes	042242	Fairway Drive, Pialba	ROL - 3 into 153 - 98 lots sealed	55
Seashift	051002	193 Pialba/Burrum Heads Road, Dundowran	ROL - Preliminary Approval	132
Young Guns of Australia (No. 2)	051204	86 Colyton Street, Torquay	ROL - 1 into 17	17
Burchill Partners	051219	Doolong South Road, Wondunna	ROL - 2 into 173	173
Coral Sands	051237	O'Regan Creek Road, Toogoom	ROL - 1 into 61 - 33 lots sealed	28
Fraser Coast Corporations	051289	238-256 Pialba/Burrum Heads Road, Dundowran	ROL - 1 into 37	37
Fraser Waters (North -	052178	Northshore Avenue, Toogoom	ROL - 1 into 25	25
Insight Projects	061010	Doolong South Road, Wondunna	ROL - 1 into 98	98
Bombora	061015	Jeppesen Road, Toogoom	ROL - 1 into 12	12
Pantlins Lane	061025	Pantlins Lane, Urraween	ROL - 1 into 55	55
Ocean Blue Estate	061026	Halcro Street, Pialba	ROL - 1 into 174 - 48 lots sealed	126
Point Vernon Shores	061047	60 Wattle Street, Point Vernon	ROL - 1 into 62 (Stages 4 B&C) 4B - 32 lots sealed	62
Hervey Bay Heights	061064	92 Main Street, Pialba	ROL - 1 into 32	32
Augustus (Stage 4 & 5)	061156	Scrub Hill Road	ROL - 2 into 86	86
Dolphin Waters	062030	Ivor Drive, Burrum Heads	ROL - 1 into 189 - 111 sealed	78
Insight Projects	062128	Corfield Street, Point Vernon	ROL - 1 into 13	13
HB Exeter Pty Ltd	072156	123 Exeter Street, Torquay	ROL - 1 into 17	17
Barlow Gregg VDM	072161	Hummock View Drive, Craignish	ROL - 1 into 9 (+ balance)	9
Barlow Gregg VDM	072162	Hummock View Drive, Craignish	ROL - 1 into 15	15
Vasco Pty Ltd	072165	49-63 Madsen Road - Urraween Road, Urraween	ROL - 2 into 51	51
Watpac Properties c/- KHA	082055	66 Hughes Road, Windunna	ROL - 2 into 53	53
Barlow Gregg VDM	082108	191-197 Urangan Street, Urangan	ROL - 1 into 32	32

Name	DA File	Address	Description	No of Lots/Unit
Barlow Gregg VDM	082170	Urraween Road, Urraween	ROL - 2 into 48	48
J & J Oliver	082196	129 Exeter Street, Torquay	ROL - 1 into 17	17

Plan Sealed

Name	DA File	Address	Description	No of Lots/Unit
Huntingdale Phase 2 - Stage 1	031098	Gilston Road, Wondunna	ROL - 1 into 33	33
Toogoom Park	031189	O'Regan Creek Road, Toogoom	ROL - 1 into 13	16
Emerald Park Estate	041134	Urangan Street, Urangan	ROL - 3 into 74	74
Parklands at Bayridge	042012	Doolong South Road, Wondunna	ROL - 1 into 253 - 37 sealed	37
Palm Way Estate	042048	Palm Way, Dundowran	ROL - 1 into 27	27
Panorama (Stage 12)	042068	Panorama Drive, Dundowran	ROL - 1 into 28 - 6 lots sealed	6
Highfields Estate	042108	Pantlins Lane, Urraween	ROL - 3 into 201	87
On The Beach	042205	Orchid Drive, Burrum Heads	ROL - 3 into 203	54
Shearwater Estate (Stages 1 & 2)	042219	Petersen Road, Craignish	ROL - 1 into 69 - 39 lots sealed	39
Kingfisher Lakes	042242	Fairway Drive, Pialba	ROL - 3 into 153 - 98 lots sealed	98
Australasian Institute of Business	051152	Urangan Street, Urangan	ROL - 1 into 22	22
Coral Sands	051237	O'Regan Creek Road, Toogoom	ROL - 1 into 61 - 33 lots sealed	33
Ocean Blue Estate - Stage 1	061026	Halcro Street, Pialba	ROL - 1 into 174 - 48 sealed	48
Point Vernon Shores	061047	60 Wattle Street, Point Vernon	ROL - 1 into 62 (Stages 4 B) 32 lots sealed	62
Dolphin Waters	062030	Ivor Drive, Burrum Heads	ROL - 1 into 189 - 111 sealed	111
Maxwell Dougherty	072015	Pialba/Burrum Heads Road, Toogoom	ROL - 2 into 2	2
Huntingdale Phase 2 - Stage 2	072044	Gilston Road, Wondunna	ROL - 1 into 30	30
Wattle Park	072079	Wattle Street, Point Vernon	ROL - 1 into 13	13
Augustus Estate Stages 2 & 3	061134	M'Boro - H'Bay Rd, Urraween	ROL - 2-87	33
Peng 31	031150	Scrub Hill Road	ROL - 1 into 18	18

Commercial Development

Under Assessment

Name	DA File	Address	Description
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Under Court Appeal

Name	DA File	Address	Description
Crocetti	041185	Torquay Road, Pialba	MCU - Professional Office
CRI Australia Pty Ltd	071177	93-101 Boat Harbour Drive, Urraween	MCU Shops

Approved

Name	DA File	Address	Description
Service Station and Shops	031186	Burrum Heads Road	MCU Service Station, Commercial Services, Medical Centre, Professional
KS2 Pty Ltd	041253	Esplanade, Scarness	MCU - Restaurant, Shop and Food Services
Benchmark	051113	200 Boat Harbour Drive, Pialba	MCU - Major Shopping Development, Service Station, Fast Food Store, Indoor
Eli Waters Shopping Centre	051180	Ibis Boulevard, Eli Waters	MCU - Extension to Shopping Centre
Pialba Place Shopping Centre	051243	Main Street, Pialba	MCU - Extension to Shopping Centre
Medical Centre	051286	2-4 Bayswater Drive, Urraween	MCU - Medical Centre
Aldi Stores	061115	103-115 Main Street, Pialba	MCU - Shop exceeding 700m2
Elders Swim Centre	061154	44 Islander Road, Pialba	MCU - Commercial Outdoor Recreation
Seashift Properties	061193	William Dean Ave, Urangan	MCU - Service Station, Carwash & Shops
R & J Wolff	061198	607 Esplanade, Urangan	MCU - Aquarium & Restaurant
Café Pier Precinct	061229	Esplanade Urangan Pier Park	MCU - Café Pier Precinct, Restaurant
Kondari	071028	49 Elizabeth Street, Urangan	MCU - Extension to Licenced Premises
KFC	071033	161 Boat Harbour Drive, Pialba	MCU - Restaurant
NJ & JE Marlow	071034	363 Esplanade, Scarness	MCU - Restaurant
Seashift Properties	071044	William Dean Avenue, Urangan	MCU - Shops
Centro Shopping Centre	071045	6 Central Avenue, Pialba	MCU - Extension to Shopping Centre
Macquarie Asset Services	071046	27 Torquay Road, Pialba	MCU - Extension to Shopping Centre
Baiavista Body Corporate	071075	357 Esplanade, Scarness	MCU - Offices
A Tanious	071141	127 Torquay Road, Scarness	MCU - Medical Centre
Urangan Central Shopping Centre	071144	BHD & Elizabeth Street, Urangan	MCU - Extension to Shopping Centre

Name	DA File	Address	Description
Kangaland Pty Ltd	071178	348 Esplanade, Scarness	MCU - Shop to Office and Shop
Keystone Architects	071394	1463-1471 Booral Road, Urangan	MCU - Commerical Kitchen
Post Office and General Store	071406	43 Burrum Street, Burrum Heads	MCU - Post Office and General Store
Chambers Family Trust	071439	229 Maryborough Hervey Bay Road, Urraween	MCU - Offices
Chambers Family Trust	071439	229 Maryborough Hervey Bay Road, Urraween	MCU - Offices
J Pilkington	071518	6-8 Liuzzi Street, Pialba	MCU - Office and Restaurant
44 Torquay Road Pty Ltd	071585	46 Torquay Road, Pialba	MCU - Shops & Offices
AHL Group Pty Ltd	081156	155 Boat Harbour Drive, Urraween	MCU - Extension to Tavern & Liquor Barn
Seashift ATF Hervey Bay Commercial Proeprty Trust	081379	58 Torquay Road, Pialba	Material Change of Use - Shop, Offices & Restaurant (17)
Setcorp	091041	25 Taylor Street	MCU - Shops & Offices
Birketu Pty Ltd	061184 & 081096	126 Beach Road, Pialba	MCU - Office
Nuland Pty Ltd	081857 AS080547.	88-92 Boat Harbour Drive, Urraween	MCU - Retail Showroom, Warehouse & Light Industry - S/S PS
Hervey Bay Tavern Pty Ltd C/- Conics Pty Ltd	AS080530.02	47-51 Maryborough Hervey Bay Road, Urraween	Tavern - Under the Superseded Planning Scheme

Completed

Name	DA File	Address	Description
Harvey Norman	031195	Maryborough/Hervey Bay Road, Eli Waters	MCU - Retail Showroom
CRI Australia	071176	135-143 Boat Harbour Drive, Pialba	MCU - Shops and Offices

Industrial Development

Under Assessment

Name	DA File	Address	Description	No of Lots
Jocelyn Mitchell	091285	5 Neilsons Road, Craignish	MCU - Extractive Industry	16.64ha

Approved - Not Sealed

Name	DA File	Address	Description	No of Lots
Byrne Brothers	041052	Cork Road, Craignish	MCU - Extractive Industry	
Brian Burke	061023	Lot 73 Dublin Road, Craignish	MCU - Extractive Industry	
Borg	061043	1 Gillies Road, Burrum Heads	MCU - Extractive Industry, Aquaculture	
KFM Partnership	061060	Cnr Booral Road & River Heads Rd	MCU - Service Station	
Seashift Properties	061120	1474-1512 Booral Road, Urangan	ROL - 1 into 13	13
Boral Resources	061121	Lower Mountain Road, Dundowran	MCU - Extractive Industry	
Blackett Investments	061220	23-29 Islander Road, Pialba	MCU - Retail Showrooms, Industrial Retail Outlets, Vehicle Sales	
Faillea & Demeris	071070	53-83 Pialba/Burrum Heads Road	MCU - Extension to Service Station (Car Wash)	
Kagerer	071152	59-61 Islander Road, Pialba	MCU - Light Industry & Warehouse	
Torquay Butchery	071195	87-89 Islander Road, Pialba	MCU - Special Industry	
Lawnbowl Pty Ltd	071428	1571-1573 Booral Road, Urangan	MCU - Fuel Depot	
Pellicano Pty Ltd	071574	209-221 Maryborough-Hervey Bay Rd, Urraween	MCU - Warehouse, Office & Industry	
Seashift Properties	081673	1474-1512 Booral Road, Urangan	ROL - 1 into 7	7

Plan Sealed

Name	DA File	Address	Description	No of Lots
Valerow Pty Ltd	042289	Industrial Avenue, Dundowran	ROL - 1 into 13	13
Valerow Pty Ltd	062054	Industrial Avenue, Dundowran	ROL - 1 into 12	12
Hervey Bay Industrial Estate	052064	484-540 Lower Mountain Road, Dundowran	ROL - 1 into 26	26
Freight Terminal	071326	2-4 Aerial Close, Dundowran	MCU - Freight Terminal	

Community Development

Under Assessment

Name	DA File	Address	Description
Mark Parry Architects	051265	58-83 Maryborough/Hervey Bay Road	MCU - Child Care Centre
Australian Pastoral and Grazing Co Pty Ltd & RB Kamon	081642	Pialba Burrum Heads Road, Burrum heads	MCU - Community Facility

Approved - Not Sealed

Name	DA File	Address	Description
Roman Catholic Archdiocese of Brisbane	071015	64 Washington Drive, Torquay	MCU - Child Care Centre
Body Synergy College	071238	46 Alice Street, Pialba	MCU - Education Centre
Hervey Bay City Council	081010	10-30 Halcro Street, Point Vernon	MCU - Community Facility
Queensland Baptist Care	071063	Nikenbah/Dundowran Road	MCU - Education Facility
Sunshine Coast Family Contact Centre	081698	172 Torquay Road, Scarness	MCU - Community Facility

Hospitals

Private

Name	DA File	Address	Description	No of Beds
St Stephens Day Hospital	(1998)	Cnr BHD & Nissen Street	MCU - Medical Centre	
Hervey Bay Surgical Centre	041211	O'Rourke Street, Pialba	MCU - Medical Centre and Hospital	8 beds

Public

Name	DA File	Address	Description	No of Beds
Hervey Bay Hospital		141-169 Urraween Rd		

Schools/Colleges

College

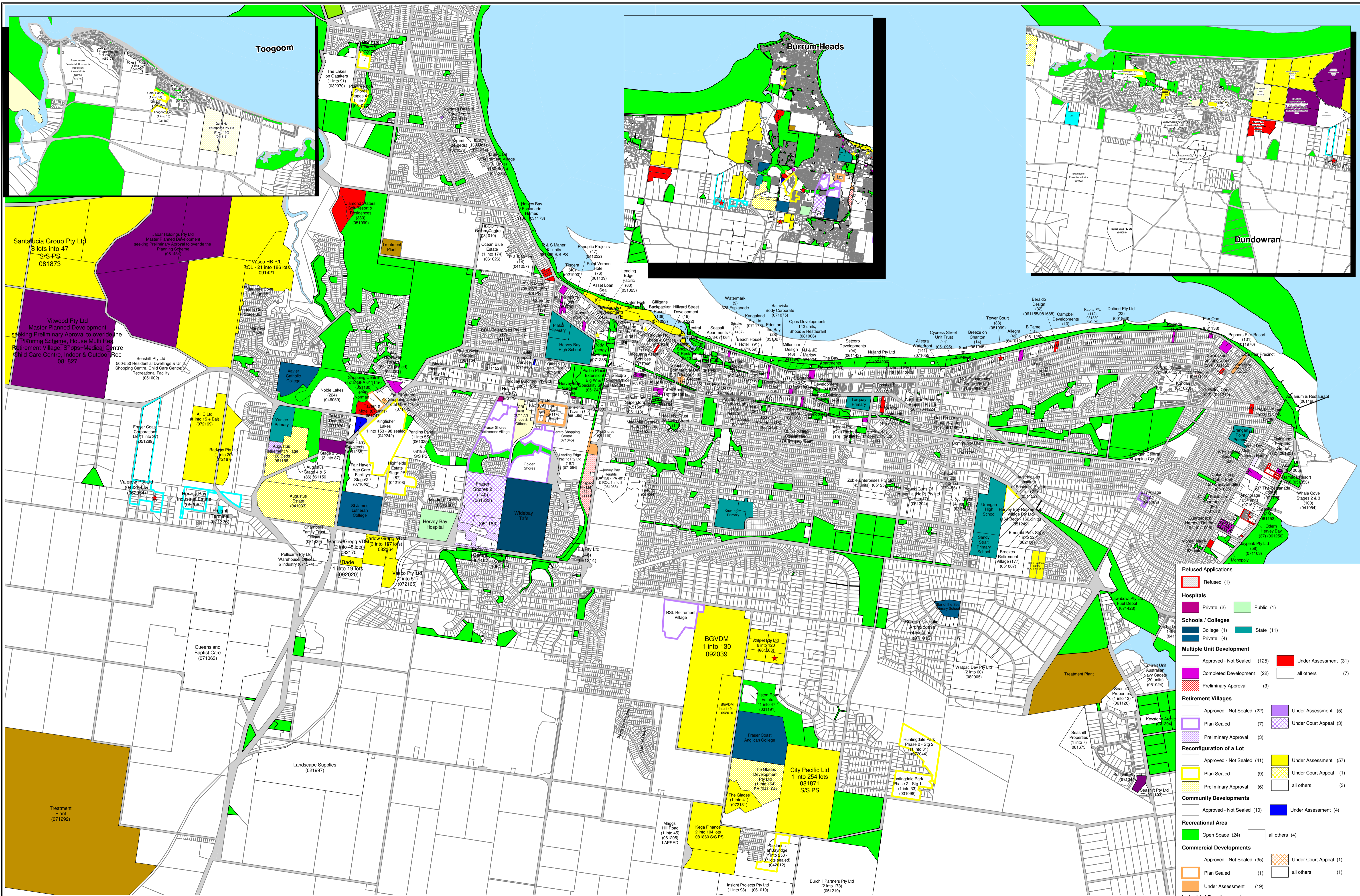
Name	DA File	Address	Description	No of Lots/Units

Private

Name	DA File	Address	Description	No of Lots/Units

State

Name	DA File	Address	Description	No of Lots/Units



Development Infrastructure Information April 2010

APPENDIX L

Housing Model

1. Projected Household Types

The following table outlines the numbers of households within each household type projected at five year intervals to 2031 (based on projections provided by the Office of Economic and Statistical Research). Percentages have also been provided.

The number of households within each household type is a key input into the model and is the base data used to allocate dwelling preferences.

Household Type	2006		2011 ¹		2016		2021		2026		2031	
	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
Couple Family with Children	9,107	24.9%	9,732	22.4%	10,427	21.2%	11,203	20.6%	12,203	20.5%	13,150	20.3%
Couple Family without Children	12,447	34.1%	15,134	34.9%	17,440	35.5%	19,423	35.7%	21,202	35.7%	22,989	35.6%
One Parent Family	4,137	11.3%	5,330	12.3%	6,160	12.5%	6,818	12.5%	7,385	12.4%	8,011	12.4%
Lone Person Households	8,730	23.9%	10,617	24.5%	12,298	25.0%	13,817	25.4%	15,331	25.8%	16,894	26.1%
Group Households	1,027	2.8%	1,285	3.0%	1,468	3.0%	1,599	2.9%	1,725	2.9%	1,875	2.9%
Other Family Households	1,090	3.0%	1,273	2.9%	1,395	2.8%	1,485	2.7%	1,597	2.7%	1,709	2.6%
Total Households	36,538	100%	43,371	100%	49,188	100%	54,345	100%	59,443	100%	64,628	100%

¹ Although 2011 figures have been included in this table they have not been included in the model as 2011 is considered too early for any meaningful change to have occurred.

2. Dwelling Choice Assumptions to Support Dwelling Targets

The following table sets out the assumptions applied to household dwelling preferences for Fraser Coast households beyond 2006.

It is based on the 2006 proportions of each household type taken from data provided by the Planning Information and Forecasting Unit on 9 April 2010. A copy of this data is provided as part of the housing model (refer **Attachment L**).

This table explains the rationale used and assumptions applied to 2006 dwelling distribution by household type, to develop dwelling projections for the following periods: 2016, 2021, 2026 and 2031. Assumptions were not applied to 2011 as this was considered too short a timeframe to achieve notable change.

The first column describes key demographic trends and characteristics likely to influence housing needs and choices, while the second column interprets what these preferences are likely to be in the Fraser Coast context. The third column describes the assumptions that have been applied to the dwelling projection model. Percentage changes indicated in this column refer to how the distribution of household type by dwelling type for 2006 was modified for the current projection year (i.e. the figure represents a cumulative percentage change since 2006).

Household Characteristics & Trends	Dwelling Preference	Assumptions Applied in Projections Model
COUPLE FAMILY WITH CHILDREN		
<p>A low proportion of couple families with children at 24.92% of all household types, compared to approximately 27% for Queensland.</p> <p>98% of couple family with children households live in a separate house.</p> <p>There is an expected decline in couple family with children households to 20.35% by 2031.</p> <ul style="list-style-type: none"> ▪ A breakdown of tenure type by household type shows that for family households 	<p><u>Young Couples with Children (renters and first home buyers):</u></p> <p>Seeking affordable accommodation:</p> <ul style="list-style-type: none"> – some purchase land to build at a later date (e.g. at Dundowran Beach) – some seek outlying locations (1-5 acres and 3-4 bedrooms) <p>There is a perception that 4 bedroom dwellings with ensuite and garage/shed will have better re-sale value.</p>	<p>Although there is currently a relatively high proportion of home owners in the region, this trend is likely to shift as younger people are increasingly more likely to rent (due to limited income) and will require smaller houses (for affordability).</p> <p>Assume continued dominant preference for low density separate houses, high amenity locations for older families, affordable acreage in outer areas (affordable housing on 1-5 acres; and affordable housing on lots greater than 40 acres for grazing cattle) and lifestyle acreage in Hervey Bay Urban</p>

Household Characteristics & Trends	Dwelling Preference	Assumptions Applied in Projections Model
<p>(includes couple with children, couple only and single parent²) over 70% of households were either fully owned or being purchased; and approximately 22% were rentals.</p> <ul style="list-style-type: none"> A large proportion of couple families with children earned a weekly income of \$1,000-\$1,199 in 2006, which is a mid-range income level. 	<p>Some are looking for affordable rentals and often need to look in fringe areas or outlying towns/villages.</p> <p><u>Older Couples with Children (renters and second home buyers):</u></p> <p>Relatively higher incomes and/or larger families looking for larger dwellings.</p> <p>In higher amenity locations such as Hervey Bay Coastal, families (and couples) are often looking for a second living area.</p> <p>Likely to seek larger lots with a minimum area of 800sqm, with boat storage.</p> <p>Sought after areas include Hervey Bay Coastal (i.e. high amenity locations), Rural South West (where some families are seeking larger more affordable lots greater than 40 acres to graze cattle) and Maryborough Urban.</p> <p>Some adding secondary (caretaker's) dwellings to accommodate ageing parents or sometimes older children.</p>	<p>Surrounds and Maryborough Urban Surrounds.</p> <p>Assume appropriate and more affordable housing choices in urban areas (affordable living) will substitute some of the demand for affordable housing in outlying locations if available.</p> <p>Assume possible consideration of smaller and more affordable dwelling types in district centres to accommodate the demand for affordable housing, with access to services.</p> <p>Assume increasing demand for rental accommodation from younger families.</p> <p>Assume change is slow to start, but the restriction on supply and lack of affordability will change at an increasing rate over time.</p> <p>Assume increase in small lot housing under both scenarios (although more so under low change scenario).</p> <p>Assume the construction of many existing townhouse and unit approvals (in Hervey Bay and Maryborough) occurs in the short and medium term and that there is greater support for duplex development across the Fraser Coast.</p> <p>Low Change Scenario:</p> <p>Allow some decreased distribution to separate house to account for increased rental tenure and an overall move</p>

² Aggregated in OESR data

Household Characteristics & Trends	Dwelling Preference	Assumptions Applied in Projections Model
		<p>to smaller dwelling types, as follows:</p> <p>2016 - 2 percentage points 2021 - 4 percentage points 2026 - 7.5 percentage points 2031 - 10 percentage points</p> <p>High Change Scenario:</p> <p>2016 - 2 percentage points 2021 - 6 percentage points 2026 - 10 percentage points 2031 - 12.5 percentage points</p> <p>Redistribution :</p> <p>20% 1 Storey Semi-detached/townhouse 70% 2 Storey Semi-detached/townhouse 10% Flat/unit/apartment (including larger apartments; also includes 2% potential increase in secondary dwellings)³</p>

³ ABS classifications place secondary dwellings attached to houses in the category of flat/unit/apartment

Household Characteristics & Trends	Dwelling Preference	Assumptions Applied in Projections Model
COUPLE FAMILY <u>WITHOUT CHILDREN</u>		
<p>Represented a very high proportion of all households in the Fraser Coast at 34% in 2006 (compared with 26% for Queensland), projected to increase steadily to 36% by 2031. This will continue to be the dominant household type by a significant margin.</p> <p>In 2006, 95% of couples without children in the Fraser Coast resided in a separate house and just 2% lived in semi-detached and attached housing combined.</p> <p>The Housing Analysis identifies that the 'overall total of ownership and being purchased is significantly higher than for Queensland and that this reflects the older age profile with most retirees owning their own home' (DOH 2008).</p> <p>A breakdown of tenure type by household type shows that for family households (includes couple with children, couple only and single parent) over 70% of households were either fully owned or being purchased; and approximately 22% were rentals⁴.</p>	<p><u>Young Couples (first home buyers and renters in family formation years, approx. age 25-40 years ⁵)</u></p> <p>3 to 4 bedrooms houses with ensuite are being sought as this is perceived to have better resale value (even if this size home is not required by the purchaser). 2 bedroom houses are not as popular.</p> <p>Generally, 3 and 4 bedroom houses will be the first preference and will be the 'first to go' before investment/rental of townhouses or units.</p> <p>In higher amenity locations such as Hervey Bay Coastal, couples (and families) are often looking for a second living area. Young couples also make up a significant proportion of the market in outlying villages such as at River Heads.</p> <p>A proportion are second home buyers and empty nesters upgrade to a new property in Maryborough to improve the standard or location of housing.</p> <p>Like young families with children, many are seeking affordable accommodation –</p> <ul style="list-style-type: none"> – some purchase land to build at a later date (e.g. at Dundowran Beach) 	<p>Although there is currently a relatively high proportion of home owners in the region, this trend is likely to shift as younger people are more likely to rent (due to limited income) and will require smaller houses (for affordability).</p> <p>Assume continued dominant preference for low density separate houses in high amenity locations (particularly in Hervey Bay Coastal and Maryborough Coastal), affordable acreage in outer areas (affordable housing on 1-5 acres; and affordable housing on lots greater than 40 acres) and some lifestyle acreage in Hervey Bay Urban Surrounds and Maryborough Urban Surrounds.</p> <p>Assume appropriate and more affordable housing choices in urban areas will substitute some of the demand for affordable housing in outlying locations if available.</p> <p>Assume increased supply of smaller and more affordable dwellings in urban areas (where there is access to a range of facilities and services) will be needed to accommodate the demand for affordable housing.</p> <p>Assume the construction of many existing townhouse and unit approvals (in Hervey Bay and</p>

⁴ OESR have advised that data for tenure type by household type will not add up to 100% as other tenure types have been included in calculations such as dwellings being purchased under a rent/buy scheme or dwellings being occupied rent-free

⁵ This age group is considered by DOCs to represent the first home buyer age groups (refer to the Housing Analysis)

Household Characteristics & Trends	Dwelling Preference	Assumptions Applied in Projections Model
<p>The most common weekly income for couple families with no children was in the lower \$500-\$629 category and the \$1,000-\$1,199 category (this income range is thought to reflect the diverse range of couples in this household type).</p>	<ul style="list-style-type: none"> – some seek outlying locations (1-5 acres and 3-4 bedrooms) such as in the Rural South and Rural South West catchment. This results in a demand for smaller housing and smaller lots around 600 – 800sqm – demand for smaller housing is a result of demand for affordable housing (particularly in Tiaro township) <p>In regional areas, houses with a fence (for pets, horses, sheep, goats etc) and a double lock up garage or shed (to store equipment) are in high demand.</p> <p>Some demand in Rural South West for larger more affordable semi-rural lots.</p> <p><u>Older Couples (40 – 59 years)</u></p> <p>3-4 bedrooms houses with ensuite are being sought as this is perceived to have better resale value (even if this size home is not required by the purchaser). 2 bedroom houses are not in such high demand.</p> <p>High amenity locations in coastal areas (such as Dundowran, River Heads, Burrum Heads and Maryborough Coastal) are preferred by older couples on higher incomes, some of which are young retirees. Some older couples will purchase a property and earn a rental income before moving to the area to retire.</p> <p>A large proportion of the market in Hervey Bay Coastal are older couples (younger than 64 years).</p>	<p>Maryborough) occurs and that there is greater support for duplex development across the Fraser Coast.</p> <p>Assume increasing demand for rental accommodation (and therefore more appropriate investment housing types) from younger couples who have not yet entered the housing market.</p> <p>Assume change is slow to start, but the restriction and lack of affordability will change at an increasing rate over time.</p> <p>Assume an increase in small lot housing under both scenarios (although more so under low change scenario).</p> <p>Assume acceptance of a shift to smaller medium to high density housing for couple households aged below 75 years in appropriate urban areas with good access to services and transport.</p> <p>Assume a limited amount of smaller and more diverse housing types in high amenity locations with reasonable access (e.g. public transport) to major centres and a basic provision of services.</p> <p>Assume significantly higher demand for supported aged care accommodation, which is particularly evident in Maryborough.</p> <p>Low Change Scenario:</p> <p>Based on above scenarios, reduce distribution for all couple households in separate dwellings as follows:</p>

Household Characteristics & Trends	Dwelling Preference	Assumptions Applied in Projections Model
	<p>High demand in Hervey Bay Coastal from RV (recreational vehicle) owners for detached houses with space to store cars, boat and a shed.</p> <p>A proportion are second home buyers and empty nesters upgrading to a new property in Maryborough to improve the standard of housing or location.</p> <p>Some are seeking affordable housing in outer locations – this results in demand for smaller housing and smaller lots around 600 – 800sqm.</p> <p>There is an increased propensity for older couples ‘grey nomads’ to live in motor homes (classified as other dwelling).</p> <p><u>Active Seniors (60-74 years)</u></p> <p>Generally low set housing preferred.</p> <p>Retirement resorts/manufactured home villages and independent living units (ILU) in retirement villages provide an option for many older people who have downsized and are able to purchase dwellings.</p> <p>Many stay in existing large dwellings due to lack of options.</p> <p>3 to 4 bedroom houses with ensuite are still being sought by older active people, even if the 4th bedroom is not required to accommodate a resident.</p> <p>High amenity locations in coastal areas (such as Dundowran, Burrum Heads, River Heads and Coastal Maryborough) are preferred by active</p>	<p>2016 - 3 percentage points 2021 - 5 percentage points 2026 - 8 percentage points 2031 - 12 percentage points</p> <p>High Change Scenario: 2016 - 6 percentage points 2021 - 12 percentage points 2026 - 16 percentage points 2031 - 20 percentage points</p> <p>Redistribution: 60% 1 Storey Semi-detached/townhouse 30% 2 Storey Semi-detached/townhouse 10% Flat/unit/apartment (including larger apartments)</p> <p>This takes into account that a similar proportion of occupants will move to non-private dwellings (e.g. nursing home /aged care hostel) as occurs now, in line with overall dwelling projections.</p>

Household Characteristics & Trends	Dwelling Preference	Assumptions Applied in Projections Model
	<p>seniors with higher incomes.</p> <p>Principal market in coastal towns such as Burrum Heads is younger retirees with RVs, seeking stand alone home with areas to store cars and boat and shed. Preferred lot size 600-800m2. Also percentage looking for secure holiday homes.</p> <p>Active elderly comprise a large proportion of customers in higher priced areas such as Dundowran as this group tends to have a higher income and can afford to buy in the area. Some are seeking a more affordable product, which is not supplied in such areas.</p> <p>Most second home buyers and empty nesters upgrading their property in Maryborough choose to stay in Maryborough rather than move to coastal environments such as Hervey Bay.</p> <p>Some reside in 'granny flat' style housing with younger married children in outer locations such as Glenwood.</p> <p>There is an increased propensity for older couples 'grey nomads' to live in motor homes (classified as other dwelling).</p> <p><u>Frail Seniors (75+ years)</u></p> <p>Some reside in 'granny flat' style housing with younger married children in outer locations.</p> <p>ILU or higher residential care accommodation primarily in Hervey Bay and some in Maryborough.</p> <p>Many remain in existing homes, 'coping' as best</p>	

Household Characteristics & Trends	Dwelling Preference	Assumptions Applied in Projections Model
	they can until one partner becomes ill or dies.	
SINGLE PARENT FAMILY		
<p>The Fraser Coast, in 2006, had a slightly lower proportion of single parent families at 11.3% of all household types, compared to 12% for Queensland.</p> <p>93.5% of single parent family households in the Fraser Coast live in a separate house, 3% live in each of flats/apartments or other dwellings; and 1% live in semi-detached dwellings.</p> <p>A small increase in the proportion of single parent family households is projected to 2031, when they could be expected to comprise 12.4% of all households.</p> <ul style="list-style-type: none"> ▪ Out of a total of 10,090 single parent families in the Fraser Coast at 2006, 6,082 were headed by females (approximately 60%) and 4,008 were headed by males. ▪ At 2006, a large proportion of single parent families obtained a low income of \$500-\$649 per week. 	<p>Most single parent families are located in the Hervey Bay and Maryborough urban areas.</p> <p>Most single parent families across the Fraser Coast are in the rental market and are not property owners.</p> <p>There is a significant and increasing demand for rental properties for single parent families.</p> <p>Single parent families have a limited budget for rental/housing costs with generally a maximum of \$220/week (consistent with the maximum Centerlink rental assistance payments).</p> <p>Based on the limited budget, there are generally limited options for housing for single parent families and these tend to be for lesser quality homes or older style units, across all parts of the Fraser Coast.</p> <p>Within Hervey Bay single parent families typically prefer 3 bedroom smaller houses or units/duplexes.</p> <p>Anecdotally, there is a relatively high proportion of single mothers renting in some outlying areas such as Howard (\$220-\$230/week) and in Burrum</p>	<p>Assume that there will be continued low home ownership, and increasing difficulty in gaining access to affordable rental housing for this group.</p> <p>Assume a continued preference to rent smaller dwellings (<3 bedrooms) or social housing units/smaller dwellings.</p> <p>Assume increased demand for duplex housing.</p> <p>Assume some consideration of smaller and more affordable dwellings in district centres to accommodate the demand for affordable rental housing with good access to services without the necessity of car ownership.</p> <p>Low Change Scenario:</p> <p>Based on above scenarios, reduce distribution to separate house for single parent families to account for demand for more diverse affordable housing types (including better located housing) and continued rental tenure as follows:</p> <p>2016 - 4 percentage points 2021 - 6 percentage points</p>

Household Characteristics & Trends	Dwelling Preference	Assumptions Applied in Projections Model
	<p>Heads. Single parent families, particularly mothers, are reported to not typically prefer caravan parks as they do not contain appropriate living environments/ facilities for young children and are often not allowed.</p>	<p>2026 - 9 percentage points 2031 - 15 percentage points</p> <p>High Change Scenario: 2016 - 6 percentage points 2021 - 10 percentage points 2026 - 15 percentage points 2031 - 20 percentage points</p> <p>Redistribution: 35% 1 Storey Semi-detached/townhouse 50% 2 Storey Semi-detached/townhouse 5% Flat/unit/apartment (including larger apartments)</p>
LONE PERSON		
<p>In 2006, the Fraser Coast had a slightly lower proportion of lone person households at 23.9% of all household types, compared to 26% for Queensland. It is noted that a high proportion of the Fraser Island catchment is lone person households. 82.5% of lone person households lived in a separate house, the lowest of any category of household. Other choices made by lone person households were flats and apartments (7%), other dwellings (6%) and</p>	<p>Aside from Fraser Island, lone person households are typically located within the Maryborough urban area and the Hervey Bay urban area.</p> <p>Lone person households are also strongly evident in the Hinterland Hervey Bay, Coastal Maryborough and Rural South catchments. These catchments are likely to contain older singles.</p> <p><u>Young Singles</u> A higher proportion of young singles are male.</p>	<p>Assume that there will be continued low home ownership, and increasing difficulty in gaining access to affordable rental housing for lone person households in all age groups.</p> <p>Assume continued preference to rent smaller dwellings (<3 bedrooms); or social housing units, particularly older singles.</p> <p>Assume more smaller and affordable dwellings in district centres to accommodate the demand for affordable rental housing.</p>

Household Characteristics & Trends	Dwelling Preference	Assumptions Applied in Projections Model
<p>semi detached dwellings (4%).</p> <p>A noticeable increase in lone person households is expected, and they are anticipated to comprise 26.1% of all households by 2031.</p> <p>The rate of females in lone person households in the Fraser Coast was marginally higher (4,137 and 53%) compared with males (3,664 and 47%). The rate of females was particularly higher in the older age groups ie. 65+ but lower in age groups of 55 and under.</p> <p>The majority (66%) of lone person households in the Fraser Coast were aged over 55 years in 2006.</p> <ul style="list-style-type: none"> ▪ Based on a breakdown of tenure type by household type, it is evident that 47.34% of lone person households in the Fraser Coast fully own their own home, 12.48% are in the process of purchasing their own home (the lowest 'being purchased' rate of all household types) and 29.51% rent their homes. ▪ A breakdown of dwelling size and household size for lone person households across the Fraser Coast indicates that 39.86% of lone person households reside in 3 bedroom dwellings and that 9.34% reside in 4+ bedroom dwellings with the remaining half of lone persons residing in 	<p>Affordability is a concern for young singles. They typically have difficulty getting into the property market and therefore face relatively high rental costs on an on-going basis.</p> <p>Typically young singles do not tend to purchase in Hervey Bay Coastal such as Dundowran and Craignish (not an affordable area)</p> <p>Many young single people live in group households for affordability.</p> <p>Young singles tend to not need a second living area in purchased and rented homes i.e. a smaller home is acceptable.</p> <p><u>Older Singles</u></p> <p>Overall preference for older singles is toward higher density, gated community/lifestyle developments and/or smaller homes with low maintenance.</p> <p>Retirement villages and nursing homes are preferred but can be too expensive for many older singles.</p> <p>Little rental accommodation is available in Fraser Coast in aged person's developments.</p> <p>There is a high proportion of single older females.</p> <p>There is a trend toward older singles, males in particular, living permanently in caravan parks throughout the Fraser Coast (ie. Hervey Bay, Maryborough, Poona and Burrum Heads) for</p>	<p>Assume significantly higher demand for supported aged care accommodation, which is particularly evident in Maryborough, and for more affordable rental lifestyle developments.</p> <p>Low Change Scenario: Based on above scenarios, reduce distribution to separate dwellings for lone persons as follows:</p> <p>2016 - 3 percentage points 2021 - 5 percentage points 2026 - 8 percentage points 2031 - 11 percentage points</p> <p>High Change Scenario: 2016 - 5 percentage points 2021 - 8 percentage points 2026 - 12 percentage points 2031 - 16 percentage points</p> <p>Redistribution: 50% 1 Storey Semi-detached/townhouse 30% 2 Storey Semi-detached/townhouse 20% Flat/unit/apartment (including larger apartments)</p>

Household Characteristics & Trends	Dwelling Preference	Assumptions Applied in Projections Model
<p>1 and 2 bedroom dwellings.</p>	<p>affordability reasons and in preference to public housing.</p> <p><u>Frail Aged Singles</u> Mostly female – 68% of those 75+ in lone person households are single.</p> <p>There appear to be barriers to entry into low care residential aged care accommodation (cost and availability), so many stay in existing homes or caravans until they have to enter a nursing home.</p>	
GROUP & OTHER HOUSEHOLDS		
<p>In 2006, the Fraser Coast had a very low proportion of group and other households at 3.6% of all household types, compared to 7% for Queensland.</p> <p>In 2006 89% of group households lived in a separate house.</p> <p>The proportion of group and other households is expected to remain fairly consistent at 3.5% by 2031.</p> <p>Most people residing in group person households in 2006 were male (1,045) compared with females (898).</p> <p>Approximately 25% of people in group households were aged between 15 and 24 years.</p>	<p>Notable demand in Hervey Bay and Maryborough, where services are better, for group housing for under 18 year olds (young people wanting to live with friends to ‘get away’ from parents).</p> <p>Overall, group housing is preferred for 15-24 year age groups – ie. young people in ‘share’ houses, although it is noted that there is currently only minor demand for group housing.</p> <p>Preference is for properties set up for dual living (ie. with granny flats) or with two self contained levels.</p> <p>Group households are mostly in the rental market.</p> <ul style="list-style-type: none"> ▪ Groups of young people generally seek to rent affordable larger detached houses or units in 	<p>Assume that there will be continued low home ownership, and increasing difficulty in gaining access to affordable rental housing among this group.</p> <p>Assume continued preference to rent larger dwellings, however that there is also an interest in larger attached units and townhouses/ duplexes.</p> <p>Assume increased supply of duplex housing and townhouse/units is provided in Hervey Bay and Maryborough.</p> <p>Low Change Scenario: Based on above assumptions, a minor reduction in distribution in dwelling houses is considered likely to occur as follows:</p>

Household Characteristics & Trends	Dwelling Preference	Assumptions Applied in Projections Model
<p>Approximately 40% of all group households included people 34 years and under and approximately 32% of people between 45 and 64 years.</p> <p>Close to half of group households in the Fraser Coast (46.23%) were in a rental property in 2006, with 25.73% being fully owned and 20.3% of houses being purchased.</p> <p>Over half of group households in the Fraser Coast in 2006 included two (2) residents, with the majority of these being in three (3) bedroom dwellings.</p> <p>The majority of group person households were located in the former Hervey Bay City Council area in 2006.</p>	<p>central locations. A high proportion of the total demand was for attached housing based on the distribution in 2001.</p> <ul style="list-style-type: none"> ▪ Declining affordability is likely to increase demand for attached housing. ▪ Expressed preferences are for 3-4 bedroom houses (on a 600 m² block). ▪ Groups of young people also expressed preferences for 2- 3 bedroom townhouses / units. 	<p>2016 - 2 percentage points 2021 - 4 percentage points 2026 - 5 percentage points 2031 - 6 percentage points</p> <p>High Change Scenario: 2016 - 3 percentage points 2021 - 5 percentage points 2026 - 7 percentage points 2031 - 9 percentage points</p> <p>Redistribution: 20% 1 Storey Semi-detached/townhouse 60% 2 Storey Semi-detached/townhouse 20% Flat/unit/apartment (including larger apartments)</p>
<p>Household Type Definition (ABS classification)</p> <p>Couple Family with Children and Couple Family without Children</p> <p>A couple family is identified by the existence of a couple relationship. A couple relationship is defined as two people usually residing in the same household who share a social, economic and emotional bond usually associated with marriage and who consider their relationship to be a marriage or marriage-like union. This relationship is identified by the presence of a registered marriage or de facto marriage. A couple family can be with or without children, and may or may not include other related individuals.</p>		

Household Characteristics & Trends	Dwelling Preference	Assumptions Applied in Projections Model
<p>One Parent Family Lone parent (or one parent) is a person who has no spouse or partner usually resident in the household, but who forms a parent-child relationship with at least one child usually resident in the household. The child may be either dependent or non-dependent.</p> <p>Lone Person Household Any private dwelling in which there is only one usual resident at least 15 years of age, is classified as being a lone person household.</p> <p>Group Households A group household consists of two or more unrelated people where all persons are aged 15 years or over. More likely to be young people with some potential increase in single older people if seen as an affordable housing option. Includes households with disabilities living independently in the community.</p> <p>Other Family Households A family of other related individuals residing in the same household (but not parent-child or couple relationship)</p>		
<p>Dwelling Type Definitions (ABS classification)</p> <p>Separate house This is a house which stands alone in its own grounds separated from other dwellings by at least half a metre. A separate house may have a flat attached to it, such as a granny flat or converted garage (the flat is categorised under Flat, unit or apartment – see below). The number of storeys of separate houses is not recorded. Also included in this category are occupied accommodation units in manufactured home estates which are identified as separate houses.</p> <p>Semi-detached, row or terrace house, townhouse, etc. These dwellings have their own private grounds and no other dwelling above or below them.</p> <p>Flat, unit or apartment This category includes all dwellings in blocks of flats, units or apartments. These dwellings do not have their own private grounds and usually share a common entrance foyer or stairwell. This category also includes flats attached to houses such as granny flats, and houses converted into two or more flats. As per the above, a flat attached to a separate house is included here.</p> <p>Other (Private) Dwellings Other types of private dwellings have been amalgamated to form this category. It includes: <i>Caravan, cabin, houseboat:</i> This category includes all occupied caravans, cabins and houseboats regardless of location. It also includes occupied campervans, mobile houses and small boats. Separate houses in caravan/residential parks or marinas occupied by managers are not included in this category.</p>		

Household Characteristics & Trends	Dwelling Preference	Assumptions Applied in Projections Model
<p><i>Improvised home, tent, sleepers-out:</i> This category includes sheds, tents, humpies and other improvised dwellings, occupied on Census Night. It also includes people sleeping on park benches or in other 'rough' accommodation (the traditional definition of homeless people).</p> <p><i>House or flat attached to a shop, office, etc.:</i> A house or flat attached to a shop, office, factory or any other non-residential structure is included in this category.</p>		

This table converts dwelling target to dwelling type by distributing them according to the percentage of each family typ occupying different dwelling types based on the 2006 Census

BASED ON PIFU MEDIUM SERIES POPULATION PROJECTIONS

Projected Dwelling Structure- 2006														
Dwellings 36538														
Dwelling Structure by household type	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	9107		12447		4137		8730		1027		1090		36538	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
Separate house	8900	97.72%	11763	94.50%	3870	93.54%	7198	82.45%	917	89.33%	1033	94.80%	33681	92.18%
Semi-detached, row or terrace house, townhouse etc (1 storey)	16	0.17%	143	1.15%	23	0.57%	287	3.29%	11	1.09%	6	0.51%	486	1.33%
Semi-detached, row or terrace house, townhouse etc (2 storey)	16	0.18%	42	0.33%	14	0.34%	37	0.42%	6	0.61%	7	0.68%	123	0.34%
Semi-detached, row or terrace house, townhouse etc (total)	32	0.35%	185	1.49%	38	0.91%	324	3.71%	17	1.70%	13	1.20%	610	1.67%
Flat, unit or apartment	42	0.46%	183	1.47%	114	2.75%	654	7.49%	52	5.04%	44	4.01%	1088	2.98%

Other dwelling	133	1.46%	317	2.54%	116	2.80%	554	6.35%	40	3.93%	0	0.00%	1160	3.17%
TOTAL	9107	100.0%	12447	100.0%	4137	100.0%	8730	100.0%	1027	100.0%	1090	100.0%	36538	100.0%

Projected Dwelling Structure- 2011

Dwellings 43372

Dwelling Structure by household type	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
	9732		15134		5330		10617		1285		1273		43371	
Separate house	9510	97.72%	14302	94.50%	4986	93.54%	8754	82.45%	1148	89.33%	1207	94.80%	39906	92.01%
Semi-detached, row or terrace house, townhouse etc (1 storey)	17	0.17%	174	1.15%	30	0.57%	349	3.29%	14	1.09%	7	0.51%	591	1.36%
Semi-detached, row or terrace house, townhouse etc (2 storey)	17	0.18%	51	0.33%	18	0.34%	45	0.42%	8	0.61%	9	0.68%	148	0.34%
Semi-detached, row or terrace house, townhouse etc (total)	34	0.35%	225	1.49%	49	0.91%	394	3.71%	22	1.70%	15	1.20%	739	1.70%
Flat, unit or apartment	45	0.46%	222	1.47%	147	2.75%	795	7.49%	65	5.04%	51	4.01%	1325	3.05%
Other dwelling	142	1.46%	385	2.54%	149	2.80%	674	6.35%	51	3.93%	0	0.00%	1401	3.23%
TOTAL	9732	100.0%	15134	100.0%	5330	100.0%	10617	100.0%	1285	100.0%	1273	100.0%	43371	100.0%

Projected Dwelling Structure- 2016

Dwellings 49189

Dwelling Structure by household type	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	10427		17440		6160		12298		1468		1395		49188	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
Separate house	10190	97.72%	16481	94.50%	5762	93.54%	10140	82.45%	1311	89.33%	1322	94.80%	45206	91.91%
Semi-detached, row or terrace house, townhouse etc (1 storey)	18	0.17%	201	1.15%	35	0.57%	405	3.29%	16	1.09%	7	0.51%	681	1.39%
Semi-detached, row or terrace house, townhouse etc (2 storey)	19	0.18%	58	0.33%	21	0.34%	52	0.42%	9	0.61%	10	0.68%	169	0.34%
Semi-detached, row or terrace house, townhouse etc (total)	37	0.35%	259	1.49%	56	0.91%	457	3.71%	25	1.70%	17	1.20%	850	1.73%
Flat, unit or apartment	48	0.46%	256	1.47%	170	2.75%	921	7.49%	74	5.04%	56	4.01%	1524	3.10%
Other dwelling	153	1.46%	444	2.54%	172	2.80%	780	6.35%	58	3.93%	0	0.00%	1607	3.27%
TOTAL	10427	100.0%	17440	100.0%	6160	100.0%	12298	100.0%	1468	100.0%	1395	100.0%	49188	100.0%

Projected Dwelling Structure- 2021

Dwellings 54346

Dwelling Structure by household type	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	11203		19423		6818		13817		1599		1485		54345	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
Separate house	10948	97.72%	18355	94.50%	6377	93.54%	11392	82.45%	1428	89.33%	1408	94.80%	49909	91.84%
Semi-detached, row or terrace house, townhouse etc (1 storey)	19	0.17%	224	1.15%	39	0.57%	455	3.29%	17	1.09%	8	0.51%	761	1.40%
Semi-detached, row or terrace house, townhouse etc (2 storey)	20	0.18%	65	0.33%	23	0.34%	59	0.42%	10	0.61%	10	0.68%	187	0.34%
Semi-detached, row or terrace house, townhouse etc (total)	39	0.35%	289	1.49%	62	0.91%	513	3.71%	27	1.70%	18	1.20%	948	1.75%
Flat, unit or apartment	52	0.46%	285	1.47%	188	2.75%	1035	7.49%	81	5.04%	60	4.01%	1699	3.13%
Other dwelling	164	1.46%	494	2.54%	191	2.80%	877	6.35%	63	3.93%	0	0.00%	1788	3.29%
TOTAL	11203	100.0%	19423	100.0%	6818	100.0%	13817	100.0%	1599	100.0%	1485	100.0%	54345	100.0%

Projected Dwelling Structure- 2026

Dwellings 59442

Dwelling Structure by household type	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	12203		21202		7385		15331		1725		1597		59443	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
Separate house	11925	97.72%	20036	94.50%	6908	93.54%	12641	82.45%	1541	89.33%	1514	94.80%	54565	91.79%
Semi-detached, row or terrace house, townhouse etc (1 storey)	21	0.17%	244	1.15%	42	0.57%	504	3.29%	19	1.09%	8	0.51%	838	1.41%
Semi-detached, row or terrace house, townhouse etc (2 storey)	22	0.18%	71	0.33%	25	0.34%	65	0.42%	11	0.61%	11	0.68%	205	0.34%
Semi-detached, row or terrace house, townhouse etc (total)	43	0.35%	315	1.49%	67	0.91%	569	3.71%	29	1.70%	19	1.20%	1043	1.76%
Flat, unit or apartment	56	0.46%	311	1.47%	203	2.75%	1148	7.49%	87	5.04%	64	4.01%	1870	3.15%
Other dwelling	179	1.46%	539	2.54%	207	2.80%	973	6.35%	68	3.93%	0	0.00%	1965	3.31%
TOTAL	12203	100.0%	21202	100.0%	7385	100.0%	15331	100.0%	1725	100.0%	1597	100.0%	59443	100.0%

Projected Dwelling Structure- 2031

Dwellings 64628

Dwelling Structure by household type	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	13150		22989		8011		16894		1875		1709		64628	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
Separate house	12851	97.72%	21725	94.50%	7493	93.54%	13929	82.45%	1675	89.33%	1620	94.80%	59293	91.75%
Semi-detached, row or terrace house, townhouse etc (1 storey)	23	0.17%	265	1.15%	45	0.57%	556	3.29%	20	1.09%	9	0.51%	918	1.42%
Semi-detached, row or terrace house, townhouse etc (2 storey)	24	0.18%	77	0.33%	28	0.34%	72	0.42%	12	0.61%	12	0.68%	223	0.35%
Semi-detached, row or terrace house, townhouse etc (total)	46	0.35%	342	1.49%	73	0.91%	628	3.71%	32	1.70%	20	1.20%	1141	1.77%
Flat, unit or apartment	61	0.46%	338	1.47%	220	2.75%	1265	7.49%	94	5.04%	68	4.01%	2047	3.17%
Other dwelling	192	1.46%	585	2.54%	224	2.80%	1072	6.35%	74	3.93%	0	0.00%	2147	3.32%
TOTAL	13150	100.0%	22989	100.0%	8011	100.0%	16894	100.0%	1875	100.0%	1709	100.0%	64628	100.0%

This table converts dwelling target to dwelling type by distributing them according to the percentage of each family typ occupying different dwelling types based on the 20001 Census

BASED ON PIFU MEDIUM SERIES POPULATION PROJECTIONS

Projected Dwelling Structure- 2016														
Dwellings 49189														
Dwelling Structure by household type	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	10427		17440		6160		12298		1468		1395		49188	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
Separate house	9981	95.72%	15958	91.50%	5516	89.54%	9771	79.45%	1282	87.33%	1294	92.80%	43802	89.05%
Semi-detached, row or terrace house, townhouse etc (1 storey)	60	0.57%	515	2.95%	134	2.17%	589	4.79%	22	1.49%	13	0.91%	1332	2.71%
Semi-detached, row or terrace house, townhouse etc (2 storey)	165	1.58%	215	1.23%	144	2.34%	163	1.32%	27	1.81%	26	1.88%	740	1.50%
Semi-detached, row or terrace house, townhouse etc (total)	224	2.15%	730	4.19%	278	4.51%	752	6.11%	48	3.30%	39	2.80%	2072	4.21%
Flat, unit or apartment	69	0.66%	308	1.77%	194	3.15%	995	8.09%	80	5.44%	61	4.41%	1708	3.47%
Other dwelling	153	1.46%	444	2.54%	172	2.80%	780	6.35%	58	3.93%	0	0.00%	1607	3.27%
TOTAL	10427	100.0%	17440	100.0%	6160	100.0%	12298	100.0%	1468	100.0%	1395	100.0%	49188	100.0%

Projected Dwelling Structure- 2021

Dwellings 54346

Dwelling Structure by household type	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	11203		19423		6818		13817		1599		1485		54345	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
Separate house	10500	93.72%	17384	89.50%	5968	87.54%	10702	77.45%	1364	85.33%	1348	90.80%	47266	86.97%
Semi-detached, row or terrace house, townhouse etc (1 storey)	109	0.97%	806	4.15%	202	2.97%	800	5.79%	30	1.89%	19	1.31%	1967	3.62%
Semi-detached, row or terrace house, townhouse etc (2 storey)	334	2.98%	356	1.83%	228	3.34%	266	1.92%	48	3.01%	46	3.08%	1278	2.35%
Semi-detached, row or terrace house, townhouse etc (total)	443	3.95%	1163	5.99%	430	6.31%	1066	7.71%	78	4.90%	65	4.40%	3245	5.97%
Flat, unit or apartment	96	0.86%	382	1.97%	229	3.35%	1173	8.49%	93	5.84%	71	4.81%	2045	3.76%
Other dwelling	164	1.46%	494	2.54%	191	2.80%	877	6.35%	63	3.93%	0	0.00%	1788	3.29%
TOTAL	11203	100.0%	19423	100.0%	6818	100.0%	13817	100.0%	1599	100.0%	1485	100.0%	54345	100.0%

Projected Dwelling Structure- 2026

Dwellings 59442

Dwelling Structure by household type	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	12203		21202		7385		15331		1725		1597		59443	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
Separate house	11010	90.22%	18340	86.50%	6243	84.54%	11414	74.45%	1455	84.33%	1434	89.80%	49896	83.94%
Semi-detached, row or terrace house, townhouse etc (1 storey)	204	1.67%	1262	5.95%	308	4.17%	1118	7.29%	36	2.09%	24	1.51%	2951	4.97%
Semi-detached, row or terrace house, townhouse etc (2 storey)	663	5.43%	580	2.73%	358	4.84%	433	2.82%	62	3.61%	59	3.68%	2154	3.62%
Semi-detached, row or terrace house, townhouse etc (total)	867	7.10%	1842	8.69%	666	9.01%	1551	10.11%	98	5.70%	83	5.20%	5106	8.59%
Flat, unit or apartment	148	1.21%	481	2.27%	270	3.65%	1393	9.09%	104	6.04%	80	5.01%	2476	4.17%
Other dwelling	179	1.46%	539	2.54%	207	2.80%	973	6.35%	68	3.93%	0	0.00%	1965	3.31%
TOTAL	12203	100.0%	21202	100.0%	7385	100.0%	15331	100.0%	1725	100.0%	1597	100.0%	59443	100.0%

Projected Dwelling Structure- 2031

Dwellings 64628

Dwelling Structure by household type	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
	13150		22989		8011		16894		1875		1709		64628	
Separate house	11536	87.72%	18966	82.50%	6292	78.54%	12071	71.45%	1562	83.33%	1518	88.80%	51945	80.37%
Semi-detached, row or terrace house, townhouse etc (1 storey)	286	2.17%	1920	8.35%	526	6.57%	1485	8.79%	43	2.29%	29	1.71%	4289	6.64%
Semi-detached, row or terrace house, townhouse etc (2 storey)	944	7.18%	905	3.93%	628	7.84%	629	3.72%	79	4.21%	73	4.28%	3258	5.04%
Semi-detached, row or terrace house, townhouse etc (total)	1230	9.35%	2824	12.29%	1155	14.41%	2114	12.51%	122	6.50%	102	6.00%	7547	11.68%
Flat, unit or apartment	192	1.46%	614	2.67%	341	4.25%	1637	9.69%	117	6.24%	89	5.21%	2989	4.62%
Other dwelling	192	1.46%	585	2.54%	224	2.80%	1072	6.35%	74	3.93%	0	0.00%	2147	3.32%
TOTAL	13150	100.0%	22989	100.0%	8011	100.0%	16894	100.0%	1875	100.0%	1709	100.0%	64628	100.0%

This table converts dwelling target to dwelling type by distributing them according to the percentage of each family typ occupying different dwelling types based on the 20001 Census

BASED ON PIFU MEDIUM SERIES POPULATION PROJECTIONS

Projected Dwelling Structure- 2016														
Dwellings 49189														
Dwelling Structure by household type	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	10427		17440		6160		12298		1468		1395		49188	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
Separate house	9981	95.72%	15435	88.50%	5392	87.54%	9525	77.45%	1267	86.33%	1281	91.80%	42881	87.18%
Semi-detached, row or terrace house, townhouse etc (1 storey)	60	0.57%	829	4.75%	183	2.97%	712	5.79%	25	1.69%	16	1.11%	1823	3.71%
Semi-detached, row or terrace house, townhouse etc (2 storey)	165	1.58%	372	2.13%	206	3.34%	237	1.92%	35	2.41%	35	2.48%	1050	2.13%
Semi-detached, row or terrace house, townhouse etc (total)	224	2.15%	1201	6.89%	389	6.31%	949	7.71%	60	4.10%	50	3.60%	2873	5.84%
Flat, unit or apartment	69	0.66%	361	2.07%	206	3.35%	1044	8.49%	83	5.64%	64	4.61%	1827	3.71%
Other dwelling	153	1.46%	444	2.54%	172	2.80%	780	6.35%	58	3.93%	0	0.00%	1607	3.27%
TOTAL	10427	100.0%	17440	100.0%	6160	100.0%	12298	100.0%	1468	100.0%	1395	100.0%	49188	100.0%

Projected Dwelling Structure- 2021

Dwellings 54346

Dwelling Structure by household type	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	11203		19423		6818		13817		1599		1485		54345	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
Separate house	10276	91.72%	16024	82.50%	5696	83.54%	10287	74.45%	1348	84.33%	1333	89.80%	44965	82.74%
Semi-detached, row or terrace house, townhouse etc (1 storey)	154	1.37%	1622	8.35%	311	4.57%	1007	7.29%	33	2.09%	22	1.51%	3150	5.80%
Semi-detached, row or terrace house, townhouse etc (2 storey)	491	4.38%	764	3.93%	364	5.34%	390	2.82%	58	3.61%	55	3.68%	2122	3.90%
Semi-detached, row or terrace house, townhouse etc (total)	644	5.75%	2386	12.29%	676	9.91%	1398	10.11%	91	5.70%	77	5.20%	5272	9.70%
Flat, unit or apartment	119	1.06%	518	2.67%	256	3.75%	1256	9.09%	97	6.04%	74	5.01%	2320	4.27%
Other dwelling	164	1.46%	494	2.54%	191	2.80%	877	6.35%	63	3.93%	0	0.00%	1788	3.29%
TOTAL	11203	100.0%	19423	100.0%	6818	100.0%	13817	100.0%	1599	100.0%	1485	100.0%	54345	100.0%

Projected Dwelling Structure- 2026

Dwellings 59442

Dwelling Structure by household type	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
	12203		21202		7385		15331		1725		1597		59443	
Separate house	10705	87.72%	16644	78.50%	5800	78.54%	10801	70.45%	1420	82.33%	1402	87.80%	46772	78.68%
Semi-detached, row or terrace house, townhouse etc (1 storey)	265	2.17%	2279	10.75%	485	6.57%	1424	9.29%	43	2.49%	31	1.91%	4527	7.62%
Semi-detached, row or terrace house, townhouse etc (2 storey)	876	7.18%	1089	5.13%	579	7.84%	617	4.02%	83	4.81%	78	4.88%	3322	5.59%
Semi-detached, row or terrace house, townhouse etc (total)	1141	9.35%	3368	15.89%	1064	14.41%	2041	13.31%	126	7.30%	109	6.80%	7849	13.20%
Flat, unit or apartment	178	1.46%	651	3.07%	314	4.25%	1516	9.89%	111	6.44%	86	5.41%	2856	4.81%
Other dwelling	179	1.46%	539	2.54%	207	2.80%	973	6.35%	68	3.93%	0	0.00%	1965	3.31%
TOTAL	12203	100.0%	21202	100.0%	7385	100.0%	15331	100.0%	1725	100.0%	1597	100.0%	59443	100.0%

Projected Dwelling Structure- 2031

Dwellings 64628

Dwelling Structure by household type	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	13150		22989		8011		16894		1875		1709		64628	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
Separate house	11207	85.22%	17127	74.50%	5891	73.54%	11226	66.45%	1506	80.33%	1466	85.80%	48424	74.93%
Semi-detached, row or terrace house, townhouse etc (1 storey)	351	2.67%	3023	13.15%	686	8.57%	1907	11.29%	54	2.89%	40	2.31%	6062	9.38%
Semi-detached, row or terrace house, townhouse etc (2 storey)	1174	8.93%	1456	6.33%	829	10.34%	883	5.22%	113	6.01%	104	6.08%	4559	7.05%
Semi-detached, row or terrace house, townhouse etc (total)	1526	11.60%	4480	19.49%	1515	18.91%	2790	16.51%	167	8.90%	143	8.40%	10621	16.43%
Flat, unit or apartment	225	1.71%	797	3.47%	381	4.75%	1806	10.69%	128	6.84%	99	5.81%	3436	5.32%
Other dwelling	192	1.46%	585	2.54%	224	2.80%	1072	6.35%	74	3.93%	0	0.00%	2147	3.32%
TOTAL	13150	100.0%	22989	100.0%	8011	100.0%	16894	100.0%	1875	100.0%	1709	100.0%	64628	100.0%

This table converts dwelling target to dwelling type by distributing them according to the percentage of each family typ occupying different dwelling typesbased on the 20001 Census

BASED ON PIFU MEDIUM SERIES POPULATION PROJECTIONS

Projected Dwelling Structure- 2016														
Dwellings 49189														
Dwelling Structure by	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	10427		17440		6160		12298		1468		1395		49188	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
Separate house	9981	95.72%	15958	91.50%	5516	89.54%	9771	79.45%	1282	87.33%	1294	92.80%	43802	89.05%
Semi-detached, row or terrace house, townhouse etc (1 storey)	60	0.57%	515	2.95%	134	2.17%	589	4.79%	22	1.49%	13	0.91%	1332	2.71%
Semi-detached, row or terrace house, townhouse etc (2 storey)	165	1.58%	215	1.23%	144	2.34%	163	1.32%	27	1.81%	26	1.88%	740	1.50%
Semi-detached, row or terrace house, townhouse etc (total)	224	2.15%	730	4.19%	278	4.51%	752	6.11%	48	3.30%	39	2.80%	2072	4.21%
Flat, unit or apartment	69	0.66%	308	1.77%	194	3.15%	995	8.09%	80	5.44%	61	4.41%	1708	3.47%
Other dwelling	153	1.46%	444	2.54%	172	2.80%	780	6.35%	58	3.93%	0	0.00%	1607	3.27%
TOTAL	10427	100.0%	17440	100.0%	6160	100.0%	12298	100.0%	1468	100.0%	1395	100.0%	49188	100.0%

Projected Dwelling Structure- 2021														
Dwellings 54346														
Dwelling Structure by	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	11203		19423		6818		13817		1599		1485		54345	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
Separate house	10500	93.72%	17384	89.50%	5968	87.54%	10840	78.45%	1388	86.83%	1371	92.30%	47451	87.31%
Semi-detached, row or terrace house, townhouse etc (1 storey)	109	0.97%	806	4.15%	202	2.97%	731	5.29%	25	1.59%	15	1.01%	1889	3.48%
Semi-detached, row or terrace house, townhouse etc (2 storey)	334	2.98%	356	1.83%	228	3.34%	224	1.62%	34	2.11%	32	2.18%	1209	2.22%
Semi-detached, row or terrace house, townhouse etc (total)	443	3.95%	1163	5.99%	430	6.31%	955	6.91%	59	3.70%	47	3.20%	3098	5.70%
Flat, unit or apartment	96	0.86%	382	1.97%	229	3.35%	1145	8.29%	89	5.54%	67	4.51%	2008	3.69%
Other dwelling	164	1.46%	494	2.54%	191	2.80%	877	6.35%	63	3.93%	0	0.00%	1788	3.29%
TOTAL	11203	100.0%	19423	100.0%	6818	100.0%	13817	100.0%	1599	100.0%	1485	100.0%	54345	100.0%

Projected Dwelling Structure- 2026														
Dwellings 59442														
Dwelling Structure by	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	12203		21202		7385		15331		1725		1597		59443	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
Separate house	11315	92.72%	18764	88.50%	6391	86.54%	11874	77.45%	1489	86.33%	1466	91.80%	51299	86.30%
Semi-detached, row or terrace house, townhouse etc (1 storey)	143	1.17%	1007	4.75%	249	3.37%	888	5.79%	29	1.69%	18	1.11%	2334	3.93%
Semi-detached, row or terrace house, townhouse etc (2 storey)	449	3.68%	453	2.13%	284	3.84%	295	1.92%	42	2.41%	40	2.48%	1562	2.63%
Semi-detached, row or terrace house, townhouse etc (total)	592	4.85%	1460	6.89%	533	7.21%	1183	7.71%	71	4.10%	57	3.60%	3896	6.55%
Flat, unit or apartment	117	0.96%	439	2.07%	255	3.45%	1301	8.49%	97	5.64%	74	4.61%	2283	3.84%
Other dwelling	179	1.46%	539	2.54%	207	2.80%	973	6.35%	68	3.93%	0	0.00%	1965	3.31%
TOTAL	12203	100.0%	21202	100.0%	7385	100.0%	15331	100.0%	1725	100.0%	1597	100.0%	59443	100.0%

Projected Dwelling Structure- 2031														
Dwellings 64628														
Dwelling Structure by	Couple family with children		Couple family without children		One parent family		Lone person household		Group Households		Other Family Households		TOTAL	
	13150		22989		8011		16894		1875		1709		64628	
	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of These Households	Number of dwellings	% of dwellings
Separate house	12062	91.72%	20116	87.50%	6852	85.54%	12916	76.45%	1609	85.83%	1680	98.30%	55235	85.47%
Semi-detached, row or terrace house, townhouse etc (1 storey)	180	1.37%	1230	5.35%	302	3.77%	1063	6.29%	34	1.79%	-3	-0.19%	2805	4.34%
Semi-detached, row or terrace house, townhouse etc (2 storey)	576	4.38%	560	2.43%	348	4.34%	376	2.22%	51	2.71%	-24	-1.42%	1886	2.92%
Semi-detached, row or terrace house, townhouse etc (total)	756	5.75%	1790	7.79%	650	8.11%	1438	8.51%	84	4.50%	-27	-1.60%	4692	7.26%
Flat, unit or apartment	140	1.06%	499	2.17%	285	3.55%	1468	8.69%	108	5.74%	57	3.31%	2554	3.95%
Other dwelling	192	1.46%	585	2.54%	224	2.80%	1072	6.35%	74	3.93%	0	0.00%	2147	3.32%
TOTAL	13150	100.0%	22989	100.0%	8011	100.0%	16894	100.0%	1875	100.0%	1709	100.0%	64628	100.0%

APPENDIX M

Housing Career Model

Review of housing needs and options of different household types

The preceding section identified housing needs and consumption patterns at different life cycle stages. This section aims to provide more detail by household type and age category.

Couple with children households

<i>General characteristics</i>	<p>Highest propensity for use of separate houses (94%) and lowest for semi detached (3.1%) and flats (2.3%) (ABS Census 2006 Qld figures).</p> <p>Smaller couple families consume a greater proportion of smaller dwellings than larger couple families (refer below).</p> <p>There is minimal variation in the propensity for use of separate houses by age of oldest child in the household. However, the size of the separate house tends to increase with the age of the oldest child (refer below)</p>
<i>Small household (couple and one child)</i>	<p>Estimated that only 10.1% of 'couple and one child' households consume small dwellings (0-2 bedrooms) (ABS Census 2006 Custom Data Set Qld figures).</p> <p>In this regard it is noted that 23.9% of occupied private dwellings comprise 0-2 bedroom dwellings, with the majority of these being 2 bedroom dwellings, i.e. 18.1% comprise 2 bedroom dwellings (ABS Census 2006 Qld figures).</p>
<i>Large household (Couple and 2 or more children)</i>	<p>Estimated that 3.1% of large couple with children households consume small dwellings (0-2 bedrooms) (ABS Census 2006 Custom Data Set Qld figures).</p>
<i>Couple with eldest child aged under 5</i>	<p>Estimated that 13% reside in two bedroom, 64.9% in 3 bedroom and 20.4% in 4 or more bedroom dwellings (ABS Australian Housing Survey – Queensland 1999).</p>
<i>Couple with eldest child aged 5 to 14</i>	<p>Estimated that 5.8% reside in two bedroom, 54.5% in 3 bedroom and 39% in 4 or more bedroom dwellings (ABS Australian Housing Survey – Queensland 1999).</p>
<i>Couple with oldest child aged 15 to 24</i>	<p>Estimated that 47.2% reside in 3 bedroom and 51.4% in 4 or more bedroom dwellings (ABS Australian Housing Survey – Queensland 1999).</p>
<i>Couple with dependent and nondependent children</i>	<p>Estimated that 32.8% reside in 3 bedroom and 66.1% in 4 or more bedroom dwellings (ABS Australian Housing Survey – Queensland 1999).</p>
<i>Couple with non - dependent children only</i>	<p>Estimated that 58.6% reside in 3 bedroom and 27.6% in 4 or more bedroom dwellings (ABS Australian Housing Survey – Queensland 1999).</p>
<i>Projected growth (2001-2026)</i>	<p>Proportion of total households anticipated to fall from 31.9% to 21.9% over this period (2007 Household projections (Medium Series) – Queensland LGAs, DLGPSR).</p>
<i>Potential trends</i>	<p>The decisions of young adults have a significant impact on household and family formation.</p> <p>Past national trends indicate that the proportion of 20-24 year olds living as children in families has grown slightly, while that for 25-29 year olds has grown more significantly (ABS 2004 Household and Family Projections Australia 2001-2026). The projections based on these trends in this ABS report suggest that the proportion living as children in families will continue to grow, and if past rate of change continues (the highest projection), the proportion of 25-29 year olds living in the parental home will have reached 27% in 2026 as opposed to 17% in 2001.</p> <p>Housing affordability issues have the potential to influence the stage at which children in this age group leave the parental home and form new households.</p> <p>The proportion living as a partner in a family with children household has also been declining and couple with no children households represented the most prevalent household for this age group in 2001 (ABS 2004 Household and Family Projections Australia 2001-2026).</p> <p>Past national trends are also indicating that overall more individuals in the 20-34 age group are deferring child raising (ABS 2004 Household and Family Projections Australia 2001-2026) and hence the formation of couple with children households. If these trends continue the proportion of this age group living as a partner in a family with children household will decline further.</p> <p>Hence a greater proportion of couple with children households could form in older age cohorts.</p>

Couple households

<i>General characteristics</i>	Second highest propensity for use of separate houses (82.5%), second lowest for semi-detached (6.9%) and third lowest for flats (9.1%) (ABS Census 2006 Qld figures).
<i>Young (under 35)</i>	<p>High propensity for use of separate houses (80%) (ABS Australian Housing Survey – Queensland 1999) Estimated that 49.3% of young couple with no children households are renters (ABS Australian Housing Survey - Queensland 1999).</p> <p>On a national level young couple (18-34) usage of semi-detached dwellings and flats has been trending upwards (ABS 4102.0 Australian Social Trends 2002).</p> <p>National data (for 2003-4) indicate that home ownership can affect the propensity for use of separate houses, e.g. 87% of young adult couple with no children households who owned a home lived in a separate house, whereas only 52% of young adult couple renters lived in a separate house. Data for this period also indicated that 38.4% of young couples were renters (ABS 4102.0 Australian Social Trends 2002).</p> <p>On a national level, home ownership rates for young persons have been declining e.g. between 1994-95 and 2003-04, the proportion of young adults who owned their home declined from 48% to 44% (ABS 4102.0 Australian Social Trends 2002).</p>
<i>Mature (55-64)</i>	High propensity for use of separate houses (89.8%), the majority of which are owned (ABS Australian Housing Survey - Queensland 1999).
<i>Old (over 65)</i>	<p>High propensity for use of separate houses (91.4%) , the majority of which are owned outright (90%) (ABS Australian Housing Survey - Queensland 1999).</p> <p>The majority (75%) of 65+ couple with no children households are low income households (ABS 2003 Household Income and Income Distribution 2000-01 - Australian figures).</p> <p>65+ couple with no children households primarily (77%) reside in large dwellings of three or more bedrooms (ABS Australian Housing Survey - Queensland 1999).</p>
<i>Projected growth (2001-2026)</i>	Proportion of total households anticipated to grow from 27% to 30.9% over this period (2007 Household projections (Medium Series) – Queensland LGAs, DLGPSR).
<i>Potential trends</i>	<p>The ABS 2004 Household and Family Projections 2001-2026 report documented varying increases in the proportion of couple with no children households making up the range of age groups from 25-years of age upwards. This report supports the significant growth of couple with no children households projected by the Queensland Government.</p> <p>Population ageing, changing social attitudes, migration, declining fertility and increased longevity are listed as key factors in the anticipated growth of couple with no children households (Household Projections – Queensland Local Governments Areas 2007). This report also referenced a 2006 report by Taylor and Cooper indicating that couple with no children households had a propensity to cluster at both ends of the age profile. For example, in Queensland in 2001, a minor peak for couple with no children households was occurring in the 25-29 age group, although the majority occurred in the 55-59 age group.</p> <p>Housing affordability issues have the capacity to impact upon home ownership levels among young couples and potentially their usage rates of separate houses. National data suggest that more renters in this category should equate to an increased preference for semi-detached dwellings and flats. In addition, an increase in the number of young couples unable to afford a separate house may lead to increasing numbers purchasing a lower cost semi-detached dwelling or flat as a stepping stone towards purchasing a separate house.</p> <p>Nonetheless the availability of suitable stock will influence these decisions and young couples often purchase smaller run-down separate houses and use their labour to increase the value of, and ultimately their equity in, the dwelling.</p> <p>The housing preferences of the majority of ageing baby boomer couples are likely to be based on life style and health issues rather than housing affordability issues as, like the previous generation, most of them will be outright home owners by the time they retire. The baby boomer generation is wealthier than the previous generation and large numbers of them may choose to remain in the family home (separate house) like their forbears.</p> <p>Larger numbers of older couple with no children households across a wider income and asset spectrum may support the development of a broader range of housing than has been provided for the previous generation of older couples.</p>

Lone parent households

<i>General characteristics</i>	<p>Third highest propensity for use of separate houses (81.8%), second lowest for flats (8.3%) and third lowest for semi-detached (9.0%) (8.2%) (ABS Census 2006 Qld figures).</p> <p>There is a marked difference between the housing consumption patterns of small (parent and 1 dependent child) and large (parent and 2 or more dependent children) lone person households in terms of dwelling size (refer information below).</p> <p>Estimated that 59.7% of lone parent households are renters (ABS Australian Housing Survey – Queensland 1999).</p>
<i>Small household (parent and child)</i>	28.2% of these households reside in small dwellings (0-2 bedrooms) and 71.8% in large dwellings (3 or more bedrooms) (ABS Census 2006 Custom Data Set Qld figures).
<i>Large household (parent and 2 or more children)</i>	7.7% of these households reside in small dwellings (0-2 bedrooms) and 92.3% in large dwellings (3 or more bedrooms) (ABS Census 2006 Custom Data Set Qld figures).
<i>Projected growth (2001-2026)</i>	Proportion of total households anticipated to fall marginally from 11.7% to 11.3% over this period (2007 Household projections (Medium Series) – Queensland LGAs, DLGPSR).
<i>Potential trends</i>	Highest propensity of all household types for representation in the lowest income quintiles (lowest 40% of equivalised household income), 52.5% for small households and 64.9% for large households (ABS Census 2006 Custom Data Set Qld figures). As income is a determinant of housing choices (ABS Census 2006 Custom Data Set Qld figures; Burke 2007), more lone parent households may seek lower-cost, smaller dwellings in response to housing affordability issues.

Other family households

<i>General characteristics</i>	Third highest propensity for use of flats (17.7%) and semi-detached dwellings (9.9%) and third lowest for separate houses (71.5%) (ABS Census 2006 Qld figures). These households are a diverse group including multi-family households, sibling households and couples living with other adults.
<i>Projected growth (2001-2026)</i>	Proportion of total households anticipated to decline from 1.3% to 1.0% over this period (2007 Household projections (Medium Series) – Queensland LGAs, DLGPSR).
<i>Potential trends</i>	Minimal available research on trends in household formation and housing preferences.

Group households

<i>General Characteristics</i>	<p>Second highest propensity for use of semi-detached dwellings (12.3%) and flats (24.8%), and second lowest for use of separate houses (61.5%) (ABS Census 2006 Qld figures). These figures are very similar to those for lone person households.</p> <p>Majority (63.5%) of persons living in group households are aged between 15-34 (ABS Census 2006 Qld figures)</p> <p>Group households are most likely to be renters, e.g. at the national level, it estimated that 70.3% are renters (ABS 1999 Australian Housing Survey)</p>
<i>Young (under 35)</i>	Estimated that 83.2% of young group households (18-34) at the national level (for 2003-4) are renters (ABS 4102.0 Australian Social Trends 2002).
<i>Projected growth (2001-2026)</i>	Proportion of total households anticipated to increase slightly over this period from 4.6% to 4.7% (2007 Household projections (Medium Series) – Queensland LGAs, DLGPSR).
<i>Potential trends</i>	Increase in proportion of group households may be attributable to life style changes of young adults (20-24). For example, it is projected that if past trends continue, more will defer partnering and marriage (ABS 2004 Household and Family Projections Australia 2001-2026). These young group households are likely to be seeking a broad range of rental accommodation including, flats, semi-detached dwellings and separate houses.

Lone person households

<i>General characteristics</i>	<p>Highest propensity for use of non-separate houses: 25% live in flats, 12.9% in semi-detached dwellings and 58.4% in separate houses (ABS Census 2006 Qld figures).</p> <p>Highest propensity for use of other dwellings (which includes caravans). 3.8% live in other dwellings (ABS Census 2006 Qld figures).</p> <p>Highest propensity for use of boarding houses and self care accommodation for the aged.</p>
<i>Young (under 35)</i>	<p>High propensity for use of flats and semi-detached dwellings (50%), the majority of which are rented (ABS Australian Housing Survey - Queensland 1999).</p>
<i>Old (over 65)</i>	<p>High propensity for use of separate houses (71%), the majority of which are owned outright (71%) (ABS Australian Housing Survey - Queensland 1999). 19.5% reside in flats (ABS Australian Housing Survey - Queensland 1999).</p> <p>Estimated that 22% of 65+ households are renters and the majority (51%) reside in small dwellings of 2 or less bedrooms (ABS Australian Housing Survey - Queensland 1999).</p> <p>The majority (85%) of 65+ lone person households are low income households (ABS 2003 Household Income and Income Distribution 2000-1- Australian figures).</p> <p>Propensity to reside in separate house declines with age, e.g. down to (55%) for 75+ persons (ABS Census 2001 Australian figures).</p>
<i>Projected growth (2001-2026)</i>	<p>Proportion of total households anticipated to grow from 23.5% to 30.2% over this period (2007 Household projections (Medium Series) – Queensland LGAs, DLGPSR).</p>
<i>Potential trends</i>	<p>The ageing of the population is a contributing factor in the anticipated growth of lone person households (Household Projections – Queensland Local Governments Areas 2007). This report estimates that by 2026, lone persons aged 65 and over will make up 44% of all lone person households, as compared to 30% in 2006.</p> <p>The lone person household group has the second highest propensity (45.4%) of the major household types, after lone parent households (59.4%), for representation in the lowest income quintiles. Low income groups are more likely to consume smaller dwellings (ABS Census 2006 Custom Data Set Qld figures; Burke 2007).</p> <p>However, it should be noted that a significant number of the ageing baby boomers that will swell the numbers of lone person households are also likely to own their own home outright, as per the previous generation. Income diversity among this group is likely to be greater than the previous generation, hence there is likely to be some variations on the income poor, asset rich theme.</p> <p>Nonetheless, there will also be a proportion of new older lone person households that will enter this age group without owning their own home. This group may include persons that never formed a couple relationship or persons that divorced and formed and stayed in lone person or lone parent households.</p> <p>The ageing of the household heads of lone parent households (a group that has grown substantially since the mid-1970s and one with the highest proportional representation in the low income quintiles) should contribute to a growth in older low income lone person households with preferences for lower-cost, smaller dwellings.</p> <p>Many current older low income lone person households are widows/widowers who own and reside in the family home (separate house) which has been paid for by two household heads. Many current lone parent households are renters living in a range of dwelling types with limited disposable incomes who may seek smaller, lower-cost accommodation once their children have moved out of home.</p> <p>Larger numbers of older lone person households across a wider income and asset spectrum may support the development of a broader range of housing than has been provided for the previous generation of older lone person households.</p>

Review of housing needs and options by dwelling type

This section complements the preceding section by providing more detail on the propensity of different households to use different dwelling types.

Separate house

<i>General characteristics</i>	<p>Separate houses are the predominant dwelling form in Queensland and Australia. In Queensland, the percentage of separate houses as a proportion all dwelling stock declined from 85.9% in 1986 to 81.0 % in 2001 (Queensland Living: Housing Trends 2001). At the 2006 Census the proportion was 79.5% (ABS 2006 Census Qld figure).</p> <p>For the period 1999-2007 (years ending June), the percentage of dwelling approvals that were for separate houses was 68%, significantly lower than the proportion of separate houses in the existing stock (Population and Housing Fact Sheet, PIFU February 2008, Qld figures).</p>
<i>Locality characteristics</i>	<p>The predominance of this dwelling form is greater in non-capital city locations. In addition there is significant variance within different locations in capital cities, e.g. inner city locations as opposed to outer suburban locations. This location variance also holds true with regards to new dwelling development.</p>
<i>Bedroom number characteristics</i>	<p>The majority of separate houses comprise 3 or more bedrooms (89.4%) (ABS 2006 Census Qld figures).</p> <p>Separate houses with three bedrooms are most common (49.8%), followed by those with four or more bedrooms (38.1%) and then two bedrooms (9.1%) (ABS 2006 Census Qld figures). These figures have changed from 54.8%, 27.8% and 9.1%, respectively, at the 2001 Census (ABS 2001 Census Qld figures), indicating a significant increase in average dwelling size.</p>
<i>Couple with children households</i>	<p>36.1% of separate houses are used by this household group and 94.1% of all these households reside in separate houses (ABS 2006 Census Qld figures).</p>
<i>Couple with no children households</i>	<p>28.1% of separate houses are used by this household group and 82.6% of all of these households reside in separate houses (ABS 2006 Census Qld figures)</p>
<i>Lone parent households</i>	<p>11.2% of separate houses are used by this household group and 81.8% of all of these households reside in separate houses (ABS 2006 Census Qld figures)</p>
<i>Other family households</i>	<p>1.2% of separate houses are used by this household group and 71.5% of all of these households reside in separate houses (ABS 2006 Census Qld figures)</p>
<i>Group households</i>	<p>3.3% of separate houses are used by this household group and 61.5% of all of these households reside in separate houses (ABS 2006 Census Qld figures)</p>
<i>Lone person households</i>	<p>16.0% of separate houses are used by this household group and 58.5% of all of these households reside in separate houses (ABS 2006 Census Qld figures)</p>
<i>Visitors and non-classifiable households</i>	<p>4.1% of separate houses are used by this group and 40.7% of all these households use separate houses (ABS 2006 Census Qld figures).</p>
<i>Potential trends</i>	<p>Factors that are likely to impact upon housing preferences for separate houses include the ageing of the population, housing affordability, the mobility of ageing baby boomers and the point at which children leave the family home.</p> <p>Historically, the proportions of older persons living in separate houses declines with age. Whereas in 2001, 87% of the 36-55 age group lived in separate houses, these proportions were 86% and 82% respectively, for the 56-65 years and 66 to 75 age groups (Queensland's Baby Boomers: A profile of Person's Born 1946-1965 (2005) – referencing ABS 2001 Census).</p> <p>The ageing of the Queensland population and particularly the projected increase in older lone person households (both in numbers and as a proportion of all households) would suggest that preferences for separate houses may decline. Housing affordability issues may also contribute to this possible change for younger households, or alternatively, it may lead to an increasing preference for more modest separate houses on smaller allotments.</p> <p>The ageing of the population also has ramifications for the types of features incorporated in these dwellings, i.e. adaptable housing features.</p>

Semi-detached dwellings, town houses and flats

<i>General characteristics</i>	<p>Flats followed by semi-detached dwellings and town houses are the second and third most common dwelling forms in Queensland, representing 11.2% and 7.6% of the dwelling stock, respectively (ABS 2006 Census).</p> <p>For the period 1999-2007 (years ending June), the percentage of dwelling approvals that were for other dwellings (mainly semi-detached dwellings, town houses and flats) was 32%, significantly higher than the proportion of such dwelling types in the existing stock (Population and Housing Fact Sheet, PIFU February 2008, Qld figures).</p> <p>High proportions of self-care accommodation (retirement village accommodation) are currently provided in the form of semi-detached dwellings/town houses or flats.</p>
<i>Locality characteristics</i>	<p>These dwelling forms are more common in capital city locations. In addition there is significant variance between different locations in capital cities, e.g. they tend to predominate in inner city and coastal locations as opposed to outer suburban locations.</p>
<i>Bedroom number characteristics</i>	<p>A small majority of semi-detached dwellings/town houses comprise 3 or more bedrooms (50.9%) (ABS 2006 Census Qld figures). Semi-detached dwellings/town houses with three bedrooms are most common (44.4%), followed by those with two bedrooms (41.2%) and then one bedroom (6.1%) (ABS 2006 Census Qld figures). These proportions have changed from 40.5%, 49.5% and 6.8% in 2001 (ABS 2001 Census Qld figures), indicating the increasing size of semi-detached dwellings/town houses.</p> <p>The majority of flats comprise 2 or less bedrooms (81.7%) (ABS 2006 Census Qld figures), this having declined from 85.6% in 2001 (ABS 2001 Census Qld figures). Flats with two bedrooms are most common (58.5%), followed by those with one bedroom (18.7%) and then three bedrooms (16.0%) (ABS 2006 Census Qld figures). These proportions have changed from 62.3%, 21.4% and 13.1% in 2001 (ABS 2001 Census Qld figures), indicating there are now more larger flats.</p>
<i>Couple with children households</i>	<p>12.3% of semi detached dwellings houses are used by this household group and 3.1% of all of these households reside in semi-detached dwellings/town houses (ABS 2006 Census Qld figures).</p> <p>5.2% of flats are used by this household group and 2.3% of all of these households reside in flats (ABS 2006 Census Qld figures).</p>
<i>Couple with no children households</i>	<p>24.0% of semi-detached dwellings/town houses are used by this household group and 6.9% of all of these households reside in semi-detached dwellings/town houses (ABS 2006 Census Qld figures).</p> <p>18.2% of flats are used by this household group and 9.1% of all of these households reside in flats (ABS 2006 Census Qld figures).</p>
<i>Lone parent households</i>	<p>12.6% of semi-detached dwellings/town houses are used by this household group and 9.0% of all of these households reside in semi-detached dwellings/town houses (ABS 2006 Census Qld figures).</p> <p>6.7% of flats are used by this household group and 8.3% of all of these households reside in flats (ABS 2006 Census Qld figures).</p>
<i>Other family households</i>	<p>1.5% of semi detached dwellings/town houses are used by this household group and 9.9% of all of these households reside in semi-detached dwellings/town houses (ABS 2006 Census Qld figures).</p> <p>1.6% of flats are used by this household group and 17.7% of all of these households reside in flats (ABS 2006 Census Qld figures).</p>
<i>Group households</i>	<p>6.8% of semi-detached dwellings/town houses are used by this household group and 12.3% of all of these households reside in semi-detached dwellings/town houses (ABS 2006 Census Qld figures).</p> <p>8.0% of flats are used by this household group and 25.0% of all of these households reside in flats (ABS 2006 Census Qld figures).</p>
<i>Lone person households</i>	<p>36.1% of semi-detached dwellings/town houses are used by this household group and 13.0% of all of these households reside in semi detached dwellings (ABS 2006 Census Qld figures).</p> <p>39.9% of flats are used by this household group and 24.8% of all of these households reside in flats (ABS 2006 Census Qld figures).</p>

Semi-detached dwellings, town houses and flats

<i>Visitors and non-classifiable households</i>	<p>6.6% of semi-detached dwellings/town houses are used by this household type and 6.5% of all these households use semi-detached dwellings/town houses (ABS 2006 Census Qld figures).</p> <p>20.5% of flats are used by this household type and 34.5% of all of these households use flats (ABS 2006 Census Qld figures).</p>
<i>Potential trends</i>	<p>Factors that are likely to impact upon housing preferences for semi-detached dwellings/town houses and flats include the ageing of the population, housing affordability, the mobility of ageing baby boomers and the point at which children leave the family home.</p> <p>Historically, greater proportions of older persons live in semi-detached dwellings or flats. For example, whereas in 2001, 10% of the 36-55 age group lived in semi-detached dwellings/town houses or flats, these proportions were 12%, 16% and 20% respectively, for the 56-65 years, 66 to 75 and 75 years and over age groups (Queensland's Baby Boomers: A profile of Person's Born 1946-1965 (2005) – referencing ABS 2001 Census).</p> <p>The ageing of the Queensland population and particularly the projected increase in older lone person households (both in numbers and as a proportion of all households) would suggest that preferences for these dwellings may increase. This trend also has ramifications for the types of features incorporated in these dwellings, i.e. adaptable housing features.</p>

Other dwellings

<i>General characteristics</i>	<p>Other dwellings are a minor dwelling form in Queensland and Australia, e.g. 1.6% of all households in Queensland use other dwellings (ABS 2006 Census Qld figures). Other dwellings include caravans, cabins, houseboats and houses/flats attached to non-residential premises.</p>
<i>Locality characteristics</i>	<p>This dwelling form (in the guise of accommodation provided in caravan parks) may have greater significance in smaller settlements catering for retirement communities.</p>
<i>Bedroom number characteristics</i>	<p>Other dwellings with one bedroom are most common (36.5%), followed by those with two bedrooms (22.6%), no bedrooms (bedsitters) (13.1%) and three bedrooms (11.8%) (ABS 2006 Census Qld figures). The equivalent figures in 2001 were 54.8%, 27.7%, 11.7% and 12.4%, respectively (ABS 2001 Census Qld figures). The proportion of census respondents who did not state their bedroom numbers was higher than for other housing categories.</p>
<i>Couple with children households</i>	<p>4.9% of other dwellings are used by this household group and 0.5% of all of these households reside in other dwellings (ABS 2006 Census Qld figures)</p>
<i>Couple with no children households</i>	<p>12.5% of other dwellings are used by this household group and 1.4% of all of these households reside in other dwellings (ABS 2006 Census Qld figures). Excluding the visitors and non-classifiable households, couples without children represent about one-quarter of the residents of other dwellings.</p>
<i>Lone parent households</i>	<p>2.9% of other dwellings are used by this household group and 0.8% of all of these households reside in other dwellings (ABS 2006 Census Qld figures)</p>
<i>Other family households</i>	<p>0.4% of other dwellings are used by this household group and 0.9% of all of these households reside in other dwellings (ABS 2006 Census Qld figures)</p>
<i>Group households</i>	<p>1.7% of other dwellings are used by this household group and 1.2% of all of these households reside in other dwellings (ABS 2006 Census Qld figures)</p>
<i>Lone person households</i>	<p>27.7% of other dwellings are used by this household group and 3.8% of all of these households reside in other dwellings (ABS 2006 Census Qld figures). Excluding the visitors and non-classifiable households, lone person households represent over 55% of the residents of other dwellings. National figures indicate that lone person households (60%) are the most the predominant household type in caravan parks (AHURI 2003 – referencing ABS 2001 Census data).</p>
<i>Visitors and non-classifiable households</i>	<p>49.9% of other dwellings are used by this household group and 18.3% of this household group use other dwellings (ABS 2006 Census Qld figures).</p>

Other dwellings

Potential trends Historically, permanent sites in caravan parks have primarily offered accommodation options for low income lone person and couple with no children households who may either rent the site for their van or both rent a site and van package. These options offer a lesser level of amenity and security than other mainstream housing options for these groups and the availability of these options appear to be declining. Some of the reasons cited for this decline include increasing land values and viability issues associated with ageing caravan park infrastructure and increasing planning and building standards which are generating pressure for redevelopment to other uses capable of providing higher returns, including conversion of permanent sites to short-term tourist sites.

Non-private dwellings

General characteristics Non-private dwellings include a wide range of uses ranging from hospitals, motels, staff quarters, student quarters, institutions, prisons, hostels, boarding houses, private hotels, shelters, nursing homes and care accommodation for the aged. In Queensland in 2006, 17,331 persons were residing in nursing homes and 12,115 in cared accommodation for the aged (ABS 2006 Census Qld figures). The corresponding figures in 2001 were 12,686 and 13,221 (ABS 2001 Census Qld Figures).

The number of persons residing in boarding house or private hotel rooms declined from 5,321 in 2001 to 4,761 in 2006 (ABS 2001/2006 Census Qld figures).

Locality characteristics The location of these varies depending on the non-private dwelling type. These 'dwelling categories' are not necessarily consistent with 'residential land use' categories listed in planning schemes, although staff and student accommodation, hostels, boarding houses, shelters, nursing homes and cared accommodation for the aged are uses accommodated in residential areas.

Household characteristics ABS Census does not provide a breakdown of this data by household type. Nonetheless other research indicates that single persons are significant users of boarding houses. Likewise single persons are also likely to predominate in cared accommodation for the aged.

Older households The proportion of older persons living in non-private dwellings (primarily nursing homes and hostels for the elderly) increases with age. For example, 1.7% of the 65-74 age group, 6.9% of the 75-84 age group, 27.8 % of the 85-94 age group and 51.9% of the 95 and over age group reside in these dwellings (ABS Housing Arrangements – Housing for Older Australians 2005 – referencing ABS 2001 Census data).

Potential trends The proportion of older people (65+) living in non – private dwellings (nursing homes and hostels) is expected to remain relatively constant at approximately 7% for the period up to 2021 (ABS Future Living Arrangements – Household and Family Projections, Australia 1996-2021). However, with the ageing of the population the number of older persons will increase, and in particular, ageing baby boomers will place pressure on aged care services in the home (HACC) and residential aged care places (nursing homes and hostels) (Queensland's Baby Boomers: A profile of Person's Born 1946-1965 (2005) – referencing ABS 2001 Census).

The boarding house accommodation sector is facing similar issues to caravan parks, i.e. declining numbers and redevelopment pressure stemming from increasing land values and viability issues associated with ageing buildings and increasing planning and building standards.

Source: Department of Housing; 2008

APPENDIX N

Literature Review

Literature Review

Hervey Bay Social Plan

Hervey Bay City Council (2003) *Hervey Bay Social Plan*.

The Hervey Bay Social Plan identified good community facilities and a good range of services as one of the strengths of the community. However, challenges were identified, including:

- Urban spread;
- Settlement patterns' impact on service provision;
- Lack of work, industry base;
- Service adequacy vs. Population growth; and
- Accessibility, particularly for outlying areas, and people with mobility limitations.

Section 4 of the Social Plan contains a Snapshot View of Hervey Bay which states:

People move to Hervey Bay to retire, attracted by the climate, the lifestyle and the relative proximity to a capital city. In more recent years, many young families, including single parent families, have also been attracted to Hervey Bay's lifestyle, as well as, until recently, the more affordable property values and cost of living. These factors create some unique challenges for the future of Hervey Bay. The city is currently at a point in its development where there are the conflicting needs: for additional services, which are only likely to be met with considerable ongoing growth, and the desire to retain those local features that brought people here in the first place. City leaders and residents will have to decide how they will balance these pressures to develop a sustainable community. The promotion of eco-tourism has been an excellent example of such a balancing act.

Our rapid growth has sustained us, providing employment opportunities, but it has also contributed to very high levels of unemployment. Our attractiveness to retirees has brought wealth, and a skilled workforce of active volunteers, but it also creates demand for medical and support services.

Young families are attracted to our lower costs of living, but some find themselves socially and financially isolated. Our growth has also contributed to the current crisis in housing availability in Hervey Bay, as well as the demands on community support services.'

Section 5 of the Social Plan contains a Future vision for Hervey Bay which states:

While the community is still a favourite retirement destination, and there are a number of retirement villages, more recent developments have featured integrated and varied housing and medium density infill development. These particularly suit the baby boomers, who want to continue to be actively involved in their community and want choices about where they live.

The nature of development means that Hervey Bay now has a more compact urban form, which has allowed the provision of infrastructure, such as good quality roads, to greatly catch up with demand. An extensive network of safe walk-cycleways makes Hervey Bay extremely accessible, for young and old and people with limited mobility'.

The action plan at section 6 of the Social Plan is set out under 13 major issues headings, with associated aspirations and issues.

The **action plan for housing** is outlined as follows:

Key Aspirations: *Provide affordable and appropriate housing and residential amenity.*

Key Issues: Hervey Bay's growth has, in large part, been due to the ability to access reasonable, affordable housing in an area boasting an excellent climate, natural features and lifestyle. Currently, however, Hervey Bay is in crisis with regard to housing for newcomers seeking to rent and those on low incomes.

We also have a disparity between population makeup and housing form, and the growth of detached 3-4 bed houses has contributed to urban sprawl, while retirement villages can encourage older residents to become isolated from the community. There are also some groups with special problems: young people, particularly those under 16, and older people living in their own homes who need help with yard maintenance.

Examples of what Council is already doing to assist with the provision of appropriate housing:

- Community Development staff work with local housing organisations to develop more effective service delivery, especially for those experiencing difficulty accessing suitable, stable housing.
- Council works with Housing forum to address issues regarding provision of public housing, discriminatory and other practices, etc.
- Council manages units for older people in Elizabeth Street, Urangan
- Council enforces minimum standards for owner builders; people living in temporary living quarters.

The strategies and objectives for housing are as follows:

Item / Objective	Time Line	How will we know it's done/working?	Responsibility within Council
6.1 Negotiate with Department of Housing, the Home and Community Care Program and the Department of Veterans Affairs to secure additional funds for HAS	2003/04	Additional funds secured	CD
6.2 Seniors Information sessions and Information booklet	Ongoing	Number of sessions held Booklets distributed	CD
6.3 Support funding bids for accommodation for young people under 16 years old	2003 + ongoing	Funding sourced	CD
6.4 The new Planning Scheme will include design requirements which exceed the Building Code of Australia (BCA)	2005	Plan completed and adopted	SPC
6.5 The Development Assessment Review Team (DART) will incorporate social and access considerations when reviewing proposed developments	Ongoing	Increased % accessible developments Increased % development	DS/CD

		applications which have positive social impacts	
New Strategies arising from the Plan:			
6.6 Implement a “Visitors Book” and similar systems to avoid duplication and confusion for older people living in their own homes and receiving various aged care services	2004	‘Visitor’s Book’ system implemented	CD
6.7 Investigate incentives for development of integrated housing	2004/05	Options identified Number of development applications for integrated housing	CD SPC
6.8 Establish minimum standards for housing for special needs groups, such as older residents	2003/04	Standards completed and adopted	CD SPC

Other housing-related issues that were identified include:

Groups with particular needs - Key needs included a central information facility and family support, parenting, food bank and crisis housing services available as a one stop shop for families under stress.

Community impact - Residents were particularly concerned that high rise developments not impede visual and physical access to the natural environment, particularly the foreshore. They would also like to see a range of housing styles and options which provide choice and encourage different age groups to develop informal social networks.

The issues headings and aspirations directly related to social infrastructure provision are as follows:

Community Services and Facilities – an adequate range of appropriate and usable community services and facilities (including recreation), which are equitably distributed.

A big challenge for Hervey Bay is meeting the increasing demand for facilities with limited resources (land, funding, and very few old buildings as found in long established areas). A dispersed settlement pattern imposes greater costs in servicing the demand for localised access to services and social infrastructure.

The Social Plan recommends the continual development of basic community meeting facilities and spaces for youth in outlying areas, and a youth space at Urangan. It also suggests the need to develop more shared facilities for sporting and interest groups as well as shared community facilities for services.

Groups with Particular Needs – providing for the needs of people with particular needs, including young people, older people, children and people with disabilities.

One strategy highlighted in the Social Plan to alleviate the fragmentation of service provision and complexity of accessing services, is the co-location of like services to facilitate access for clients, assist with referral processes and sharing of resources.

Accessibility & Mobility – Ability to travel efficiently and safely by an appropriate choice of modes, which are suited to community, needs and equitable access to community facilities and services, places of work, leisure and community activity.

The Social Plan acknowledges the access challenges Hervey Bay's geographical layout presents, particularly for those in the community without private transport, and those using other modes of transport such as bicycles, scooters or walking.

Urban Design/Town Centre – Distinctive, legible and well-designed urban areas which promote sense of place and community, health and safety, accessibility and social interaction.

Hervey Bay lacks an identifiable “commercial heart” which is needed to create a focal point and greater sense of community. The expansive foreshore precinct is regarded as the heart of the community providing recreation opportunities, beach access, facilities to stage local events and festivals and a variety of retail outlets. A number of outlying communities lack a central community space or focal point.

Regional Social Housing Profile

Department of Community (Housing and Homelessness Services) (2010) *Regional Social Profile – Wide-Bay Burnett*.

The regional social profiles are intended to help plan an engagement process for reshaping regional service provision.

Coastal Region

The coastal region was made up of the former local government areas of Bundaberg, Hervey Bay, Maryborough and Cooloola.

In 2006, the population of the Coastal Region of the Wide-Bay Burnett was 169,042 people and there were 65,023 households. The number of households increased by 16% between 2001 and 2006 and were expected to increase by 49% between 2006 and 2026 (similar to Queensland increase 50%).

Table 1 below shows the private rental vacancy rates for each Regional Council area. The rental vacancy rates in the Gympie Regional Council and Fraser Coast Regional Council are above the Queensland rate.

Table 1: Private Rental Vacancy Rates 2008

Area	Private Rental Vacancy Rate
Bundaberg Regional Council	2.5%
Gympie Regional Council	3.2%
Fraser Coast Regional Council	3.4%
Queensland	2.5%

Between 2003-2008, rents in the coastal region increased by between 40-70% but remained lower than Queensland rents on average. In 2008, 52% of rental stock was affordable for low-income households, much higher than for Queensland (24%). The supply of affordable rental stock decreased from 8,884 to 6,870 dwellings between 2003 and 2008.

In 2007, 27% of Centrelink clients who rented privately paid over 30% of their incomes in rent and were deemed to be in housing stress. This was below the Queensland average (35%).

Rural Region

The rural region comprised the North and South Burnett Regional Council areas, as well as the former shires of Burnett, Isis, Kolan, Tiaro, Woocoo and Kilkivan.

In 2006, the population of the rural region was 93,649 and consisted of 35,434 households. The number of households increased by 11% between 2001 and 2006 and were expected to increase by 43% between 2006 and 2026. This was less than the expected increase for Queensland (50%).

Vacancy rates in the private rental market were 2.8% in the North Burnett area and 6.3% in the South Burnett Regional Council area. These were above the Queensland average.

Between 2003-2008, rents increased by between 40% and 80% however this may have been due to larger stock on the market. In 2006, 65% of rental stock was affordable for low-income households. Although this was a high proportion of affordable housing, it actually represented a decrease in affordability as in 2003, 95% of stock was affordable. Of Centrelink clients who were renting, 22% were renting unaffordable housing in 2007. This was a low proportion compared to the coastal region of the Wide Bay Burnett area (27%) and also for Queensland overall (35%).

Social Housing

The coastal and rural zones both have above average rates of homelessness (**Table 2**).

Table 2: Rates of Homelessness

Area	Rate of Homelessness (Homeless people per 10,000 population)
Coastal Region	56
Rural Region	55
Queensland	38

In June 2008, there were 2,685 social housing dwellings in the coast region (77% were public housing dwellings) and 673 in the rural region (50% were public housing dwellings). There was a lower rate of provision of social housing in the coastal and rural regions compared to Queensland (395 dwellings per 10,000 total occupied dwellings in the coastal region, 194 dwellings per 10,000 total occupied dwellings in the rural region and 422 dwellings per 10,000 total occupied dwellings in Queensland).

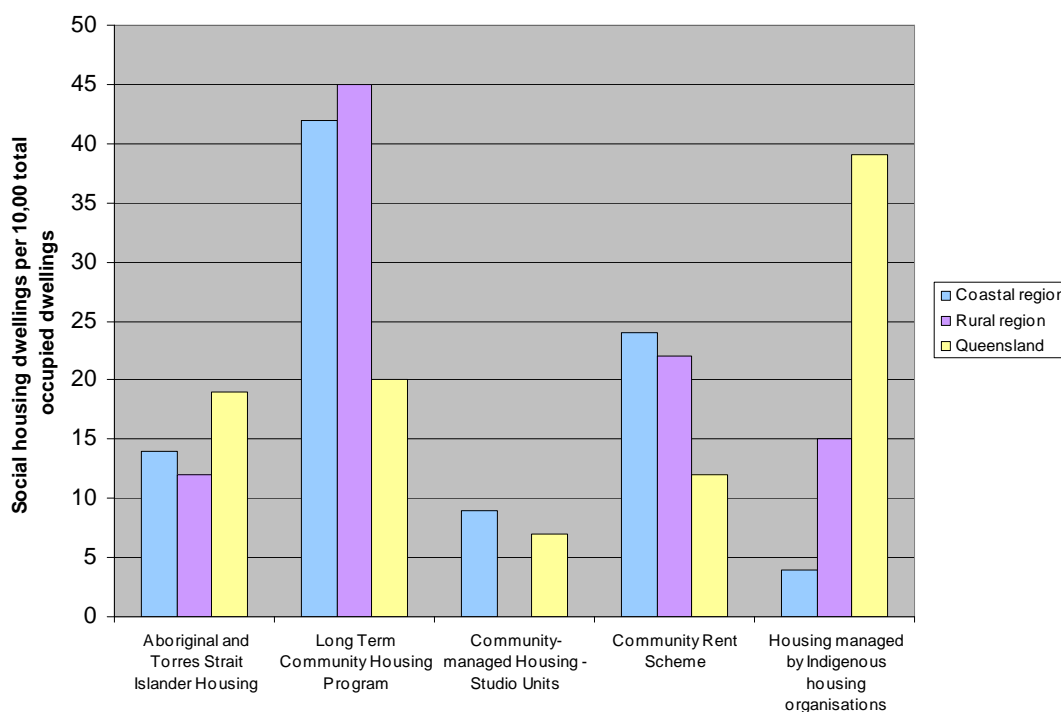


Figure 1: Rate of social housing provision – non-public housing detail (other social housing detail)

Table 3 below shows the average time it took for people with a general need to be allocated to accommodation, as well as for people with a specific need (for example, when they were at risk). The number of applications on the housing register is included in **Table 4**.

Table 3: Average Allocation Time (in months) by Dwelling Type and Need (2008)

Dwelling Type	General Need		Specific Needs	
	Wide Bay Burnett Area Office region	Queensland	Wide Bay Burnett Area Office region	Queensland

Seniors unit(s)	32	29	8	6
1 bedrooms	45	23	8	8
2 bedrooms	31	26	8	5
3 bedrooms	35	25	12	6
4 bedrooms	39	24	10	10
4+ bedrooms	36	24	-	8

Table 4: Number of applications on the housing register by dwelling type for selected areas (2008)

Area	Seniors unit(s)	Number of Bedrooms					Total
		1	2	3	4	4+	
East Bundaberg Area	73	-	61	85	23	5	247
Gympie Area	56	77	59	73	10	-	275
Kingaroy Area	22	2	20	10	8	-	62
Maryborough Area	62	97	56	37	16	2	270
North Bundaberg Area	1	-	28	37	17	1	84
South Bundaberg Area	64	217	80	43	13	1	418
Wide Bay-Burnett Area Office region	652	622	514	551	166	17	2,522
Queensland	8,640	10,183	7,693	8,267	2,180	266	37,229

The report included information about the community housing providers that provided services in the region including the organisation type, program type, and the number of units of accommodation they had available.

There were 26 community housing providers and six local government providers in the Wide Bay Burnett region with a total of 841 units of accommodation (**Table 5**).

Table 5: Number of units of accommodation in community housing programs

Program	Number of units of accommodation
Long Term Community Housing Program	468
Community Rent Scheme	193
Community-managed Housing – Studio Units	88
Crisis Accommodation Program	92
Total	841

Wide Bay Burnett Youth Homelessness Project

Wide Bay Burnett Youth Homelessness Reference Group (2010) *Wide Bay Burnett Youth Homelessness Project*

An outcome of the Wide Bay Burnett Ministerial Regional Community Forum in 2008, the Youth Homeless Project was to gain a better understanding of youth homelessness in the region.

It was estimated that in the Wide Bay Burnett area, 273 people aged between 12 and 18 years were homeless on any given night (Chamberlain and MacKenzie's method). Of these, 88% were 'couch-surfing' (staying with friends and family), 11% were using temporary accommodation and 1% were sleeping in parks, cars etc.

It was suggested that the major cause of youth homelessness was family breakdown, with financial difficulties and lack of affordable housing also mentioned as a cause by the majority of service providers.

The WBB had the highest rate of youth unemployment in Queensland (15.4% compared to 8.7% average for Queensland). Almost half (49.4%) of the WBB population was in the most disadvantaged quintile.

Current Capacity

In the WBB there were five youth accommodation services:

- Salvation Army Youth Hostel – Bundaberg (6 crisis beds, 16 other beds),
- Youthcare Hervey Bay (8 crisis beds, 12 other beds),
- Cooloola Youth Services (0 emergency beds, 17 other beds),
- Community Training Centre Kingaroy (8 crisis beds, 0 other beds), and
- Youth Services Bundaberg (0 crisis beds, 13 other beds).

In relation to housing, consulted organisations suggested that there was a lack of accommodation for people under 16 years of age. They also reported that there was a lack of transitional youth accommodation and accommodation for young couples and single mothers. Through the Semi Independent Living Program, Child Safety Services cannot provide assistance for a young person's partner. Some young people, discontinued the program so they could live with their partner. Also, accommodation cannot be provided to pregnant young women. It was suggested a bedsit option could be provided to support young mothers through pregnancy and the initial stages of motherhood.

Maryborough and Hervey Bay were significantly different and were discussed separately.

Maryborough

Maryborough had a Community Development Officer, a Child Safety Services service centre, a neighbourhood centre, Headspace and number of interagency networks. The main housing organisation was Fraser Coast Housing Service.

Service providers stated the main causes of homelessness was family breakdown due to alcohol and drug abuse and disagreements over rules. Providers noticed an increase in young females seeking support and multi-generational cycles of homelessness. There was also a high level of transience in Maryborough with a lot of people moving on if documentation was too difficult or if the allocation process took too long. There was no youth accommodation in Maryborough and many young people preferred to sleep rough than move to Youthcare in Hervey Bay.

The report identified the following needs:

- A youth accommodation service in Maryborough,

- A drop-in centre,
- More transitional accommodation with at least 12 months of support,
- A supportive accommodation model for young mothers,
- Early intervention with 8 to 14 year olds,
- Coordinated community response, and
- More referral points for young people under 16 years.

Hervey Bay

Hervey Bay had a Community Development Officer, a Youth Development Officer, a neighbourhood centre, a PCYC and comprehensive range of youth services.

Youthcare was the main provider of youth accommodation services. The organisation had an emergency youth shelter and a number of longer term properties.

It was noted that couch surfing was popular in Hervey Bay with many young people lacking family links and support.

The report identified the following needs:

- More work needs to be done with families regarding emotional attachment,
- Appropriate housing for young mothers,
- A respite service for people under 16 years of age to prevent family breakdowns,
- Support for young people to maintain tenancies,
- Longer term transitional support,
- More counselling services, and
- More drug and alcohol programs.

Wide Bay Burnett Youth Homelessness Project - Youth Consultation

Khulways Pty Ltd (2009). *Wide Bay Burnett Youth Homelessness Project - Youth Consultation*.

The Youth Consultation report was part of the wider Wide Bay Burnett Youth Homelessness Project.

Consultation was undertaken in July 2009 with 164 young people from Hervey Bay, Maryborough, Gympie, Kingaroy and Bundaberg. Respondents either completed a survey, or participated in individual or group discussions.

Responses were grouped into six key focus areas or themes and each area will be described below.

Prevention and early intervention

- School based programs were needed;
- Programs focused on family reconciliation were needed;
- The Child Protection system should be reviewed;
- Ongoing support was needed when leaving foster care.

Pathways to Independence

- Programs were needed that tie accommodation to education, training and/or employment.

Responding to Individual Needs

- Services should be tailored to meet individual needs;
- Program services need to be better coordinated,

- Better focus on Indigenous youth homelessness issues and needs.

Post-vention support

- Better post-intervention support services to prevent young people / adults re-entering the homeless process.

Integrated regional service system

- The current service system should be reviewed as gaining assistance can often be difficult and confusing;
- Services should be better integrated;
- A one-stop shop model should be used, with counselling, accommodation services, basic health care and education and training advice all located in the one place;
- A regional youth homelessness database should be developed to streamline service delivery;
- An online regional youth housing website should be established.

These six areas of focus were applicable across the region however, specific issues were raised about Bundaberg and Maryborough.

Maryborough

- There was no PCYC, local youth centre or emergency youth accommodation located in Maryborough;
- There was a lack of youth services in general, as well as a lack of permanent youth services (some services were provided from Hervey Bay);
- Lack of coordination of services;
- Lack of a general commitment to youth, or youth plan that includes youth homelessness.

Bundaberg

- Lack of a family reconciliation service for young people (such as Reconnect).

Wide Bay Burnett Ageing Strategy

The preparation of a residential aged care strategy for the Wide Bay Burnett Region to address issues related to facilities and services was identified as an action in the WBB Regional Plan.

A draft strategy has been prepared by Queensland Health and the Department of Communities.

Wide Bay Burnett Aged Care Workshop Report

A workshop with expert aged care planners and service providers, researchers and community leaders in ageing was held October 2008 to inform the preparation of the Wide Bay Burnett Strategy on the Ageing (Queensland Health/ Department of Communities, 2008).

It was noted that by 2036, nearly 1 in 4 WBB residents will be older than 70 years, leading to the demand for supported accommodation for older people in the region (for example nursing homes and hostels □ not self contained accommodation) increasing by 180% over the next 25 years from 2 360 to 6 600 residents. The same increase in demand can be assumed for aged care services.

Participants workshopped key issues and priority actions over the next five year under the following themes:

- Built environment
- Safety
- Healthy lifestyle
- Workforce, services and support
- Social

A number of issues and associated actions were identified. A summary of some of the key issues and actions relating to housing and infrastructure follows:

Built Environment

- Universal design and safe neighbourhoods
 - Universal design features into Council building codes
 - Approvals for new developments to require aged friendly infrastructure (lighting, safe footpaths, public transport routes etc)
 - Public spaces that encourage affordable physical activity and socialisation (halls, parks etc) suitably located across to region to maximise access
 - Reasonable width pathways for scooters and walkers etc with access on and off at vantage points
 - Councils to improve street lighting in retail/residential areas of the region
- Independent living and ageing in place
 - Incentives for developers and builders to build adaptable or housing for the disabled, if the BCA can't be changed
 - Councils should encourage 'fit for purpose' housing (duplexes, relative apartments, duplexes etc)
 - Ensure appropriate housing mix and affordability in areas
- Ageing in place
 - Encourage integrated aged care facilities to meet progressive needs (independent living to palliative care in one facility)

- Locate aged care facilities strategically (in line with population projections) and not all facilities in Hervey Bay
- Investigate the capacity of older people to move within their area to retirement villages and aged care facilities and highlight the gaps
- Mobility and public transport
 - Public transport investment, more walk, cycle and motor scooter pathways to destinations (shops, chemist, GP).
 - Scooter parking and charging facilities at shopping centres
 - Develop a whole of Government transport plan that includes public transport, community transport, private buses, taxis and limos and coordinates these transport sources with easy booking access and affordable services
- Recreation and healthy lifestyles
 - Design appropriate sporting activities (golf, swimming, bowls, 'masters' competitions etc)
 - Create a public space in CBD areas for age people to meet with coffee etc
- Council regulations
 - Review local govt regulations regarding building standards for the disabled (should only be BCA).
 - Special purpose fund (funded from developments) for retrofitting buildings for the disabled
 - Fast track aged care facility developments
 - Set aside land close to community facilities for aged care facilities and retirement villages
 - High speed internet connections across the Wide Bay Burnett regions to allow e□medicine

Safety

- Transport
 - More flexible and affordable public transport in the region (similar to the Hervey Bay bus service that drops 'door to door')

Social

- Connectedness
 - Need a whole of Government response (infrastructure and service planning) for transport for older people
 - Look at alternative means of service provision (take service to the person) such as e□health initiatives, internet based services
- Social support services
 - Need to integrate and coordinate housing, transport and other social needs for older people
 - Use technology to support older people to stay in the community longer
 - Improve community support (services and address stigma) for people with dementia
 - Full□time non□care provider service to guide people with dementia and their families through the illness and care options
 - Promote positive, active ageing
 - Attach wellness centres to tourist information centres to promote healthy ageing to older travellers
 - Explore and implement new models of social support

Wide Bay Burnett Strategy on Ageing

The draft Wide Bay Burnett Strategy on Ageing (Strategy on Ageing) was completed February 2010 (Queensland Health/ Department of Communities, 2010). The purpose is to support and inform planning for the strategic development and service delivery for the needs of the region's ageing population.

Following the Aged Care Workshop, it was decided the strategy promote a community-based and holistic concept to ageing rather than a narrower focus on facilities and services.

Trends in ageing are identified as:

- Wellness and enabling approach to service delivery.
- Self-management – chronic disease
- Injury prevention, e.g. falls prevention
- Changing culture, attitudes with less reliance on health services
- Health promotion, illness prevention requires increased funding.
- Telehealth opportunities for rural communities.
- Major funding shift around delivery of health services to wellness model.
- Model of self-responsibility.
- National Health and Hospital Reform Commission – the Prime Minister spoke about this on a recent visit to Hervey Bay.
- Connecting Health Care and Communities Group – UQ doing some current research.

The current situation for older people in the region is described as follows:

- There is a lack of availability and retention of allied health staff;
- There is a significant cost to outreach services (notably specialist) to rural communities which often means they lack essential support services;
- High migration of older persons into the region from other States often means severing of supports such as family and other carers;
- There is a need for more holistic, case management approaches for clients and families;
- The cost of entry to aged care facilities is often extreme and entry processes are often quite complex;
- The link between acute and community support services needs strengthening;
- Ageing needs positive promotion in the community;
- Lack of intensive rehab services may have an effect on the percentage of population with significant disability. If unwilling to travel to Bundaberg, Gympie or Nambour for rehab, they are sent home;
- There is a lack of equity across the region for Extended Care at Home (EACH) packages; most organisations choose to provide support in Hervey Bay;
- There are a high number of referrals to ACAS from Maryborough and Hervey Bay cities and surrounding areas.

Issues and recommendations are identified under a number of themes. Most recommendations relate to service planning and delivery, including improved coordination and partnerships, and promotion to the older population. Some infrastructure needs are also identified. The themes and selected recommendations relating to housing and infrastructure are as follows:

Theme	Key issues and recommendations
Workforce Services and Supports	Issues and recommendations relate to service and program planning, coordination, partnerships and delivery.
Coordination and Partnerships	Issues and recommendations relate to service and program planning, coordination, partnerships and delivery.

Recognition of Life Journey	Issues and recommendations relate to service delivery.
Indigenous Health	Issue of institutions not being appropriate for Indigenous older people and Indigenous older people being reluctant to utilise generic services. Recommendations include providing Indigenous-specific services and facilities to meet community needs.
Utilising Technology to Delivery Health Care	The focus is on the ACNAA-R computer program currently being trialled by Department of Health and Ageing in the central region for all federally funded community services. It is recommended Councils use their websites to provide links to service information.
Investment in Preventative Care and Early Intervention	More investment in Preventative and Early Intervention services is identified as required, and the wellness model should be utilised. It is recommended the focus be on social support to promote independence. For example, helping people to reconnect with their community following an event such as illness, loss of partner, loss of licence.
Age Friendly Communities	Key issues are identified as built environment, which needs to be appropriate for older people, and integration of aged care facilities. HACC services are reported to be well resourced. Recommendations include: <ul style="list-style-type: none"> • Ensure housing stock reflects the changing demographics of the region, • Encourage local government to adopt universal design approach – Best Practice Principles for Design • Inclusive Communities type groups to provide advice on applicable development applications (for each regional council). A similar group is already established in Gympie. • Promote neighbourhood initiatives such as BBQs and other social gatherings to encourage people to know who lives in their street and to look out for each other. • Pet ownership to be encouraged by services to promote exercise and general wellbeing • Encourage regional councils to consider this strategy when developing their community development plans under the Local Government Act.
Support for People who are Socially Isolated	Recommendations relate to initiatives and activity programs.
Transport	It is reported HACC transport services are improved through better coordination. Issues identified relate to service transport, ie to and from hospitals and other service providers. One of the recommendations is to expand transport options such as the Kango home pick up bus service currently operating in Point Vernon, Hervey Bay.
Staying at Home	Focus on enhanced in-home care services.
Dementia Care and Support	Recommendation is to provide ongoing information and community education regarding dementia care.

The pace of housing construction in Queensland: The economic implications

Access Economics (2010a) *The pace of housing construction in Queensland: the economic implications*. Urban Development Research Institute.

This report was commissioned by the Urban Development Research Institute in order to explore the relationships between dwelling approvals and employment in the current economic situation.

During 2008 and 2009, the Australian economy slowed markedly. However, the country avoided recession and was one of just three Organisation for Economic Co-operation and Development (OECD) countries to grow in real terms during the 2008-09 financial year.

The Queensland economy was also hit hard by the down turn. For the first time since the mid-1990s, the state's proportion of national output decreased. The Queensland property sector also weakened with spending on renovations and new homes decreasing by around 25% in real terms during 2009. The report suggested that this reduction in spending may have been attributed to increased rental vacancy rates in Brisbane in 2009 and the difficulties developers were having in gaining finance for projects.

The report warned that housing activity was expected to weaken further.

Demand

The demand for housing was considered to be increasing due to population growth and the decreasing average household size. In 2009, the Australian population increased by 443,000, an increase of 2.1% and the fastest growth rate since the late 1960s. The Queensland population had been growing at around 2.5% per year and this was seen to be putting greater pressure on Australia's housing sector.

There was a slight increase in the average household size between 2005 and 2008, however over a longer time period, the average household size in Queensland had decreased and was expected to decrease in the future. In Australia, the average household size was projected to decline to between 2.2 and 2.3 people per household in 2031, partly due to the ageing population. This ongoing decrease in the number of people per household would increase demand for housing in the future.

The report suggested that there was increasing demand for housing but not enough supply to meet the demand. It stated that *'if Queensland simply wanted to keep the number of people per household constant at 2.6 (rather than unwind the recent increase, or return to the trend falls of the past), then it would need to have housing starts some 65% higher than they were over the past year.'*

Supply

The report suggested that over the previous five years there had been a weakening in the new supply of housing in Australia due to:

- *High interest rates (for much of that time),*
- *Slow development approvals,*
- *High developer charges,*
- *Inadequate land releases, and*
- *Price points pitched too high for would-be first home buyers yet capital gains too weak to tempt many new investors.*

The report suggested that this weakening of supply could be seen in the low vacancy rates in major cities and the slight increase in the number of people per household that had occurred between 2005 and 2008.

The sharp decrease in building approvals that occurred during 2008 was more severe in Queensland than in other states of Australia and had not recovered to the long-term trend. The sharp decrease in building approvals during the downturn could be explained by the reduction in activity by property developers, who played a relatively large role in the Queensland market compared to other states.

In support of this assumption, there had been a sharp reduction in commercial finance commitments for dwelling construction in Queensland and the total value of commercial finance commitments in Queensland was around one-third of the value seen during the peak in mid-2007 (twelve months moving average). For Australia, the reduction in the value of commercial finance commitments was not as severe.

Some of this decrease in commercial finance commitments for dwelling construction could be attributed to the difficulty developers were having obtaining finance due to the low risk appetite from banks and tighter lending conditions from the regulatory body. Also a contributing factor may have been the withdrawal of Suncorp from commercial lending.

Other important factors which may have been contributing to the decreased building activity of developers included:

- The long lead times involved;
- High infrastructure charges; and
- The new *Sustainable Planning Act*.

All of which were adding costs for developers.

In summary, the report suggested that demand for housing would continue, but supply was lagging behind. The report gave specific evidence to support the theory that the slow-down in the residential construction sector could be explained by the reduced activity of developers. This reduced activity was due to the difficulty these developers had in gaining finance for their projects as well as the need to refinance their loans due to the withdrawal of Suncorp from commercial lending.

The pace of housing construction in Queensland: Possible policy options

Access Economics (2010b) *The pace of housing construction in Queensland: possible policy options*. Urban Development Research Institute.

This report discussed further the downturn in the dwelling construction industry and also suggested policy changes which could be implemented to remedy the situation.

Queensland's share of national new home sales decreased to approximately 20% in May 2009. This was a substantially lower proportion than during the peak in early 2007, when Queensland accounted for 30% of all new home sales in Australia. Queensland's share increased during the latter part of 2009, however the report suggested that this was a tentative increase and could be reversed due to 'supply bottlenecks'.

To support the hypothesis of weakening supply the report detailed:

- The strong rise in the median price of new residential lots in Brisbane;
- The recent relative price rises for established houses.

It was suggested that the residential construction sector may weaken during 2010.

The report discussed the reduction in the value of finance commitments. These figures were summarised as part of the previous report entitled *The pace of housing construction in Queensland: The economic implications*, so won't be covered here.

The reduction in financial commitments flowed into decreased dwelling approvals. After a peak in late 2007, the number of dwelling approvals dropped significantly in Queensland during 2008. Approvals have since partially recovered, and this was, in part, due to the increased first home buyers grant. Queensland's share of dwelling approvals also decreased significantly, which suggested that Queensland suffered relatively more than other parts of Australia.

The value of dwelling work commenced also decreased. In Queensland, the value of dwelling work commenced decreased by nearly 45% between early 2008 and late 2009. Queensland share of the value of dwelling work commenced also decreased substantially.

The report suggested the following causes of decreased activity in the housing sector:

- There was a re-pricing of risk due to the World Financial Crisis;
- There was less competition in the commercial finance sector with the rationalization of the banking sector with a number of takeovers and amalgamations;
- Suncorp's withdrawal from commercial lending meant that around \$6 billion worth of loans needed to be paid out or moved to another lender. These finance re-negotiations have added further costs for developers because:
 - Loans to Queensland developers were rated as higher risk than in previous years;
 - The time taken to secure finance was extended because the resources of the major banks were being stretched; and
 - Delays in refinancing were adding holding costs on property developers' other capital.

In order to reduce the supply side bottlenecks the report suggested the following with regard to policy changes:

- **Restrictions on vendor finance should be relaxed:** The 10% limit on vacant land and housing unit deposits should be increased or developers should be allowed to receive progress payments when work is certified as complete;
- **Defer land tax payments;**
- **Defer stamp duty;**
- **Delay development levies;**
- **Boost Greenfield site releases:** Although increasing greenfield sites wouldn't help with the current shortage of supply, it would help expand the supply of housing lots for the future;
- **Smaller lot sizes:** Brisbane had large lot sizes compared to other areas in Australia. If average new lot sizes were smaller, new developments would be more profitable for developers;
- **Commonwealth taxes:** Changes to Commonwealth taxes would not be well targeted.

Report of an industry inquiry into affordable home ownership in Queensland

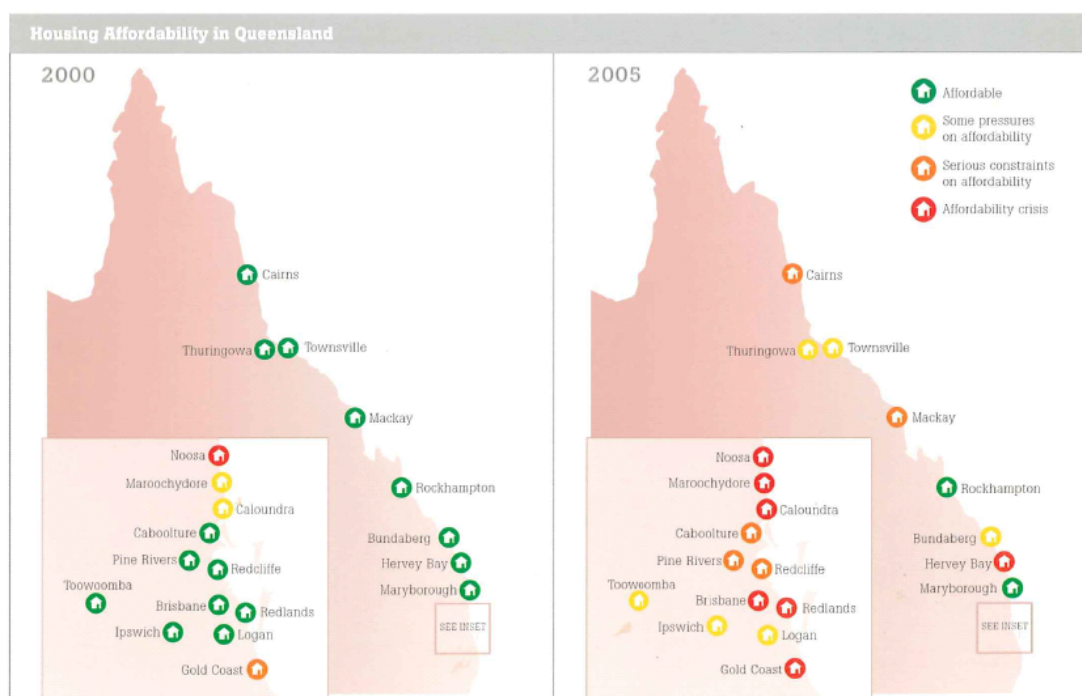
Urban Development Institute of Australia (2006) *Report of an industry inquiry into affordable home ownership in Queensland*

Findings:

- *The growing complexity of financial markets in Australia has impacted on the property sector;*
- *The property development industry is one of the most regulated industries in Australia;*
- *The processes for designating land for future urban development are also highly regulated;*
- *There is an urgent need for the Queensland Government and Local Authorities to address the issue of affordability.*

Recommendations:

- An independent statutory authority (called Urban Land Monitoring Authority) should be established to evaluate land supply issues throughout Queensland;
- A comprehensive land supply evaluation should be undertaken and local governments should work with the Urban Land Monitoring Authority to prepare a report for the Queensland Government.
- The first-home buyers grant should be increased to \$14,000 for existing homes and \$21,000 for new homes.
- Enable land to be made available for future development within 12 months by amending the *Integrated Planning Act* to allow fast-track review and change mechanisms.
- Review the South East Queensland Regional Plan and South East Queensland Infrastructure Plan after the first report of the Urban Land Monitoring Authority to ensure adequate land and infrastructure is provided.
- A review should be undertaken into the practice and process of infrastructure charging for new developments.
- An immediate moratorium to be implemented throughout Queensland on increases on infrastructure charges for two years or until after the review of infrastructure charges has been delivered.



Based on data from UDIA (Qld) / Matusik Affordability Measure

A Shift: The Next wave of aged care

Fujitsu Australia (2007) *A Shift: The Next wave of aged care*.

The purpose of the *A Shift: The next wave of aged care* study was to help aged care service providers understand the future service requirements of the Baby Boomer generation. This understanding would be useful to make future investment decisions and guide strategic planning.

The first wave of Baby Boomers would soon require the services of aged care providers and it was assumed that this generation would have different requirements to previous generations, as they were:

- Better educated;
- Healthier;
- More active; and
- Wealthier.

Primary research was undertaken using in-depth interviews with aged care providers, consumer groups and consumers, and a national online survey was conducted in July 2007. Nearly 1,300 Baby Boomers responded to the online survey (78% of respondents were between 58 and 61 years of age).

It was found that:

- Respondents preferred home-based support first, and disliked aged care facilities,
- They expected to continue working into their seventies,
- They expected to utilise the latest technology to meet their needs.

The following four misalignments were identified between the expectations of respondents and the current services of aged care providers.

- 1. Respondents expected a high level of innovation and choice.
The aged care system is constrained by funding and regulatory criteria.**

It was found that few aged care providers offer a system of integrated transition between independent, low care and high care options. Most, were based on traditional high-care, shared accommodation. Respondents wanted a range of service options to suit their individual needs and wants. Aged care providers could develop models that provide a range of services starting with in-home services.

- 2. Respondents wanted to live independently for as long as possible.
There is a focus on building aged care facilities rather than services to support independent living.**

It was suggested that Baby Boomers want to continue to live independent lives for as long as possible. A shift from built retirement accommodation to providing services was recommended.

- 3. One fifth of Baby Boomers will face financial hardship finding aged care accommodation.**

The report suggested that one in five Baby Boomers would find it financially difficult to stay in their own homes and would require affordable rental accommodation. Aged care providers may need to look at offering transitional and low care services to people who want to remain independent but cannot afford to stay in their homes.

- 4. Baby Boomers are enthusiastic users of technology.
Aged care providers assume the elderly are technology averse.**

Aged care service providers need to provide access to technology and embrace technology to improve services. For example, older people who were living in their own home could use home monitoring devices and health sensors linked to service providers. Communications technology (such as email, the internet and video calls) could also be used to prevent the elderly becoming socially isolated.

Service integrated housing for Australians in later life

Jones, A., Howe, A., Tilse, C., Bartlett, H. and Stimson, B. (2010) *Service integrated housing for Australians in later life*. Australian Housing and Urban Research Institute: Queensland Research Centre.

This report aimed to analyse the diversity and types of service integrated housing in Australia. The report suggested that it was a good time to revisit the policy area of service integrated housing with increased attention being given to affordable housing and the ageing of the population.

Service integrated housing was defined, in the report, as:

“All forms of housing for people in later life where the housing provider deliberately makes available or arranges for one or more types of support and care, in conjunction with the housing provision.”

Six categories of service integrated housing were identified to encompass the range of options available. The categories were:

1. Service integrated housing offering lifestyle and recreation – not a large market.
2. Service integrated housing offering support: group housing – only a modest amount of interest.
3. Service integrated housing offering support: independent living complexes – this is the main categories where development was occurring.
4. Service integrated housing offering support and care – slower to develop in Australia compared to the United States and United Kingdom, however this was slowly changing.
5. Service integrated housing offering support and continuing care – models using HACC services and CACP and EACH packages were more likely to develop.

It was acknowledged that Australia had an extensive service integrated housing sector, however the sector received less formal policy recognition than residential aged care or community aged care services. Over the previous 50 years, the sector had been subject to a number of policy changes, however, recently the sector had little policy intervention and had been left to develop on its own. Without government support, retirement villages continued to develop and diversify to provide a range of service integrated housing options.

The report suggested that the main type of service integrated housing provision was the retirement village. However, with the diverse range of retirement villages available, this term was considered to be an umbrella term to refer to the range of retirement villages available and the different levels of services they provided.

The authors used a number of case studies from the private, community and public sector to analyse the diversity of housing available. The conclusions from these case studies have been summarised below.

Private Sector Cases

The private sector is made up of a diverse range of providers - from large national providers to small operators of a single retirement village, and a range of housing options were provided.

Retirement villages for middle-income retirees were common with private sector providers. In order to meet the entry fee, the retirees generally sold their home and therefore weren't available for people with few assets. These retirement villages often provided support and lifestyle services, and were increasingly offering one-to-one care through serviced apartments and assisted living units. Cleaning and meals to residents in independent living units on a fee-for-service basis was also being provided increasingly.

Community Sector Cases

The community sector had a unique position as a community provider and retirement village developer, and was therefore able to provide services in a variety of situations. They were able to provide residents in independent living units with support through the provision of HACC, CACP and EACH packages.

Many providers were large nationwide organisations with affiliations to church and welfare groups.

The 'three tier complex' model - where independent living units, low care and high care services were provided on the one premises - was popular. Some retirement villages had diversified to provide serviced apartments and assisted living units within the retirement village complex.

The community sector played an important role in providing integrated service housing to people with complex needs, including those with insecure housing or who were previously homeless.

Public Sector Cases

The public sector had a low level of involvement with the provision of service integrated housing. This hadn't necessarily been harmful to the sector, as community and private operators had been able to successfully develop retirement villages without public subsidy.

Historically, the public sector had been involved with housing provision, and had not directly provided support and care for tenants. This had been changing in most states, however there was still a lack of recognition of the needs of older public housing tenants compared to other groups of tenants. The report suggested there was an increasing need to address the support and care needs of older people in public housing due to the ageing of the population as well as a relative decrease in access to low care residential aged care homes. It was expected that a shift toward service integrated public housing would occur, and could take the form of public housing authorities employing a liaison to link tenants with community care providers.

Policy Options

The report suggested that policy changes could be implemented to help steer and facilitate the activity of the private and community sectors. Six policy options were considered and are summarised below:

1. Do Nothing

Service integrated housing had developed without direct funding (other than for people with complex needs) and with little or no policy direction.

On the other hand, policy interventions could:

- reduce some of the uncertainties for providers;
- help meet the needs of low-income, low-asset older people;
- influence the geographic distribution of retirement villages; and
- improve practices in the retirement village sector.

2. **Facilitate existing trends**
Make explicit the range of options available to retirement villages and encourage a range of community care provisions. Community care packages could also be significantly expanded.
3. **Address the needs of low-income, low-asset older people**
Policy could encourage providers to include a proportion of rental units in existing or proposed retirement village developments.
4. **Address the geographic distribution of services**
A system to distribute retirement villages according to the distribution of older people could be implemented. This would help older people stay within their neighbourhood. Policy could also be used to promote the provision of service integrated housing in under-supplied locations.
5. **Develop principles and guidelines**
Rather than applying regulation, the encouragement of good practice through practice standards and guides, codes of practice and ratings scales could help the industry meet the future needs of the population. Standardised terminology could also help consumers understand the options available.
6. **Expand the evidence base**
The development of policy options in Australia was limited by the lack of evidence on service integrated housing. In order to recommend changes, a greater understanding of this sector would need to be gained.

There was limited research available on the following topics:

- Current level and type of provision;
- Estimated demand for service integrated housing;
- The geographic distribution of services;
- Characteristics of the population currently in service integrated housing; and
- The factors considered by people in their decision to move into service integrated housing.

Ageing-in-place: Implications for Local Government - Creating a Senior Friendly Community – a Local Government Consultation Case Study

Boldy, D., Horner, B., and Anthony, J. (2006) *Creating a Senior Friendly Community – a Local Government Consultation Case Study in Ageing-in-place: Implications for Local Government*. Australian Local Government Association.

The report suggested that local governments were facing a number of challenges due to the ageing of the population. These challenges included:

- Increased pressure to provide services to older people;
- Older people becoming socially isolation;
- Older people wanting to stay in their neighbourhood;
- The importance of environmental issues – footpaths, access, safety and security, lighting, roads and transport;
- The many subgroups of older people with different wants and needs, suggests that their isn't a one size fits all solution;
- The decreasing availability of volunteers to provide support for older people; and
- The need to advocate for older people in a range of situations.

Rather than becoming a direct provider of services for older citizens, the report suggested that some Local Governments might prefer to focus on the ways urban planning and social actions could build a community to address these challenges. This might be achieved through:

- The integration of different housing types, retail, public facilities and transport options;
- The development of a sense of place; and
- The encouragement of community participation.

The report suggested consideration should be given to the following building related questions to achieve these goals:

- What do existing buildings/facilities within the precinct already provide, or could be used to run, activities for older people?
- What areas within the precinct do not have access to appropriate buildings or structures, where the population demographics indicate such a facility/location may be needed in the future?
- What facilities could be structurally modified for the future?
- What organisations or associations within the precinct could be resourced and/or supported to provide a more comprehensive range of and/or better services?

Ageing-in-place: Implications for Local Government - Human capital, regional growth and the productive ageing: New perspectives for policy and practice.

Garlick, S., Waterman, P., and Soar, J. (2006) *Human capital, regional growth and the productive ageing: New perspectives for policy and practice in Ageing-in-place: Implications for Local Government*. Australian Local Government Association.

This report suggested that there was a relationship between regions with a high proportion of older people and stagnation and decline in relative economic growth. Of regions with low rankings for the economic growth drivers, the presence of the key human capital driver was very poor and the access to high technology driver was relatively poor.

It was suggested that the older generation was under-utilised human capital and could be harnessed to contribute to economic growth.

The report reached a number of conclusions including reconsidering the role higher education institutions play in developing human capital in regional areas, however these are not the focus of this review.

With regard to housing, the study suggested that support for ageing in place and delaying or avoiding moves to institutional care would help make use of this latent human capital.

It was identified that there was potential to use technology to support older people, including to:

- support productive ageing;
- manage activities of daily living;
- improve access to service delivery information,
- support families as carers; and
- enable clinicians to share care plans and better coordinate care.

APPENDIX O

UDLA Design Checklist

Design checklist



Neighbourhood design

Neighbourhood layout and design
Does the neighbourhood layout and design respect and respond appropriately to local conditions, including:
<ul style="list-style-type: none"><input type="checkbox"/> the local market and need for housing and business<input type="checkbox"/> physical features such as topography, natural drainage systems and vegetation<input type="checkbox"/> places of cultural heritage significance<input type="checkbox"/> opportunities for views and vistas and other elements that will clearly identify and, from a commercial perspective, 'brand' the neighbourhood<input type="checkbox"/> providing connections to existing facilities, services and movement networks in the surrounding area
Does the neighbourhood have:
<ul style="list-style-type: none"><input type="checkbox"/> defined entries and legible neighbourhood boundaries to foster a sense of identity<input type="checkbox"/> a highly permeable, legible street pattern<input type="checkbox"/> a variety of multi-use parks<input type="checkbox"/> a safe, attractive and efficient pedestrian and cycle network<input type="checkbox"/> distribution of land uses, layout of streets and building densities that support public transport use<input type="checkbox"/> a mix of lot sizes providing wide choice in affordable and accessible housing<input type="checkbox"/> lots of a size to allow small-scale, compatible land uses such as child care, aged care, retirement living, local shops and home-based business

Lot design

Lot shape and dimensions
Are the lots of a regular shape and standard dimensions:
<ul style="list-style-type: none"><input type="checkbox"/> to contribute to delivery of street patterns that are rectilinear<input type="checkbox"/> to contribute to cost savings in engineering and building construction<input type="checkbox"/> to suit proven dwelling designs<input type="checkbox"/> consistent in lot depth(s) and widths<input type="checkbox"/> of a standard depth of 25.0 metres and 32.0 metres and widths generally in multiples of 2.5 metres and 5.0 metres
Slope
Unless the dwellings are to be constructed in an integrated or attached development, is the slope on a lot less than 450 sqm in area no more than:
<ul style="list-style-type: none"><input type="checkbox"/> 10 per cent side slope<input type="checkbox"/> 5 per cent lengthwise slope<input type="checkbox"/> less, if both these figures approach the maximum together

Block design

Block shape and dimensions	Orientation for climate
Are the blocks of a size and dimension that, when arranged, facilitate:	Where the design for the prevailing summer breeze is paramount, is the long road leg length:
<ul style="list-style-type: none"><input type="checkbox"/> an efficient neighbourhood pattern, scale and area<input type="checkbox"/> high levels of pedestrian connectivity throughout the neighbourhood<input type="checkbox"/> safe and direct pedestrian, cycle and vehicle access to destinations such as local shops, neighbourhood centre, public transport stop or station, neighbourhood park and nearby district and regional sport facilities<input type="checkbox"/> choice in the type of housing<input type="checkbox"/> rear lanes that maintain standard lot types and dimensions	<ul style="list-style-type: none"><input type="checkbox"/> oriented perpendicular to the prevailing breeze
	Where the design for access to winter sun is paramount, is the long road length:
	<ul style="list-style-type: none"><input type="checkbox"/> oriented in an east-west direction
	To avoid the western summer sun are:
	<ul style="list-style-type: none"><input type="checkbox"/> wide lots minimised on the north-south streets<input type="checkbox"/> built-to-boundary walls, unless constrained by topography, located on the west to southern walls
Laneway lots	Lot arrangement
If more than one dwelling is proposed, are the laneway lots:	Are lots within the block arranged so that:
<ul style="list-style-type: none"><input type="checkbox"/> at least 7.5 metres wide<input type="checkbox"/> at least 30.0 metres deep on at least one side of the laneway	<ul style="list-style-type: none"><input type="checkbox"/> the highest densities are located around open space, amenity features or other focal points<input type="checkbox"/> there are between four and six adjoining terrace or row housing lots in a group (to enable group housing construction and integrated streetscape solution)<input type="checkbox"/> there are no more than eight narrow frontage lots in a row<input type="checkbox"/> there are no more than four lots with a width of 7.5 metres or less in a row unless serviced by a rear lane<input type="checkbox"/> there are no minor mismatches (e.g. less than 1.0 metre) in the rear corner lot boundaries of adjoining lots (to minimise the risk of set out error)<input type="checkbox"/> multi-family housing lots are preferred on highly accessible:<ul style="list-style-type: none">- block ends- corner lots- lots with dual road frontage
To enable ease of visitor access to houses which front the laneway has:	Are small lots minimised:
<ul style="list-style-type: none"><input type="checkbox"/> the block length been shortened<input type="checkbox"/> a mid block lane and/or pedestrian link been provided	<ul style="list-style-type: none"><input type="checkbox"/> at the end of a T-intersection<input type="checkbox"/> at the entrance to a precinct if not rear lane accessed

Street design

<p>Street function and experience</p>	<p>Footpaths</p>
<p>Do streets:</p>	<p>Are footpaths:</p>
<ul style="list-style-type: none"> <input type="checkbox"/> provide a diversity of functions and experiences that prioritise use by pedestrians and cyclists <input type="checkbox"/> provide routes for vehicles and public transport <input type="checkbox"/> accommodate utility services and drainage systems <input type="checkbox"/> provide pedestrian and cyclist movement <input type="checkbox"/> include street tree planting and water sensitive design features 	<ul style="list-style-type: none"> <input type="checkbox"/> provided on at least one side of every street, including in culs-de-sac that provide through routes for pedestrians and cyclists <input type="checkbox"/> provided on both sides <ul style="list-style-type: none"> – of connector or collector streets – of every street to and from key focal points and destinations – of every street when the neighbourhood density approaches and/or exceeds 30 dw/ha <input type="checkbox"/> generally 1.2 metres wide <input type="checkbox"/> 1.5 metres wide where demand requires, to allow pedestrians, including those with prams and ambulant people with disabilities, to walk two abreast or comfortably pass each other
<p>Is the movement network designed to encourage walking and cycling by:</p>	
<ul style="list-style-type: none"> <input type="checkbox"/> ensuring a highly interconnected and permeable street network <input type="checkbox"/> establishing good linkages to surrounding development and features <input type="checkbox"/> providing a well located, legible and convenient to use pathway network 	
<p>Vehicle speed</p>	<p>Topography</p>
<p>Are the streets designed to reduce traffic speeds for the safety of pedestrians, cyclists and all vehicle users by:</p>	<p>Are streets shaped in response to topography and natural features:</p>
<ul style="list-style-type: none"> <input type="checkbox"/> using short block lengths (less than 100 metres) <input type="checkbox"/> using narrowed carriageways in select locations <input type="checkbox"/> extending verges to narrow the carriageway at the intersection (creating 'pinch-points') <input type="checkbox"/> using appropriate street markings and signage <input type="checkbox"/> using differently textured materials on the carriageway across the throat of intersections 	<ul style="list-style-type: none"> <input type="checkbox"/> to reveal desirable views <input type="checkbox"/> help to enhance the character of the neighbourhood <input type="checkbox"/> assist in wayfinding throughout the neighbourhood
	<p>Where land slopes at a grade of 6 per cent or more is:</p>
	<ul style="list-style-type: none"> <input type="checkbox"/> the predominant street alignment perpendicular to contours
	<p>Does the street layout avoid lots:</p>
	<ul style="list-style-type: none"> <input type="checkbox"/> being considerably higher or lower than the street level
<p>Pedestrian and bicycle routes and paths</p>	<p>Does the street terminate with:</p>
<p>Are pedestrian and bicycle routes:</p>	
<ul style="list-style-type: none"> <input type="checkbox"/> direct, continuous and well lit, and provide appropriate street crossings <input type="checkbox"/> if separate, cycle paths indicated with street markings or by clearly displayed and well-designed signage 	<ul style="list-style-type: none"> <input type="checkbox"/> views that make the most of the special features of a site (such as a park, a stand of mature trees, distant hills, water or significant building)

Street carriageways
Are street carriageways:
<ul style="list-style-type: none"> <input type="checkbox"/> wide enough to allow vehicles to pass safely <input type="checkbox"/> of sufficient lane width and comprise corner splays when used for bus routes
For neighbourhoods with dwelling densities up to 20 dw/ha) are:
<ul style="list-style-type: none"> <input type="checkbox"/> the carriageway widths of lower order street 5.5 metres
For neighbourhoods with higher densities (e.g. 20-30 dw/ha) are:
<ul style="list-style-type: none"> <input type="checkbox"/> the carriageway widths of lower order street 7.5 metres

Legibility and connectivity
To achieve legibility and connectivity and encourage walking and cycling does the street layout:
<ul style="list-style-type: none"> <input type="checkbox"/> connect new streets with existing street systems where appropriate <input type="checkbox"/> provide clearly defined cycle and pedestrian connections <input type="checkbox"/> provide for potential bus routes and ensure that these routes can be comfortably accessed by foot from most dwellings <input type="checkbox"/> minimise culs-de-sac, or where they are used: <ul style="list-style-type: none"> – limit their length so the end point is visible from the access point to prevent drivers inadvertently turning into a dead-end – provide access to a maximum of 10 houses – ensure turning heads are capable of accommodating a three point turn by a medium rigid vehicle (e.g. garbage and fire trucks) – ensure pedestrian and cyclist connections through to other streets are provided. <input type="checkbox"/> avoid roundabouts, particularly on local streets <input type="checkbox"/> ensure the design indicates the presence of the intersection on all approaches <input type="checkbox"/> use traffic signals, street markings and signs where required <input type="checkbox"/> use tight kerb radii at intersections to shorten pedestrian crossing distances and reduce vehicle speeds

<ul style="list-style-type: none"> <input type="checkbox"/> avoid splitter islands wherever possible <input type="checkbox"/> ensure driveways are kept to a minimum width <input type="checkbox"/> use rear laneways to minimise driveways on high order streets
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Rear lanes
Are rear lanes:
<ul style="list-style-type: none"> <input type="checkbox"/> providing enough width to enable safe and efficient vehicle movement, including service vehicles a maximum 6.5 metres wide <input type="checkbox"/> either in straight or T configurations <input type="checkbox"/> no longer than 140 metres without a mid-lane link <input type="checkbox"/> detailed to enable easy and safe access into and out of garages, but without using tilt-panel or other doors that open into the lane <input type="checkbox"/> not creating a more direct through-route alternative for vehicles, cyclists or pedestrians than the adjoining street network <input type="checkbox"/> designed to ensure rear yards of properties can be fenced for security <input type="checkbox"/> ensuring that any rear boundary treatment or tree planting does not create concealed recesses or provide uninvited access opportunities into rear yards <input type="checkbox"/> not dead ends or culs-de-sac <input type="checkbox"/> not providing for visitor parking within the lane unless in specifically designated areas
Do rear lanes that provide front door access to lofts/apartments also provide:
<ul style="list-style-type: none"> <input type="checkbox"/> good passive surveillance into, along and through lanes <input type="checkbox"/> a reasonable level of amenity/landscaping <input type="checkbox"/> clearly identifiable and addressed front doors <input type="checkbox"/> easy access from on-street visitor car parking areas <input type="checkbox"/> a minimum of space for metered services and other facilities requiring recesses <input type="checkbox"/> public lighting, located so that poles are outside reversing vehicle paths <input type="checkbox"/> adequate sightlines for both pedestrians and cars at junctions

Park design

Park functions and experience	Pocket parks
Does the network of parks and open space:	Do pocket parks:
<ul style="list-style-type: none"><input type="checkbox"/> provide for multiple purpose parks<input type="checkbox"/> provide for smaller 'pocket' parks<input type="checkbox"/> distribute parks and open space throughout the neighbourhood	<ul style="list-style-type: none"><input type="checkbox"/> provide a small open space setting for adjoining dwellings<input type="checkbox"/> incorporate existing natural features<input type="checkbox"/> incorporate landscaping to assist in creating neighbourhood identity and wayfinding
Do parks:	Neighbourhood parks
<ul style="list-style-type: none"><input type="checkbox"/> contribute to the ecological and civil engineering functions of the neighbourhood<input type="checkbox"/> provide for a diversity of recreation functions and experiences for anticipated users	Are neighbourhood parks:
Park diversity	<ul style="list-style-type: none"><input type="checkbox"/> centrally located<input type="checkbox"/> supporting the local communities recreational needs<input type="checkbox"/> providing opportunities for community and special events
To provide sustainable, safe and secure open space experiences, are parks planned and designed with:	Lineal or corridor parks
<ul style="list-style-type: none"><input type="checkbox"/> respect to existing natural elements (e.g. trees, rocks, streams, creeks), sites of natural or cultural value and linkage of habitats and wildlife corridors<input type="checkbox"/> a clear relationship between public open space and adjoining land uses established by appropriate treatment including alignment, fencing, landscaping, and addressing issues of security and surveillance<input type="checkbox"/> avoidance of solid fencing along park and open space areas for security, surveillance, aesthetic and maintenance reasons<input type="checkbox"/> landscaping that contributes to the park character and to flora and fauna habitat and fauna movement	Do lineal or corridor parks:
For the safety and security of dwelling occupants and park users, is:	<ul style="list-style-type: none"><input type="checkbox"/> connect with existing or planned open space in the locality<input type="checkbox"/> incorporate pedestrian and cycle paths<input type="checkbox"/> protect significant natural features<input type="checkbox"/> convey stormwater<input type="checkbox"/> provide for other recreational needs when not flooded
<ul style="list-style-type: none"><input type="checkbox"/> the majority of the park overlooked<input type="checkbox"/> at least 50 per cent of the perimeter of the park bounded by a street	Natural parkland areas
Trees and vegetation	Do natural parkland areas provide:
Are existing trees and other vegetation:	<ul style="list-style-type: none"><input type="checkbox"/> for retention of locally significant wetlands, remnant vegetation and habitat for fauna<input type="checkbox"/> continued ecological corridors and linkages to areas outside of the neighbourhood<input type="checkbox"/> important landscape and visual quality values<input type="checkbox"/> opportunities for habitat improvement arising from development in other localities through the provision of vegetation and habitat offsets to improve existing remnant vegetation and habitat areas<input type="checkbox"/> opportunities for appropriate sustainable nature based recreation<input type="checkbox"/> temporary management areas for stormwater prior to its release<input type="checkbox"/> enhancement of wetland communities as part of stormwater management
<ul style="list-style-type: none"><input type="checkbox"/> retained within all parks<input type="checkbox"/> located to assist in their protection during development and building construction	

Building design

Building setbacks
Terrace, row and loft housing lots:
<input type="checkbox"/> front minimum 2.4 metres <input type="checkbox"/> park minimum 0.0 metres to veranda and 2.4 metres to wall <input type="checkbox"/> side and rear minimum 0.0 metres
Traditional, courtyard, villa and multi-family housing lots:
<input type="checkbox"/> In accordance with the following table

	Width of lot frontage							
	10.0m - 12.4m		12.5m - 14.9m		15.0m - 19.9m		20m +	
	Ground floor	First floor	Ground floor	First floor	Ground floor	First floor	Ground floor	First floor
Lots without lane								
Front	2.4*	2.4	2.4*	2.4	2.4*	2.4	2.4*	2.4
Side								
» build-to-boundary line	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0
» not build-to-boundary line	0.9	0.9	1.0	1.0	1.0	1.5	1.2	2.0
Rear	0.9	1.0	0.9	1.0	0.9	1.0	1.0	2.0
Secondary frontage	1.5							
Park								
» side / rear of lot	1.0 or minimum 0.0 metre to verandah / balcony and 2.4 metres to wall							
Lots with lane								
Front to street	2.4							
Side / rear to lane	0.0							
Side / rear to park	1.0 or minimum 0.0 metre to verandah / balcony and 1.2 metres to wall							
Secondary frontage	1.2							

* 4.5m to garage or carport door

Car parking and driveways
Is one covered on-site car parking space:
<input type="checkbox"/> with minimum clear dimensions of 2.7 metres by 5.5 metres, provided for each dwelling
Are tandem parking spaces provided to allow for:
<input type="checkbox"/> one on-site visitor parking on traditional, courtyard, villa and multi-family lots not serviced by a laneway
Is visitor parking for loft homes provided:
<input type="checkbox"/> other than within laneways
Is the space between a garage and street front property boundary to be utilised for visitor car parking:
<input type="checkbox"/> a minimum dimension of 4.5 metres by 2.5 metres
Where not serviced by a rear lane, are all garage and car park structures on premises adjoining a street and driveways to on-site car parking spaces should be designed so that they do not dominate the streetscape, do not interfere with the efficient functioning of the street, and enable on street car parking, so that:
<input type="checkbox"/> car parking areas including garages and car park structures are located so that they do not occupy more than 40 per cent of the lot frontage <input type="checkbox"/> there is a maximum of one driveway per dwelling <input type="checkbox"/> driveways avoid on-street works such as dedicated parking bays, drainage pits and service pillars <input type="checkbox"/> the minimum distance of a driveway from an intersection of one street with another street is 6.0 metres <input type="checkbox"/> the minimum distance between driveways on the same lot is 3.0 metres at the boundary <input type="checkbox"/> driveways are no more than 3.0 metres wide at the lot boundary where providing access to only a single garage or carport <input type="checkbox"/> a double garage is generally not permitted on a lot that is 7.5 metres or less in width <input type="checkbox"/> one on-street car parking space with a minimum length of 5.0 metres clear of driveways is provided per dwelling, except either: <ul style="list-style-type: none"> - in the case of terrace and row lots where the minimum length between driveways is 4.0 metres, and there are no more than four of these lots in a row, or - where on-street car parking is provided in accordance with a parking management plan.

Buildings facing a park or more than one street
Do buildings address each street frontage or park frontage through:
<input type="checkbox"/> verandahs <input type="checkbox"/> porches <input type="checkbox"/> awning and shade structures <input type="checkbox"/> variation to roof and building lines <input type="checkbox"/> inclusion of window openings <input type="checkbox"/> use of varying building materials

Site coverage
Does the total site coverage of development of a lot:
<input type="checkbox"/> not exceed 60 per cent of the lot area <input type="checkbox"/> in the case of 'row' and 'terrace' style buildings the total site coverage does not exceed 75 per cent of the lot area <input type="checkbox"/> for multi-family dwellings not exceed 75 per cent of the lot area

Front entry
Is the front entry to all dwellings:
<input type="checkbox"/> clearly defined, with elements such as a direct path and separate covered area at the front door
Do all dwellings have:
<input type="checkbox"/> a habitable room with windows facing onto the street <input type="checkbox"/> a sidelight window at the front door

Slope
Are buildings on narrow sloping lots (less than 15.0 metres wide) built to the boundary:
<input type="checkbox"/> on the low side of the lot

Wide buildings
Are all buildings with a width of more than 10 metres that are visible from a street or a park articulated to reduce the mass of the building by:
<input type="checkbox"/> windows recessed into the facade <input type="checkbox"/> balconies, porches or verandahs provided <input type="checkbox"/> window hoods provided <input type="checkbox"/> shadow lines created on the building through minor changes in the facade (100 millimetres minimum)

Building articulation
Do all buildings incorporate two or more, of the following design elements to provide diversity in building form as well as respond to the climate:
<ul style="list-style-type: none"> <input type="checkbox"/> verandahs <input type="checkbox"/> roof overhangs <input type="checkbox"/> window hoods/screens <input type="checkbox"/> awnings and shade structures

Privacy
On other than a lot for a house, is the privacy of occupants of nearby residential properties adequately protected from visual intrusion by:
<ul style="list-style-type: none"> <input type="checkbox"/> the outlook from the first or second storey windows, terraces and decks and other private communal or public areas being obscured or screened where a direct view at a distance closer than 9.0 metres would otherwise be available into the private open space or a living room of an existing dwelling; and <input type="checkbox"/> where screening is required, it is provided by solid opaque screens or perforated panels or trellises that are permanent and have a maximum of 50 per cent openings or windows have a minimum sill height of 1.7 metres or opaque glass is utilised.

Fences
Are front fences and walls, where required, one of the following:
<ul style="list-style-type: none"> <input type="checkbox"/> solid front fences and walls no more than 1.2 metres high <input type="checkbox"/> if containing openings that make it more than 50 per cent transparent, a maximum fence height of 1.8 metres, and solid to a maximum height of 1.2 metres <input type="checkbox"/> if the dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day, or where the main private open space is in front of the dwelling, the maximum height for solid front fences and walls 1.8 metres.
Is all fencing interfacing with a park:
<ul style="list-style-type: none"> <input type="checkbox"/> no more than 1.5 metres high <input type="checkbox"/> predominantly open in nature.

Are fences on laneways:
<ul style="list-style-type: none"> <input type="checkbox"/> 1800 millimetres high and completely screen private open space, car parking and service areas
Are fences on corner lots:
<ul style="list-style-type: none"> <input type="checkbox"/> designed as front fences addressing both streets (rather than a front and a side fence)
Are fences in key locations proposed to be constructed by the developer to ensure consistency in appearance, such as fencing:
<ul style="list-style-type: none"> <input type="checkbox"/> to non-access roads <input type="checkbox"/> high visibility open space areas <input type="checkbox"/> where integrated housing construction is proposed on multi-family and grouped terrace and row housing lots

Private open space
Do dwellings with their main living areas located at ground level have private open space with:
<ul style="list-style-type: none"> <input type="checkbox"/> a minimum of 12 sqm in area per dwelling unit <input type="checkbox"/> a minimum dimension of 2.4 metres and/or have adequate space to accommodate a table, chair, planting, barbeque and shade
Do dwellings with their main living areas located above ground level have private open space with:
<ul style="list-style-type: none"> <input type="checkbox"/> a minimum area of 5.0 sqm, and <input type="checkbox"/> a minimum dimension of 1.2 metres, directly accessible from a living room.
Do sites containing more than 6 attached dwellings or apartments include a communal open space area that:
<ul style="list-style-type: none"> <input type="checkbox"/> has a minimum of 25 per cent of the area of the site <input type="checkbox"/> is provided in addition to the private open space areas <input type="checkbox"/> has a minimum dimension of 4.0 metres <input type="checkbox"/> has a maximum gradient not exceeding one in ten <input type="checkbox"/> is designed and located so that it is subject to informal surveillance from dwellings on the site <input type="checkbox"/> is separated from any private areas by a fence or landscaping.

Loft apartments

Do loft apartments:

- have a maximum of two storeys in height, including garage level
- have a clearly identifiable and addressed front door and undercover point of entry
- incorporate in all walls adjoining the main dwelling and private open space areas of the main dwelling:
 - windows with a minimum sill height of 1500 millimetres or privacy screening
 - low maintenance building materials and non-reflective finishes
 - no external drainage or other pipes
- incorporate an area of private open space such as a balcony or veranda with a minimum depth of 1.2 metres and a minimum area of 5.0 sqm, preferably overlooking the lane, and including a screened drying area
- incorporate at least two openings to all habitable rooms, including internal windows and louvred windows to facilitate cross ventilation

Multi family and other small dwellings

Do multi family and other small dwellings:

- have a maximum of two storeys in height
- have a clearly identifiable and addressed front door and undercover point of entry
- incorporate an area of private open space such as a balcony or veranda with a minimum depth of 1.2 metres and a minimum area of 5.0 sqm, preferably overlooking the street or an area of public open space
- have screened drying and rubbish bin areas behind the main face of the dwelling
- incorporate at least two openings to all habitable rooms, including internal windows and louvred windows to facilitate cross ventilation

APPENDIX P

Glossary

GLOSSARY

Adaptable Housing - Housing that is designed in such a way that it can be modified easily in the future to become accessible to both occupants and visitors with disabilities or progressive frailties.

Affordable Housing – Housing is considered ‘affordable housing’ where the out-of-pocket rent (total rent less any government rent assistance payments) paid by households in the lowest 40% of the income distribution, does not exceed 30% of the gross household income.

Affordable Living – is a much broader concept than affordable housing that has been defined as *‘the aspiration of living within our means; financially, environmentally, socially and economically. It also aims to ensure that living in terms of: equity, diversity and sustainability are achieved. Affordable living should be embodied in the whole of life cycle including planning doing maintaining and re-using’* (Sunshine Coast Regional Council 2009: 1).

Boarding House Program - providing capital funds for managed by not-for-profit organisations for properties for use as singles accommodation. Rental revenue covers the costs associated with tenancy and property management.

Bond Loan - an interest free loan for people who cannot afford to pay a full rental bond to move into private rental accommodation.

Community Care - Refers to the provision of personal and domestic services funded in part by the Commonwealth Government to help people continue living in their home if assessed as eligible by Aged Care Assessment Teams (ACATs). Services include home help, food and transport services, personal care, health services, respite care and social support. Services include Home and Community Care, Community Aged Care Packages, and Extended Aged Care at Home.

Community Housing Resource Worker Program – helping to build the capacity of organisations involved in the community-based housing service delivery system.

Community Rent Scheme (CRS) – funding not-for-profit community-based organisations to provide short to medium-term accommodation to public housing applicants in severe and immediate housing need.

Continuous Path of Travel - A slip resistant, hard surfaced and continuous pathway that does not incorporate any step, stairway or other impediment which would prevent it from being safely negotiated by people with disabilities, and is provided in accordance with AS 1428.2.

Crisis Accommodation Program (CAP) – supporting eligible organisations to provide accommodation for people who are homeless, at risk of homelessness, in crisis or in need of transitional support as they move towards independent living.

Detached Dwelling House - This is a house which stands alone in its own grounds separated from other dwellings by at least half a metre. A separate house may have a flat attached to it, such as a granny flat or converted garage.

Drug Court Residential Program is part of a comprehensive, whole of government approach targeting illicit drug use and providing a new approach to break the cycle of drug addiction and crime.

Fonzie Flat – a small dwelling that is self contained and separate from the main, dominant dwelling. It is often located on a second storey above the garage of the main dwelling.

Home and Community Care Home Modification Services - providing information, assessment, project management and/or financial assistance with larger home modifications, such as ramps and bathroom adaptations.

Home Assist Secure is a service that provides free information, referrals and subsidised assistance to older people and people with disabilities who wish to remain living in their home.

Housing Stress - is a conservative and robust broad brush indicator of the number of households potentially at risk of housing affordability problems. A household is considered to be experience housing stress when housing costs are greater than 30 per cent of disposable income and that the income unit was in the bottom 40 per cent of the income distribution (the 30/40 rule).

Independent Living - Self-contained accommodation that is purpose built for older people who are able to live independently and care for themselves. They have one or more bedrooms and may be provided within a low, medium or high-rise complex, or as stand-alone or detached housing.

Long Term Community Housing Program - providing long-term rental housing for low-income earners whose needs are not adequately met by other housing options (and managed by local government and not-for-profit community organisations).

Manufactured Home Park - A medium density form of residential living comprising manufactured homes with community facilities and services, and that specifically target the over 50 retired age group. Manufactured homes are designed for independent living, and can vary in size, be detached or semi-detached and contain a garage or carport.

Public Housing (including Aboriginal and Torres Strait Islander housing) - offers secure and affordable rental housing for low to moderate income families and individuals who have difficulties accessing accommodation in the private market.

Relocatable Home Park – refer to **Manufactured Home Park**.

Rental Grant - a once-only grant of two weeks rent to help meet some of the costs associated with moving into private rental accommodation. The grant does not have to be repaid and is designed to help people who are experiencing a housing crisis.

Residential Care - Accommodation and care services provided in residential care homes to older people who can no longer remain in their own home, in premises with subsidised low and high care places funded and licensed by the Commonwealth Government under the Aged Care Act, 1997.

Same House Different Landlord Program - providing public housing properties for use by not-for-profit community housing organisations for lease to tenants in need of crisis and transitional accommodation.

Serviced Apartment - Serviced apartments are generally one or two bedrooms and provide residents with some daily living assistance. Services may include cleaning, laundry and assistance with personal care. A small kitchenette is usually included, but meals are provided in a communal dining room.

Social Housing – refer to **Public Housing**.

Supported Accommodation Assistance Program (SAAP) - providing funding for supported accommodation (such as boarding house and crisis accommodation) and related support services for homeless people and those at risk of homelessness. The purpose of SAAP funding is to help

people who are homeless or at imminent risk of homelessness to achieve the maximum possible degree of self-reliance and independence.

Tenant Advice and Advocacy Service (TAAS) – providing advice and assistance assist to hep tenants understand their rights and responsibilities in their dealings with land lords and real estate agents.

APPENDIX Q

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Speakers:

Paul Engemen – Multiplex Communities

Matthew Gross – National Property Research

Rebecca Oelkers – Brisbane Housing Company

Toby Lewis – Happy Haus