APPENDIX A

Comparison of Population Projections

Population Projections

All figures in the population tables below refer to the Estimated Resident Population unless otherwise stated.

Fitzroy (former LGA)	2006	2007	2008	2009	2010	2011	2016	2021	2026	2031	Ultimate[1]
PIFU Medium Series Projection[2]	11,183	11,797[3]				13,321	15,036	16,401	17,871	19,361	
PIFU High Series Projection[3]		11,797				13,600	15,688	17,686	19,857		
PIP Resident Population Projection (2009)[3]				11,716		13,656	15,500	17,630	19,830		
PIP Population Projection (2009) Residents and Visitors[3]				11,825		13,818	15,669	17,799	19,999		24,818
PIP Resident Population Projection (2010)[4]					13,137						
PIP Population Projection (2010) Residents and Visitors[4]					13,247						
Rockhampton Housing Analysis[5]	11,183					13,321	15,036	16,401	17,871	19,361	

Existing
Projected

[1] Ultimate Population is calculated by assuming an average number of people per dwelling for different dwelling types. This is then multiplied by the total dwelling capacity reached through the PIP model.
[2] Office of Economic and Statistical Research (OESR) (2010) Queensland Regional Profiles: Rockhampton LGAs Pre-Reform. Available online at: http://statistics.oesr.qld.gov.au/report-viewer/run?__report=qld-reg-profile.rptdesign&sessionId=91D5CD23F533A06EE043A18F3929A06E&__format=pdf
[3] GHD (2009) Rockhampton Regional Council: Fitzroy Shire Priority Infrastructure Plan Planning Assumptions Report dated December 2009. Rockhampton Regional Council and GHD.
[4] GHD (2010) Preliminary PIP 2010 Dwelling and Population Data. Rockhampton Regional Council. [Email from Emille van Heyningen 20 October 2010].
[5] Department of Communities (2010) Rockhampton Regional Council Housing Analysis.

Rockhampton (former LGA)	2006	2007	2008	2009	2010	2011	2016	2021	2026	2031	Ultimate
PIFU Medium Series Projection[1]	62565	63,169[2]				66,887	69,436	71,771	73,885	75,930	
PIFU High Series Projection[7]		63,169				67,572	70,797	73,452	75,864		
PIP Resident Population Projection (2009)[7]				64,624		68,033	71,914	74,567	76,673		
PIP Population Projection (2009) Residents and Visitors[7]				70,336		73,826	77,745	80,430	82,553		108,692
PIP Resident Population Projection (2010)[3]					67,153						
PIP Population Projection (2010) Residents and Visitors[8]					70,816						
Rockhampton Housing Analysis[4]	62,565					66,887	69,436	71,771	73,885	75,930	

Existing
Projected

[1] Office of Economic and Statistical Research (OESR) (2010) Queensland Regional Profiles: Rockhampton LGAs Pre-Reform. Available online at: http://statistics.oesr.qld.gov.au/report-viewer/run?__report=qld-reg-profile.rptdesign&sessionId=91D5CD23F533A06EE043A18F3929A06E&__format=pdf

[2] GHD (2009) Rockhampton Regional Council: Rockhampton City Priority Infrastructure Plan Planning Assumptions Report dated December 2009. Rockhampton Regional Council and GHD.

[3] GHD (2010) Preliminary PIP 2010 Dwelling and Population Data. Rockhampton Regional Council. [Email from Emille van Heyningen 20 October 2010].

[4] Department of Communities (2010) Rockhampton Regional Council Housing Analysis.

Livingstone (former LGA)	2006	2007	2008	2009	2010	2011	2016	2021	2026	2031	Ultimate
PIFU Medium Series Projection[1]	30,616	31,679[2]				35,831	39,831	44,354	49,311	54,287	
PIFU High Series Projection[7]		31,679				36,651	41,592	47,408	53,801		
PIP Resident Population Projection (2009)[7]				32,015		36,372	40,894	45,369	49,602		
PIP Population Projection (2009) Residents and Visitors[7]				33,061		37,418	42,031	46,506	50,739		67,033
PIP Resident Population Projection (2010) [3]					33,199						
PIP Population Projection (2010) Residents and Visitors[3]					34,110						
Rockhampton Housing Analysis[4]	30,616					35,831	39,831	44,354	49,312	54,286	

Existing
Projected

[1] Office of Economic and Statistical Research (OESR) (2010) Queensland Regional Profiles: Rockhampton LGAs Pre-Reform. Available online at: http://statistics.oesr.qld.gov.au/report-viewer/run?__report=qld-reg-profile.rptdesign&sessionId=91D5CD23F533A06EE043A18F3929A06E&__format=pdf
[2] GHD (2009) Rockhampton Regional Council: Livingstone Shire Priority Infrastructure Plan Planning Assumptions Report dated December 2009. Rockhampton Regional Council and GHD.
[3] GHD (2010) Preliminary PIP 2010 Dwelling and Population Data. Rockhampton Regional Council. [Email from Emille van Heyningen 20 October 2010].
[4] Department of Communities (2010) Rockhampton Regional Council Housing Analysis.

Mount Morgan (former LGA)	2006	2007	2008	2009	2010	2011	2016	2021	2026	2031	Ultimate
PIFU Medium Series Projection[1]	3,153					3,382	3,468	3,543	3,617	3,679	
PIP Resident Population Projection (2009)[2]	3,170					3,171	3,186	3,209			
PIP Resident Population Projection (2010)[3]					4,450						
PIP Population Projection (2010) Residents and Visitors[3]					4,499						
Rockhampton Housing Analysis[4]	3,153					3,382	3,468	3,543	3,617	3,679	

Existing
Projected

[1] Office of Economic and Statistical Research (OESR) (2010) Queensland Regional Profiles: Rockhampton LGAs Pre-Reform. Available online at: http://statistics.oesr.qld.gov.au/report-viewer/run?__report=qld-reg-profile.rptdesign&sessionId=91D5CD23F533A06EE043A18F3929A06E&__format=pdf
[2] Draft PIP for Mount Morgan, Revision B.
[3] GHD (2010) Preliminary PIP 2010 Dwelling and Population Data. Rockhampton Regional Council. [Email from Emille van Heyningen 20 October 2010].
[4] Department of Communities (2010) Rockhampton Regional Council Housing Analysis.

Rockhampton Regional Council Area	2006	2007	2008	2009	2010	2011	2016	2021	2026	2031	Ultimate
PIFU Population Data[1]	107,517	110,116	111,902	114,105							
PIFU Medium Series Projection[2]	107,517					119,421	127,771	136,069	144,684	153,257	
PIFU High Series Projections[1]						121,293	131,714	142,343	153,483	164,745	
PIP Resident Population Projection (2009)[3]						121,232	131,494	140,775			
PIP Resident Population Projection (2010)[4]	107,517	110,116	111,902	114,105	117,939						
PIP Population Projection (2010) Residents and Visitors[21]					122,671						
ID Profile[5]	107,517	110,116	111,902	114,105							
Rockhampton Housing Analysis[6]	107,517					119,422	127,771	136,069	144,684	153,256	

- Existing
- Revised
- Preliminary
- Projected
- Addition of PIP Figures

[1] Office of Economic and Statistical Research (OESR) (2010) Population and Housing Profile: Rockhampton Regional Council. Available online at: http://www.oesr.qld.gov.au/products/profiles/pop-housing-profiles-lga/pop-housing-profile-rockhampton.pdf

[2] Office of Economic and Statistical Research (OESR) (2010) Queensland Regional Profiles: Rockhampton LGAs Pre-Reform. Available online at: http://statistics.oesr.qld.gov.au/report-viewer/run?__report=qld-reg-profile.rptdesign&sessionId=91D5CD23F533A06EE043A18F3929A06E&__format=pdf

[3] These figures were calculated from the resident population projections in the PIP Assumptions Report for each of the former Local Government Area.

[4] GHD (2010) Preliminary PIP 2010 Dwelling and Population Data. Rockhampton Regional Council. [Email from Emille van Heyningen 20 October 2010].

[5] Informed Decisions (ID) (2010) Rockhampton Regional Council: Estimated Resident Population. Available online at: http://profile.id.com.au/Default.aspx?id=320&pg=210&gid=10&type=enum

[6] Department of Communities (2010) Rockhampton Housing Analysis.

APPENDIX B

Comparison of Dwelling Projections

Dwelling Projections

Fitzroy (former LGA)	2006	2009	2010	2011	2016	2021	2026	2031	Ultimate[1]
PIP Projected Dwellings (2009)[2]		4,315		5,043	5,728	6,610	7,476		9,198
PIP Projected Dwellings (2010) – Dual Occupancy, Dwelling House, Multiple Dwelling[3]			4,509						
PIP Projected Dwellings (2010)[3]			4,703						

Rockhampton (former LGA)	2006	2009	2010	2011	2016	2021	2026	2031	Ultimate
PIP Projected Dwellings (2009)[4]		29,513		30,846	32,516	33,910	34,998		45,638
PIP Projected Dwellings (2010) – Dual Occupancy, Dwelling House, Multiple Dwelling[3]			25,200						
PIP Projected Dwellings (2010) [3]			32,768						

Livingstone (former LGA)	2006	2009	2010	2011	2016	2021	2026	2031	Ultimate
PIP Projected Dwellings (2009)[5]		13,380		15,047	17,089	19,022	21,298		27,680
PIP Projected Dwellings (2010) – Dual Occupancy, Dwelling House, Multiple Dwelling[3]			12,524						
PIP Projected Dwellings (2010) [3]			14,088						

Mount Morgan (former LGA)	2006	2009	2010	2011	2016	2021	2026	2031	Ultimate
PIP Projected Dwellings (2009)[6]	1,384			1,384	1,391	1,401			
PIP Projected Dwellings (2010) – Dual Occupancy, Dwelling House, Multiple Dwelling[3]			1,637						
PIP Projected Dwellings (2010)[3]			1,723						

[1] Ultimate Dwellings is calculated through the multiplication of the net developable area by dwellings per net developable hectare.
[2] Total dwellings, including visitor dwellings (that is, hotels, motels, caravan parks, guest houses) and residents in nursing homes and aged care facilities; GHD (2009) Rockhampton Regional Council: Fitzroy Shire Priority Infrastructure Plan Planning Assumptions Report dated December 2009. Rockhampton Regional Council and GHD
[3] GHD (2010) Preliminary PIP 2010 Dwelling and Population Data. Rockhampton Regional Council. [Email from Emille van Heyningen 20 October 2010].
[4] Total dwellings, including visitor dwellings (that is, hotels, motels, caravan parks, guest houses) and residents in nursing homes and aged care facilities; GHD (2009) Rockhampton Regional Council: Rockhampton City Priority Infrastructure Plan Planning Assumptions Report dated October 2009. Rockhampton Regional Council and GHD
[5] Total dwellings, including visitor dwellings (that is, hotels, motels, caravan parks, guest houses) and residents in nursing homes and aged care facilities; GHD (2009) Rockhampton Regional Council: Livingston Shire Priority Infrastructure Plan Planning Assumptions Report dated December 2009. Rockhampton Regional Council and GHD
[6] Total dwellings, including single dwellings, multiple dwellings, aged care units and retirement units; Draft PIP for Mount Morgan, Revision B

Rockhampton Regional Council Area	2006	2009	2010	2011	2016	2021	2026	2031	Ultimate
PIFU Dwelling Projection – Total Private Dwellings[1] (based in medium series)	42,736			48,421	52,869	57,060	61,126	65,208	
PIP Projected Dwellings (2009)[2]				52,320	56,724	60,943			
PIP Projected Dwellings (2010) – Dual Occupancy, Dwelling House, Multiple Dwelling[3]			43,870						
PIP Projected Dwellings (2010) – Total Dwellings[3]			53,282						
Rockhampton Housing Analysis[4] - Number of Dwellings	42,736			48,421	52,869	57,060	61,126	65,208	
Rockhampton Housing Analysis[5] - Number of Households.	41,473			46,979	51,274	55,312	59,236	63,182	
Household Type Projections[6] - Number of Households	41,472			46,979	51,274	55,311	59,235	63,180	

Existing
Projected
Addition of PIP Figures

[1] Total Private Dwellings; Office of Economic and Statistical Research (2010) Projections of Dwellings, LGAs, 2006-2031. Available at: http://www.oesr.qld.gov.au/products/publications/household-dwel-proj-qld-lga/household-dwel-proj-qld-lga-2010-appendix-g-proj-dwellings-lgas-2006-2031.xls
[2] These figures have been calculated by adding the figures for the former Local Government Areas.
[3] GHD (2010) Preliminary PIP 2010 Dwelling and Population Data. Rockhampton Regional Council. [Email from Emille van Heyningen 20 October 2010].
[4] Department of Communities (2010) Rockhampton Housing Analysis.
[5] Department of Communities (2010) Rockhampton Housing Analysis.
[6] Number of households; Office of Economic and Statistical Research (2010). Household Projections.

APPENDIX C

Demographic Profile and Indicator Table

ROCKHAMPTON REGIONAL COUNCIL DEMOGRAPHIC PROFILE

NOVEMBER 2010

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1.0 OVERVIEW OF THE DEMOGRAPHIC PROFILE REPORT

In order to gain an understanding of the demographic characteristics of the Rockhampton Regional Council (RRC) area, a demographic analysis has been prepared and is outlined below. The key demographic characteristics to be reviewed include:

- Age;
- Ethnicity;
- New residents;
- Labour force;
- Income;
- Household structure;
- Tenure;
- Dwelling types;
- Dwelling occupancy; and
- Vehicle availability.

The analysis is based on key socio-demographic indicators sourced from the Australian Bureau of Statistics (ABS) and the Office of Economic and Statistical Research (OESR).

The analysis of the demographic data is divided into two parts:

- a demographic overview of the Rockhampton Regional Council Area as a whole; and
- an analysis of the population and demographic data at a more local level.

It is important to note that data is used from a variety of sources in this report. Data from the Australian Bureau of Statistics, used predominately in the Demographic Indicators Table and in Section 3.0 to compare the local areas, is based on Place of Usual Residence. Data from the Office of Economic and Statistical Research (OESR), used predominately in Section 2.0, is based on Estimated Resident Population, Place of Enumeration or Place of Usual Residence. These concepts are defined below:

Estimated Resident Population refers to all people, regardless of nationality or citizenship who usually live in Australia. Includes usual residents who are overseas for less than 12 months and excludes overseas visitors in Australia for less than 12 months. It is also backdated to June 30 of the Census year.

Place of Enumeration: The place of enumeration is the place at which the person is counted i.e. where he/she spent Census Night, which may not be where he/she usually lives.

Place of Usual Residence: This is the place where a person usually lives. It may, or may not be the place where the person was counted on Census Night.

2.0 ROCKHAMPTON REGIONAL COUNCIL: DEMOGRAPHIC OVERVIEW

2.1 Current Population

The estimated resident population of the Rockhampton Regional Council area was 114,105 people in June 2009 (preliminary figure) (OESR 2010a).

2.2 Age Structure

The median age of the RRC population was 37 years in 2006. This was comparable to the median age for the whole of Queensland (36 years of age) (based on place of usual residence) (OESR 2007).

The Rockhampton region was quite similar to Queensland as a whole, in terms of its age structure in 2006, however, the region had a slightly higher proportion of people 65 years of age and older compared to Queensland (13.3% compared to 12.1% for Queensland) (based on estimated resident population) (OESR 2010a). It also had a slightly smaller proportion of people in the 25-44 year age group compared to Queensland (26.0% compared to 28.6% for Queensland) (based on estimated resident population) (OESR 2010a).

Between 2001 and 2006, there were slight declines in the proportions of each age cohort between 0 and 44 years, and slight increases in every age cohort aged 45 years and over (as a proportion of the total population) (see **Table 1**) (OESR 2007). This showed a general ageing of the population in the Rockhampton region over this five year period.

Table 1: Age structure, Rockhampton Regional Council

Age group	2006				2001			
	Males	Females	Persons	%	Males	Females	Persons	%
0-14	11,311	10,521	21,832	21.6	10,751	10,302	21,053	22.3
15-24	7,392	6,929	14,321	14.2	7,180	6,854	14,034	14.9
25-34	5,800	5,978	11,778	11.6	5,734	6,121	11,855	12.6
35-44	6,898	7,177	14,075	13.9	6,722	6,974	13,696	14.5
45-54	7,198	7,091	14,289	14.1	6,340	6,227	12,567	13.3
55-64	5,710	5,391	11,101	11.0	4,545	4,453	8,998	9.5
65-74	3,727	3,801	7,528	7.4	3,382	3,414	6,796	7.2
75-84	2,098	2,587	4,685	4.6	1,666	2,386	4,052	4.3
85+	499	1,064	1,563	1.5	418	892	1,310	1.4
Total	50,633	50,539	101,172	100.0	46,738	47,623	94,361	100.0

Note: Based on place of usual residence
Source: OESR 2007

Of the former Local Government Areas that now comprise the Rockhampton Regional Council area (i.e. Rockhampton City, and Mount Morgan, Livingstone and Fitzroy Shires), Fitzroy Shire recorded the highest proportion of children aged 0 to 14 years (25.3 per cent), while the former Livingstone Shire recorded the lowest proportion (20.0 per cent) (see **Table 2**) (OESR 2010c).

Livingstone Shire had the largest proportion of people of working age (15-64 years) at 66.4 per cent and Mount Morgan Shire recorded the lowest (59.8 per cent). The former Mount Morgan Shire had the highest proportion of persons aged 65 years and over (18.7 per cent) and Fitzroy Shire had the lowest (10.0 per cent) (OESR 2010c).

Table 2: Estimated resident population by age, by local government area, 30 June 2009p

Local Government Area	0-14		15-24		25-44		45-64		65+	
	People	%	People	%	People	%	People	%	People	%
Fitzroy (S)	3,294	25.3	1,713	13.1	3,462	26.6	3,263	25.0	1,300	10.0
Livingstone (S)	6,733	20.0	4,513	13.4	7,960	23.7	9,851	29.3	4,563	13.6
Mount Morgan (S)	687	21.4	325	10.1	655	20.4	938	29.3	601	18.7
Rockhampton (C)	13,274	20.7	10,512	16.4	17,221	26.8	14,626	22.8	8,614	13.4
Rockhampton Regional Council Area	**23,988**	**21.0**	**17,063**	**15.0**	**29,298**	**25.7**	**28,678**	**25.1**	**15,078**	**13.2**
Queensland	**888,785**	**20.1**	**632,714**	**14.3**	**1,255,696**	**28.4**	**1,102,156**	**24.9**	**545,752**	**12.3**

Note: Based on estimated resident population

Source: OESR 2010c

2.3 Aboriginal and Torres Strait Islander People

The proportion of Aboriginal and Torres Strait Islander people in the Rockhampton region was slightly higher than the Queensland proportion. In 2006, 5,284 Aboriginal and Torres Strait Islander people were counted in the region and made up 5.2 per cent of the population (based on place of usual residence) (OESR 2010b). In the whole of Queensland, 3.3 per cent of the population was Aboriginal or Torres Strait Islander.

2.4 Migration

The majority of the population in the Rockhampton region was born in Australia (85.0%) (OESR 2010b). This was larger than the proportion for Queensland where 75.2 per cent of the population was born here (OESR 2010b). Approximately 75 per cent of the population spoke English only, in the Rockhampton area, which was a higher proportion than for Queensland (68.2%) (OESR 2010b).

At the time of the 2006 Census, in the Rockhampton region, 1.8 per cent of the population were living at an overseas address five years earlier. In Queensland 4.4 per cent of the population were residing overseas five years earlier (OESR 2010b).

2.5 Labour Force

According to Small Area Labour Market statistics[1], there were 3,995 unemployed people in the Rockhampton Regional Council area in the June quarter 2010 (based on a smoothed series) (OESR 2010b) (see **Table 3**). This represented an unemployment rate of 6.9 per cent. The Queensland unemployment rate in this period (June quarter 2010) was 5.7 per cent (smoothed unemployment rate) (OESR 2010b). Therefore, the Rockhampton region had a slightly higher unemployment rate than Queensland as a whole.

[1] **Small Area Labour Market** statistics are calculated quarterly based on the ABS Labour Force Survey as well as information from Centrelink and the previous Census. The ABS Labour Force Survey samples approximately 29,000 households across Australia every month and results in unemployment data for each region in Australia. Data for Statistical Local Areas is calculated by apportioning this data based on the distribution of labour force participants in the previous Census (to estimate the labour force) and the distribution of Centrelink customers receiving unemployment benefits (to estimate the unemployment rate). The calculated figures are smoothed using a four-quarter average to minimise the variability inherent in the estimates at the SLA level.

There was a range of unemployment rates within different areas of the Rockhampton Regional Council. In the former Mount Morgan Shire, the unemployment rate was 21.4 per cent in June 2010, whereas in the Livingstone - Part A Statistical Local Area the unemployment rate was just 2.6% (smoothed) (DEEWR 2010).

The labour force in the Rockhampton Regional Council area consisted of 57,956 people in June 2010. (smoothed) (OESR 2010b)

Table 3: Unemployment and labour force, June Quarter 2010, Rockhampton Regional Council

Statistical Local Area	Unemployment					Unemployment Rate (%)					Labour Force
	Jun 2009	Sep 2009	Dec 2009	Mar 2010	Jun 2010	Jun 2009	Sep 2009	Dec 2009	Mar 2010	Jun 2010	Jun 2010
Fitzroy (S) - Pt A	132	144	157	149	143	3.7	3.9	4.3	4.1	4.0	3,596
Fitzroy (S) - Pt B	104	112	121	114	109	3.9	4.2	4.5	4.3	4.1	2,636
Livingstone (S) - Pt A	53	58	64	63	61	2.3	2.5	2.7	2.7	2.6	2,312
Livingstone (S) - Pt B	751	820	912	902	898	5.4	5.8	6.5	6.5	6.5	13,786
Mount Morgan (S)	242	250	264	244	237	21.8	22.2	23.4	21.9	21.4	1,107
Rockhampton (C)	2,311	2,459	2,678	2,586	2,547	6.7	7.0	7.6	7.4	7.4	34,519
Rockhampton (RC)					**3,995**					**6.9**	**57,956**
Queensland	**103,900**	**117,100**	**129,000**	**135,200**	**137,200**	**4.4**	**4.9**	**5.4**	**5.7**	**5.7**	**2,410,700**

Note: The estimates above have been smoothed using a four-quarter average to minimise the variability inherent in the estimates at the SLA level.

Source: DEEWR 2010

2.6 Income

At the time of the last Census, the average weekly household income was lower in the Rockhampton region ($914) compared to Queensland ($1,033) (based on place of usual residence) (OESR 2007).

The Rockhampton region had slightly lower household and individual incomes than Queensland in 2006 (based on place of usual residence). According to Census data, 42.3 per cent of the population aged over 15 years earned less than $400 per week (OESR 2010b). In Queensland, 39.7 per cent earned less than this amount (OESR 2010b). In the Rockhampton area, 32.2 per cent of the population (over 15 years) earned between $400 and $999 per week, compared to 34.3 per cent in Queensland.

2.7 Household Structure

Couple families with children were the most common household type in the Rockhampton region, followed closely by couple families without children (**Table 4** and **Figure 1**) (This data is based on place of enumeration for family households and place of usual residence for other household types) (OESR 2007).

Couple families with children accounted for 29 per cent of the occupied private dwellings in 2006, and couple families without children accounted for 27 per cent (OESR 2007). Lone person households were the third most common household type, accounting for 22 per cent of dwellings (OESR 2007).

Between 2001 and 2006, there was a slight increase in the proportion of couple families without children as well as households classified as ‘other households’ (OESR 2007).

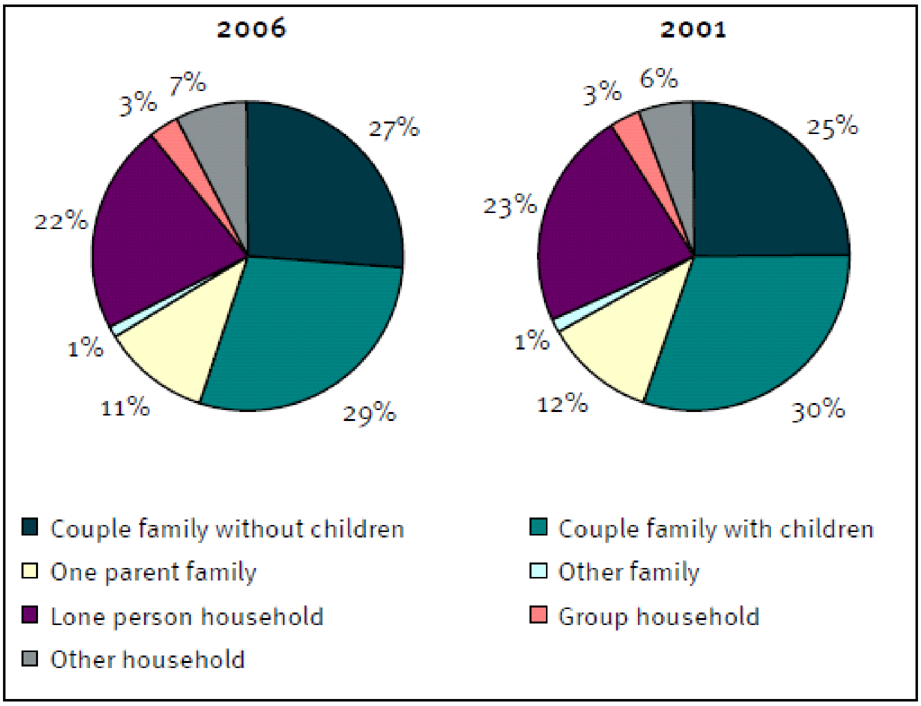
Table 4: Household Composition (Households), Rockhampton Regional Council

Household composition (households)	2006	2001	Change 2001-2006
One family household			
Couple family without children	10,058	9,038	1,020
Couple family with children	10,887	10,736	151
One parent family	4,320	4,164	156
Other family(a)	417	485	-68
Lone person household	8,518	8,313	205
Group household	1,202	1,202	0
Other household	2,861	2,019	842
Total households	38,263	35,957	2,306

(a) This data is based on place of enumeration.

Source: OESR 2007

Figure 1: Household composition, 2006 and 2001 (Households), Rockhampton Regional Council



Note: Based on place of enumeration for family households and place of usual residence for other household types

Source: OESR 2007

The average household size in the Rockhampton Regional Council area was slightly lower than that for Queensland (see **Table 5**) at 2.5 people in 2006, compared to 2.6 people in the whole of Queensland (based on estimated resident population) (OESR 2010a). In semi-detached dwellings, flats, apartments and townhouses, the average household size was 1.6 people in the Rockhampton area compared to 1.8 people in Queensland (OESR 2010a). Between 1996 and 2006, the average household size decreased from 2.7 people to 2.5 people in the Rockhampton area (OESR 2010a).

Table 5: Average household size by dwelling type, Rockhampton Regional Council

Dwelling type	Average household size			
	Rockhampton (RC)			Qld
	1996	2001	2006	2006
Separate house	2.8	2.7	2.7	2.8
Semi-detached, flats, etc	1.8	1.7	1.6	1.8
Other dwellings inc caravans	2.0	1.8	1.9	1.8
All occupied private dwellings	2.7	2.5	2.5	2.6

Note: Based on estimated resident population.

Source: OESR 2010a

The average number of persons per bedroom was the same for the Rockhampton area as it was for Queensland in 2006 (1.1 persons per bedroom) (based on place of usual residence) (excludes 'visitor only' and 'other not classifiable' households) (OESR 2007).

2.8 Housing Types and Home Ownership

A total of 42,235 private dwellings were counted in the Rockhampton Regional Council area in 2006. Of these 38,270 dwellings were occupied (OESR 2007).

Of the total occupied private dwellings in the Rockhampton region, 85.3 per cent were separate houses (OESR 2007). This proportion was higher than the proportion for Queensland, where 79.5 per cent of dwellings were separate houses (ABS 2007). Attached dwellings (including flats, units and apartments) made up 6.9 per cent of dwellings in the region, while semi-detached dwellings (including row, terrace and townhouses) made up 3.2 per cent (OESR 2007). These were significantly less than the proportions for Queensland, where 11.2 per cent of dwellings were attached, and 7.6 per cent were semi-detached (ABS 2007).

Table 6: Dwelling structure, Rockhampton Regional Council

Dwelling structure	2006	2001	Change 2001-2006
Separate house	32,634	30,553	2,081
Semi-detached, row or terrace house, townhouse etc.	1,226	820	406
Flat, unit or apartment	2,633	2,772	-139
Other dwelling(a)	1,722	1,481	241
Dwelling structure not stated	55	331	-276
Total occupied private dwellings	38,270	35,957	2,313
Unoccupied private dwelling	3,965	4,107	-142
Total private dwellings	42,235	40,064	2,171
Non-private dwelling	153	163	-10

(a) Includes caravans, cabins and improvised dwellings.

Source: OESR 2010a

In terms of household tenure, fully owned dwellings accounted for 34.0 per cent, dwellings being purchased 30.0 per cent, and rented dwellings 28.2 per cent, of all occupied private dwellings in 2006 (OESR 2007).

Between 2001 and 2006, the number of dwellings which were fully owned decreased by approximately 1,500 dwellings (OESR 2007). The number of dwellings being purchased increased by around 2,500 dwellings, while the number of dwellings being rented increased slightly.

Table 7: Tenure, Rockhampton Regional Council

Tenure (occupied dwellings)	2006	2001	Change 2001-2006
Fully owned	13,016	14,524	-1,508
Being purchased	11,483	8,904	2,579
Rented	10,775	10,596	179
Other incl. rent-free	245	421	-176
Tenure not stated	2,743	1,518	1,225
Total occupied private dwellings	38,262	35,963	2,299

Source: OESR 2010a

The median monthly housing loan repayment within the Rockhampton Regional Council area was $1,027 in 2006, which was lower than the median repayment for the whole of Queensland at $1,300 (OESR 2007). Median weekly rents were also lower in the Rockhampton region ($156 per week) compared to Queensland ($200 per week) (OESR 2007)

2.9 Vehicle Availability

Vehicle availability was slightly lower amongst households in the Rockhampton region at the time of the 2006 Census compared to the whole of Queensland. Of all households in the region, 50.2 per cent had access to two or more vehicles whilst those with no vehicles accounted for 8.4 per cent of households (ABS 2007). In comparison, 52.1 per cent of all households in Queensland had two or more vehicles and 7.9 per cent of all households had no vehicle (ABS 2007).

2.10 People in Need of Assistance

The proportion of people needing assistance was slightly higher in the Rockhampton region than the proportion for Queensland in 2006 (based on place of usual residence). In the Rockhampton region, 4.2 per cent of the population required assistance (4,233 people) compared to 4.0 per cent in Queensland (OESR 2010b).

The proportion of people requiring assistance was significantly higher in the former Mount Morgan Shire. Approximately 250 people required assistance, or 8.5 per cent of the population (OESR 2010c). Although a relatively small number in total, this number makes up a significant proportion of the population.

Table 8: Needing Assistance, 2006, Rockhampton Regional Council, Former LGAs

Area	Needing Assistance (People)	Needing Assistance (%)	Not Needing Assistance	Population
Fitzroy (S)	309	2.9	9,414	10,568

Livingstone (S)	1,127	3.9	25,435	28,871
Mount Morgan (S)	254	8.5	2,472	2,985
Rockhampton (C)	2,547	4.3	51,905	58,750
Rockhampton Regional Council Area	4,237	4.2	89,226	101,174
Queensland	**154,707**	**4.0**	**3,491,383**	**3,904,533**

Note: Based on place of usual residence

Note: The classification, 'in need of assistance', refers to people who need 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 (6 months or more) or old age.
Source: OESR 2010c

2.11 SEIFA - Index of Relative Socio-economic Disadvantage

Within the Rockhampton Regional Council area, the Mount Morgan SLA (equal to the former Mount Morgan Shire) was the most disadvantaged according to the SEIFA Index of Relative Socio-economic Disadvantage 2006 (see **Figure 2**). The Mount Morgan SLA had a SEIFA Socio-Economic Disadvantage score of 807.5 which was significantly lower than other SLAs in the area.

The second most disadvantaged SLA was Rockhampton (962.8). Fitzroy Part A (982.3), Fitzroy Part B (992.0) and Livingstone Part B (991.3) all had similar levels of disadvantage according to the index. The Livingstone Part A SLA was the least disadvantaged area in 2006 (1078.7).

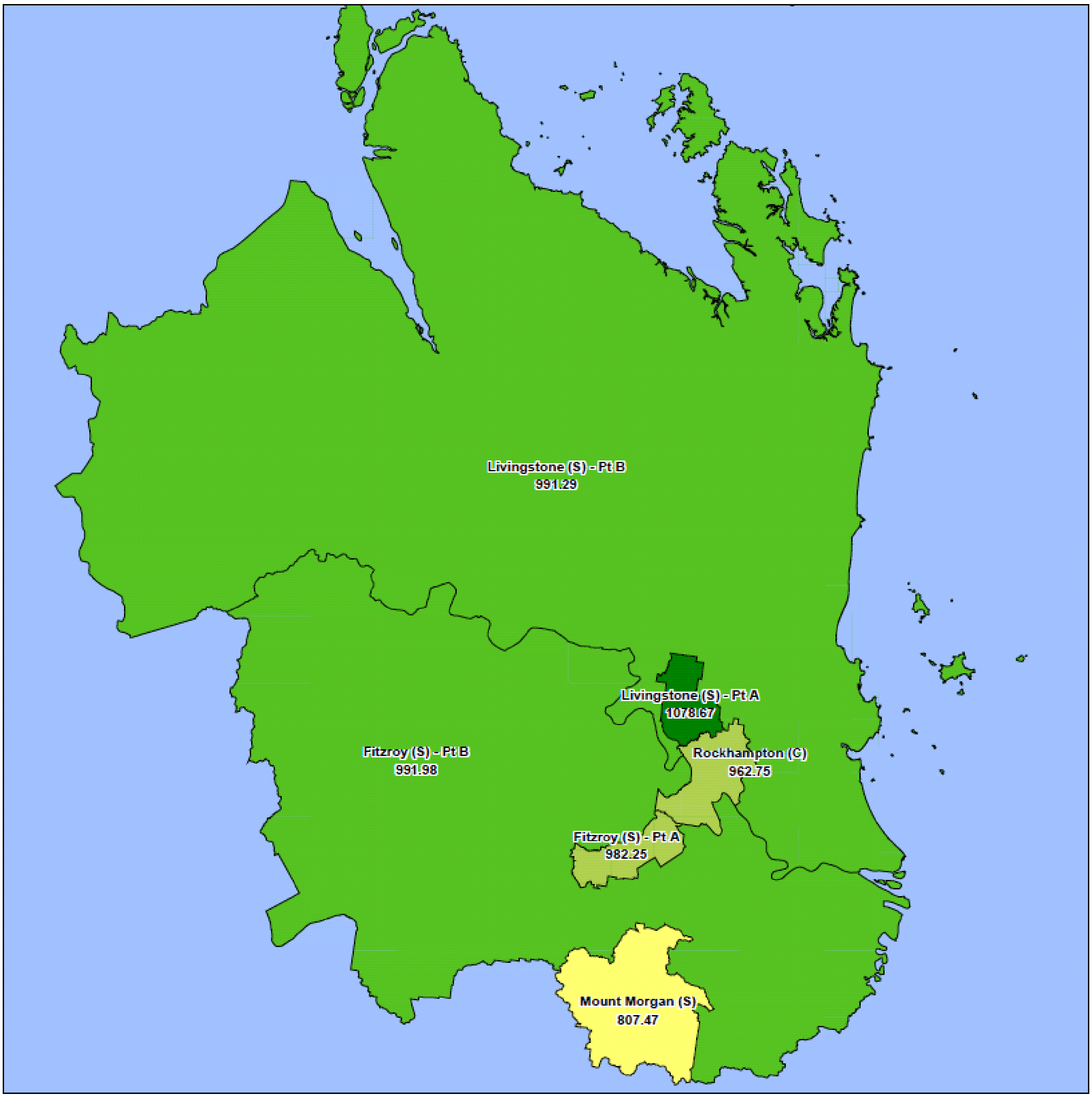


Figure 2: SEIFA Index of Relative Socio-Economic Disadvantage for SLAs
Source: OESR 2010

2.12 Population Growth

The population of the Rockhampton region grew consistently between 2001 and 2009 at around 2 per cent, as can be seen in **Table 9** (based on estimated resident population)**.** In the year to June 30, 2009, the estimated residential population, increased by 2,203 people or 2.0 per cent (OESR 2010a). The majority of the population growth occurring in the area can be attributed to migration from other areas, as opposed to natural increase (OESR 2010a).

Table 9: Population growth and components of change, Rockhampton Regional Council

Population trends		Annual population change				
Year at 30 Jun	Est. resident population	Year to 30 Jun	Natural increase	Assumed net migration	Annual change Total	Annual change Per cent
2001	98,225					
2002	99,625	2002	534	866	1,400	1.4%
2003	101,284	2003	436	1,223	1,659	1.7%
2004	103,370	2004	433	1,653	2,086	2.1%
2005	105,165	2005	556	1,239	1,795	1.7%
2006	107,517	2006	553	1,799	2,352	2.2%
2007r	110,116	2007	592	2,007	2,599	2.4%
2008r	111,902	2008	570	1,216	1,786	1.6%
2009p	114,105	2009	n.a.	n.a.	2,203	2.0%

p = preliminary r = revised n.a. = not available

Note: Based on estimated resident population

Source: OESR 2010a

Population projections prepared by the Office of Economic and Statistical Research (OESR) (2010a) suggested that the total resident population of the Rockhampton Regional Council area will be 153,256 in 2031 (medium series) (**Table 10**). Between 2006 and 2011, the estimated resident population was expected to grow at around 2.1 per cent per annum, and then slow to an average rate of 1.2 per cent per year by 2026 (see **Table 10**) (OESR 2010a).

Table 10: Population Projections, Rockhampton Regional Council

	Projected population Low series	Projected population Medium series	Projected population High series	Average annual change (medium series) Number	Average annual change (medium series) Per cent
2011	117,465	119,422	121,293	2,381	2.1%
2016	123,776	127,771	131,714	1,670	1.4%
2021	129,817	136,069	142,343	1,660	1.3%
2026	136,030	144,684	153,483	1,723	1.2%
2031	142,071	153,256	164,745	1,714	1.2%

Source: OESR 2010a

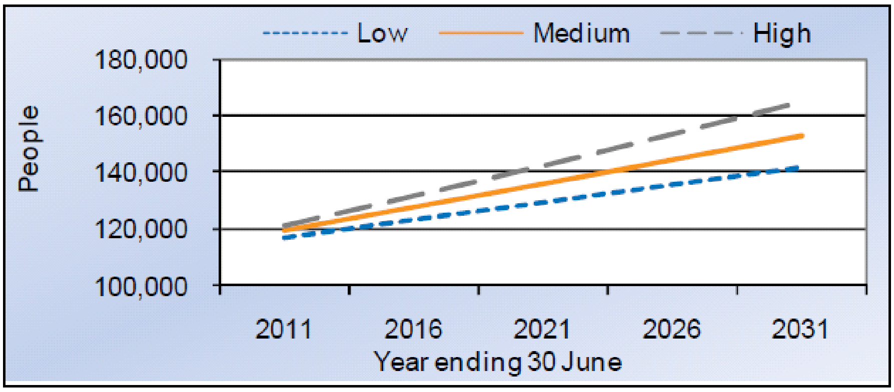


Figure 3: Population Projections, Rockhampton Regional Council

Source: OESR 2010a

Between 2006 and 2031, the Rockhampton region is expected to grow at an average annual growth rate of 1.4 per cent according to medium series population growth (OESR 2010b). This is a lower rate than for Queensland as a whole, which is expected to grow at an annual rate of 1.7 per cent (OESR 2010b).

The Rockhampton Regional Council area is also expected to grow at a slower rate than the Fitzroy Statistical Division. The Fitzroy region is expected to grow at an average annual rate of 1.7 per cent (OESR 2010d). Within the Fitzroy region, the former Calliope Shire (2.7% annual growth rate) and Emerald Shire (2.5%) are forecast to experience the highest rate of growth (OESR 2010d).

Of the former local government areas within Rockhampton Regional Council, Livingstone Shire is expected to grow the most between 2006 and 2031. The annual growth rate for this area is expected to be 2.3 per cent (OESR 2010c). Fitzroy is also forecast to grow strongly with an annual growth rate of 2.2 per cent over this time period (OESR 2010c). The former Rockhampton City Council area is expected to grow at an annual rate of 0.8 per cent between 2006 and 2031, while the former Mount Morgan Shire is expected to grow at 0.6 per cent (OESR 2010c). It is noted that parts of the urban area of Rockhampton are located just outside the boundaries of the former Rockhampton City Council in the Fitzroy and Livingstone former LGAs.

The median age of residents living in the Rockhampton region is expected to increase to 41 years. In 2006, the median age of residents was 37 (OESR 2010a) (see **Table 11**). The proportion of the population in the 65 and over age group is expected to increase significantly between 2006 and 2031, based on medium series projections (OESR 2010a). In 2031, it is estimated that 21.8 per cent of the population will be in this age group, compared to 13.3 per cent in 2006 (OESR 2010a). Accordingly, other age groups are projected to decline as a proportion of the total population. The most significant decline is projected to occur in the 0-14 year age group, which is expected to decrease from 21.4 per cent, to 18.6 per cent of the population between 2006 and 2031, a decrease of 2.8 percentage points (OESR 2010a). The proportional changes and median age increase expected to occur in the Rockhampton Regional Council area is similar to the change expected for the whole of Queensland (see **Table 12**).

Between 2006 and 2031, the proportion of the population in the working age group (persons aged 15-64 years) is projected to decrease from 65.4 per cent in 2006 to 59.6 per cent in 2031 (OESR 2010a). This is a decline of 5.8 percentage points.

Table 11: Population by age group, Rockhampton Regional Council

	Age group					Median
	0-14	15-24	25-44	45-64	65+	age
2006	23,009	15,600	28,009	26,730	14,282	37
	21.4%	14.5%	26.0%	24.8%	13.3%	
2031*	28,479	18,621	37,477	35,274	33,410	41
	18.6%	12.1%	24.5%	23.0%	21.8%	
* Medium series						

Note: Based on estimated resident population

Source: OESR 2010a

Table 12: Population by age group, Queensland

	Age group					Median
	0-14	15-24	25-44	45-64	65+	age
2006	834,591	578,170	1,171,154	1,014,106	493,525	36
	20.4%	14.1%	28.6%	24.8%	12.1%	
2031^	1,109,855	756,601	1,599,186	1,533,624	1,274,599	41
	17.7%	12.1%	25.5%	24.4%	20.3%	
^ Medium series						

Note: Based on estimated resident population

Source: OESR 2010a

2.13 Visitor Population and Projections

On the night of the Census in 2006, there were 8,680 visitors counted in the Rockhampton Regional Council area (OESR 2007), of these, 1,002 people were overseas visitors (OESR 2007). This was an increase in visitor numbers compared to the 2001 Census, when 7,984 total visitors were counted and 977 of this number were overseas visitors (OESR 2007).

Tourism Queensland's regional snapshot provides tourism information for the Capricorn region. The Capricorn region includes the Rockhampton Regional Council area and areas to its west.

In the year to March 2010, the Capricorn region saw strong growth in visitor numbers (see **Table 13**). However, the number of people using commercial accommodation (hotels, motels and serviced apartments) actually declined in the same period (Note: Accommodation figures refer to the Fitzroy region not the Capricorn region) (TQ 2010). The number of people staying in caravan or camping accommodation increased, as did the number of visitors staying with friends or family (TQ 2010).

Table 13: Visitors to Capricorn Region, March 2010

	Visitors	Holiday	VFR	Business
Domestic overnight	927,000	303,000	237,000	292,000
Annual change[1]	▲ 31%	▲ 29%	▲ 10%	▲ 31%
Trend change[2]	▲ 3%	▼ -5%	▲ 4%	▲ 5%
International overnight	81,000	69,000	8,000	n/p
Annual change	▲ 4%	▲ 1%	▲ 33%	n/p
Trend change	▲ 1%	▲ 1%	0%	n/p
TOTAL	1,008,000	372,000	245,000	n/p
Annual change	▲ 28%	▲ 23%	▲ 11%	n/p

Notes:
1. Annual change refers to the percentage change between the year ended March 2010 vs. year ended March 2009.
2. Trend change refers to the percentage change between the 3 years to March 2009 vs. the 3 years to March 2010.

Source: TQ 2010

Domestic visitors averaged a stay of 4 nights in the Capricorn region, an increase of 0.7 nights compared to the previous year. Intrastate visitors also increased their stay to 4 nights (an increase of 1 night compared to the previous year) while interstate visitors reduced their time spent by 1.7 nights to 3.9 nights. International visitors increased their length of stay significantly with the average stay being 10.6 nights, up 4.5 nights on the previous year. (TQ 2010)

2.14 Summary of Key Findings for Rockhampton Region

Key findings of this demographic analysis include:

- The Rockhampton Regional Council area has a slightly older population than Queensland as a whole (OESR 2010a). It has a slightly higher proportion of older people and a slightly larger proportion of young people compared to Queensland (OESR 2010b).

- Ageing of the population has occurred between 2001 and 2006 and is expected to continue to 2031 (OESR 2007). By 2031, 22 per cent of the population is expected to be over 65 years of age (OESR 2010a). The proportional changes to the demographics of the Rockhampton region are similar to those projected to occur in Queensland (OESR 2010a).

- Higher proportion of Aboriginal and Torres Strait Islander people than Queensland (OESR 2010b).

- Lower proportion of people born overseas (OESR 2010b).

- Lower annual growth rate in the RRC area compared with Queensland (OESR 2010b) and the Fitzroy region (OESR 2010d). Some areas were forecast to experience higher growth, including the former local government areas of Fitzroy and Livingstone (OESR 2010c).

- Similar household structure to Queensland, but slightly higher proportion of couples with children and couple families without children (OESR 2007).

- Higher proportion of separate houses (OESR 2007).

- Slightly higher unemployment rate than Queensland in June 2010 (OESR 2010b). Mount Morgan had a very high unemployment rate of over 20 per cent in June 2010 (OESR 2010c).

- Slightly lower household (OESR 2007) and individual incomes (OESR 2010b) compared to Queensland as well as lower rents and housing loan repayments (OESR 2007).

3.0 LOCAL AREA PROFILES

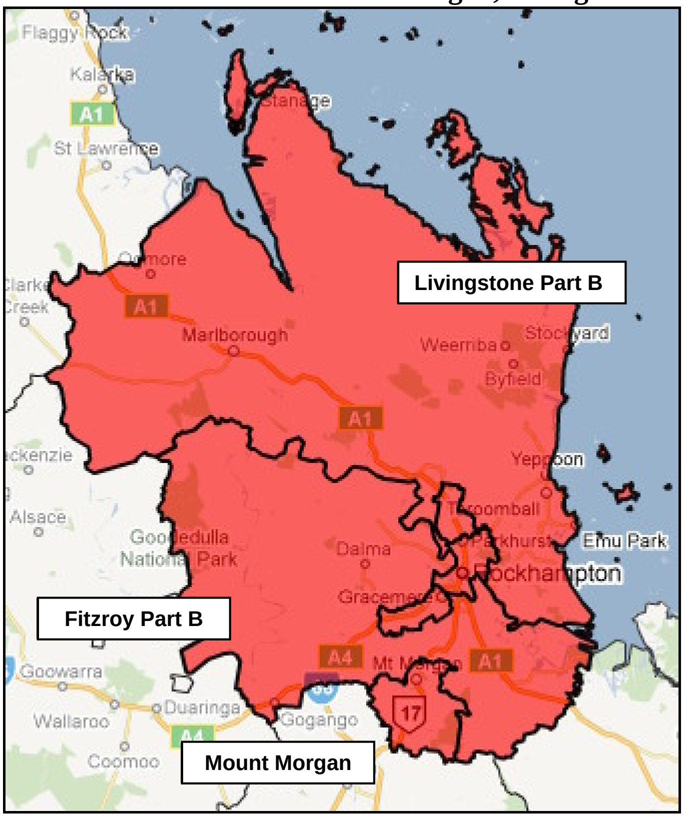
This section of the demographic profile provides an analysis of the socio-demographic indicators for each Statistical Local Area in the Rockhampton region. These areas are identified as:

1. Rockhampton
2. Mount Morgan
3. Livingstone – Part A
4. Livingstone – Part B
5. Fitzroy – Part A
6. Fitzroy – Part B

The data presented in this section is sourced from the 2006 Census, published by the Australian Bureau of Statistics, unless otherwise stated. The data is based on place of usual residence and therefore some of the data will be different to that contained in previous sections.

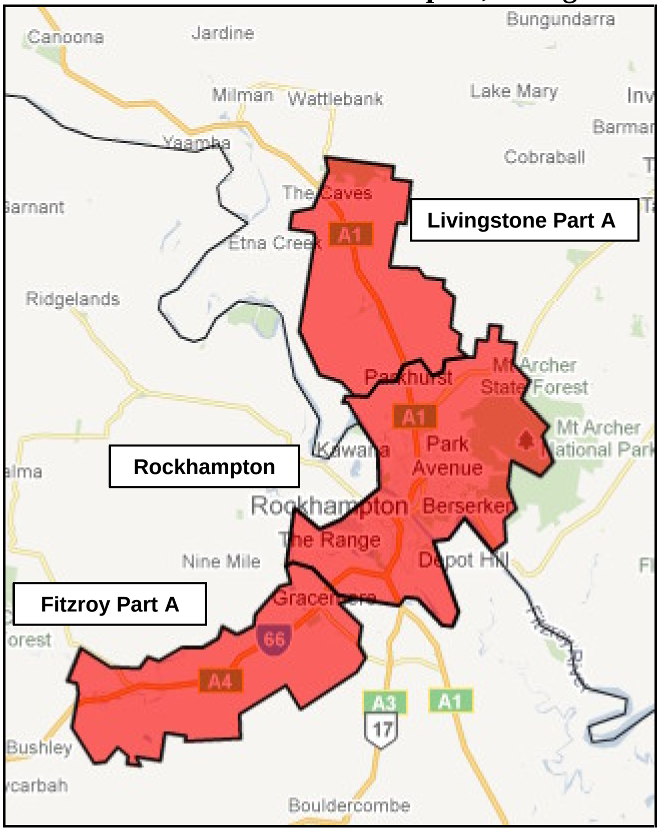
The table overleaf provides the socio-demographic indicators for each of the catchments within the Rockhampton region.

Statistical Local Areas - Mount Morgan, Livingstone B and Fitzroy B



Source: OESR and Google Maps 2010

Statistical Local Areas – Rockhampton, Livingstone A and Fitzroy A



Source: OESR and Google Maps 2010

Table 14. Key Socio-demographic Indicators, Rockhampton Region, 2006

Indicator	Rockhampton (SLA)	Mount Morgan (SLA)	Livingstone A (SLA)	Livingstone B (SLA)	Fitzroy A (SLA)	Fitzroy B (SLA)	Rockhampton Regional Council	Fitzroy Statistical Division	Queensland
Population Summary									
Total Persons 2006 (excl visitors)	58,748	2,983	3,904	24,964	6,184	4,389	101,170	188,403	**3,904,534**
Total Population for Age Summary	58,748	2,983	3,903	24,964	6,184	4,389	101,171	188,402	**3,904,531**
Population Growth									
Population Increase 1996-2006	2,708	189	1,266	6,194	1,584	-221			**752,218**
Population Growth 1996-2006	4.52%	6.38%	44.07%	30.54%	31.95%	-4.55%			**22.53%**
Age Summary									
0-4 years	3,908	176	208	1,413	479	276	6,460	13,535	**257,080**
0-4 years %	6.65%	5.90%	5.33%	5.66%	7.75%	6.29%	6.39%	7.18%	**6.58%**
5-14 years	8,539	439	697	3,810	1,173	711	15,369	29,859	**549,456**
5-14 years %	14.53%	14.72%	17.86%	15.26%	18.97%	16.20%	15.19%	15.85%	**14.07%**
15-24 years	9,258	303	515	2,900	835	506	14,323	26,095	**539,201**
15-24 years %	15.76%	10.16%	13.19%	11.62%	13.50%	11.53%	14.16%	13.85%	**13.81%**
25-34 years	7,573	242	479	2,331	720	433	11,781	24,596	**523,597**
25-34 years %	12.89%	8.11%	12.27%	9.34%	11.64%	9.87%	11.64%	13.06%	**13.41%**
35-44 years	7,814	345	754	3,503	955	694	14,070	28,050	**575,568**
35-44 years %	13.30%	11.57%	19.32%	14.03%	15.44%	15.81%	13.91%	14.89%	**14.74%**
45-54 years	7,684	435	659	3,943	865	705	14,290	26,620	**539,184**
45-54 years %	13.08%	14.58%	16.88%	15.79%	13.99%	16.06%	14.12%	14.13%	**13.81%**
55-64 years	5,745	477	366	3,385	570	565	11,103	19,130	**437,553**
55-64 years %	9.78%	15.99%	9.38%	13.56%	9.22%	12.87%	10.97%	10.15%	**11.21%**
65+ years	8,227	566	225	3,679	587	499	13,775	20,517	**482,892**
65+ years %	14.00%	18.97%	5.76%	14.74%	9.49%	11.37%	13.62%	10.89%	**12.37%**
Total of Percentages	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	**100.00%**
Median Age	35	44	35	41	33	39	36.93	35	**36**
Ethnicity Summary									
Aboriginal and TS Islanders	3,470	322	190	786	416	99	5,283	8,918	**127,580**
Aboriginal and TS Islanders (%)	5.91%	10.79%	4.87%	3.15%	6.73%	2.26%	5.22%	4.73%	**3.27%**
Overseas Born: NESB	1,360	60	44	529	68	33	2,108	3,830	**210,683**
NESB (%)	2.51%	2.18%	1.19%	2.28%	1.19%	0.84%	2.25%	2.19%	**5.80%**
New residents									
Other address 5 years ago (%)	25.466%	31.19%	38.68%	33.37%	40.21%	32.404%	29.27%	31.05%	**40.75%**
Labour Force Summary									
Employed Persons	26,079	757	1,813	10,495	2,755	2,032	43,937	87,630	**1,824,997**
Unemployment Rate (%)	5.59%	14.37%	1.89%	4.87%	4.27%	3.42%	5.30%	4.49%	**4.75%**
Participation Rate (%)	59.67%	37.33%	61.58%	55.88%	63.60%	61.83%	58.40%	63.27%	**61.84%**
Income Summary									
As a proportion of total private occupied dwellings where income was stated	18,373	1,039	885	7,608	1,669	1,166	30741	56,071	
Household Income < $500/wk (%)	24.87%	48.60%	9.60%	27.14%	19.77%	19.73%	25.29%	21.23%	**20.58%**
Household Income >= $1000/wk (%)	46.48%	19.83%	74.12%	45.28%	52.25%	52.49%	46.64%	54.11%	**52.18%**
Household Summary									
As a proportion of total private occupied dwellings	20,898	1,175	1,048	8,916	1,962	1,405	35,401	64,711	**1,391,634**
Couple families with children (%)	29.18%	20.00%	54.87%	29.76%	42.56%	38.65%	30.88%	34.53%	**32.10%**
Couple families without children (%)	26.18%	27.57%	34.45%	34.51%	28.49%	35.59%	29.06%	28.94%	**29.02%**
One Parent Families (%)	14.16%	14.21%	5.06%	10.60%	13.00%	8.04%	12.69%	11.11%	**11.80%**
Lone Person Households (%)	25.93%	35.66%	6.49%	23.25%	15.80%	16.58%	24.07%	22.33%	**22.76%**

Tenure									
As a proportion of total private occupied dwellings	20,894	1,175	1,049	8,914	1,958	1,401	35,395	64,708	**1,391,632**
Households Owned (%)	32.57%	49.02%	33.46%	37.50%	29.16%	43.90%	34.65%	31.48%	**31.59%**
Households Being Purchased (%) (a)	30.66%	21.36%	59.01%	30.49%	41.93%	40.11%	32.15%	33.34%	**33.78%**
Households Renting (%)	33.10%	24.60%	5.24%	27.82%	26.76%	13.06%	29.49%	31.63%	**31.06%**
Other tenure type (%)	0.57%	0.51%	0.48%	0.91%	0.36%	0.86%	0.65%	0.75%	**0.84%**
Dwelling Summary									
As a proportion of total private occupied dwellings	20,895	1,176	1,047	8,915	1,957	1,402	35,397	64,708	**1,391,632**
Separate House (%)	86.61%	94.73%	98.66%	85.56%	94.89%	96.65%	87.83%	87.74%	**79.54%**
Semi-detached Dwelling (%)	3.03%	0.34%	0.38%	5.61%	0.00%	0.00%	3.24%	2.58%	**7.61%**
Flats, units & apartments (%)	8.95%	2.98%	0.00%	4.44%	2.61%	0.21%	6.64%	6.76%	**11.23%**
Other Dwellings (%)	1.25%	1.96%	0.96%	4.39%	2.50%	2.14%	2.15%	2.82%	**1.55%**
Average Household Size									
Average Household Size	2.500	2.30	3.20	2.50	2.90	2.800	2.73	2.60	**2.60**
Vehicle Availability									
As a proportion of total private occupied dwellings	20,896	1,176	1,046	8,916	1,957	1,399	35,400	64,708	**1,391,635**
No vehicles (%)	10.24%	13.86%	0.48%	6.53%	3.83%	1.57%	8.44%	7.15%	**7.89%**
1 vehicle (%)	39.96%	47.36%	15.58%	36.66%	33.73%	24.30%	37.68%	34.63%	
2 or more vehicles (%)	45.96%	33.25%	81.74%	53.13%	59.48%	71.77%	50.15%	54.72%	**52.13%**
Travel to Work									
As a proportion of the population who are employed and over 15 years of age	26,080	757	1,817	10,492	2,761	2,031	43,935	87,628	**1,824,999**
One Method: Bus	1.73%	0.92%	1.05%	1.53%	1.96%	0.98%	1.61%	1.76%	**2.86%**
One Method: Train	0.03%	0.66%	0.00%	0.03%	0.00%	0.15%	0.05%	0.03%	**1.98%**
One Method: Car	73.19%	66.71%	76.94%	68.46%	73.52%	65.58%	71.80%	69.33%	**66.48%**
One Method: Walk Only	3.77%	8.98%	0.61%	4.61%	2.35%	2.81%	3.79%	4.83%	**4.00%**
One Method: Bike	1.90%	0.00%	0.00%	0.49%	0.54%	0.15%	1.28%	1.32%	**1.13%**
Rent / Mortgage									
Median Weekly Rent	$150	$110.00	$140.00	$170.00	$170.00	$100	$156.84	$150.00	**$200.00**
Median Monthly Housing Loan Repayment	$980	$542.00	$1,240.50	$1,107.50	$1,000.00	$1,004	$1,027.45	$1,083.00	**$1,300.00**
Attendance at Educational Institution									
As a proportion of people attending an educational institution	18,768	863	1,628	7,625	2,127	1,417	32,429	58,833	**1,195,965**
Primary School (excluding Pre-School)	27.88%	30.24%	27.64%	30.45%	36.72%	30.35%	29.20%	32.31%	**29.14%**
Secondary School	21.15%	16.80%	17.69%	25.64%	21.39%	21.52%	21.94%	21.27%	**19.79%**
Technical or Further Educational	5.41%	3.13%	2.52%	4.94%	4.51%	3.81%	4.98%	5.16%	**5.69%**
University (or other Tertiary)	11.52%	3.59%	5.59%	6.66%	5.08%	4.80%	9.15%	7.48%	**11.53%**
Educational Attainment									
As a proportion of the total population over 15 years of age.	46,296	2,368	2,997	19,743	4,528	3,403	79,340	145,011	**3,097,996**
Year 12 (or equivalent)	34.63%	19.64%	30.06%	32.01%	28.93%	24.83%	32.62%	33.20%	**41.31%**
Certificate	16.28%	14.57%	18.82%	19.42%	18.90%	17.22%	17.29%	19.33%	**17.89%**
Diploma or Advanced Diploma	4.40%	3.04%	4.84%	5.31%	4.31%	3.56%	4.56%	4.52%	**6.59%**
Bachelor	8.12%	2.62%	7.47%	7.61%	5.15%	4.79%	7.50%	7.23%	**9.98%**
Graduate Diploma or Certificate	0.96%	0.13%	0.97%	1.14%	0.42%	0.53%	0.94%	0.88%	**1.17%**
Post-Graduate Degree	1.34%	0.00%	1.20%	1.51%	0.20%	0.44%	1.24%	1.00%	**1.95%**
Need for Assistance									
As a proportion of the total population	58,750	2,985	3,903	24,965	6,183	4,389	101,174	188,403	**3,904,533**
Has a need for assistance	4.34%	8.51%	2.02%	4.18%	3.22%	2.53%	4.19%	3.43%	3.96%
As a proportion fo the total population in the specific age group (that is, under 75, or 75 and older.									
Has a need for assistance and < 75	2.88%	6.86%	1.85%	2.83%	2.69%	1.93%	2.89%	2.38%	**2.60%**
Has a need for assistance and >= 75	23.64%	26.94%	14.29%	25.52%	18.54%	22.31%	23.88%	24.52%	**26.38%**
Volunteering									
As a proportion of the total population over 15 years of age	46,295	2,368	2,999	19,745	4,526	3,404	79,340	145,010	**3,097,996**
Volunteered in last 12 months	18.98%	16.51%	18.74%	21.49%	19.24%	20.62%	19.61%	20.90%	**18.34%**
SEIFA - Economic Disadvantage									
Score	963	807	1079	991	982	992			

Sources:
Australian Bureau of Statistics (2007) 2001.0 Basic Community Profiles: Rockhampton, Mount Morgan, Livingstone A, Livingstone B, Fitzroy A, Fitzroy B, Rockhampton Regional Council (provided by EOSR), Fitzroy Region and Queensland.
Australian Bureau of Statistics (2008) 3218.0 Regional Population Growth, Australia
Australian Bureau of Statistics (2008) 2033.0.55.001 Socio-economic Indexes for Areas (SEIFA), Data only, 2006

Notes:
Overseas Born: NESB
This is a measure of persons born in places other than Australia, Canada, Ireland, New Zealand, South Africa, United Kingdom and United States of America.
Excludes those who did not state a country of birth.

New Residents: Other Address Five Years Ago
This is a measure of people who lived at an address outside their current SLA five years ago.
Excludes those who did not state their previous address.

Household Income
Excludes "Not Stated" and "Partially Stated" responses.

Household Summary
Other Family, Group Households and "Not Stated" responses were included in calculations but omitted from this report. The percentages will not add to give 100%.

Tenure
"Not Stated" responses have been included in calculations but omitted from this report. The percentages will not add to give 100%.
(a) Includes dwellings being purchased under a rent/buy scheme.

Average Household Size
Number of persons usually resident in occupied private dwellings. It includes partners, children, and co-tenants (in group households) who were temporarily absent on Census Night. A maximum of three temporary absentees can be counted in each household.
It excludes 'Visitors only' and 'Other not classifiable' households.

Vehicle Availability
Excludes Motorbikes and Scooters. Excludes "Not Stated" responses

Need for Assistance
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.

SEIFA - Economic Disadvantage
Index of Relative Socio-economic Disadvantage
Focuses primarily on disadvantage, and is derived from Census variables like low income, low educational attainment, unemployment, and dwellings without motor vehicles.

3.1 Rockhampton Statistical Local Area

The Rockhampton Statistical Local Area (SLA) had the largest population of any local area, at 58,748 people at the time of the 2006 Census (based on Usual Place of Residence). The Rockhampton SLA grew by 2,708 people between 1996 and 2006, or 4.5 per cent.

The area had the following socio-demographic characteristics in 2006:

- Of the total population, 21.2 per cent were aged 14 years and under and 14.0 per cent were aged 65 years and over;
- The median age in this area was 35 years of age which was quite low compared to other local areas;
- Compared to other areas within the Rockhampton region, this SLA had a slightly higher proportion of people aged 15 to 24 and 25 to 34 years. People in these age groups made up 28.7 per cent of the population in this local area, a significantly higher proportion than in Mount Morgan (18.3%), Fitzroy B (21.4%) and Livingstone B (21.0%). Livingstone A (25.5%) and Fitzroy A (25.1%) were more comparable;
- The proportion of Aboriginal and Torres Strait Islander people living in the local area was 5.9 per cent which was slightly higher than the proportion for the whole region (5.2%).
- The proportion of residents from Non English Speaking Backgrounds (NESB) was comparable to the proportion for the whole region at 2.5 per cent (2.3% for the whole Rockhampton Regional Council area). The proportion of people from Non-English Speaking Backgrounds was the highest in this local area;
- Residents who lived at an address outside of this SLA five years ago accounted for 25.5 per cent of the population, which was slightly lower than for the region (29.3%);
- The unemployment rate for the local area was 5.6 per cent in 2006 which was slightly higher than for the region (5.3%). In terms of labour participation, the local area had a comparable labour participation rate (59.7%) compared to the region as a whole (58.4%). The Department of Education, Employment and Workplace Relations (2010) estimated that the Rockhampton Statistical Local Area had an unemployment rate of 7.4 per cent at June 2010. This was slightly higher than the rate for the region which was 6.9 per cent;
- Within the local area, households with a weekly income of less than $500 accounted for 24.9 per cent of all private occupied dwellings. Households with a weekly income of more than $1,000 accounted for 46.5 per cent. This was comparable to the proportions for the region as a whole (25.3% under $500 per week and 46.6% over $1,000 per week);
- Couple families with children accounted for 29.2 per cent of the total number of occupied private dwellings in the local area, while couple families without children accounted for 26.2 per cent. One parent families made up 14.2 per cent, and lone person households 26.0 per cent of all households. These proportions were comparable to the region as a whole but with a slightly lower proportion of couple families without children and slightly higher proportion of one parent families. For the Rockhampton Regional Council area, couple families with children accounted for 30.9 per cent of households, couple families without children 29.1 per cent, one parent families 12.7 per cent and lone person households 24.1 per cent;
- In terms of dwelling tenure, 32.6 per cent of private occupied dwellings were fully owned, while 30.7 per cent were being purchased. The proportion of households renting in the local area was 33.1 per cent. A higher proportion of dwellings were being rented compared to the whole Rockhampton Regional Council area (33.1% compared to 29.5% for the region);

- Within the local area, the dominant dwelling type was a separate house (86.6% of all occupied private dwellings). The proportion of semi-detached dwellings was 3.0 per cent, while attached dwellings (flats, units and apartments) made up 9.0 per cent of all occupied private dwellings. Compared to the whole Rockhampton region, this local area had a slightly larger proportion of attached dwellings. In the Rockhampton Regional Council area, 6.6 per cent of all dwellings were attached;
- The average household size in the local area was 2.5 people per household which was slightly lower than the average size for the whole region (2.7 people per household);
- In this catchment, 46.0 per cent of total occupied private dwellings had two or more vehicles, and 10.2 per cent had no vehicle. This showed a slightly lower vehicle availability than the region as a whole where 50.2 per cent of households had two or more vehicles, and 8.4 per cent had no vehicle;
- The median weekly rent in this local area was $150 and the median monthly housing loan repayment was $980. This SLA had slightly lower average accommodation costs than the Rockhampton region ($157 weekly rent and $1,027.50 monthly housing loan repayment for the Rockhampton Regional Council area);
- The proportion of people in this local area who needed assistance was 4.3 per cent which was comparable to the proportion for the region (4.2%);
- The SEIFA Economic Disadvantage score for the Rockhampton local area was 963 which was comparable to other scores in the region.

3.2 Mount Morgan Statistical Local Area

The Mount Morgan SLA had a population of 2,983 people at the time of the 2006 Census, making it the smallest of the local areas (based on Usual Place of Residence). The local area grew by 189 people between 1996 and 2006, or 6.4 per cent.

The area had the following socio-demographic characteristics at the time of the 2006 Census:

- Of the total population, 20.6 per cent were aged 14 years and under and 19.0 per cent were aged 65 years and over;
- The median age in this area was 44 years which was significantly higher than in other local areas and compared to the region as a whole;
- Compared to other areas within the Rockhampton region, the local area had a significantly larger proportion of people aged over 54 years. People in this age group made up 35.0 per cent of the population of this local area, a significantly higher proportion than in Livingstone A (15.1%), and Fitzroy A (18.7%). The proportion was also higher than in Rockhampton (23.8%), Fitzroy B (24.2%) and Livingstone B (28.3%);
- The proportion of Aboriginal and Torres Strait Islander people living in the local area was 10.8 per cent which was a significantly higher proportion than for the whole region (5.2%).
- The proportion of residents from Non English Speaking Backgrounds (NESB) was comparable to the proportion for the whole region at 2.2 per cent (2.3% for the whole Rockhampton Regional Council area);
- Residents who lived at an address outside of this local area five years ago accounted for 31.2 per cent of the population, which was only slightly higher than the proportion for the region (29.3%);

- The unemployment rate for the local area was 14.4 per cent in 2006 which was significantly higher than for the region (5.3%). In terms of labour force participation, the local area had a very low labour force participation rate of 37.3 per cent compared to the region as a whole (58.4%). The Department of Education, Employment and Workplace Relations (2010) estimated that the Mount Morgan Statistical Local Area had an unemployment rate of 21.4 per cent at June 2010. This was significantly higher than the rate for the region which was 6.9 per cent;

- Within the local area, households with a weekly income of less than $500 accounted for almost half of the total number of private occupied dwellings (48.6%). Households with a weekly income of more than $1,000 accounted for 19.8 per cent. The proportion of households earning under $500 per week was significantly larger than for the region as a whole (25.3%). Households with a weekly income over $1,000 was significantly lower than for the region (46.6%);

- Couple families with children accounted for 20.0 per cent of the total number of occupied private dwellings in the local area, while couple families without children accounted for 27.6 per cent. One parent families made up 14.2 per cent, and lone person households 35.7 per cent of all households. Compared to other local areas, the Mount Morgan area had significantly lower proportions of families with children and significantly higher proportions of lone person households. One parent families also made up a slightly higher proportion of households compared to the Rockhampton region as a whole;

- In terms of dwelling tenure, 49.0 per cent of private occupied dwellings were fully owned, while 21.4 per cent were being purchased. The proportion of households renting in the local area was 24.6 per cent. This local area had a significantly higher proportion of fully owned dwellings compared to the region as a whole (49.0% compared to 34.7% for the whole region);

- Within the local area, the dominant dwelling type was a separate house (94.7% of all occupied private dwellings). The proportion of semi-detached dwellings was 0.3 per cent, while attached dwellings (flats, units and apartments) made up 3.0 per cent of all occupied private dwellings. The proportion of separate houses in this local area was significantly higher than the proportion for the whole region (94.7% compared to 87.8% for the region) and the other housing types made up a lower proportion.

- The average household size in the local area was 2.3 people per household which was low compared to the whole region (2.7 people per household). This was indicative of the higher proportion of lone person households and lower proportion of couple families with children.

- In this catchment, 33.3 per cent of total occupied private dwellings had two or more vehicles, and 13.9 per cent had no vehicle. The level of car ownership in the Mount Morgan area was lower than in other areas, however, over 80.6 per cent of households still had access to at least one car.

- The median weekly rent in this local area was $110 and the median monthly housing loan repayment was $542. These values were significantly lower than the median values for the whole region ($157 weekly rent and $1,027.50 monthly housing loan repayment).

- The proportion of people in this local area who needed assistance was 8.5 per cent which was significantly higher than the proportion for the region (4.2%). Further to this, 6.9 per cent of the population under 75 years of age needed assistance and 26.9 per cent of the population 75 years of age and over. This compared to 2.9 per cent of the population under 75 years of age and 23.9 per cent of the population 75 years of age and older who required assistance in the whole region.

- The SEIFA Economic Disadvantage score for Mount Morgan area was 807, the lowest of any SLA in the Rockhampton Regional Council area.

3.3 Livingstone - Part A Statistical Local Area

The SLA of Livingstone – Part A had a population of 3,904 people at the time of the 2006 Census (based on Usual Place of Residence). The Livingstone Part A local area grew by 1,266 people between 1996 and 2006, or 44.1 per cent, making it the fastest growing local area in the Rockhampton Regional Council.

The area had the following socio-demographic characteristics at the time of the Census:

- Of the total population, 23.2 per cent were aged 14 years and under and just 5.8 per cent were aged 65 years and over;
- The median age in this area was 35 years of age which was comparable to other local areas;
- Compared to other areas within the Rockhampton region, the local area had higher proportions of young people and lower proportions of older people. The local area had a very low proportion of people over 54 years of age. People in this age groups made up 15.1 per cent of the population in this local area, the lowest proportion of any local area. People aged between 35 and 54 made up 36.2 per cent of the total population of this area, this was significantly higher than for other local areas; Fitzroy B: 31.9%; Livingstone B: 29.8%; Fitzroy A: 29.4%; Rockhampton: 26.4%; and Mount Morgan: 26.2%;
- The proportion of Aboriginal and Torres Strait Islander people living in the local area was 4.9 per cent which was slightly lower than proportion for the whole region (5.2%).
- The proportion of residents from Non English Speaking Backgrounds (NESB) was lower than the proportion for the whole region at 1.2 per cent (2.3% for the whole Rockhampton Regional Council area).
- Residents who lived at an address outside of this local area five years ago accounted for 38.7 per cent of the population, which was a significantly higher proportion than for the region (29.3%);
- The unemployment rate for the local area was 1.9 per cent in 2006 which was significantly lower than the rate for the region (5.3%). In terms of labour participation, the local area had a comparable labour participation rate (61.6%) to the region as a whole (58.4%). The Department of Education, Employment and Workplace Relations (2010) estimated that the Livingstone Part A Statistical Local Area had an unemployment rate of 2.6 per cent at June 2010. This was significantly lower than the rate for the region which was 6.9 per cent;
- Within the local area, households with a weekly income of less than $500 accounted for 9.6 per cent as a proportion of the total number of private occupied dwellings. Households with a weekly income of more than $1,000 accounted for 74.1 per cent. These figures show that Livingstone Part A had a high proportion of households earning over $1,000 per week and a very low proportion of people earning less than $500 per week, compared to other local areas and the region as a whole. In the whole Rockhampton region, 25.3 per cent of households earned under $500 per week and 46.6 per cent earned over $1,000 per week;
- Couple families with children accounted for 54.9 per cent of the total number of occupied private dwellings in the local area, while couple families without children accounted for 34.5 per cent. One parent families made up 5.1 per cent, and lone person households 6.5 per cent of all households. Compared to other local areas, this area had a significantly higher proportion of couple families with children and a significantly lower proportion of lone person households. In the whole Rockhampton Regional Council area, 30.9 per cent of households were couple families with children, and 24.1 per cent were lone person households.

- In terms of dwelling tenure, 33.5 per cent of private occupied dwellings were fully owned, while 59.0 per cent were being purchased. The proportion of households renting in the local area was just 5.2 per cent. This area had a very low proportion of dwellings being rented compared to the region as a whole (29.5%) as well as a significantly higher proportion of dwellings being purchased compared to the region (32.2%).
- Within the local area, the dominant dwelling type was a separate house (98.7% of all occupied private dwellings). The proportion of semi-detached dwellings was 0.4 per cent, while no attached dwellings (flats, units and apartments) existed. Compared to the whole Rockhampton region, this local area had a high proportion of separate houses and low proportions of attached dwellings and semi-detached dwellings. In the Rockhampton Regional Council area, 87.8 per cent of all dwellings are separate houses, 3.2 per cent are semi-detached and 6.6 per cent are attached.
- The average household size in the local area was 3.2 people per household which was high compared to the whole region (2.7 people per household).
- In this local area, 81.7 per cent of total occupied private dwellings had two or more vehicles, and just 0.5 per cent had no vehicle. The proportion of households with two or more vehicles was significantly larger than for other local areas and the proportion with no vehicle was significantly lower. In the region as a whole, 50.2 per cent of households had two or more vehicles, and 8.4 per cent had no vehicle.
- The median weekly rent in this local area was $140 and the median monthly housing loan repayment was $1,240.50. The median weekly rent was lower than the median rent for the whole region ($157 per week), but the median monthly housing loan repayment was higher than for the region ($1,027.50 per month).
- The proportion of people in this local area who needed assistance was 2.0 per cent which was much lower than for the region (4.2%).
- The SEIFA Economic Disadvantage score for the Livingstone Part A local area was 1079 which was the highest score of any local area in the Regional Council area.

3.4 Livingstone – Part B Statistical Local Area

The local area of Livingstone – Part B had a population of 24,964 people at the time of the 2006 Census (based on Usual Place of Residence). The Livingstone Part B local area grew by 6,194 people between 1996 and 2006, or 30.5 per cent, making it one of the fastest growing local areas in the Rockhampton Regional Council.

The area had the following socio-demographic characteristics at the time of the Census:

- Of the total population, 20.9 per cent were aged 14 years and under and 14.7 per cent were aged 65 years and over;
- The median age in this area was 41 years of age which was quite high compared to other local areas;
- Compared to other areas within the Rockhampton region, the local area had a high proportion of people over the age of 54 years. People in this age group made up 28.3 per cent of the population in this local area. This is a large proportion compared to Fitzroy B (24.3%), Rockhampton (23.8%), Fitzroy A (18.7%) and Livingstone A (15.1%). In Mount Morgan, 35.0 per cent of the population is over 54 years of age. The local area also had a low proportion of people under 15 years of age and between 15-34 years of age (21.0%) compared to other areas.

- The proportion of Aboriginal and Torres Strait Islander people living in the local area was 3.2 per cent which was slightly less than proportion for the whole region (5.2%).
- The proportion of residents from Non English Speaking Backgrounds (NESB) was the same as the proportion for the whole region at 2.3 per cent.
- Residents who lived at an address outside of this local area five years ago accounted for 33.4 per cent of the population, which was slightly higher than for the region (29.3%);
- The unemployment rate for the local area was 4.9 per cent in 2006 which was comparable to the rate for the region (5.3%). In terms of labour participation, the local area had a comparable rate (55.9%) to the region as a whole (58.4%). The Department of Education, Employment and Workplace Relations (2010) estimated that the Livingstone Part B Statistical Local Area had an unemployment rate of 6.5 per cent at June 2010. This was comparable to the rate for the region at 6.9 per cent;
- Within the local area, households with a weekly income of less than $500 accounted for 27.1 per cent as a proportion of the total number of private occupied dwellings. Households with a weekly income of more than $1,000 accounted for 45.3 per cent. Compared to other local areas, the Livingstone B local area had slightly lower household incomes. In the region as whole, 25.3 per cent of all households earned under $500 per week and 46.6 per cent over $1,000 per week;
- Couple families with children accounted for 29.8 per cent of the total number of occupied private dwellings in the local area, while couple families without children accounted for 34.5 per cent. One parent families made up 10.6 per cent, and lone person households 23.3 per cent of all households. Compared to the region as a whole, this area had a slightly higher rate of couple families without children and a slightly lower proportion of one parent families. In the whole Rockhampton Regional Council area, 29.1 per cent of households were couple families without children, and 12.7 per cent were one parent families.
- In terms of dwelling tenure, 37.5 per cent of private occupied dwellings were fully owned, while 30.5 per cent were being purchased. The proportion of households renting in the local area was 27.8 per cent. This area had a slightly higher proportion of fully owned dwellings and a slightly lower proportion of other tenure types compared to the region as a whole region where 34.7 per cent of dwellings were fully owned.
- Within this local area, the dominant dwelling type was a separate house (85.6% of all occupied private dwellings). The proportion of semi-detached dwellings was 5.6 per cent, and the proportion of attached dwellings was 4.4 per cent. Compared to the whole Rockhampton region, this local area had a high proportion dwellings classified as 'other dwellings' (caravans, cabins, houseboats, improvised dwellings and dwellings attached to a shop or office) at 4.4 per cent. In the whole Rockhampton region, 2.2 per cent of dwellings were classified as 'other dwellings'. The local area also had a slightly lower proportion of separate houses than the region (87.8% for the region) but similar to the Rockhampton local area (86.6%).
- The average household size in the local area was 2.5 people per household which was slightly higher than for the whole region (2.7 people per household).
- In this local area, 53.1 per cent of total occupied private dwellings had two or more vehicles, and 6.5 per cent had no vehicle. This suggests a slightly higher level of vehicle availability when compared to the whole region. In the region as a whole, 50.2 per cent of households had two or more vehicles, and 8.4 per cent had no vehicle.
- The median weekly rent in this local area was $170 and the median monthly housing loan repayment was $1,107.50. The median weekly rent was one of the highest of any local area, and the median monthly housing loan repayment was also one of the highest. The median weekly

rent in the whole region was $157 and the median monthly housing loan repayment was $1,027.50.

- The proportion of people in this local area who needed assistance was 4.2 per cent which was the same as for the region.
- The SEIFA Economic Disadvantage score for the Livingstone Part B local area was 991 which was relatively high compared to other local areas – Livingstone Part A: 1079; Fitzroy B: 992; Fitzroy A: 982; Rockhampton: 963; Mount Morgan: 807;

3.5 Fitzroy – Part A Statistical Local Area

The local area of Fitzroy – Part A had a population of 6,184 people at the time of the 2006 Census (based on Usual Place of Residence). Fitzroy Part A grew by 1,584 people between 1996 and 2006, or 32.0 per cent, making it one of the fastest growing local area in the Rockhampton Regional Council.

The area had the following socio-demographic characteristics at the time of the Census:

- Of the total population, 26.7 per cent were aged 14 years and under and 9.5 per cent were aged 65 years and over;
- The median age in this area was 33 years of age which was the lowest of any local area;
- Compared to other areas within the Rockhampton region, Fitzroy Part A had the highest proportions of people aged between 0-4 years and 5-14 years. The proportion of people aged 35-44 years was also quite high at 15.4 per cent, compared to the region as a whole (13.9%)
- The proportion of Aboriginal and Torres Strait Islander people living in the local area was 6.7 per cent which was slightly more than the proportion for the whole region (5.2%).
- The proportion of residents from Non English Speaking Backgrounds (NESB) was lower than the proportion for the whole region at 1.2 per cent (2.3% for the whole Rockhampton Regional Council area).
- Residents who lived at an address outside of this local area five years ago accounted for 40.2 per cent of the population, which was significantly higher than for the region (29.3%). This local area had the highest proportion of new residents.
- The unemployment rate for the local area was 4.3 per cent in 2006 which was slightly lower than the rate for the region (5.3%). The local area had a labour participation rate of 63.6 per cent which was the highest of any area in the region. The labour force participation rate for the whole region was 58.4 per cent. The Department of Education, Employment and Workplace Relations (2010) estimated that the Fitzroy Part A Statistical Local Area had an unemployment rate of 4.0 per cent at June 2010. This was lower than to the rate for the region, which was 6.9 per cent;
- Within the local area, households with a weekly income of less than $500 accounted for 19.8 per cent as a proportion of the total number of private occupied dwellings. Households with a weekly income of more than $1,000 accounted for 52.3 per cent. In the region as a whole, 25.3 per cent of households earned under $500 per week and 46.6 per cent of households earned over $1,000 per week. These figures suggest that households in Fitzroy Part A had above average incomes;
- Couple families with children accounted for 42.6 per cent of the total number of occupied private dwellings in the local area, while couple families without children accounted for 28.5 per cent. One parent families made up 13.0 per cent, and lone person households 15.8 per cent of all households. Compared to other local areas, this area had a significantly higher proportion of

couple families with children and a lower proportion of lone person households. In the whole Rockhampton Regional Council area, 30.1 per cent of households were couple families with children, and 24.1 per cent were lone person households.

- In terms of dwelling tenure, 29.2 per cent of private occupied dwellings were fully owned, while 41.9 per cent were being purchased. The proportion of households renting in the local area was 26.8 per cent. This area had a significantly higher proportion of dwellings being purchased compared to the region as a whole (32.2%).
- Within the local area, the dominant dwelling type was a separate house (94.9% of all occupied private dwellings). The proportion of semi-detached dwellings was 0.0 per cent, while the proportion of attached dwellings (flats, units and apartments) was 2.6 per cent. Compared to the whole Rockhampton region, this local area had a significantly higher proportion of separate houses and fewer attached and semi-detached dwellings. In the Rockhampton Regional Council area, 87.8 per cent of dwellings were separate houses, 3.2 per cent were semi-detached and 6.6 per cent were attached.
- The average household size in the local area was 2.9 people per household which was slightly higher than for the whole region (2.7 people per household).
- In this local area, 59.5 per cent of total occupied private dwellings had two or more vehicles, and 3.8 per cent had no vehicle. These figures suggest that the local area had a high level of vehicle availability compared to the region as a whole. In the Rockhampton Region, 50.2 per cent of households had two or more vehicles and 8.4 per cent had no vehicle.
- The median weekly rent in this local area was $170 and the median monthly housing loan repayment was $1,000. The median weekly rent was one of the highest in the region. The median weekly rent for the whole Rockhampton region was $157 per week. The median monthly housing loan repayment was comparable to the median repayment for the region ($1,027.50).
- The proportion of people in this local area who needed assistance was 3.2 per cent which was a slightly lower rate than for the region (4.2%).
- The SEIFA Economic Disadvantage score for Fitzroy Part A was 982 which was comparable to other local areas: Livingstone Part A: 1079; Livingstone Part B: 991; Fitzroy B: 992; Rockhampton: 963; Mount Morgan: 807;

3.6 Fitzroy – Part B Statistical Local Area

The Fitzroy Part B Local Area (SLA) had a population of 4,389 people at the time of the 2006 Census (based on Usual Place of Residence). Fitzroy Part B shrank by 221 people between 1996 and 2006, or 4.6 per cent. It was the only local area to decrease in population during this time period.

The area had the following socio-demographic characteristics:

- Of the total population, 22.5 per cent were aged 14 years and under and 11.4 per cent were aged 65 years and over;
- The median age in this area was 39 years of age which was quite high compared to other local areas;
- Compared to other areas within the Rockhampton region, the local area had a low proportion of people in the 15-34 year age group. People in this age group made up 21.4 per cent of the population in this local area - Mount Morgan (18.3%), Livingstone B (21.0%); Fitzroy A (25.2%) and Livingstone A (25.5%);

- The proportion of Aboriginal and Torres Strait Islander people living in the local area was 2.3 per cent which was significantly lower than the proportion for the whole region (5.2%).
- The proportion of residents from Non English Speaking Backgrounds (NESB) was also significantly lower than the proportion for the whole region at 0.8 per cent (2.3% for the whole Rockhampton Regional Council area);
- Residents who lived at an address outside of this local area five years ago accounted for 32.4 per cent of the population, which was slightly higher than for the region (29.3%);
- The unemployment rate for the local area was 3.4 per cent in 2006 which was lower than for the region (5.3%). The local area had a labour force participation rate of 61.8 per cent, compared to 58.4 per cent for the region as a whole. The Department of Education, Employment and Workplace Relations (2010) estimated that the Fitzroy Part B Statistical Local Area had an unemployment rate of 4.1 per cent at June 2010. This was lower than to the rate for the region, which was 6.9 per cent;
- Within the local area, households with a weekly income of less than $500 accounted for 19.7 per cent as a proportion of the total number of private occupied dwellings. Households with a weekly income of more than $1,000 accounted for 52.5 per cent. These figures suggested that the local area had slightly higher income levels than the region as a whole where 25.3 per cent of households earned under $500 per week and 46.6 per cent earned over $1,000 per week;
- Couple families with children accounted for 38.7 per cent of the total number of occupied private dwellings in the local area, while couple families without children accounted for 35.6 per cent. One parent families made up 8.0 per cent, and lone person households 16.6 per cent of all households. Compared to the region as a whole, Fitzroy Part B had high proportions of couples with children and couples without children (compared to 30.9% couple families with children and 29.1% couple families without children for the region) and lower proportions of one parent families and lone person households (compared to 12.7% one parent families and 24.1% lone person households for the region).
- In terms of dwelling tenure, 43.9 per cent of private occupied dwellings were fully owned, while 40.1 per cent were being purchased. The proportion of households renting in the local area was 13.1 per cent. The local area had high proportions of fully owned dwellings and dwellings being purchased and a low proportion of dwellings being rented, compared to the region as a whole. In the whole Rockhampton region, 34.7 per cent of dwellings were fully owned, 32.2 per cent were being purchased and 29.5 per cent were being rented.
- Within the local area, the dominant dwelling type was a separate house (96.7% of all occupied private dwellings), while the proportion of attached and semi-detached dwellings was negligible. Compared to the whole Rockhampton region, this local area had a higher proportion of separate houses. In the Rockhampton Regional Council area, 87.8 per cent of all dwellings were separate houses.
- The average household size in the local area was 2.8 people per household which was slightly higher than the size for the whole region (2.7 people per household).
- In this catchment, 71.8 per cent of total occupied private dwellings had two or more vehicles, and 1.6 per cent had no vehicle. Compared to the whole Rockhampton region, this local area had very high rates of vehicle availability. In the Rockhampton Region, 50.2 per cent of households had two or more vehicles and 8.4% had no vehicle.
- The median weekly rent in this local area was $100 and the median monthly housing loan repayment was $1,004. This was the lowest median rent for any local area in the Rockhampton

region. The median weekly rent for the whole region was $157. The median housing loan repayment however, was comparable to the value for the whole region ($1,027.50).

- The proportion of people in this local area who need assistance was 2.5 per cent which was slightly lower than the proportion for the region (4.2%).
- The SEIFA Economic Disadvantage score for the Rockhampton local area was 992 which was slightly high compared to other scores in the region. Livingstone Part A: 1079; Livingstone Part B: 991; Fitzroy A: 982; Rockhampton: 963; Mount Morgan: 807;

4.0 URBAN LOCALITIES

Urban Localities as defined by ABS can provide an indication of the size and hierarchy of urban centres.

According to OESR (2010b), there were 10 urban localities within the Rockhampton Regional Council area as at 30 June 2009.

As can be seen in the table below, Rockhampton is clearly the most populated and dense urban locality, followed by Yeppoon (OESR 2010b).

Table 15. Estimated Residential Population for Urban Localities, Rockhampton Region, 30 June 2009p

Urban centre/locality	Estimated resident population	Area	Population density
	number	km^2	persons/km^2
Rockhampton	66,448	97.8	679.4
Yeppoon	15,846	35.9	441.4
Gracemere	6,703	16.6	403.8
Emu Park	3,477	12.1	287.4
Mount Morgan	2,577	26.9	95.8
Bouldercombe (L)	778	5.5	141.5
Kinka Beach (L)	646	4.0	161.5
Keppel Sands (L)	342	1.5	228.0
Byfield (L)	323	25.0	12.9
The Caves (L)	311	5.4	57.6
Rockhampton (R)	**114,105**	**18,356.3**	**6.2**
Queensland	4,425,103	1,734,173.9	2.6
Region as % of Qld	2.6	1.1	2.4

p = preliminary . . = not applicable
L = Locality

C = City S = Shire R = Regional T = Town AC = Aboriginal Council IC = Island Council

Source: OESR 2010b

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KEY DEMOGRAPHIC INDICATORS BY SLA

Rockhampton Regional Council

Indicator	Rockhampton (SLA)	Mount Morgan (SLA)	Livingstone A (SLA)	Livingstone B (SLA)	Fitzroy A (SLA)	Fitzroy B (SLA)	Rockhampton Regional Council	Fitzroy Statistical Division	Queensland
Population Summary									
Total Persons 2006 (excl visitors)	58,748	2,983	3,904	24,964	6,184	4,389	101,170	188,403	**3,904,534**
Total Population for Age Summary	58,748	2,983	3,903	24,964	6,184	4,389	101,171	188,402	**3,904,531**
Population Growth									
Population Increase 1996-2006	2,708	189	1,266	6,194	1,584	-221			**752,218**
Population Growth 1996-2006	4.52%	6.38%	44.07%	30.54%	31.95%	-4.55%			**22.53%**
Age Summary									
0-4 years	3,908	176	208	1,413	479	276	6,460	13,535	**257,080**
0-4 years %	6.65%	5.90%	5.33%	5.66%	7.75%	6.29%	6.39%	7.18%	**6.58%**
5-14 years	8,539	439	697	3,810	1,173	711	15,369	29,859	**549,456**
5-14 years %	14.53%	14.72%	17.86%	15.26%	18.97%	16.20%	15.19%	15.85%	**14.07%**
15-24 years	9,258	303	515	2,900	835	506	14,323	26,095	**539,201**
15-24 years %	15.76%	10.16%	13.19%	11.62%	13.50%	11.53%	14.16%	13.85%	**13.81%**
25-34 years	7,573	242	479	2,331	720	433	11,781	24,596	**523,597**
25-34 years %	12.89%	8.11%	12.27%	9.34%	11.64%	9.87%	11.64%	13.06%	**13.41%**
35-44 years	7,814	345	754	3,503	955	694	14,070	28,050	**575,568**
35-44 years %	13.30%	11.57%	19.32%	14.03%	15.44%	15.81%	13.91%	14.89%	**14.74%**
45-54 years	7,684	435	659	3,943	865	705	14,290	26,620	**539,184**
45-54 years %	13.08%	14.58%	16.88%	15.79%	13.99%	16.06%	14.12%	14.13%	**13.81%**
55-64 years	5,745	477	366	3,385	570	565	11,103	19,130	**437,553**
55-64 years %	9.78%	15.99%	9.38%	13.56%	9.22%	12.87%	10.97%	10.15%	**11.21%**
65+ years	8,227	566	225	3,679	587	499	13,775	20,517	**482,892**
65+ years %	14.00%	18.97%	5.76%	14.74%	9.49%	11.37%	13.62%	10.89%	**12.37%**
Total of Percentages	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	**100.00%**
Median Age	35	44	35	41	33	39	36.93	35	**36**
Ethnicity Summary									
Aboriginal and TS Islanders	3,470	322	190	786	416	99	5,283	8,918	**127,580**
Aboriginal and TS Islanders (%)	5.91%	10.79%	4.87%	3.15%	6.73%	2.26%	5.22%	4.73%	**3.27%**
Overseas Born: NESB	1,360	60	44	529	68	33	2,108	3,830	**210,683**
NESB (%)	2.51%	2.18%	1.19%	2.28%	1.19%	0.84%	2.25%	2.19%	**5.80%**
New residents									
Other address 5 years ago (%)	25.466%	31.19%	38.68%	33.37%	40.21%	32.404%	29.27%	31.05%	**40.75%**
Labour Force Summary									
Employed Persons	26,079	757	1,813	10,495	2,755	2,032	43,937	87,630	**1,824,997**
Unemployment Rate (%)	5.59%	14.37%	1.89%	4.87%	4.27%	3.42%	5.30%	4.49%	**4.75%**
Participation Rate (%)	59.67%	37.33%	61.58%	55.88%	63.60%	61.83%	58.40%	63.27%	**61.84%**
Income Summary									
As a proportion of total private occupied dwellings where income was stated	18,373	1,039	885	7,608	1,669	1,166	30741	56,071	
Household Income < $500/wk (%)	24.87%	48.60%	9.60%	27.14%	19.77%	19.73%	25.29%	21.23%	**20.58%**
Household Income >= $1000/wk (%)	46.48%	19.83%	74.12%	45.28%	52.25%	52.49%	46.64%	54.11%	**52.18%**
Household Summary									
As a proportion of total private occupied dwellings	20,898	1,175	1,048	8,916	1,962	1,405	35,401	64,711	**1,391,634**
Couple families with children (%)	29.18%	20.00%	54.87%	29.76%	42.56%	38.65%	30.88%	34.53%	**32.10%**
Couple families without children (%)	26.18%	27.57%	34.45%	34.51%	28.49%	35.59%	29.06%	28.94%	**29.02%**
One Parent Families (%)	14.16%	14.21%	5.06%	10.60%	13.00%	8.04%	12.69%	11.11%	**11.80%**
Lone Person Households (%)	25.93%	35.66%	6.49%	23.25%	15.80%	16.58%	24.07%	22.33%	**22.76%**

Tenure									
As a proportion of total private occupied dwellings	20,894	1,175	1,049	8,914	1,958	1,401	35,395	64,708	**1,391,632**
Households Owned (%)	32.57%	49.02%	33.46%	37.50%	29.16%	43.90%	34.65%	31.48%	**31.59%**
Households Being Purchased (%) (a)	30.66%	21.36%	59.01%	30.49%	41.93%	40.11%	32.15%	33.34%	**33.78%**
Households Renting (%)	33.10%	24.60%	5.24%	27.82%	26.76%	13.06%	29.49%	31.63%	**31.06%**
Other tenure type (%)	0.57%	0.51%	0.48%	0.91%	0.36%	0.86%	0.65%	0.75%	**0.84%**
Dwelling Summary									
As a proportion of total private occupied dwellings	20,895	1,176	1,047	8,915	1,957	1,402	35,397	64,708	**1,391,632**
Separate House (%)	86.61%	94.73%	98.66%	85.56%	94.89%	96.65%	87.83%	87.74%	**79.54%**
Semi-detached Dwelling (%)	3.03%	0.34%	0.38%	5.61%	0.00%	0.00%	3.24%	2.58%	**7.61%**
Flats, units & apartments (%)	8.95%	2.98%	0.00%	4.44%	2.61%	0.21%	6.64%	6.76%	**11.23%**
Other Dwellings (%)	1.25%	1.96%	0.96%	4.39%	2.50%	2.14%	2.15%	2.82%	**1.55%**
Average Household Size									
Average Household Size	2.500	2.30	3.20	2.50	2.90	2.800	2.73	2.60	**2.60**
Vehicle Availability									
As a proportion of total private occupied dwellings	20,896	1,176	1,046	8,916	1,957	1,399	35,400	64,708	**1,391,635**
No vehicles (%)	10.24%	13.86%	0.48%	6.53%	3.83%	1.57%	8.44%	7.15%	**7.89%**
1 vehicle (%)	39.96%	47.36%	15.58%	36.66%	33.73%	24.30%	37.68%	34.63%	
2 or more vehicles (%)	45.96%	33.25%	81.74%	53.13%	59.48%	71.77%	50.15%	54.72%	**52.13%**
Travel to Work									
As a proportion of the population who are employed and over 15 years of age	26,080	757	1,817	10,492	2,761	2,031	43,935	87,628	**1,824,999**
One Method: Bus	1.73%	0.92%	1.05%	1.53%	1.96%	0.98%	1.61%	1.76%	**2.86%**
One Method: Train	0.03%	0.66%	0.00%	0.03%	0.00%	0.15%	0.05%	0.03%	**1.98%**
One Method: Car	73.19%	66.71%	76.94%	68.46%	73.52%	65.58%	71.80%	69.33%	**66.48%**
One Method: Walk Only	3.77%	8.98%	0.61%	4.61%	2.35%	2.81%	3.79%	4.83%	**4.00%**
One Method: Bike	1.90%	0.00%	0.00%	0.49%	0.54%	0.15%	1.28%	1.32%	**1.13%**
Rent / Mortgage									
Median Weekly Rent	$150	$110.00	$140.00	$170.00	$170.00	$100	$156.84	$150.00	**$200.00**
Median Monthly Housing Loan Repayment	$980	$542.00	$1,240.50	$1,107.50	$1,000.00	$1,004	$1,027.45	$1,083.00	**$1,300.00**
Attendance at Educational Institution									
As a proportion of people attending an educational institution	18,768	863	1,628	7,625	2,127	1,417	32,429	58,833	**1,195,965**
Primary School (excluding Pre-School)	27.88%	30.24%	27.64%	30.45%	36.72%	30.35%	29.20%	32.31%	**29.14%**
Secondary School	21.15%	16.80%	17.69%	25.64%	21.39%	21.52%	21.94%	21.27%	**19.79%**
Technical or Further Educational	5.41%	3.13%	2.52%	4.94%	4.51%	3.81%	4.98%	5.16%	**5.69%**
University (or other Tertiary)	11.52%	3.59%	5.59%	6.66%	5.08%	4.80%	9.15%	7.48%	**11.53%**
Educational Attainment									
As a proportion of the total population over 15 years of age.	46,296	2,368	2,997	19,743	4,528	3,403	79,340	145,011	**3,097,996**
Year 12 (or equivalent)	34.63%	19.64%	30.06%	32.01%	28.93%	24.83%	32.62%	33.20%	**41.31%**
Certificate	16.28%	14.57%	18.82%	19.42%	18.90%	17.22%	17.29%	19.33%	**17.89%**
Diploma or Advanced Diploma	4.40%	3.04%	4.84%	5.31%	4.31%	3.56%	4.56%	4.52%	**6.59%**
Bachelor	8.12%	2.62%	7.47%	7.61%	5.15%	4.79%	7.50%	7.23%	**9.98%**
Graduate Diploma or Certificate	0.96%	0.13%	0.97%	1.14%	0.42%	0.53%	0.94%	0.88%	**1.17%**
Post-Graduate Degree	1.34%	0.00%	1.20%	1.51%	0.20%	0.44%	1.24%	1.00%	**1.95%**
Need for Assistance									
As a proportion of the total population	58,750	2,985	3,903	24,965	6,183	4,389	101,174	188,403	**3,904,533**
Has a need for assistance	4.34%	8.51%	2.02%	4.18%	3.22%	2.53%	4.19%	3.43%	3.96%
As a proportion fo the total population in the specific age group (that is, under 75, or 75 and older.									
Has a need for assistance and < 75	2.88%	6.86%	1.85%	2.83%	2.69%	1.93%	2.89%	2.38%	**2.60%**
Has a need for assistance and >= 75	23.64%	26.94%	14.29%	25.52%	18.54%	22.31%	23.88%	24.52%	**26.38%**

Volunteering									
As a proportion of the total population over 15 years of age	46,295	2,368	2,999	19,745	4,526	3,404	79,340	145,010	**3,097,996**
Volunteered in last 12 months	18.98%	16.51%	18.74%	21.49%	19.24%	20.62%	19.61%	20.90%	**18.34%**
SEIFA - Economic Disadvantage									
Score	963	807	1079	991	982	992			

Sources:

Australian Bureau of Statistics (2007) 2001.0 Basic Community Profiles: Rockhampton, Mount Morgan, Livingstone A, Livingstone B, Fitzroy A, Fitzroy B, Rockhampton Regional Council (provided by EOSR), Fitzroy Region and Queensland.

Australian Bureau of Statistics (2008) 3218.0 Regional Population Growth, Australia

Australian Bureau of Statistics (2008) 2033.0.55.001 Socio-economic Indexes for Areas (SEIFA), Data only, 2006

Notes:

Overseas Born: NESB

This is a measure of persons born in places other than Australia, Canada, Ireland, New Zealand, South Africa, United Kingdom and United States of America.
Excludes those who did not state a country of birth.

New Residents: Other Address Five Years Ago

This is a measure of people who lived at an address outside their current SLA five years ago.
Excludes those who did not state their previous address.

Household Income

Excludes "Not Stated" and "Partially Stated" responses.

Household Summary

Other Family, Group Households and "Not Stated" responses were included in calculations but omitted from this report. The percentages will not add to give 100%.

Tenure

"Not Stated" responses have been included in calculations but omitted from this report. The percentages will not add to give 100%.
(a) Includes dwellings being purchased under a rent/buy scheme.

Average Household Size

Number of persons usually resident in occupied private dwellings. It includes partners, children, and co-tenants (in group households) who were temporarily absent on Census Night. A maximum of three temporary absentees can be counted in each household.
It excludes 'Visitors only' and 'Other not classifiable' households.

Vehicle Availability

Excludes Motorbikes and Scooters. Excludes "Not Stated" responses

Need for Assistance

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.

SEIFA - Economic Disadvantage

Index of Relative Socio-economic Disadvantage

Focuses primarily on disadvantage, and is derived from Census variables like low income, low educational attainment, unemployment, and dwellings without motor vehicles.

APPENDIX D

Applications Summary

Multiple Dwelling Units

ADDRESS	SUBURB	POSTCODE	LOT AREA	DESCRIPTION	NUMBER OF UNITS	LAND USE DESC	APP YEAR	LODGED DATE	DECISION DATE	DECISION
378-382 French Avenue	Frenchville	4701	0	Eight new units	8	Building Units	2007	5/07/2007	23/08/2007	Approved with Conditions
29 Card Street	Berserker	4701	1416	Multiple Unit Dwelling - Four Units	4	Single Dwelling	2007	8/05/2007	18/08/2010	Approved with Conditions
281 Rockonia Road	Koongal	4701	1571	Assessment Under the Superseded Planning Scheme (Five Units)	5	Single Dwelling	2007	12/04/2007	25/08/2009	Approved with Conditions
281 Rockonia Road	Gracemere	4702	419	Dwelling Unit 2	2	Group Title	2007	21/08/2007	19/09/2007	Approved with Conditions
12 Cliff Street	Yeppoon	4703	812	Multi Unit Dwelling - 5 Units	5	Vacant Land	2007	20/08/2007	29/09/2008	Approved with Conditions
36 William Street	Yeppoon	4703	910	Multiple dwelling - 4 Units	4	Single Dwelling	2007	27/08/2007	22/07/2008	Approved with Conditions
124 Scenic Highway	Lammermoor	4703	673	Multiple Dwelling - Eight Units	8	Single Dwelling	2007	16/02/2007	7/11/2008	Court Decision
15 Corbett Street	Yeppoon	4703	513	Multiple Dwelling Units - Four Units	4	Vacant Land	2007	18/10/2007		
49 Hill Street	Yeppoon	4703	801	Multiple Dwelling Units - twenty five (25) Dwelling Units	25		2007	10/04/2007	3/03/2008	Modified Approval
35 Ocean Circle	Yeppoon	4703	1012	Multiple Dwelling Units - Twenty Units	20	Single Dwelling	2007	22/10/2007	13/05/2008	Approved with Conditions
157 Farnborough Road	Yeppoon	4703	10180	Multiple Dwellings-42 Units	42	Vacant Land	2007	15/10/2007		
21 Strow Street	Barlows Hill	4703	207	Seven unit development	7	Group Title	2007	16/02/2007	22/03/2007	Approved with Conditions
11 Priors Pocket	Pacific Heights	4703	727	Units 1 & 2	2	Single Dwelling	2007	4/12/2007	10/12/2007	Approved with Conditions
50 William Street	Emu Park	4710	574	Multiple Dwelling (four units)	4	Single Dwelling	2007	21/12/2007	5/09/2008	Approved with Conditions
52 Larnach Street	Zilzie	4710	905	Multiple Dwelling Units (14 units)	14	Vacant Land	2007	18/09/2007	1/07/2008	Negotiated Decision - Approved
22 Nerita Avenue	Zilzie	4710	973	Multiple Dwelling Units (14 Units)	14	Vacant Land	2007	1/08/2007		
2 Nerita Avenue	Zilzie	4710	700	Multiple dwelling units (8 townhouses)	8	Vacant Land	2007	3/07/2007	7/08/2008	Approved with Conditions
11 Amoria Avenue	Zilzie	4710	700	Multiple Dwellling	*	Vacant Land	2007	22/08/2007	17/06/2008	Approved with Conditions
60-62 Hill Street	Emu Park	4710	2023	Multiple units	*	Single Dwelling	2007	6/03/2007	15/03/2007	Approved with Conditions
232 William Street	Allenstown	4700	961	2 X 4 Bedroom Units (plumbing and drainage only)	2	Flats	2008	7/11/2008	12/11/2008	Approved with Conditions
20-24 Melbourne Street	Yeppoon	4703	2098	8 unit apartment building	8	Group Title	2008	29/02/2008	10/03/2008	Approved with Conditions
16-18 Cliff Street	Yeppoon	4703	1642	Multi dwelling units	*	Building Units	2008	20/03/2008	2/06/2008	Approved with Conditions
29 Raymond Terrace	Yeppoon	4703	2257	Multi dwelling units	*	Building Units	2008	20/03/2008	30/05/2008	Approved with Conditions
1-41 Neville Street	Mulambin	4703	100000	Multiple Dwelling (one hundred and fifty six units)	156	Large Vacant Homesite	2008	3/07/2008		
9 Todd Avenue	Yeppoon	4703	1262	Multiple Dwelling Units - (six units)	6	Single Dwelling	2008	17/03/2008	13/07/2010	Modified Approval
171 Farnborough Road	Yeppoon	4703	11940	Multiple Dwelling Units (21 units)	21	Vacant Land	2008	3/11/2008	2/04/2009	Approved with Conditions
108-114 Rockhampton Road	Yeppoon	4703	2136	Multiple Dwelling Units (seven units)	7	Single Dwelling	2008	10/07/2008	15/12/2008	Approved with Conditions
LOT 32 Island View Crescent	Barlows Hill	4703	29010	Multiple Dwelling Units (seven units);	7	Large Vacant Homesite	2008	17/03/2008		
1 Ocean Circle	Yeppoon	4703	1012	Multiple Dwellings - (Thirteen Units)	13	Single Dwelling	2008	26/06/2008	22/05/2009	Negotiated Decision
73-77 Scenic Highway	Cooee Bay	4703	2733	Multiple Dwellings (twenty-three units)	23	Single Dwelling	2008	24/10/2008		
34-36 Hewitt Street	Emu Park	4710	2830	14 Multiple Dwelling Units	14	Vacant Land	2008	23/12/2008	19/02/2009	Approved with Conditions
42 Wood Street	Emu Park	4710	3543	Multiple Dwelling Units (fourteen units)	14	Vacant Land	2008	3/07/2008		
35-39 Hewitt Street	Emu Park	4710	2023	Units	*	Flats	2008	14/11/2008	28/11/2008	Approved with Conditions
35 Alma Street	Rockhampton City	4700	253	Multi unit dwelling	*	Single Dwelling	2009	2/10/2009	3/09/2010	Approved with Conditions
193 Phillips Street	Berserker	4701	2282	New Units (6 x 2 bedroom and 8 x 1 bedroom units)	14	Vacant Land	2009	5/11/2009	2/11/2009	Approved with Conditions
54 Lillypilly Avenue	Gracemere	4702	3842	New Dwelling Units	*	Flats	2009	23/12/2009	20/01/2010	Approved with Conditions
18 Rockhampton Road	Yeppoon	4703	1315	22 Group Title Apartment Units	22	Single Dwelling	2009	26/02/2009	29/09/2009	Approved with Conditions
5 Meilland Street	Yeppoon	4703	2023	5 Units	5	Flats	2009	5/11/2009	30/11/2009	Approved with Conditions
23-25 Strow Street	Barlows Hill	4703	2853	Multiple Dwelling Units - (eight units)	8	Single Dwelling	2009	20/11/2009	24/03/2010	Approved with Conditions
14 Cliff Street	Yeppoon	4703	812	Multiple Dwelling Units (twenty-six unit apartment building)	26	Single Dwelling	2009	24/12/2009	28/05/2010	Approved with Conditions
58 Farnborough Road	Yeppoon	4703	787	Seventy Five (75) Multi-Unit Dwellings and Five (5) Home Based Business	75	Single Dwelling	2009	26/08/2009	29/04/2010	Approved with Conditions
41 Thomas Street	Emu Park	4710	3035	5 Multiple Dwelling Units	5	Vacant Land	2009	20/02/2009	23/02/2010	Approved with Conditions
21-23 Richard Street	Emu Park	4710	1593	Five (5) Multiple Dwelling Units	5	Single Dwelling	2009	9/10/2009		
131-133 Fitzroy Street	Allenstown	4700	1888	10 x 2 bedroom apartments	10	Vacant Land	2010	29/03/2010		
97 Talford Street	Allenstown	4700	772	Multiple Dwelling Units (four units)	4	Single Dwelling	2010	16/04/2010	7/10/2010	Negotiated Decision - Approved
91 West Street	Allenstown	4700	506	Multiple Dwelling Units (five units)	5	Single Dwelling	2010	10/08/2010	13/09/2010	Approved with Conditions
225-231 Alma Street	Rockhampton City	4700	1775	Multiple Dwelling Units (twenty four units)	24	Vacant Land	2010	10/08/2010		
167 Nobbs Street	Berserker	4701	1214	10 x 1 Bedroom Apartments	10	Vacant Land	2010	21/04/2010	12/05/2010	Approved with Conditions
68 Elphinstone Street	Berserker	4701	491	16-unit multi storey development	16	Vacant Land	2010	2/02/2010	16/02/2010	Approved with Conditions
12 Elphinstone Street	Berserker	4701	1052	Multiple Dwelling Units (twelve units)	12	Vacant Land	2010	3/09/2010		
21 Russell Street	Gracemere	4702	806	Multiple Dwelling Unit (Four Units)	4	Vacant Land	2010	13/07/2010		
L 400 Breakwater Drive	Rosslyn	4703	2461	12 Units	12	Building Units	2010	28/06/2010	21/06/2010	Approved with Conditions
4 Remora Close	Taranganba	4703	926	Two dwelling units	2	Vacant Land	2010	14/05/2010	27/05/2010	Approved with Conditions
15 Birdwood Avenue	Yeppoon	4703	2023	Units	*	Single Dwelling	2010	14/07/2010	2/09/2010	Approved with Conditions
7-9 Fountain Street	Emu Park	4710	2679	Multiple Unit Dwelling - Seven Units	7	Vacant Land	2010	21/01/2010		

* denotes missing data in the spreadsheet provided by RRC.
Note: Double entries (same date and location) for the same application appear to be evident in the data provided by RRC. In these instances, only a single entry is included in the above table.

Year	Number of Applications	Number of Units
2007	19	176
2008	14	271
2009	10	160
2010	12	106
Total	**55**	**713**

Suburb	Number of Applications	Number of Units
Allenstown	4	21
Barlows Hill	3	22
Berserker	5	56
Cooee Bay	1	23
Emu Park	8	49
Frenchville	1	8
Gracemere	3	6
Koongal	1	5
Lammermoor	1	8
Mulambin	1	156
Pacific Heights	1	2
Rockhampton City	2	24
Rosslyn	1	12
Taranganba	1	2
Yeppoon	18	283
Zilzie	4	36
Total	**55**	**713**

Note: Some application entries (data provided by Council) did not specify the number of proposed units. The number of proposed units may therefore be higher than the number in the table above.

Duplexes / Dual Occupancy

ADDRESS	SUBURB	POSTCODE	LOT AREA	DESCRIPTION	LAND USE DESC	APP YEAR	LODGED DATE	DECISION DATE	DECISION
250 Campbell Street	Rockhampton City	4700	600	New 2 unit duplex	Single Dwelling	2007	4/07/2007		
19 Bowen Terrace	The Range	4700	1019	Unit Duplex	Vacant Land	2007	29/06/2007		
17 Island View Crescent	Barlows Hill	4703	700	Dual Occupancy	Vacant Land	2007	7/08/2007	2/10/2007	Approved with Conditions
3 Pandanus Street	Cooee Bay	4703	794	Dual Occupancy	Single Dwelling	2007	2/10/2007	3/04/2008	Approved with Conditions
14 Kempsea Avenue	Rosslyn	4703	809	Dual Occupancy	Single Dwelling	2007	21/11/2007	22/12/2008	Approved with Conditions
8 Keppel Terrace	Yeppoon	4703	1121	Duplex	Single Dwelling	2007	19/06/2007		
9 Java Court	Yeppoon	4703	2467	Duplex (including retaining wall)	Building Units	2007	17/01/2007	12/02/2007	Approved with Conditions
99 Todd Avenue	Yeppoon	4703	628	Dual Occupancy	Single Dwelling	2007	18/10/2007	3/03/2008	Approved with Conditions
26 Granville Street	Emu Park	4710	546	Duplex	Vacant Land	2007	30/06/2007	27/07/2008	Approved with Conditions
1 Arlott Street	Gracemere	4702	811	Duplex	Flats	2008	5/02/2008	27/03/2008	Approved with Conditions
3 Clair Court	Taranganba	4703	711	Duplex	Single Dwelling	2008	18/07/2008	22/07/2008	Approved with Conditions
30 Skelton Drive	Yeppoon	4703	691	Dual Occupancy	Single Dwelling	2008	5/11/2008	15/12/2008	Approved with Conditions
L 102 Farnborough Road	Yeppoon	4703	1719	Dual Occupancy	Subdivisions Sect 25	2008	18/09/2008		
184 Frenchville Road	Frenchville	4701	807	2x2 Bedroom Duplex	Flats	2009	16/09/2009	9/09/2009	Approved with Conditions
Lot 2 Schmidt Street	Frenchville	4701	807	2x2 Bedroom Duplex	Vacant Land	2009	18/09/2009	9/09/2009	Approved with Conditions
53444 Burnett Highway	Bouldercombe	4702	59160	Dual Dwelling	Large Homesite Dwelling	2009	14/01/2009		
L 87 Holgate Close	Gracemere	4702	1208	Dual Occupancy	Vacant Land	2009	27/10/2009		
42 Robinson Street	Taranganba	4703	703	Dual Occupancy	Vacant Land	2009	5/08/2009	14/09/2009	Approved with Conditions
3 Meilland Street	Yeppoon	4703	953	New duplex	Vacant Land	2009	18/08/2009	22/04/2010	Approved with Conditions
5 Gus Moore Street	Yeppoon	4703	2978	Dual Occupancy	Vacant Land	2009	11/12/2009	28/04/2010	Approved with Conditions
7 Johnathon Street	Yeppoon	4703	733	Dual Occupancy	Vacant Land	2009	29/04/2009	31/07/2009	Approved with Conditions
6 Magpie Avenue	Yeppoon	4703	832	Dual Occupancy	Building Units	2009	3/09/2009	15/09/2009	Approved with Conditions
5 Haliotis Avenue	Zilzie	4710	859	Dual Occupancy	Vacant Land	2009	30/09/2009	26/10/2009	Approved with Conditions
193 George Street	Rockhampton City	4700	1084	2 x 2 Bedroom Dual Occupancy Adaptable	Vacant Land	2010	26/05/2010	20/05/2010	Project Services Approval
341 Agnes Street	The Range	4700	1178	Duplex	Vacant Land	2010	17/09/2010		
275 Dean Street	Berserker	4701	865	Dual Occupancy	Single Dwelling	2010	7/07/2010	15/07/2010	Approved with Conditions
396 Thozet Road	Frenchville	4701	1051	Duplex	Single Dwelling	2010	19/05/2010	3/09/2010	Approved with Conditions
332 Fenlon Avenue	Frenchville	4701	701	Duplex	Flats	2010	3/09/2010		
349 Farm Street	Norman Gardens	4701	8909	2 x 2 Bedroom Duplex	Hospitals/Nursing Homes	2010	27/05/2010		
61 Kingfisher Parade	Norman Gardens	4701	800	Unit Duplex	Vacant Land	2010	14/05/2010	27/05/2010	Approved with Conditions
16 Thomas Street	Gracemere	4702	1217	New unit duplex	Vacant Land	2010	29/04/2010	17/06/2010	Approved with Conditions
30 Kingfisher Drive	Yeppoon	4703	860	Dual Occupancy	Vacant Land	2010	25/10/2010		
6 Wagtail Court	Yeppoon	4703	1145	Dual Occupancy	Vacant Land	2010	7/07/2010	16/08/2010	Approved with Conditions
15 Kingfisher Drive	Yeppoon	4703	736	Dual Occupancy	Vacant Land	2010	25/06/2010	12/07/2010	Approved with Conditions
29 Hill Street	Emu Park	4710	591	Dual Occupancy	Single Dwelling	2010	5/10/2010		
29 San Marino Way	Zilzie	4710	900	Duplex	Vacant Land	2010	29/04/2010		
37 San Marino Way	Zilzie	4710	900	Duplex	Vacant Land	2010	28/04/2010		
25 San Marino Way	Zilzie	4710	910	Unit Duplex	Vacant Land	2010	28/04/2010		
24 Kennedy Street	Zilzie	4710	1308	Dual Occupancy	Vacant Land	2010	22/01/2010	21/05/2010	Approved with Conditions
41 Old Rifle Range Road	Mount Morgan	4714	1037	Unit Duplex	Vacant Land	2010	19/04/2010		
L 211 Lee Street	Mount Morgan	4714	1012	Unit Duplex	Vacant Land	2010	19/04/2010		
L 219 Lee Street	Mount Morgan	4714	1012	Unit Duplex	Vacant Land	2010	31/03/2010		
18 Lee Street	Mount Morgan	4714	809	Unit Duplex (lot 166)	Vacant Land	2010	31/03/2010		
22 Lee Street	Mount Morgan	4714	809	Unit Duplex (lot 171)	Vacant Land	2010	31/03/2010		
L 215 Lee Street	Mount Morgan	4714	1012	Unit Duplex (lot 215)	Vacant Land	2010	31/03/2010		
L 220 Lee Street	Mount Morgan	4714	1012	Unit Duplex (lot 220)	Vacant Land	2010	31/03/2010		
41 Old Rifle Range Road	Mount Morgan	4714	1012	Unit Duplex (lot 221)	Vacant Land	2010	31/03/2010		

Note: Double entries (same date and location) for the same application appear to be evident in the data provided by RRC. In these instances, only a single entry is included in the above table.

Year	Number of Applications
2007	9
2008	4
2009	10
2010	24
Total	**47**

Suburb	Number of Applications
Barlows Hill	1
Berserker	1
Bouldercombe	1
Cooee Bay	1
Emu Park	2
Frenchville	4
Gracemere	3
Mount Morgan	8
Norman Gardens	2
Rockhampton City	2
Rosslyn	1
Taranganba	2
The Range	2
Yeppoon	12
Zilzie	5
Total	**47**

APPENDIX E

Housing Audit

Social and Special Needs Housing Providers

Service provider name	Organisation Type	Legal entity	Housing Type	Total units managed	Registered	Multi-program	Target group	SLA	Contact Details				Other Information
									Street	Suburb	Postcode	Phone	
Rockhampton Regional Council	Local Government	na	LT	31	Yes	No	None	All					
Blue Care - Capricorn Coast Centre	Community Housing Organisation	Uniting Church in Australia Property Trust	LT	18	Yes	No	Over 55	Livingstone					
Emu Park Housing Collective Limited	Co-operative	na	LT	17	Yes	No	None	Livingstone					
Sacred Heart of Mount Morgan	Community Housing Organisation	Roman Catholic Trust Corporation for the Diocese of Rockhamton	LT	3	Yes	No	Over 55	Mount Morgan					
Anglicare Central Queensland Ltd - Rockhampton Community Rent Scheme	Community Housing Organisation	na	LT	4	Yes	Yes	na	Rockhampton					
Anglicare Central Queensland Ltd - Rockhampton Community Rent Scheme	Community Housing Organisation	na	CMSU	32	Yes	Yes	na	Rockhampton					
Anglicare Central Queensland Ltd - Rockhampton Community Rent Scheme	Community Housing Organisation	na	CRS	55	Yes	Yes	na	Rockhampton					
Capricornia Respite Care Association Inc.	Community Housing Organisation	na	LT	1	No	No	na	Rockhampton					
Kanaka Town Collective Housing Ltd	Co-operative	na	LT	26	Yes	No	na	Rockhampton					
Rockhampton and Environs Affordable Community Housing Limited	Community Housing Organisation	na	LT	39	Yes	No	na	Rockhampton					
Rockhampton Affodable Housing Limited	Co-operative	na	LT	14	Yes	No	na	Rockhampton					
St Maria Goretti Community Housing Association	Community Housing Organisation	Roman Catholic Trust Corporation for the Diocese of Rockhampton	LT	10	Yes	No	na	Rockhampton					
Queensland Country Women's Association - Port Curtis Division	Community Housing Organisation	Queensland Country Women's Association	LT	3	Yes	No	na	Thangool					

TOTAL				**253**									
Crisis Accommodation Program Only													
Darumbal Community Youth Incorporated	Community Housing Organisation	na	CAP	1	Yes	No	na	Rockhampton					
Rockhampton Women's Shelter Inc	Community Housing Organisation	na	CAP	3	Yes	No	na	Rockhampton					
Anglicare Housing Family Support Accommodation Services	Community Housing Organisation	Anglicare Central Queensland Ltd	CAP	8	Yes	Yes	na	Rockhampton					
Anglicare Housing Family Support Accommodation Services	Community Housing Organisation	Anglicare Central Queensland Ltd	CAP H/L	1	Yes	Yes	na	Rockhampton					
TOTAL				**13**									

Source: Regional Social Housing Profile Queensland Government June 2008;

Abbreviations	
Organisation Type	
CHO	Community Housing Organsation
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
Central Queensland Consumers Association Incorporated	Rockhampton	Housing Related Services	na	TAAS (Q)	na	Yes	na	na				
Rockhampton Regional Council	Rockhampton	Housing Related Services	na	HAS / HACC	na	Yes	Yes	na				

Source: Regional Social Housing Profile Queensland Government June 2008;

Residential Intellectually Disabled Facility

ORGANISATION NAME	ORGANISATION	STREET	SUBURB	POSTCODE	FORMER LGA	BEDS	CONTACT NUMBER
Birribi Disability and Residential Day Care Facility	Queensland Health		Rockhampton	4700	R		

Sources:
Queensland Health - http://www.health.qld.gov.au/wwwprofiles/cqld.asp

Residential Aged Care

ORGANISATION NAME	ORGANISATION	STREET	SUBURB	POSTCODE	FORMER LGA	TOTAL HIGH CARE BEDS HIGH CARE / NURSING HOME	TOTAL LOW CARE BEDS LOW CARE / HOSTEL	ILUs	INTEGRATED CARE	CONTACT NUMBER
BlueCare Gracemere Gardens	BlueCare	21 Conaghan Street	Gracemere	4702	F	28	34			1800 838 929
BlueCare Capricorn Gardens Residential	BlueCare	26 Magpie Avenue	Yeppoon	4703	L	34	32			1800 838 929
Capricorn Adventist Retirement Village	Adventist Aged Care	150 Rockhampton Road	Yeppoon	4703	L	21	45	190	Yes	07 4939 2801
Sunset Lodge Hostel	Queensland Country Women's	16 Hewitt Street	Emu Park	4710	L					07 5495 4212
Yeppoon Nursing Home	Queensland Health	Anzac Parade	Yeppoon	4703	L					07 4939 3639
John Cani Estate Aged Hostel	The Roman Catholic Trust Corporation for	35 Hall Street	Mount Morgan	4714	MM	0	25			07 4938 1699
Benevolent Aged Care		60 West Street	Rockhampton	4700	R	115	0			07 4922 2033
Bethany Residential Aged Care Facility	Mercy Health and Aged Care Central	75 Ward Street	Rockhampton	4700	R	65	30	13	Yes	07 4999 1400
Bethesda Aged Care Services	Salvation Army	58 Talford Street	Rockhampton	4700	R	0	50			07 4922 3229
Eventide Home Rockhampton	Queensland Health	Corner North and	Rockhampton	4700	R	80	0			07 4920 6800
Leinster Place Residential Aged Care Facility	Mercy Health and Aged Care Central	3 Pearce Street	North	4701	R			0		07 4999 1400
McAuley Place Residential Aged Care	Mercy Health and Aged Care Central	263 Agnes Street	Allenstown	4700	R	0	28	34	Yes	07 4999 1400
North Rockhampton Nursing Centre	Queensland Health	Norman Road	North	4701	R	100	0			07 4816 8121
PresCare Alexandra Gardens	Prescare	Withers Street	North	4701	R	45	49	21	Yes	07 4999 3000
Shalom Village Care Services	Queensland Baptist Care	121 Maloney Street	North	4701	R	0	65	45	Yes	07 4923 9500
Total						**488**	**358**	**303**		

Sources:
Queensland Health - Qfinder (2010) https://access.health.qld.gov.au/QFinder/Views/DirectorySearch/DirectorySearch.aspx
Aged Care Guide (2010) http://www.agedcareguide.com.au/residential.asp?facilityname=&suburb=&postcode=&stateid=4&lgaid=359&acatid=0&serviceid=4&featureid=14&adv=1#advanced
YellowPages Online Search

Retirement Living

ORGANISATION NAME	ORGANISATION	STREET	SUBURB	POSTCODE	FORMER LGA	BEDS/UNITS	PEOPLE (estimate)
Existing							
Davis Independent Living Units	Blue Care	89 Dawson Road	Rockhampton	4700	Rockhampton		
Hampton Views	Country Club	German Street and Rosewood Drive	North Rockhampton	4700	Rockhampton		
Sunset Ridge Retirement Community	RSL Care	Svendsen Road	Emu Park	4710	Livingstone	100	
Village Life	Village Life	347-351 Dean Street	Rockhampton	4700	Rockhampton		
SunnyCove Rockhampton	Sunny Cove	347-351 Dean Street	Rockhampton	4700	Rockhampton		
Mountain View Village		347-351 Dean Street	Rockhampton	4700	Rockhampton		
Oak Tree Retirement Village Park Avenue	Oak Tree Group	155-157 Glenmore Road	Park Avenue	4701	Rockhampton	43	
Rockhampton Gardens	Garden Villages	14 Pauline Martin Drive	Rockhampton	4700	Rockhampton		
Oak Tree Retirement Village Yeppoon	Oak Tree Group	31 Barmaryee Road	Yeppoon	4703	Livingstone	34	
TOTAL BEDS / UNITS							

Sources:
Queensland Health - Qfinder (2010) https://access.health.qld.gov.au/QFinder/Views/DirectorySearch/DirectorySearch.aspx
Yellow Pages Online Search

Caravan Parks

Name	Former LGA	Contact Details			
		Street	Suburb	Post Code	Phone
Beachside Caravan Park	L	Farnborough Road	Yeppoon	4703	07 4939 3738
Bell Park Caravan Park	L	Pattison Street	Emu Park	4710	07 4939 6202
Big 4 Capricorn Palms Holiday Village	L	2 Bluff Crs	Mulambin	4703	07 4933 6144
Bill Kingel Caravan Park	L	Taylor Street	Keppel Sands	4702	07 4934 4899
Capricorn Caves Park	L	The Caves		4700	07 4934 2883
Causeway Caravan Park	L	11 The Esplanade	Causeway Lake	4703	07 4933 6356
Coolwaters Holiday Village	L	760 Scenic Highway	Kinka Beach	4703	07 4939 6102
Island View Caravan Parks	L	Scenic Highway	Kinka Beach	4703	07 4939 6284
Maine Caravan Park	L	70 Queen Street	Yeppoon	4703	07 4938 3099
Poinciana Tourist Park	L	9 Scenic Highway	Yeppoon	4703	07 4939 1601
Country Club for Accommodation	R	Bruce Highway	North Rockhampton	4701	07 4936 1022
Discovery Holiday Parks	R	394 Yaamba Road	North Rockhampton	4701	07 4926 3822
Riverside Tourist Park	R	Reaney Street	North Rockhampton	4701	07 4922 3779
Rockhampton Riversdie Cabins	R	397 Alexandra Street	North Rockhampton	4701	07 4936 1069
Southside Holiday Village	R	Lower Dawson Road	Rockhampton	4700	1800 075 911

Sources:

Yellow Pages Online Search

Rockhampton Regional Council website

Real Estate Agents

Real Estate Agent	Office - Street	Suburb	Postcode	Contact
Rural Property Services	Gracemere Exhibition	Gracemere	4700	07 4933 3322
Adrian Newby		Rockhampton	4700	0447 333 007
Alan Cornick Real Estate	109 Campbell Street	Rockhampton	4700	07 4927 8999
Baxters Real Estate	2 / 93 Bolsover Street	Rockhampton	4700	07 4927 6599
Brian Geaney	Musgrave and High	Rockhampton	4700	07 4922 2244
Century 21 Solutions	31 East Street	Rockhampton	4700	0409 267 475
Design Real Estate	28 Victoria Parade	Rockhampton	4700	07 4921 0030
Frank Brady Real Estate	140 East Street	Rockhampton	4700	07 4927 7133
Garry Saunders Real Estate	40 Denham Street	Rockhampton	4700	07 4999 1800
InvestorCoach Property	Denham and Murry	Rockhampton	4700	07 4927 8888
Kas Woch Real Estate	Archer and Denison	Rockhampton	4700	07 4922 3631
Kinght Frank Rockhampton and	171 Bolsover Street	Rockhampton	4700	07 4921 2347
Landmark	66 Gladstone Road	Rockhampton	4700	07 4927 6188
Pat O'Driscoll Real Estate	171 Bolsover Street	Rockhampton	4700	07 4927 2122
PHC Real Estate Agents and	21 Bolsover Street	Rockhampton	4700	07 4921 2188
Professionals Livingston and Molloy	32 Denham Street	Rockhampton	4700	07 4921 4999
Raine and Horne	106 Musgrave Street	Rockhampton	4700	07 4921 0655
Ray White	QTV House, Aquatic	Rockhampton	4700	07 4923 0000
Ray White	222 Bolsover Street	Rockhampton	4700	07 4922 2122
RealWay Property Consultants	Shop 1, Cnr Denham and	Rockhampton	4700	07 4922 7711
Richard Thomson Property and	174 Quay Street	Rockhampton	4700	07 4927 1308
Statewide Realty Brokers	199 Denison Street	Rockhampton	4700	07 4927 0788
All About You Real Estate	5 Vyner Street	Wandal	4700	07 4922 2220
B&P Real Estate	2 / 250 Musgrave Street	North Rockhampton	4701	07 4928 3900
Dave Bauer Real Estate	Reaney Street	North Rockhampton	4701	07 4921 2122
First National Real Estate	71 High Street	North Rockhampton	4701	07 4928 8588
Harcourts Rockhampton	4 Aquatic Place	North Rockhampton	4701	07 4923 0900
Leggatt Family Real Estate	2 Main Street	North Rockhampton	4701	07 4921 1611
LJ Hooker	Musgrave and High	North Rockhampton	4701	07 4922 2244
Matt Lloyd Realty	245a Musgrave Street	North Rockhampton	4701	07 4922 8900
Think Real Estate	Shop 1 / 385 Yaamba	North Rockhampton	4701	07 4920 1600
Lea Taylor Pastoral Pty Ltd		Park Avenue	4701	07 4927 1411
Prime Properties	Suite 2 / 181 Musgrave	Rockhampton	4701	07 4930 4900
A Real Choice Real Estate	Hill and Archer Street	Emu Park	4702	07 4938 7999
Capricorn Coast Real Estate	122 Woodwind Valley	Farnborough	4703	07 4939 1639
Coldwell Banker Capricorn Coast	150 Scenic Highway	Lammermoor	4703	07 4933 7900
Keppel Coast Real Estate	Rosslyn Bay Inn	Rosslyn Bay	4703	07 4933 6222
Brian Hooper Real Estate	5 Normanby Street	Yeppoon	4703	07 4939 3111
Elders Yeppoon	16 Anzac Parade	Yeppoon	4703	07 4939 5599
Guggi Realty	1 / 32 Anzac Parade	Yeppoon	4703	0407 483 815
Harcourts Capricorn Coast	4 / 2 James Street	Yeppoon	4703	07 4939 9199
O'Reilly's Real Estate	2 / 13 Hill Street	Yeppoon	4703	07 4925 1000
PRD Nationwide Yeppoon	7 Normanby Street	Yeppoon	4703	07 4925 0111
Raine and Horne Yeppoon	3 / 2 James Street	Yeppoon	4703	07 4939 5777
Rod Harms Rural		Yeppoon	4703	0418 458 199
Yeppoon Real Estate	21 Hill Street	Yeppoon	4703	07 4938 3777
Treestar Real Estate	2 / 21 Patterson Street	Emu Park	4710	07 4938 7775

Source:
Yellow Pages Online Search (2010)

APPENDIX F

Planning Scheme Review

ROCKHAMPTON CITY PLAN 2005

Desired Environmental Outcomes

DEO 9 – Residential Communities

Desired Environmental Outcomes for the *Rockhampton City Plan 2005* relating to Residential Communities are summarised below:

- Maintaining residential amenity and, therefore, high quality and pleasant residential environments by providing an intent which does not support development that reduces, disrupts or impacts on the residential amenity through noise, light, traffic, vibration, odours, visual impact or the like.
- Ensuring development is compatible with existing development in the area by constructing buildings of a residential scale, providing sufficient car parking on site, and locating developments on a site such that it responds to any topographical constraints.
- Protecting existing character of 'Character Areas' by retaining pre-war buildings that are an important part of the area.
- Ensuring development in 'Character Areas' compliments the character and style of that housing in terms of building form, building size and bulk, building materials etc.
- Ensuring that housing choice which suits people of various lifestyles and life stages, as well as affordable housing, is available.
- Allowing members of the community to have a horse stable or stables in a residential area by identifying the *North Rockhampton Stables Area* as a suitable location.
- Providing for higher density residential development and a range of residential development types to occur in locations throughout the City and particularly the CBD.
- Ensuring new housing is located in areas where essential urban services are accessible.
- Strongly discouraging new residential development at locations where existing or planned non-residential development and land use are likely to result in poor residential amenity or is likely to cause conflict between residential and non-residential uses.

Area Intent Statements

North Rockhampton - Berserker Foothills Residential Area

- It is intended that the North Rockhampton - Berserker Foothills Residential Area continues to develop as a residential area. **House, duplex and compatible community uses are consistent** with the intent of the area. Multi-unit dwelling development and commercial and industrial development is inconsistent with the intent of the area.
- All development in the area will be effected by the following constraints: visual impact on the Berserker Ranges, land steepness, native vegetation, localised flooding, ecological values associated with the creeks and their banks, bushfire risk, and feral and native animals.

North Rockhampton – Berserker Heights Residential Area

- The area will retain a residential character **dominated by houses on individual lots, or similar low density housing options. Duplex development is compatible as long as it doesn't proliferate**.

- Expansion of existing community and recreational uses, or development of new uses, are only consistent with the intent for the area where they will not have a detrimental impact on residential amenity.

North Rockhampton – Bridge Street Residential Area

- Currently a range of uses is located within this area, however it is **intended the area remain as residential development in the form of houses on individual allotments**.
- Residential development focusing on the Fitzroy River or Kershaw Gardens is consistent, particularly in those locations which are flood free.
- Further residential subdivision which provides **additional allotments or smaller allotments is generally inconsistent** with the intent of the area.

North Rockhampton – Frenchville Residential Area

- It is intended that this area will retain a **residential character, dominated by houses on individual lots.**
- Higher density residential development, such as **multi-unit dwellings, are inconsistent, however duplex development is compatible as long as it doesn't dominate as a housing type.**
- The provision of **additional aged care accommodation or intensification of existing aged care accommodation will be consistent with the intent of the area in selected locations**.
- The provision of retail / commercial uses is not consistent with the intent for the area.
- *Precinct 1 – Dean Street Local Shopping / Neighbourhood Centre (Commercial Precinct)* – **Mixed use residential and commercial development are consistent** with the intent for this precinct where commercial uses are provided at ground floor and residential development above.

North Rockhampton – Lakes Creek Residential Area

- Intended to **remain a low-density residential area dominated by houses on allotments of varying sizes providing a large variety of housing choice.**
- **Duplex development is compatible** as long as it does not compromise the primarily low-density residential character of the area.
- **Multi-unit dwellings represent a scale and size of development inconsistent** with the area.
- *Precinct 1 – Lakes Creek Residential Character (Residential Precinct)* – Future development within this precinct will be for residential uses only that maintain or reinforce the character of the precinct.

North Rockhampton – Limestone Creek Residential Area

- Intended to **primarily accommodate houses**, however other forms of residential accommodation, including student accommodation, will be consistent with the intent for the area.
- **Duplex development is compatible. Multi-unit dwelling development, including student accommodation, will be located on larger allotments**, not in cul-de-sacs and with good pedestrian access to the University.
- Commercial uses are not consistent.

North Rockhampton – Norman Road Residential Area

- This area is intended to accommodate Rockhampton's residential growth for the life of this planning scheme, or until 2025 if current growth estimates remain accurate.
- The area will **primarily accommodate houses, however duplexes are consistent** (excluding the precincts).
- The area is **not intended to accommodate more intense forms of residential development, however aged or student accommodation may be located on larger allotments fronting Norman Road if a need can be demonstrated.**
- *Precinct 1 - Normal Road Environmental Constraint Precinct (Environmental Precinct)* – Only houses will be consistent with the intend of this precinct.
- *Precinct 2 - Norman Road Slope Constraint Precinct (Environmental Precinct)* – Low density development only to preserve scenic value as a vegetated backdrop to the city. Only houses will be consistent.

North Rockhampton – North Rockhampton Residential Consolidation Area

- It is intended this area retain, and **consolidate, its residential character to include houses, duplexes, and multi-unit dwellings up to three (3) stories in height**.
- Particularly suitable for multi-unit dwellings due to CBD proximity. **Multi-unit and duplex development is encouraged throughout the area.**
- Flood prone land to the south and east is intended to remain as houses, and not be subdivided further.
- *Precinct 1 – Elphinstone Street Local Shopping / Neighbourhood Centre (Commercial Precinct)* – **Mixed use residential and commercial development are consistent with the intent for this precinct** where commercial uses are provided at ground floor and residential development above.

North Rockhampton - North Rockhampton Stables Residential Area

- Intended to support a mixture of houses and horse stables. **Multi-unit dwellings or duplex developments are not consistent with the intent for the area, nor is residential subdivision which provides additional allotments or smaller allotments.**
- Uses related to the horse racing industry are consistent.

North Rockhampton – Parkhurst East Residential Area

- It is intended that this area **continue to accommodate primarily houses**, with undeveloped land being developed for this purpose in the future. Duplex development is compatible as long as it does not proliferate.
- **Higher density developments, including multi-unit developments, are incompatible**.
- **Residential uses in the form of a motel or a caravan / cabin park fronting onto Yaamba Road are consistent** with the intent for this area.

North Rockhampton – Parkhurst Future (Post 2015) Residential Area

- **It is intended that this area remain undeveloped, except for construction of houses on existing allotments, for the medium-term. Subdivision which reduces the size of current land holdings is not consistent.**

- In the long-term, it is intended that this area will be developed for urban purposes. **Further investigation is required regarding infrastructure, environmental impacts, layout issues, and buffering required.**

North Rockhampton – Richardson Road Residential Area

- It is intended that the North Rockhampton – Richardson Road Residential Area **will primarily accommodate houses, however student accommodation and aged care accommodation will also be consistent** with the intent of the area in selected locations.
- Student and aged care accommodation will be located on larger allotments to minimise impacts on adjoining development.
- **Duplex development is compatible as long as it doesn't dominate.**
- *Precinct 1 – Glenmore Local Shopping / Neighbourhood Centre (Commercial Precinct)* - **Mixed use residential and commercial development are consistent** with the intent for this precinct where commercial uses are provided at ground floor and residential development above.

North Rockhampton – Splitters Creek Residential Area

- **Intended to remain as primarily houses on individual allotments**. Duplex development is a compatible form, except on land close to Parkhurst Industrial Area, and as long as it doesn't dominate.
- **Multi-unit dwelling development is generally inconsistent**, except for additional unit development on existing aged care accommodation sites, land within Precinct 1, and on other selected sites.
- *Precinct 1 – Alexandra Street Mixed Use (Special Use Precinct)* – **Residential uses, including multi-unit dwelling and aged care accommodation, are consistent with the precinct** however the location of industrial and residential development and a train line will need to be taken into account when locating and developing these uses.
- *Precinct 2 – Main Street Local Shopping / Neighbourhood Centre (Commercial Precinct)* - **Mixed use residential and commercial development will be consistent** with the intent for this precinct where commercial uses are provided at ground floor and residential development above.
- *Precinct 3 – Richardson Road Local Shopping / Neighbourhood Centre Precinct (Commercial Precinct)* – No residential uses intended.

South Rockhampton – Allenstown Residential Consolidation Area

- This area is intended to **retain and consolidate its residential character, providing houses, duplexes, aged care accommodation and multi-unit dwelling development.**
- Particularly suitable for multi-unit dwelling development due to CBD proximity.
- Little to no remaining land available for broad acre residential development that is flood free.
- **Multi-unit and duplex development is encouraged throughout the area. Short-term accommodation is not consistent.**
- *Precinct 1 – Allenstown District Centre (Commercial Precinct)* - **Mixed use residential and commercial development will be consistent** with the intent for this precinct where commercial uses are provided on the ground floor and residential development above.

South Rockhampton – Depot Hill Residential Area

- This area **is intended to accommodate only houses** as well as community uses that primarily serve the local community.
- *Precinct 1 – Eastern Depot Hill (Residential Precinct)* – It is intended to allow the development of a house on an allotment that was privately owned and vacant on the commencement day of the City Plan.
- *Precinct 2 – Western Depot Hill (Residential Precinct)* – The development of a house on an allotment is consistent with the intent of this precinct only when it complies with the relevant development requirements of the City Plan.

South Rockhampton – Inner City North Residential Consolidation Area

- Area is well suited to **increased density and variety of housing**.
- *Precinct 1 – Inner City North Cultural (Special Use Precinct)* – It is intended this precinct will be the **focus of multi-storey residential development, oriented towards the Fitzroy River. Mixed-use developments with non-residential uses located only at ground level will also be consistent** with the intent for the area.

South Rockhampton – The Range North Residential Area

- It is intended this area will **retain its unique residential character**, in terms of materials used and design of buildings.
- Houses are intended to remain the primary form of residential development, however **some alternative forms are consistent with the intent for the area in particular locations, including duplex, multi-unit and aged care accommodation development**.
- **Council's disused bus depot would be suitable for medium density residential development**. **Multi-unit dwelling development will only be consistent where located close to the hospital and the TAFE facility.**
- *Precinct 1 - The Range – North Medical (Special Use Precinct)* – It is intended that **short-term accommodation be provided in this area to support medical uses.**
- *Precinct 2 – The Range – North Educational (Special Use Precinct)* – **Boarding school accommodation will be consistent** with the intent of this area however other residential uses will not be compatible.

South Rockhampton – The Range South Residential Area

- It is intended this area **will retain its unique residential character**, in terms of materials used and design of buildings.
- Houses will continue to be the primary form of residential development, however **duplex and aged care accommodation is consistent with the intent of the area but only in particular locations.**

South Rockhampton – Wandal Residential Area

- A **residential character dominated by houses** on individual allotments will be maintained.
- **Some additional multi-unit dwelling and duplex development** will occur throughout the area, however they will not be of a scale that adversely impacts or alters the character of the area.

- *Precinct 1 – Wandal Local Shopping Neighbourhood Centre (Commercial Precinct)* - **Mixed use residential and commercial development will be consistent** with the intent for this precinct where commercial uses are provided at ground floor and residential development above.

Residential Uses and Definitions

Residential Use	Planning Scheme Definition
Accommodation Building	Premises comprised of accommodation units, used for the purposes of residential living and includes outbuildings necessarily associated with the accommodation units. The term includes any or all of the following: (a) a building, buildings or any parts thereof used for the provision of meals to residents (whether or not such facilities are open to public use); (b) common/meeting/conference room facilities and the like; (c) a manager's residence/ office; (d) a restaurant; (e) common recreational or entertainment areas; (f) share facilities (e.g. kitchen, bathroom, etc). The term reflects accommodation unit uses commonly referred to as Motels, Boarding Houses, Guest Houses, Itinerant Workers' Accommodation, Hostels, Serviced Rooms / Apartments, a Residential Hotel or the like, but does not include a Bed and Breakfast, Caravan/ Cabin Park, Multi Unit Dwelling, Aged Care Accommodation, Special Needs Accommodation, a Construction Camp or any other separately defined use. The term includes a Convent/ Monastery or Student Accommodation when not part of a Place of Worship or Education Establishment respectively on the same site.
Aged Care Accommodation	Premises used for the residential accommodation of the aged or infirm that provides personal and/ or nursing care to its residents. The term includes facilities or services for the use or support of residents, including ancillary communal facilities, the provision of meals, recreation areas, and the like. The term includes facilities that are regulated by the *Commonwealth Aged Care Act* or as otherwise amended. The term does not include an Accommodation Building or Multi Unit Dwelling or any other separately defined residential use.
Bed and Breakfast	House used for the provision of overnight accommodation, including meals, provided to tourists and travelers by the permanent occupiers of the house on the site.
Caravan/Cabin Park	Any premises used for the parking and/ or siting of caravans (with or without fixed annexes), relocatable homes, onsite cabins or tents for the purpose of providing residential accommodation for fee or reward. The term also includes any manger's office and residence, any amenity buildings and any recreation, entertainment, kiosk or other facilities that cater exclusively for the occupants of the Caravan/Cabin Park.
Caretaker's Residence	Any premises used for the purpose of providing temporary accommodation for workers associated with major construction projects not necessarily located on the same site. It includes as ancillary uses any kitchen facility, amenity building, recreation area and parking facilities that cater exclusively for the occupants of the construction camp The term does not include an Accommodation Building, Caravan/ Cabin Park or any other separately defined residential use.
Duplex	Any premises comprising two (2) dwelling units proposed for separate occupation and capable of being individually titled in a Community Title Scheme to provide separate ownership, whether or not attached.

House	A single dwelling unit on a site that is not a small lot used principally for residential occupation by a family or individuals in a domestic manner, including outbuildings ancillary to the occupation of the dwelling unit, and includes: (a) the keeping of domestic pets; (b) domestic horticulture; (c) the caring of children in accordance with Family Day Care or Independent Home-Based Care as defined in the *Child Care Act 2002*; and (d) a Relatives Apartment as defined in the House Code but excludes any premises, which, by the characteristics of the use is another form of residential use.
Multi Unit Dwelling	Premises used for 3 or more dwelling units on a site used for the purposes of residential living and includes outbuildings necessarily associated with the dwelling units. The term includes any manager's residence/ office and common recreational or entertainment areas and reflects dwelling unit uses commonly known as townhouses, units and flats, whether or not attached. The purpose includes a Retirement Village in accordance with the *Retirement Villages Act*.
Small Lot House	House on a Small Lot.
Special Needs Accommodation	Premises used for the residential accommodation of people with particular or special needs and includes: (a) an orphanage for children; or (b) a home for people with physical or mental disabilities that is not Health Care as defined in the planning scheme; or (c) a home for social welfare or emergency accommodation including associated counselling and advisory services, such as a refuge that may include facilities or services for the use or support of residents, including on-site medical services, meals, recreation areas, communal facilities and the like.

Levels of Assessment

Area/s	Residential Uses Supported	Level of Assessment
North Rockhampton – Berserker Foothills Residential Area	Caretaker's Residence	**C**
	House	**C or S**
	Small Lot House	**C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**
North Rockhampton – Berserker Heights Residential Area	Caretaker's Residence	**C**
	Duplex	**I or C**
	House	**I, C or S**
	Small Lot House	**I or C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**
North Rockhampton – Bridge Street Residential Area	Caretaker's Residence	**I or C**
	Duplex	**C**
	House	**C or S**
	Small Lot House	**C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**

Area/s	Residential Uses Supported	Level of Assessment
North Rockhampton – Frenchville Residential Area	Caretaker’s Residence	**C**
	Duplex	**C**
	House	**C or S**
	Small Lot House	**C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**
	Precinct 1	
	Care Taker’s Residence	**I or C**
	Duplex	**I or C**
	House	**I or C**
	Multi Unit Dwelling	**I or C**
	Small Lot House	**I or C**
	All other Residential Uses	**I**
North Rockhampton – Lakes Creek Residential Area	Caretaker’s Residence	**C**
	Duplex	**C**
	House	**C or S**
	Small Lot House	**C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**
	Precinct 1	
	Caretaker’s Residence	**C**
	Duplex	**C**
	House	**C or S**
	Small Lot House	**C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**
North Rockhampton – Limestone Creek Residential Area	Caretaker’s Residence	**C**
	Duplex	**C**
	House	**C or S**
	Small Lot House	**C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**
North Rockhampton – Norman Road Residential Area	Caretaker’s Residence	**C**
	Duplex	**I or C**
	House	**C or S**
	Small Lot House	**C**
	Special Needs Accommodation	**I or S**
	All other Residential Uses	**I**
	Precinct 1	
	Caretaker’s Residence	**C**
	Duplex	**I or C**
	House	**C or S**
	Small Lot House	**C**
	Special Needs Accommodation	**C or S**
	All other Residential Uses	**I**
	Precinct 2	
	Caretaker’s Residence	**C or S**
	House	**C**
	Special Needs Accommodation	**S**
	All other Residential Uses	

Area/s	Residential Uses Supported	Level of Assessment
North Rockhampton – North Rockhampton Residential Consolidation Area	Caretaker's Residence	**C**
	Duplex	**C**
	House	**C or S**
	Multi Unit Dwelling	**C**
	Small Lot House	**C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**
	Precinct 1	
	Caretaker's Residence	**C or I**
	Duplex	**I or C**
	House	**I or C**
	Multi Unit Dwelling	**I or C**
	Small Lot House	**I or C**
	All other Residential Uses	**I**
North Rockhampton - North Rockhampton Stables Residential Area	Caretaker's Residence	**C**
	House	**C or S**
	Small Lot House	**C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**
North Rockhampton – Parkhurst East Residential Area	Caretaker's Residence	**C**
	House	**C or S**
	Small Lot House	**C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**
North Rockhampton – Parkhurst Future (Post 2015) Residential Area	Caretaker's Residence	**I or C**
	All other Residential Uses	**I**
North Rockhampton – Richardson Road Residential Area	Caretaker's Residence	**C**
	Duplex	**C**
	House	**C or S**
	Small Lot House	**C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**
	Precinct 1	
	Caretaker's Residence	**I or C**
	Duplex	**I or C**
	House	**I or C**
	Multi Unit Dwelling	**I or C**
	Small Lot House	**I or C**
	All other Residential Uses	**I**
North Rockhampton – Splitters Creek Residential Area	Caretaker's Residence	**C**
	Duplex	**I or C**
	House	**S**
	Small Lot House	**C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**
	Precinct 1	
	Caretaker's Residence	**I or C**
	All other Residential Uses	**I**
	Precinct 2	
	Caretaker's Residence	**I or C**
	Duplex	**I or C**

Area/s	Residential Uses Supported	Level of Assessment
	House	**I or C**
	Multi Unit Dwelling	**I or C**
	Small Lot House	**I or C**
	All other Residential Uses	**I**
	Precinct 3	
	Caretaker's Residence	**I or C**
	Duplex	**I or C**
	House	**I or C**
	Multi Unit Dwelling	**I or C**
	Small Lot House	**I or C**
	All other Residential Uses	**I**
South Rockhampton – Allenstown Residential Consolidation Area	Aged Care Accommodation	**C**
	Caretaker's Residence	**C**
	Duplex	**C**
	House	**C or S**
	Multi Unit Dwelling	**C**
	Small Lot House	**C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**
	Precinct 1	
	Caretaker's Residence	**I or C**
	Duplex	**I or C**
	House	**I or C**
	Multi Unit Dwelling	**I or C**
	Small Lot House	**I or C**
	All other Residential Uses	**I**
South Rockhampton – Depot Hill Residential Area	Caretaker's Residence	**I or C**
	House	**I or C**
	Small Lot House	**I or C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**
South Rockhampton – Inner City North Residential Consolidation Area	Bed and Breakfast	**C**
	Caretaker's Residence	**C**
	Duplex	**C**
	House	**C or S**
	Multi Unit Dwelling	**C**
	Small Lot House	**C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**
	Precinct 1	
	Accommodation Building	**C**
	Bed and Breakfast	**C**
	Caretaker's Residence	**I or C**
	Multi Unit Dwelling	**C**
	All other Residential Uses	**I**
South Rockhampton – The Range North Residential Area	Bed and Breakfast	**C**
	Caretaker's Residence	**C**
	Duplex	**I or C**
	House	**C or S**
	Small Lot House	**C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**

Area/s	Residential Uses Supported	Level of Assessment
	Precinct 1	
	Accommodation Building	**C**
	Aged Care Accommodation	**C**
	Caretaker's Residence	**C**
	Duplex	**C**
	House	**C or S**
	Multi Unit Dwelling	**C**
	Special Needs Accommodation	**I or S**
	All other Residential Uses	**I**
	Precinct 2	
	Caretaker's Residence	**C**
	House	**C or S**
	Small Lot House	**C**
	Special Needs Accommodation	**I or S**
	All other Residential Uses	**I**
South Rockhampton – The Range South Residential Area	Bed and Breakfast	**C**
	Caretaker's Residence	**C**
	Duplex	**I or C**
	House	**C or S**
	Small Lot House	**C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**
South Rockhampton – Wandal Residential Area	Caretaker's Residence	**C**
	Duplex	**C**
	House	**C or S**
	Multi Unit Dwelling	**C**
	Special Needs Accommodation	**S**
	All other Residential Uses	**I**
	Precinct 1	
	Caretaker's Residence	**I or C**
	Duplex	**I or C**
	House	**I or C**
	Multi Unit Dwelling	**I or C**
	Small Lot House	**I or C**
	All other Residential Uses	**I**

E= Exempt | S = Self Assessable | C = Code Assessable | I = Impact Assessable

Zones that Support Residential Uses

Zone	Consistent Uses (based on area intent statements)	Density/Design Requirements [1]
North Rockhampton – Berserker Foothills Residential Area	▪ houses and duplexes are consistent ▪ multi-unit dwelling are inconsistent	▪ Minimum area 600m² ▪ Minimum frontage 20m ▪ Maximum site cover – 50%
North Rockhampton – Berserker Heights Residential Area	▪ dominated by houses on individual lots ▪ duplex development is compatible, as long as it does not proliferate	▪ Minimum area 300m² ▪ Minimum frontage 10m ▪ Maximum site cover – 50%
North Rockhampton – Bridge Street Residential Area	▪ it is intended that the area remain as residential development in the form of houses in individual lots ▪ additional or smaller lots are generally inconsistent	▪ Minimum area 600m² ▪ Minimum frontage 20m ▪ Maximum site cover – 50%
North Rockhampton – Frenchville Residential Area	▪ residential character is maintained, dominated by houses on individual lots ▪ higher density development, such as multi-unit dwellings, is inconsistent ▪ duplex development is compatible if it doesn't dominate ▪ additional aged care accommodation is consistent	▪ Minimum area 300m² ▪ Minimum frontage 10m ▪ Maximum site cover – 50%
	Precinct 1	
	▪ mixed use residential and commercial is consistent (commercial ground floor and residential above)	▪ Minimum area 1000m² ▪ Minimum frontage 20m ▪ Maximum site cover – 50%
North Rockhampton – Lakes Creek Residential Area	▪ low intensity residential dominated by houses of varying size providing large variety of housing choice ▪ duplex development is compatible where low intensity residential character is not compromised ▪ multi-unit dwellings are inconsistent	▪ Minimum area 400m² ▪ Minimum frontage 15m ▪ Maximum site cover – 50%
	Precinct 1	
	▪ only residential uses that maintain or reinforce the character of the precinct	▪ Minimum area 400m² ▪ Minimum frontage 15m ▪ Maximum site cover – 50%
North Rockhampton – Limestone Creek Residential Area	▪ primarily accommodate houses, however, other forms of residential accommodation ,	▪ Minimum area 600m² ▪ Minimum frontage 20m ▪ Maximum site cover – 50%

[1] Maximum building height is 2 storeys and 9m, except where stated otherwise for consolidation areas

Zone	Consistent Uses (based on area intent statements)	Density/Design Requirements [1]
	including student accommodation are consistent ▪ duplex development is compatible ▪ multi-unit dwellings and student accommodation to be located in larger allotments	
North Rockhampton – Norman Road Residential Area	▪ primarily detached houses, however, duplexes are consistent ▪ more intense forms of residential development not intended ▪ aged or student accommodation may front Norman Road if need is demonstrated	No part in precinct 1 or 2 or an Environmental Protection Area: ▪ Minimum lot size 300m2 ▪ Minimum frontage 212m ▪ Maximum site cover – 50%
	Precinct 1	
	▪ only houses consistent	Wholly within precinct 1 or 2: ▪ Minimum lot size 2000m2 ▪ Minimum frontage 30m Partly located in precinct 1 or 2: ▪ Minimum lot size 500m2 ▪ Minimum frontage 20m ▪ Maximum site cover – 50%
	Precinct 2	
	▪ low density development to preserve scenic value	Wholly within precinct 1 or 2: ▪ Minimum lot size 2000m2 ▪ Minimum frontage 30m Partly located in precinct 1 or 2: ▪ Minimum lot size 500m2 ▪ Minimum frontage 20m ▪ Maximum site cover – 50%
North Rockhampton – North Rockhampton Residential <u>Consolidation</u> Area	▪ houses, duplexes and multi-unit dwelling sup to 3 storeys retained and consolidated ▪ multi-unit and duplex development encouraged	▪ Minimum area $30m^2$ ▪ Minimum frontage 10m ▪ Maximum site cover – 55% ▪ Maximum plot ratio 0.5 ▪ Maximum building height – 3 storeys and 12m
	Precinct 1	
	▪ mixed use residential and commercial development are consistent	▪ Minimum area $1000m^2$ ▪ Minimum frontage 20m ▪ Maximum site cover – 55% ▪ Maximum building height – 3 storeys and 12m
North Rockhampton - North Rockhampton Stables Residential Area	▪ multi-unit dwellings and duplex development are not consistent ▪ additional lots and smaller lots also not consistent	▪ Minimum area $800m^2$ ▪ Minimum frontage 20m ▪ Maximum site cover – 50%

Zone	Consistent Uses (based on area intent statements)	Density/Design Requirements [1]
North Rockhampton – Parkhurst East Residential Area	▪ primarily houses are accommodated ▪ duplex development is compatible, as long as it does not proliferate ▪ Higher density, including multi-unit development is not compatible ▪ Motel, caravan / cabin park is consistent along Yaamba Road	▪ Minimum area 600m^2 ▪ Minimum frontage 20m ▪ Maximum site cover – 50%
North Rockhampton – Parkhurst Future (Post 2015) Residential Area	▪ to remain undeveloped in the medium term, expect for houses on existing lots ▪ developed for urban purposes in the longer term, subject to further investigation	▪ Minimum area 100,000m^2 ▪ Minimum frontage 150m
North Rockhampton – Richardson Road Residential Area	▪ primarily will accommodate houses ▪ aged and student accommodation consistent in selected locations ▪ duplex development compatible, as long as it doesn't dominate	▪ Minimum area 300m^2 ▪ Minimum frontage 10m ▪ Maximum site cover – 50%
	Precinct 1	
	▪ mixed use residential and commercial uses are consistent	▪ Minimum area 1000m^2 ▪ Minimum frontage 20m ▪ Maximum site cover – 50%
North Rockhampton – Splitters Creek Residential Area	▪ primarily houses on individual allotments ▪ duplex development is compatible, as long as it doesn't dominate and is not on land close to Parkhurst Industrial Area ▪ multi-unit dwellings generally inconsistent	▪ Minimum area 300m^2 ▪ Minimum frontage 10m ▪ Maximum site cover – 50%
	Precinct 1	
	▪ residential uses, including multi-unit dwellings and aged accommodation, are consistent	▪ Minimum area 1000m^2 ▪ Minimum frontage 20m ▪ Maximum site cover – 50%
	Precinct 2	
	▪ mixed use residential and commercial development consistent	▪ Minimum area 1000m^2 ▪ Minimum frontage 20m ▪ Maximum site cover – 50%
	Precinct 3	
	▪ No residential uses intended	▪ Minimum area 1000m^2 ▪ Minimum frontage 20m ▪ Maximum site cover – 50%

Zone	Consistent Uses (based on area intent statements)	Density/Design Requirements [1]
South Rockhampton – Allenstown Residential Consolidation Area	▪ houses, duplexes, multi-unit dwellings and aged care accommodation retained and consolidated ▪ multi-unit development and duplexes encouraged ▪ Short-term accommodation is not consistent	▪ Minimum area 400m² ▪ Minimum frontage 15m ▪ Maximum site cover – 55% ▪ Maximum building height – - for the part located north of Larnach Street - 3 storeys and 12m; - half of the block on the corner of William Street and Murray Street - 5 storeys and 18m; and - remainder of the area - 2 storeys and 12m.
	Precinct 1	
	▪ mixed use residential and commercial development consistent	▪ Minimum area 1000m² ▪ Minimum frontage 20m ▪ Maximum site cover – 55% ▪ Maximum plot ratio 0.5
South Rockhampton – Depot Hill Residential Area	▪ only houses (and community uses) accommodated	▪ Minimum area 600m² ▪ Minimum frontage 20m ▪ Maximum site cover – 50%
South Rockhampton – Inner City North Residential Consolidation Area	▪ increased density and variety of housing	▪ Minimum area 300m² ▪ Minimum frontage 10m ▪ Maximum site cover – 55% ▪ Maximum plot ratio 0.5 ▪ Maximum building height (north of Alma Street) 3 storeys and 12m.
	Precinct 1	
	▪ focus of multi-storey residential development ▪ mixed use development with ground floor non-residential uses consistent	▪ Minimum area 300m² ▪ Minimum frontage 10m ▪ Maximum site cover – 55% ▪ Maximum building height - 10 storeys and 35.
South Rockhampton – The Range North Residential Area	▪ unique residential character retained ▪ houses are the primary form of development ▪ duplex, multi-unit and aged care accommodation consistent in particular locations ▪ multi-unit development only consistent close to hospital and TAFE facility	▪ Minimum area 1000m² ▪ Minimum frontage 20m ▪ Maximum site cover – 50%
	Precinct 1	
	▪ short term accommodation uses (to support medical uses)	▪ Minimum area 1000m² ▪ Minimum frontage 20m ▪ Maximum site cover – 50%
	Precinct 2	
	▪ only boarding school accommodation uses compatible (no other	▪ Minimum area 1000m² ▪ Minimum frontage 20m ▪ Maximum site cover – 50%

Zone	Consistent Uses (based on area intent statements)	Density/Design Requirements [1]
	residential uses)	
South Rockhampton – The Range South Residential Area	▪ unique residential character retained ▪ houses are the primary form of development ▪ duplex, multi-unit and aged care accommodation consistent in particular locations	▪ Minimum area 1000m² ▪ Minimum frontage 20m ▪ Maximum site cover – 50%
South Rockhampton – Wandal Residential Area	▪ houses on individual lots dominate ▪ some additional multi-unit and duplex development	▪ Minimum area 400m² ▪ Minimum frontage 15m ▪ Maximum site cover – 50%
	Precinct 1	
	▪ mixed use residential and commercial development consistent	▪ Minimum area 1000m² ▪ Minimum frontage 20m ▪ Maximum site cover – 50%

The **'multi-unit dwelling, accommodation building and duplex code'** includes the following provisions in relation to the location of these forms of residential uses:

- Residential area or residential precinct – a duplex is only permitted on 1 in every 4 allotments, provided that no more than half of corner allotments at any intersection is occupied by any existing or approved duplex.

- Residential consolidation areas – multi-unit dwellings, duplexes and accommodation buildings are acceptable on any allotment.

- Commercial areas or precincts - multi-unit dwellings, duplexes and accommodation buildings are acceptable only above ground level.

- CBD commercial area - multi-unit dwellings, duplexes and accommodation buildings are acceptable only above ground level in precincts 1 and 2 and any level in precinct 3.

MOUNT MORGAN TOWN PLAN 2005

Strategic Provisions and Overview of Settlement Pattern/Zoning

The intent of the strategic provisions of the planning scheme in relation to housing is for residential uses to be established within the established service area of Mount Morgan, as shown in the 'service area' map provided below. The strategic provisions also state that the density of residential development is of a level that allows for the protection of residential amenity

Desired Environmental Outcomes

There are four (4) DEOs in the Mount Morgan Planning Scheme

DEO Area	DEO Statement
Quality of Life	Mount Morgan Shire is a pleasant, safe and healthy place to live, with an extensive range of both public and private services and facilities available to the community.
Economic Development	Mount Morgan Shire has a vibrant, sustainable and diverse economy comprising amongst other things mineral processing, agriculture (including intensive agriculture) commercial, tourism and service industries for both the local community and wider Central Queensland region.
Heritage and Town Character	Mount Morgan Shire maintain its unique natural and built environment, important heritage and character values.
Rural and Natural Areas	Mount Morgan Shire's biodiversity, scenic qualities and recreational potential of the natural environment will be recognised and protected and will be managed in a sustainable manner.

Overview of Zoning

There is a residential zone and a rural residential zone in the Mount Morgan Planning Scheme.

For the residential zone, the intent is to:

- Provide protection for a relaxed quality lifestyle of residential living
- Provide for domestic businesses and other development having minimal adverse impact on surrounding residences
- Provide for affordable housing opportunities and range of housing design choices
- Encourage infill for residential development

For the rural residential zone, the intent is to:

- Protect existing areas in Struck Oil, used for alternative residential lifestyle, from the effects of high impact activities such as intensive keeping of animals, intensive horticulture or extractive industries businesses
- Facilitate development of existing land located in the Moongan area as an alternative residential lifestyle as it has proximity to current urban services.

Residential Use Definitions

The definitions of any residential uses is the scheme are as follows:

Domestic premises – a residential premises comprising of not more than 2 dwelling units.

Multi-unit premises – a residential premises containing more than 2 dwelling units.

Aged accommodation – residential premises designed or adapted and used to accommodate aged persons, whether on-site managed or not.

Rural residential premises – residential premises characterised by a rural experience on a large residential allotment from where, urban facilities such as shopping and community services, can be easily and conveniently accessed.

Levels of Assessment

Use Definition	Criteria	Level of Assessment
Aged Accommodation	In the serviced area	C
Domestic Premises	All zones except the overlay map 2-4 6-7, mine and conservation zone.	S
	In the overlay map 2-4 6-7, mine and conservation zone.	C
Multi-unit premises	All zones except conservation	C

E= Exempt | S = Self Assessable | C = Code Assessable | I = Impact Assessable

Zones that Support Residential Uses

Zone	General Location	Density/Design Requirements
Residential Zone	▪ Concentrated in the township of Mount Morgan and extending along the Burnett Highway to the north	▪ Maximum building height is 10m ▪ Maximum density is 1 bed (multi unit dwelling) 150m2 ▪ Minimum lot frontage is 12m ▪ Minimum lot size is 500m2
Rural Residential Zone	▪ Large pockets to the north (Moongan) and south (Horse Creek and Hamilton Creek) of residents areas ▪ Small pocket to the east of the Mount Morgan Hospital ▪ Significant length of rural residential development from Johnsons Hill along Mount Morgan Archer Road	▪ Future rural residential development directed into Moongan ▪ Minimum lot frontage is 70m ▪ Minimum lot size is 2 ha ▪ Multi-unit premises are code assessable, however, maximum building height of 10m applies

Use Codes

The main code against which residential premises are assessed is ‘code 1.01 - development of a residential premises for domestic premises, multi unit premises or aged accommodation’. The main provisions in this code relate to:

- Adequate vehicular access to the site
- Consistent setback with surrounding development in the street
- Provision of off street car parking
- Building height of not more than 20% above the average building height in the street and 10m
- Adequate waste disposal
- Density of residential development is not to compromise the relaxed lifestyle of the area or the following densities:
  - 1 dwelling unit per 450m² for a dwelling house
  - 1 bed per 100m² for aged accommodation
  - 1 bed per 150m² for multi-unit dwellings
  - 1 bed per 150m² for residential premises
  - 1 dwelling unit per 400m² for domestic premises
- Development is to achieve an adequate level of privacy
- Development is designed and constructed to ameliorate the risk of damage from bushfire

Lot Reconfiguration Code

A purpose of the reconfiguration code is to provide for further infill development in the residential zone in a manner that will not impact on the character of the area. Additionally, it is intended that the code will provide for development in the rural residential zone in a manner that will limit demand on infrastructure such as water, roads, social and educational services.

Minimum lot size and dimensions:

- 500m² in the residential zone, minimum frontage of 12m
- 2 hectares in rural residential zone and minimum frontage of 70m

FITZROY SHIRE PLANNING SCHEME 2005

Desired Environmental Outcomes

There are twenty-four (24) DEOs in the Fitzroy Shire Planning Scheme. Those of particular relevance to residential and rural residential development are described in the table below.

- The Shire's residential communities are preserved in character, well serviced, enjoy high levels of safety and amenity, able to accommodate growth and offer a range of housing options to meet the diverse needs of all members of the community.
- Communities of Bouldercombe, Bajool, Marmor, Kabra, Stanwell, Westwood, Gogango, Alton Downs and Ridgelands have access to facilities and services that meet local needs, and where appropriate also provide some higher order services and functions important to the Shire.
- Rural Residential areas are located and consolidated to provide suitably serviced, alternative rural living options that are close to townships.
- The park and recreation opportunities for residents and visitors of the Shire are enhanced and expanded.
- The risks to persons and property due to flood, bushfire and landslide are minimised.
- Development is located and managed to ensure the long term protection and conservation of the significant cultural heritage values of the Shire.

Overview of Zoning

The Fitzroy Shire Planning Scheme includes a number of zones and precincts intended for residential development. The key overall outcomes for each of these zone and precinct is summarised below.

Town Zone

The Town Zone Code aims to achieve the following overall outcomes:

- Retain Gracemere as the key service town and consolidate commercial, community and public uses in Gracemere as the community centre;
- Each precinct represents a distinct area or grouping of compatible land uses;
- Inappropriate development does not affect the availability of land, the amenity and the needs of each precinct; and
- Land on the boundaries between precincts is complimentary to the uses in the adjoining precinct.

Town Residential Precinct overall outcomes are:

- Land is generally provided for detached housing and with urban standard services;
- Uses that are not in the Residential Use Class are consistent with the residential amenity of the area and other uses that are not in the Residential Use Class are not generally located within the Precinct.
- Development without reticulated sewerage systems use on site effluent disposal systems, which do not affect water resources.

Town Residential Accommodation Precinct overall outcomes are:

- Higher residential densities than the Town Residential Precinct are achieved through dual occupancies, multiple dwellings and other residential uses;
- New development minimizes the negative impacts on existing residences and ensures a balanced mix of residential uses exist;
- Land is generally provided with urban standard services;
- Development without reticulated sewerage systems, use disposal systems which do not affect water resources; and
- Uses that are not in the Residential Use Class are consistent with the residential amenity of the area and are located in the Precinct in preference to their location in the Town Residential Precinct.

Rural Residential Zone

The Rural Residential Zone Code aims to achieve the following overall outcomes:

- Land is predominantly for dwelling houses on small rural lots, without necessarily being provided with all urban services;
- Low population densities ensure people enjoy a rural lifestyle;
- Land within the zone is essentially residential and therefore the size and scope of rural activities is limited;
- Agricultural uses are of a scale that do not adversely impact the residential amenity nor significantly impact the environment;
- New residential development is located within existing rural residential land, or is an extension of existing rural residential land and respects the natural values;
- Land is afforded a rural standard of road access;
- Where reticulated water and sewerage is not available, new development has adequate water supply and effluent disposal which doesn’t impact water resources;
- Commercial and industrial uses are generally inconsistent with the zone, however low key uses which provide essential goods and services are located within the zone where negative impacts are minimised.

Village Zone

The Village Zone aims to achieve the following overall outcomes:

- Townships provide mixed land uses, services and facilities and are viable centres as much as residential communities;
- Townships are consolidated within the boundary of the zone;
- Village communities continue to have limited water and sewerage infrastructure and some sealed roads;
- New uses are consistent to that of surrounding development no significant impacts on the environment.

Alton Downs Zone

The Alton Downs Zone aims to achieve the following overall outcomes:

- Future development and subdivision does not further fragment land into unsustainable lot sizes;
- Land has a semi-rural character and amenities;
- Development incorporates waste disposal methods which don't impact on the environment;
- Native vegetation is protected;
- Commercial and industrial uses are generally consistent with the residential nature land;

Alton Downs – Precinct 1A and 1B overall outcomes are:

- Semi-rural character with large 'rural residential' lots of 8ha or more;
- Agricultural uses don't adversely impact the residential amenity;
- (Alton Downs – Precinct 1A Only): land is afforded sealed roads and development occurs which meets the needs of the Alton Downs community.
- (Alton Downs – Precinct 1A Only): Development for uses in the Residential Use Class only occurs where it can be connected with existing sealed roads and services;

Alton Downs – Precinct 2 overall outcomes are:

- Rural character with large rural parcels, low population and basic services; and
- Only development associated with Rural Use Class uses occurs.

Gracemere – Stanwell Zone

The Gracemere – Stanwell Zone aims to achieve the following overall outcomes:

- Growth of industrial enterprises and ecological sustainable development and use of industrial premises;
- Sequential industrial development government by infrastructure provision;
- Establishment of industrial uses according to demand.

Rural / Village Balance Precinct K overall outcomes are:

- Continuation of existing land uses including the Stanwell and Kabra villages and agricultural activities on larger lots;
- Uses in the Residential Use class and reconfiguring a lot proposals resulting in rural residential sized lots, on the edge of Stanwell and Kabra do not occur in the precinct;
- Industrial development can locate in the precinct where: transport access cannot be met in any industry precinct; a site provides unique operational requirements; it is located compatibility with existing industry; and provision is made for adverse impacts on nearby residential and rural land uses;

- Uses in the Residential Use Class and similarly sensitive development are located where sufficient buffering can be provided between the use and all Precincts in the Zone, and that the Probable and Acceptable Solutions for houses are met.

Residential Uses and Definitions

Residential Use	Planning Scheme Definition
Rural Dwelling	Providing of accommodation for farm or other workers engaged in bona fide rural occupations on the same premises, in addition to a house.
Accommodation Building	Premises used for accommodation units on one or more lots and which provide common facilities and includes any restaurant, office and/ or manager's residence on the same site. The term includes uses commonly known as a Motel, Hostel, Boarding House, Apartment House and Serviced Rooms.
Caretaker's Residence	Dwelling Unit having a maximum floor area of 100m2 for accommodation of a caretaker or manager in connection with a particular purpose on the same site, except for rural purposes
Dual Occupancy	Premises used for 2 dwelling units on a single lot. The term does not include home host accommodation, caravan park, or multiple dwelling.
House	Using a detached building, comprising one Dwelling Unit, principally for residential purposes and includes as ancillary uses; i. The keeping of domestic pets in accordance with Council's Local Laws, and includes working dogs for bone fide rural purposes and breeding dog activities operated in accord with the standards of the Canine Council of Queensland. ii. Outbuildings normally associated with this use; iii. The parking of heavy vehicles which are necessary in the employment of residents; iv. The caring of children as defined as Family Day Care or Home Based Care as defined in the *Child Care Act*; v. Home activity being a hobby, minor commercial activity, occupation or profession carried out in, or on the same site as a house by any permanent resident of the house, where the total use area for the activity, occupation or profession does not exceed 50m2 or constitute more than 10% of the total use area of the house and has: ▪ No employees; ▪ No public signage of the activity; ▪ No customers or visitors to the site; and ▪ No sale or hire of goods on site. vi. An annexed unit where such unit; ▪ Has a maximum floor area of 50m2; ▪ Has only one bedroom; ▪ Is architecturally and structurally part of the house; and ▪ Is not self contained.
Multiple Dwelling	Premises used for 3 or more Dwelling Units on a single lot. The term includes uses commonly known as a Townhouse, Unit, Apartment and any Managers Residence. The term does not include Accommodation Building, Home Host Accommodation, Dual Occupancy, Retirement Village, or Caravan Park.
Retirement Village	Premises used for 3 or more dwelling units or accommodation units for residential accommodation by elderly or retired persons in accordance with the *Retirement Villages Act 1999.* The term includes ancillary Nursing Home Accommodation and facilities, recreational and communal facilities provided on the same site. The term does not include Community Purposes (Nursing Home, Aged Care Accommodation, Institution), or Multiple Dwelling.

Workers Accommodation	Any premises used for the purpose of providing accommodation to workers associated with major developments. It includes ancillary uses such as kitchen, dining hall, amenity buildings, and recreation and parking facilities, which cater exclusively for the residents of the worker's accommodation. The term does not include Accommodation Building, Caravan Park, Community Purposes, or Multiple Dwelling.
Caravan Park	Any combination of the parking of caravans or relocatable homes, camping or the pitching of tents, or the use of cabins with a maximum total use area of 80m2 for each cabin, whether for the travelling public or long-term residents. The term includes any manager's office or residence, shop, amenity buildings and recreational and entertainment facilities which cater exclusively for the occupants of the caravan park.

Levels of Assessment

Zone/s	Residential Use Type	Level of Assessment
Town Zone	Rural Dwelling	**I**
	Accommodation Building	**C or I**
	Caretaker's Residence	**C or I**
	Dual Occupancy	**C or I**
	House	**S or I**
	Multiple Dwelling	**C or I**
	Retirement Village	**I**
	Workers Accommodation	**I**
	Caravan Park	**I**
Rural Residential Zone	Rural Dwelling	**I**
	Accommodation Building	**I**
	Caretaker's Residence	**I**
	Dual Occupancy	**I**
	House	**S**
	Multiple Dwelling	**I**
	Retirement Village	**I**
	Workers Accommodation	**I**
	Caravan Park	**I**
Village Zone	Rural Dwelling	**I**
	Accommodation Building	**I**
	Caretaker's Residence	**I**
	Dual Occupancy	**I**
	House	**S**
	Multiple Dwelling	**I**
	Retirement Village	**I**
	Workers Accommodation	**I**
	Caravan Park	**I**
Alton Downs Zone	Rural Dwelling	**I**
	Accommodation Building	**I**
	Caretaker's Residence	**C or I**
	Dual Occupancy	**I**
	House	**C or I**
	Multiple Dwelling	**I**
	Retirement Village	**I**
	Workers Accommodation	**I**
	Caravan Park	**I**

Zone/s	Residential Use Type	Level of Assessment
Gracemere – Stanwell Zone	Rural Dwelling	**I**
	Accommodation Building	**I**
	Caretaker's Residence	**I**
	Dual Occupancy	**I**
	House	**I**
	Multiple Dwelling	**I**
	Retirement Village	**I**
	Workers Accommodation	**I**
	Caravan Park	**I**

Under the Fitzroy Shire Planning Scheme, levels of assessment may also be affected by an overlay. Where a conflict exists between the assessment level established by a zone level of assessment table and an overlay level of assessment table, the highest level of assessment will prevail.

Overlay	Residential Use Type	Level of Assessment
Natural Features and Conservation Overlay Code	Rural Dwelling	C
	Residential Use Class	C
Economic Resources Overlay Code	Rural Dwelling	E
	Accommodation Building	I
	Caretaker's Residence	C
	Dual Occupancy	I
	House	E
	Multiple Dwelling	I
	Retirement Village	I
	Workers Accommodation	I
	Caravan Park	I
Major Utilities Overlay Code	Rural Dwelling	S
	Residential Use Class	S
Natural Disaster Overlay Code	Rural Dwelling	C
	Residential Use Class	I

E= Exempt | S = Self Assessable | C = Code Assessable | I = Impact Assessable

Zones that Support Residential Uses

Zone	General Location	Density/Design Requirements
Town Zone, Residential Precinct and Residential Accommodation Precinct	▪ Only located within Gracemore, to the north of the Gracemere Stanwell Zone ▪ The Residential Accommodation Precinct is located centrally, proximate to the recreation and commercial precincts	Town Residential Precinct: 600m² minimum lot size and 20m minimum frontage. Town Residential Accommodation: minimum lot size 400m² and 15m minimum frontage. Maximum building height is 8.m.
Rural Residential Zone	▪ Land zoned for rural residential development are located in Gracemere and significant parcels of land are located at Bouldercombe (south east of Gracemere)	3,000m2 minimum lot size (reticulated sewerage) and 4,000m2 minimum lot size (on-site sewerage disposal). 30m minimum road frontage.

Zone	General Location	Density/Design Requirements
	▪ The Alton also includes rural residential sized allotments (described below)	100m minimum lot depth (reticulated sewerage) or 200m minimum lot depth (on-site sewerage disposal). Maximum building height is 8.5m.
Gracemere - Stanwell Zone, Precinct K	▪ Precinct K includes the Stanwell and Kabra villages (described below) and the balance area surrounding the industry and business precincts	RoL applications are in accordance with approved Precinct Master Plan or other Development Plan approved by Council. Minimum lot size is 2000m2. Average lot width of at least 40m. Site cover is not more than 65%.
Alton Downs Zone, Precinct 1	▪ The zone is located to the north of the Gracemere ▪ Precinct 1 is the priority area for development	Precinct 1A and 1B – maximum density is 1 dwelling units 8ha of land area. 8 ha minimum lot size. 200m minimum frontage. Maximum building height is 7.5m and 2 storeys.
Village Zone	▪ Areas zoned as village include Bajool, Bouldercombe, Gogango, Kabra, Marmor, Stanwell and Westwood	800m² minimum lot size and 20m minimum frontage. Maximum building height is 8.5m.

LIVINGSTONE SHIRE PLANNING SCHEME: LIVING FOR LIFESTYLE 2005

Overview of Zoning

Residential Zone

The Residential Zone aims to achieve the following overall outcomes:

- Residential areas have high levels of amenity and attractive living environments;
- Development for residential purposes comprises:
  - a range of accommodation styles including short- and long-term accommodation;
  - long-term and short-term accommodation is located appropriately in relation to densities nominated in this code;
  - well designed residential development which is sensitive to the climate and retains the natural features of the environment; and
  - an open space system including formalisation of recreational and movement opportunities;
- Development is provided with physical and social infrastructure commensurate with the scale of the development;
- Non-residential uses are of a local business/ community nature which do not detract from the character and amenity of the locality;
- Buildings and structures in precincts R1 and R2 and not higher than 12 m;
- Buildings and structures in precincts R3 are not higher than 15 m;
- Development does not adversely impact on the environmental values of the site and its surroundings.

Park Residential Zone

The Park Residential Zone aims to achieve the following overall outcomes:

- Development for low density residential purposes:
  - is clustered within a rural or natural landscape setting;
  - is integrated with the natural environment and facilitates enjoyment of rural amenity and lifestyle;
  - does not negatively impact good quality agricultural land; and
  - does not negatively impact environmental values of the site and its surroundings or the existing open space networks; and
- Uses and works are located and designed to maximise the efficient use of infrastructure.

Village Zone

The purpose of the Village Zone is to achieve the following overall outcomes:

- Development contributes to the townships of Marlborough, Ogmore, Cawarral, Mt Chalmers, Stanage Bay and Keppel Sands by being attractive, pleasant and safe places to live; providing local employment opportunities, achieving high levels of amenity commensurate with the character of the township; and providing the focus for convenience retailing and community support services and facilities;

- Residential development provides a range of long-term and short-term accommodation located in existing settled areas;
- Marlborough additionally provides for the needs of travelers using the Bruce Highway.

Yeppoon Central Zone

The Yeppoon Central Zone aims to achieve the following overall outcomes:

- Development for retail premises does not exceed the floorspace index nominated in column 2 of Table 7c at the nominated year.
- Development is characterised by:
  - Building layout and form suitable to accommodate the range of consistent uses;
  - The provision of infrastructure services commensurate with type and scale of development;
  - Premises are sympathetic to the surrounding natural and built environment by integrating existing mature vegetation, contributing to the retention and attainment of desirable streetscape and character; and preserving and integrating built form elements and features of the past;
- Buildings with a high standard of finish;
- Building design containing interest and appeal;
- Building form reflects the Yeppoon Structure Plan Map (PSM 3A), in terms of relating to and reinforcing:
  - The town square at the junction of James and Normanby Streets;
  - Active frontages;
  - Tourism activities focusing along Anzac Parade;
  - Linkages to improve access; and
  - Integrated redevelopment of the Yeppoon Rail Yard site;
- Building form reflecting the intended streetscapes for Yeppoon and character elements;
- Building heights reflecting the character of Yeppoon, its landscape features and intensity of development for Yeppoon;
- Safe and efficient pedestrian movement.

Business Zone

The purpose of the Business Zone is to achieve the following overall outcomes:

- Development of business centres is characterised by:
  - Building layout and form suitable to accommodate the range of consistent uses;
  - The provision of infrastructure services commensurate with type and scale of development;
  - Premises are sympathetic to the surrounding natural and built environment by integrating existing mature vegetation and contributing to the retention and attainment of desirable streetscape and character.
- Buildings and structures are not more than 12 m high;
- Development for district level functions does not occur outside Yeppoon.

Comprehensive Development Zone

The overall outcomes applicable to this zone relate to specific areas designated as comprehensive development, including:

- Great Barrier Reef International Resort
- Great Keppel Island
- Rosslyn Bay
- Capricorn International Report
- Stanage
- Seaspray Residential Development

Desired Environmental Outcomes (DEOs)

There are 13 DEOs in total in the Livingstone Shire Planning Scheme. DEOs of some relevance to residential development the overall urban structure of the shire include:

- The Shire's tourism industry is strengthened and expanded based on the sustainable use of natural, cultural and man-made assets and the orderly provision of services and facilities.
- Yeppoon continues to function as the main business centre and administrative hub for the Shire.
- Development promotes the efficient use and provides for the orderly expansion of the Shire's movement system, including motorised and non-motorised modes.
- Development occurs in an area which is intended for development and in which services and facilities required are existing, planned or provided by the development.
- Development does not adversely affect the community's health and safety or the amenity enjoyed by people.
- The community values of places and landscapes reflecting the community's history and identity are not detrimentally affected by development.

In addition, the DEOs that relate to residential uses in each of the structure plan areas are summarised in the following table.

Structure Plan Area	DEO
Great Barrier Reef International Resort	Development comprises low to medium density residential uses, tourist facilities and associated community and recreational facilities located in accordance with the precincts illustrated in PSM 4.
Great Keppel Island	Development comprises low intensity resort facilities, camping accommodation, including associated woks and is located in accordance with the precincts illustrated on PSM 5.
Rosslyn Bay	Development comprises a mix of uses and works that: ▪ focus on the primary function of the boat harbour for boating related pleasure, recreational and commercial fishing and water-based transport services; and ▪ integrate uses for short and long term

Structure Plan Area	DEO
	accommodation with a marina resort complex to optimize the unique physical and locational features of the zoned area Residential uses are located with the marina precinct and designed to minimise conflicts with other activities to provide for safe, pleasant and attractive areas in which accommodation is provided or to which the public has unregulated resort.
Capricorn International Report	Development comprises resort facilities and key service infrastructure including associated works.
Stanage	Uses are primarily for the accommodation of a limited number of permanent and part-time visitors in low density styles of housing along with short-term visitors accommodated in low density lodgings.
Seaspray Residential Development	Development comprises low to medium density residential uses, associated supporting commercial, community and recreational facilities and conservation areas. Residential development creates attractive living environments characterised by a high level of amenity and comprises a range of residential accommodation styles including short term and long term accommodation.

Residential Uses and Definitions

Use definitions for all residential purposes (as identified in schedule 1 of the planning scheme) are described below.

Residential Use	Planning Scheme Definition
Accommodation Building	Premises for the purposes of providing accommodation, comprising only rooming units, (including motels, boardinghouses, guest houses, itinerant workers accommodation, hostels, serviced rooms, student accommodation, or any similar use), but does not include a bed and breakfast, caravan park, institutional residence, retirement village, or any other separately defined residential premises. The term includes a building or buildings or any parts thereof used for the provision of meals to residents (whether or not such facilities are open to public use), common room facilities and the like, or for the purposes of a manager's residence/ office, restaurant and conference facilities.
Annexed Apartment	Part of a dwelling house comprising a semi- independent apartment or area providing residential accommodation within or attached to the dwelling house, where the apartment: (a) may be self-contained; but (a) does not have a title separate to that of the dwelling house; and (b) contains only one bedroom; and

Residential Use	Planning Scheme Definition
	(c) is visually integrated with the dwelling-house and not able to be identified as forming a separate dwelling unit; and (d) the total site cover of all buildings and structures on the site does not exceed 50%. The term does not include a Caretaker's residence or Retirement village as separately defined.
Bed and Breakfast	Premises for the overnight accommodation of tourists and travellers (including meals) provided by the occupiers of the dwelling house on the site except if associated with a rural activity. The term includes any dwelling unit or rooming unit provided within the curtilage of the dwelling house but does not include a host farm.
Caravan Park	Premises for the parking and/ or siting of two or more caravans (with or without fixed annexes) and/ or relocatable homes for the purpose of providing accommodation for fee or reward. The term includes camping areas and/ or onsite cabins for short term accommodation where such camping areas and cabins are ancillary to caravan and/ or relocatable home accommodation. The term also includes any manager's office and residence, any amenity buildings and any recreation and entertainment facilities that cater exclusively for the occupants of the caravan park. The term does not include Accommodation buildings or Multiple dwelling units as separately defined.
Caretaker's Residence	Premises comprising a dwelling unit only for care-taking purposes in association with a non-residential purpose conducted lawfully on the same site and includes enjoyment of domestic pets, domestic horticulture and home occupation.
Dual Occupancy	Premises comprising two dwelling units, proposed for separate occupation and intended or capable of being individually titled to provide separate ownership whether or not attached.
Dwelling House	Premises for a single detached dwelling unit on a site together with outbuildings necessary for purposes ancillary to occupation of the dwelling unit and including: (a) keeping of domestic pets (b) domestic horticulture (c) family day care (d) home activity The term does not include an accommodation building, dual occupancy or multiple dwelling.
Host Farm	Premises for the overnight accommodation of tourists and travellers (including meals) provided by the occupiers of the dwelling house on the site in association with a rural activity on the same site. The term includes the provision of on-site cabins located away from the dwelling house but does not include bed and breakfast.
Institutional Residence	Premises for any of the following purposes or any like purpose which is not separately defined and where the premises is under the control of a resident supervisor: (a) a convent/monastery; or (b) home for social welfare accommodation including associated counselling and advisory services; or

Residential Use	Planning Scheme Definition
	(c) an orphanage or home for people with physical or mental disabilities; or (d) the care of people not receiving full-time medical treatment who are resident at the premises. The term includes a rehabilitation centre, a refuge, a half-way house or similar activity and accommodation for staff of the facility. The term does not include a gaol, remand centre, nursing home, retirement village, hospital or reformative institution.
Multiple Dwelling Unit	Premises that comprise an integrated development of three or more dwelling units on a site. The term includes outbuildings necessarily associated with human occupation on the site and home activities associated with the individual dwelling units. The term does not include Accommodation building, Bed and Breakfast, Caravan park, Dual occupancy, Institutional residence, Annexed apartment or Retirement villages as separately defined, but may include a manager's residence forming part of a multiple dwelling units premises.
Retirement Village	Premises for residential accommodation by (exclusively or primarily) elderly or retired persons where the premises: (a) include dwelling units, and/ or rooming units, and/ or nursing home facilities; (b) provide on-site opportunities for social and recreational pursuits, including communal facilities; (c) provide on-site medical services for residents; (d) are of an integrated design and layout, and are managed; and (e) comply with the provisions for licensing and transmission of title under the *Retirement Villages Act.* This term does not include accommodation buildings, hospitals (refer Special use), institutional residences or multiple dwelling units as separately defined.

Levels of Assessment

Zone/s	Residential Uses Supported	Level of Assessment
Park Residential Zone	Accommodation Building	**I**
	Annexed Apartment	**C or S**
	Bed and Breakfast	**C**
	Caravan Park	**I**
	Caretaker's residence	**I**
	Dual Occupancy	**I**
	Dwelling House	**C or S**
	Host Farm	**I**
	Institutional Residence	**I**
	Multiple dwelling units	**I**
	Retirement village	**I**
Residential Zone	Accommodation Building	**I or C**
	Annexed Apartment	**I, C or S**
	Bed and Breakfast	**I or C**
	Caravan Park	**I**
	Caretaker's residence	**I or C**

Zone/s	Residential Uses Supported	Level of Assessment
	Dual Occupancy	**C**
	Dwelling House	**I, C or S**
	Host Farm	**I**
	Institutional Residence	**I**
	Multiple dwelling units	**I or C**
	Retirement village	**I**
Village Zone	Accommodation Building	**I**
	Annexed Apartment	**I**
	Bed and Breakfast	**C**
	Caravan Park	**I**
	Caretaker's residence	**C**
	Dual Occupancy	**I**
	Dwelling House	**C or S**
	Host Farm	**I**
	Institutional Residence	**I**
	Multiple dwelling units	**I**
	Retirement village	**I**
Yeppoon Central Zone	Accommodation Building	**I, C or S**
	Annexed Apartment	**I**
	Bed and Breakfast	**I**
	Caravan Park	**I**
	Caretaker's residence	**I or C**
	Dual Occupancy	**I**
	Dwelling House	**I**
	Host Farm	**I**
	Institutional Residence	**I**
	Multiple dwelling units	**C or S**
	Retirement village	**I**
Business Zone	Accommodation Building	**I or C**
	Annexed Apartment	**I or S**
	Bed and Breakfast	**I or S**
	Caravan Park	**I or S**
	Caretaker's residence	**I or C**
	Dual Occupancy	**I or S**
	Dwelling House	**I or S**
	Host Farm	**I or S**
	Institutional Residence	**I or S**
	Multiple dwelling units	**C**
	Retirement village	**I or S**

E= Exempt | S = Self Assessable | C = Code Assessable | I = Impact Assessable

Zones that Support Residential Uses

Zone	General Location	Density/Design Requirements
Residential Zone	Residential land is zoned in and around the following centres / townships: ▪ Significant area of residential land surrounding Yeppoon and radiating out along highways to the north, west and south ▪ Emu Park (R1 and R2 precincts) ▪ Kinka Beach, to the north of Emu Park ▪ A small designation of R1 precinct at The Caves ▪ Pocket of pocket of residential (R1 precinct only) located along the coast at Bangalee ▪ Significant residential area at Pacific Heights, Barlow Hill and Meikleville Hill (R1 – R3 precincts), directly north of Yeppoon and west of Farnborough Road ▪ Cooee Bay / Taranganba contains a substantial area of land zoned for residential purposes (R1 – R3 precincts) ▪ Northern end of the Hidden Valley (R1 precinct), mainly along Kevin Drive and a large parcel of undeveloped land on the corner of Yeppoon Road and Hidden Valley Road ▪ Mulambin is to the north of Causeway Lake (R1 precinct and small pocket of R2) – recent development? ▪ Pocket of R1 to the south of Emu Park and north east of Zilzie and the Seaspray Residential Development site (extension of Emu Park to the south) Locations zoned for R2 or R3 are the preferred locations for multi-unit dwellings (ie. Yeppoon, Emu Park, Cooee Bay / Taranganba, and small areas of Pacific Heights, Barlow Hill and Meikleville Hill). NB: Multiple dwelling units are code assessable if located in the R3 precinct.	R1 and R2 ▪ maximum building height 12m ▪ minimum lot size 700m2 ▪ (or 300m2 if part of a house and land package) ▪ Minimum frontage 20m (or 10m if part of a house and land package) R3 ▪ maximum building height 15m ▪ minimum lot size 800m2 ▪ (or 300m2 if part of a house and land package) ▪ Minimum frontage 25m (or 10m if part of a house and land package) Multiple dwelling units are preferred in the R2 and R3 precincts. R2 – 125 persons / ha R3 – 350 persons / ha Site coverage: R1 – 50% R2 and R3 – between 25-40% depending on the height of the building.

Zone	General Location	Density/Design Requirements
Park Residential Zone	Land zoned for park residential land is located in and around the following centres / townships: ▪ Areas near Parkhurst including Glendale, Glenlee and Rockyview ▪ Inverness, which is located along Adelaide Park Road ▪ Barmaryee (west of Yeppoon) ▪ A few large parcels of land at Tanby	The only residential uses envisaged are dwelling house, bed and breakfast and home based business. Minimum lot size - 4,000 m^2. Minimum frontage - 40m (or 15m frontage if located at the blind end of cul-de-sac).
Village Zone	The main areas of land zoned for village purposes are located at: ▪ Ogmore ▪ Cawarral ▪ Mount Chalmers ▪ Keppel Sands ▪ A small pocket of land at Malborough, adjacent to business and light industry zoned land	The only residential uses envisaged are dwelling house, bed and breakfast and home based business. Residential development provides a range of long-term and short-term accommodation (such as an accommodation building), located in existing settled areas. Minimum lot size - 4,000 m^2. Minimum frontage - 20m. Maximum building height – 12m.
Yeppoon Central Zone	The Yeppoon Central Zone is located in the centre of Yeppoon. A structure plan (PSM 3A) indicates an area designated as a tourist and a business / tourist precinct along Anzac Parade	Residential uses, including multi-unit dwellings are permitted where not adversely impacting the amenity of the locality and where compatible with commercial purposes. Minimum lot size – 200m2. Minimum frontage 8m. Maximum building height – 27m (in the business / tourist precinct). Maximum plot ratio: 3:1. Site cover: between 50-80%, depending on building height.
Business Zone	Land zoned for business purpose is located in and around the following centres / townships: ▪ Business precinct in the Yeppoon Structure Plan area, bounded by Queen Street and Normanby Street ▪ Small designation at The Caves ▪ Small designation at Yaamba, adjacent to a light industry precinct ▪ Small area designated in Malborough adjacent to a small area of village and light industry zone ▪ To the west and south west of Yeppoon Central (beyond the structure plan boundary)	Residential uses are not listed as a consistent use in the Business Zone. The only exceptions are accommodation building and caretaker's residence, which are consistent where not adversely impacting the amenity of the locality and where compatible with commercial purposes. Minimum lot size - 600m^2. Minimum frontage - 20m. Maximum building height – 12m. Maximum plot ratio: 1.5:1.

Zone	General Location	Density/Design Requirements
	▪ A number of small pockets in Cooee Bay	
Comprehensive Development	▪ Great Barrier Reef International Resort (Keppel Sands) (PSM 4) ▪ Great Keppel Island (PSM 5) ▪ Rosslyn Bay (undeveloped?) (PSM 6) ▪ Capricorn International Report (Farnborough) (PSM 7) ▪ Stanage (north of shoalwater) (PSM 8) ▪ Seaspray Residential Development (PSM 11)	

APPENDIX G

Housing Analysis

Rockhampton Regional Council

PART A: HOUSING ANALYSIS REVIEW

September 2010

Queensland Department of Communities

Contents Housing Analysis Review

Disclaimer for release of housing analysis information to third parties

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Executive Summary Housing Analysis Review

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: Housing and Residential Development* (SPP 1/07). A housing needs assessment assists in indicating 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 Housing Analysis provides a summary of the findings of a review of the demographic characteristics, the housing market characteristics, and housing needs characteristics. These findings are reported for the Rockhampton Regional Council area and are benchmarked against the Central Queensland Region and the whole of Queensland. The analysis provides an integrated overview of the implications of the findings on reviewing and estimating the range of housing options that would respond to existing and future housing needs in the Rockhampton Regional Council area.

Key points of the Housing Analysis for Rockhampton include:

Demographic characteristics

- The most common household type in Rockhampton was couple with children households and this was also the most common household type in Central Queensland and Queensland.

- In comparison to Central Queensland and Queensland, Rockhampton had a lower proportion of couple with children households and a higher proportion of lone person households and these characteristics are projected to carry forward to 2031.

- Overall, Rockhampton had a greater proportion of small households (single person or couple only) than Central Queensland and the Queensland average. By 2031, the proportion of small households in Rockhampton is projected to increase and the proportion of couple with children households is projected to decline.

- By 2031, it is anticipated that the most common household type in Rockhampton will be couple only households, followed by single person households. This varies from the Queensland average where it is anticipated that couple only households will continue to constitute the largest household group, followed by couple with children households.

- Households in Rockhampton were generally older than in Central Queensland and Queensland with Rockhampton demonstrating larger proportions of households in the older (65-74 and 75+) age brackets, and smaller proportions in the younger (25-39) age bracket compared to the other regions.

- In comparison to Central Queensland, Rockhampton had higher proportions of couple with children households aged 40-64 and lower proportions aged 25-39 indicating a lower occurrence of young families in Rockhampton.

- Between 2006 and 2031, Rockhampton is projected to see a decrease in the rate of population aged under 65 and an increase in the rate of population aged 65 years and over. Central Queensland and Queensland are anticipated to see similar trends. It is estimated that the proportion of the population over 65 years of age in Rockhampton will continue to be higher than that for Central Queensland and Queensland.

- Household growth in Rockhampton from 2006-2031 is anticipated to be lower than that for Central Queensland and Queensland.

- Relative to Queensland and Central Queensland, Rockhampton had higher proportions of persons across a range of disability types and categories.

- Rockhampton had a higher proportion of Australian born residents than the Queensland average; and a higher proportion of Indigenous persons.

- Median incomes in Rockhampton were lower than those in Central Queensland and Queensland.

Executive Summary Housing Analysis Review

(Demographic characteristics cont.)

- Rockhampton had a slightly lower proportion of full time workers than Central Queensland, but this was still slightly higher than the Queensland average.

- The most common employment industry in Rockhampton was Retail and Wholesale Trade, followed by Education, Government Administration and Defence.

- In comparison to Queensland and Central Queensland, Rockhampton had a higher proportion of households in the bottom 40 percent of the Queensland income distribution.

- The demographic characteristics of the SLAs within Rockhampton generally demonstrated similar trends to the Rockhampton LGA average. The most diverse SLAs, in terms of demographic composition, were Livingstone Pt A and Mount Morgan. Livingstone Pt A had significantly higher proportions of couple with children households and the highest proportion of persons aged 35-54. Mount Morgan had significantly higher proportions of single person households and a population that was generally older than the other SLAs and the Rockhampton average.

Housing market characteristics

- The proportion of dwellings in Rockhampton that were fully owned was higher than in Central Queensland and Queensland; and the proportion of being purchased dwelling tenures was lower.

- Between 2001 and 2006, Rockhampton, Central Queensland and Queensland all experienced a decline in the proportion of fully owned housing tenure and an increase in the proportion of being purchased housing tenure.

- Rockhampton had a higher proportion of separate houses and lower proportions of flats and semi-detached dwellings than the Queensland average.

- Rockhampton had a higher proportion of smaller dwellings (2 bedrooms or less) than Central Queensland and the Queensland average, however the majority of dwellings in all three spatial areas were large (3 or more bedrooms).

- Non-private dwellings played a greater role in providing accommodation in Rockhampton than in Central Queensland and Queensland. The most significant non-private dwelling type in Rockhampton was hotel, motel which provided accommodation to 25.6% of persons residing in non-private dwellings; and 1.4% of the total population.

- Rockhampton recorded lower median rents for all dwelling types (one, two, three and four bedroom dwellings) than Central Queensland and Queensland, but experienced a greater percentage increase in rents between 2000/01 and 2008/09.

- Rockhampton had a lower proportion of low income households in unaffordable private rental housing than Queensland, and an equal proportion to Central Queensland.

- Rockhampton had higher proportions of affordable rental housing stock in all dwelling types (one, two, three and four bedroom dwellings) than Central Queensland and the Queensland average.

- Generally, numbers and proportions of affordable rental stock in the Rockhampton SLAs decreased between 2004 and 2009, just as they did in the Rockhampton LGA and Queensland generally. All SLAs recorded decreases in affordability in almost all categories, but Livingstone Pt B was the only SLA that recorded proportions of affordable rental stock in all dwelling sizes that were lower than the Rockhampton average.

Housing market characteristics (cont)

- In Rockhampton, the proportion of lower income households purchasing housing was higher than in Central Queensland and Queensland, and the proportion of these households paying more than 40% of their income for housing was also lower. This indicates that low income purchasers in Rockhampton have better access to housing in affordable price brackets than their counterparts in Central Queensland and Queensland.

- The proportion of the median income required for a young renter couple to purchase a house valued at the 40 percentile in Rockhampton was lower than the average proportion required in Queensland.

- In June 2009, the value of a 40th percentile property in Rockhampton was lower than the affordable purchase price for renter couples aged 25-40. The opposite trend was evident in the Queensland data where the affordable purchase price for young renter couples was lower than the 40th percentile house price. The superior housing affordability for young renter couples in Rockhampton is a reflection of significantly lower 40th percentile property prices in the Rockhampton region. The rise in interest rates has, in all likelihood, impacted negatively on housing affordability in both Rockhampton and Queensland.

- Median dwelling prices in Rockhampton were lower than those in Central Queensland and Queensland, but median land prices were higher.

- The housing characteristics of the SLAs within Rockhampton generally demonstrated similar trends to the Rockhampton LGA average. Again, Livingstone Pt A and Mount Morgan demonstrated notably different characteristics to the other SLAs. Livingstone Pt A had the highest proportion of being purchased dwellings and the highest proportion of large (3 or more bedroom) dwellings; while Mount Morgan had the highest proportion of fully owned dwellings and the highest proportion of small (2 or less bedroom) dwellings.

- Livingstone Pt A was the only SLA where the median income for renter couples aged 25-40 was lower than for all households, and therefore the percentage of income required for renter couples in Livingstone Pt A to purchase a house with the 40th percentile price was greater than for all households.

- The proportion of low income purchasers in Mount Morgan was significantly higher than the Rockhampton average. This is likely a reflection of the significantly lower median incomes in Mount Morgan.

Housing Needs Output Characteristics

In comparison to Queensland, Rockhampton has been less effective in facilitating the delivery of a diverse range of housing in terms of dwelling types; because of this the indicative mismatch of small and large dwellings in Rockhampton is more pronounced than the Queensland average. Given Rockhampton's high population ageing estimates and superior housing affordability levels, housing mismatch issues are likely to be more heavily weighted towards maintenance and management capability issues for ageing persons, rather than widespread housing affordability matters as is the case in some other Queensland LGAs.

Nevertheless, housing affordability will be an issue for a range of households in Rockhampton. While housing affordability issues are of a lesser order than the Queensland average, the community perception of housing affordability in Rockhampton may be influenced by it having emerged as a more recent phenomenon than in other areas within Queensland. In relation to this matter, Rockhampton's dwelling prices have increased from a very low base; and historically prices have been much lower than the Queensland average and subsequently more affordable. Further is it is noted that Rockhampton has a higher proportion of low income households than the Queensland average.

It is envisaged that as the proportion of smaller (lone person and couple only) households increase Rockhampton will, depending on the income and age characteristics of these households, need to explore new ways of facilitating more diverse housing products.

Executive Summary Housing Analysis Review

This analysis indicates that the Rockhampton community is generally older than the Queensland average and is predicted to age at a slightly faster rate. It is projected that couple only households will constitute the majority of households by 2031, and this proportion will be higher than the Queensland equivalent. Older persons have a higher propensity for disability. Considering this, council might consider the merits of promoting more accessible housing options that meet a range of life cycle requirements in order to ensure the housing needs of the ageing demographic are met.

As is the case in Queensland in general, households with an existing housing asset and/or high income will be much better placed to access a range of housing options in Rockhampton. Many older singles and lone parent families have a lesser income and asset base and these households will be less well placed to access a range of housing options. Older households, and in particular retirees, with no asset base, are likely to continue to experience difficulties in accessing appropriate housing options in Rockhampton. Households on lower incomes in general are likely to continue to experience limited and diminishing options on the basis of current trends.

Analysis of a range of affordability measures showed the housing market in Rockhampton to be characterised by rising median rents, declining proportions of affordable rental stock, low proportions of lower income house purchasers and increasing property values. These characteristics are occurring at a lesser rate than the Queensland average; however the potential implications of these trends are serious given that median incomes in Rockhampton were lower than the Queensland average. Notwithstanding the estimated low indicative mismatch of dwelling stock in Rockhampton, the above characteristics reinforce the case for facilitating the delivery of smaller, cost effective dwellings that respond to the needs of older persons and lower to moderate income households.

On the basis of the Housing Analysis outputs and emerging development sector approaches to delivering housing diversity and affordability, the Department recommends that consideration be given to a range of small and large dwellings in either detached dwelling or attached/unit formats in an appropriate range of zone/precinct scenarios.

The Department envisages that its contribution to assessing and identifying housing and planning issues, needs and options for Rockhampton will be supplemented by, and considered in the context of, inputs from local government, other State agencies, the development sector and community groups.

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 of the Housing Analysis 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 with 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 of the Housing Analysis firstly consider a general approach for preparing a housing needs assessment and then provide a summary of the findings on a review of the demographic housing market and housing needs characteristics contained in Part C of the Housing Analysis.

These findings are reported firstly for the Rockhampton Regional Council area and are benchmarked against Central Queensland and the whole of Queensland. The text then addresses ways in which the characteristics of the Statistical Local Areas (SLAs) vary from those of the whole Council. Explanatory comments on findings in these sections of Part A are informed by the contextual housing information contained in Part B.

The final section of Part A provides an integrated overview of the implications of the findings of the previous sections on reviewing and estimating the range of housing options that would respond to existing and future housing needs in the Rockhampton Regional Council area.

NB The findings in all instances will pertain to an analysis of the most recent data outlined in a table, unless otherwise specified.

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 prepare a housing needs assessment. For example, the Indicative Need for dwellings and Existing Stock of dwellings identified in Tables 24, 25, 26, 27 and 28 of Part C 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.

To assist in this task, the above mentioned data has been supplemented with projection data from the Planning Information Forecasting Unit on dwellings and underlying demand for new dwellings.

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.

Within the context of those overall projections, it is best to consider ranges of housing needs and options rather than working to identify one definitive set of numbers. This approach could inform a more flexible planning scheme capable of supporting a greater range of housing outcomes.

Demographic characteristics LGA Level Analysis

Rockhampton Regional Council LGA

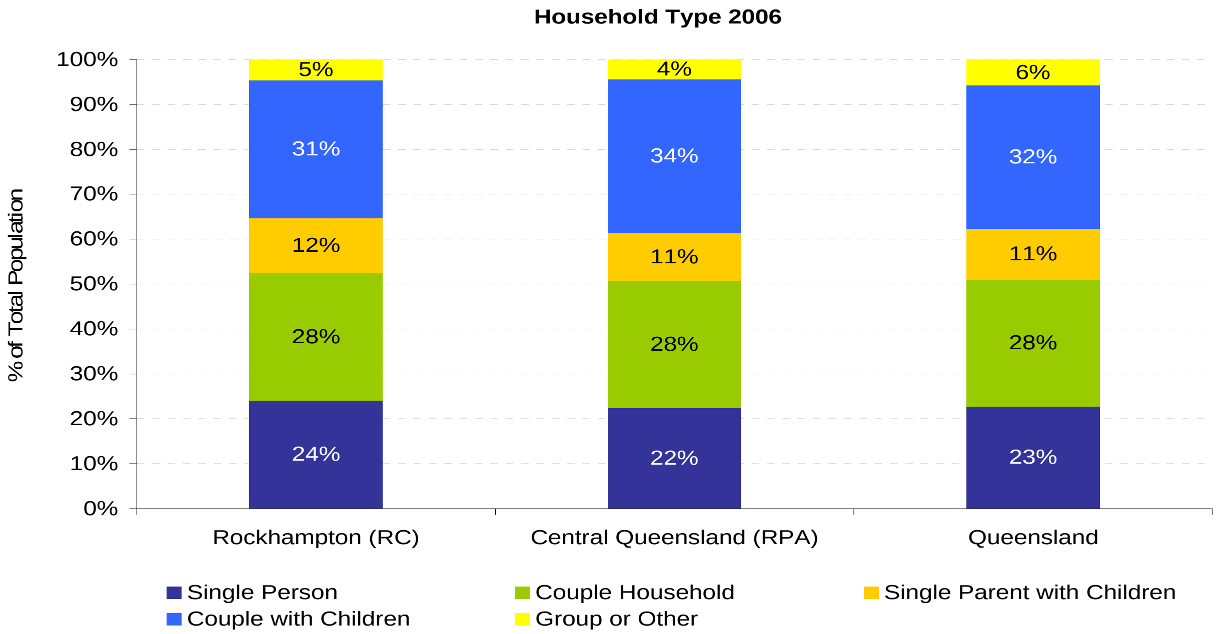
Demographic characteristics that have implications for the range of housing types in the Rockhampton Regional Council include:

Household Type

- Couple with children households were the single most common household type in Rockhampton in 2006 comprising 30.7% of total households in the region. Both Central Queensland and Queensland also recorded this as the single most common household type; however the proportion of these households was higher in both of these regions (34.3% and 31.9% respectively) than in Rockhampton (refer **Part C, Table 1 LGA** and **Figure 1** below).

- The proportion of single person households was higher in Rockhampton (24.1%) than Central Queensland (22.4%) and Queensland (22.8%). Rockhampton also had a higher proportion of single parent with children households (12.2%) than Central Queensland (10.6%) and the Queensland average (11.4%). Overall, Rockhampton had a higher proportion of small households (single person or couple only) than Central Queensland and the Queensland average (refer **Part C, Table 1 LGA)**.

Figure 1: Household Type for Rockhampton, Central Queensland and Queensland (Table 1 LGA)



- Rockhampton had higher proportions of single person and couple only households in the 65-74 and 75+ age groups than Central Queensland and Queensland. In comparison to Central Queensland, Rockhampton had higher proportions of couple with children households aged 40-64 and lower proportions aged 25-39 indicating a lower occurrence of young families in Rockhampton (refer **Part C, Table 1A LGA**).

- Households in Rockhampton were generally older than in Central Queensland and Queensland with Rockhampton demonstrating larger proportions of households in the older (65-74 and 75+) age brackets, and smaller proportions in the younger (25-39) age bracket compared to the other regions (refer **Part C, Table 1A LGA**).

Demographic characteristics LGA Level Analysis

Household Type (cont)

- Household growth in Rockhampton from 2006-2031 is anticipated to be lower than that for Central Queensland and Queensland. All three spatial units are anticipated to see the highest proportion of growth occur between 2006-2011 and 2011-2016 (refer **Part C, Table 3B LGA**).

- By 2031, the proportion of small households (single person and couple only households) in Rockhampton is projected to increase and the proportion of couple parent households is projected to decline and similar trends are identified for Central Queensland and Queensland. It is projected that by 2031, the proportion of small households in Rockhampton will increase from 50.8% in 2006 to 58.6% (refer **Part C, Table 3C LGA**).

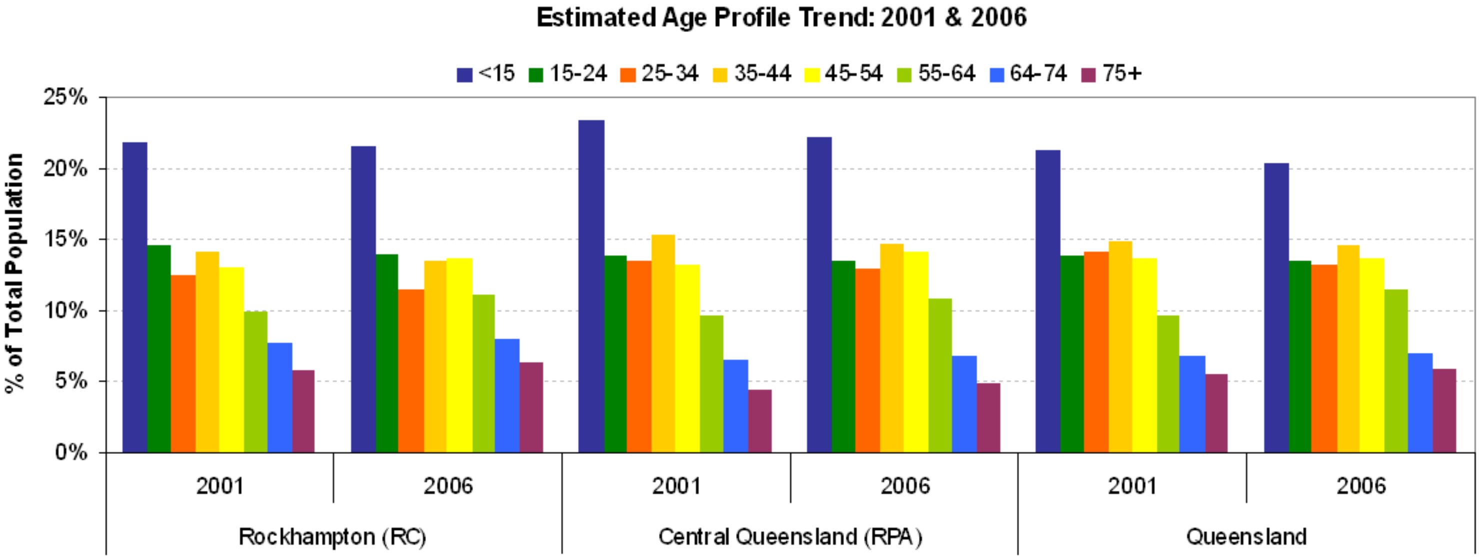
- By 2031, it is anticipated that the most common household type in Rockhampton will be couple only households (30.5%), followed by single person households (28.1%). Couple with children households, which represented the most common household type in the region in 2006, are expected to fall to third most common by 2031 and comprise 22.6% of households in the area. This varies from the Queensland average where couple only households will constitute the largest household group (29.1%), followed by couple with children households (26.5%) and then lone person households (23.9%) (refer **Part C, Table 3C LGA**).

Age

- The population of Rockhampton was generally older than Central Queensland and the Queensland average, with Rockhampton recording lower proportions of people aged 44 years or less than Central Queensland and Queensland and higher proportions of people aged 45 years or over (see **Part C, Table 2 LGA** and **Figure 2** below). All three spatial units are projected to see a decrease in the proportion of population aged under 65 and an increase in the proportion of population aged 65 years and over between 2006 and 2031.This indicates that the population in all three spatial areas is ageing (refer **Part C, Table 3A LGA**).

- In comparison to Central Queensland and Queensland, Rockhampton had lower proportions of persons in the prime working age brackets (25-34 and 35-44); and higher proportions of persons in the early (55-64) and mid (65-74) retirement age brackets. Rockhampton also had higher proportions of persons in the 75+ age group which indicates the population in the region is generally older than Central Queensland and Queensland (refer **Part C, Table 2 LGA**).

Figure 2: Age Profile and Population Trends for Rockhampton, Central Queensland and Queensland (Table 2 LGA)



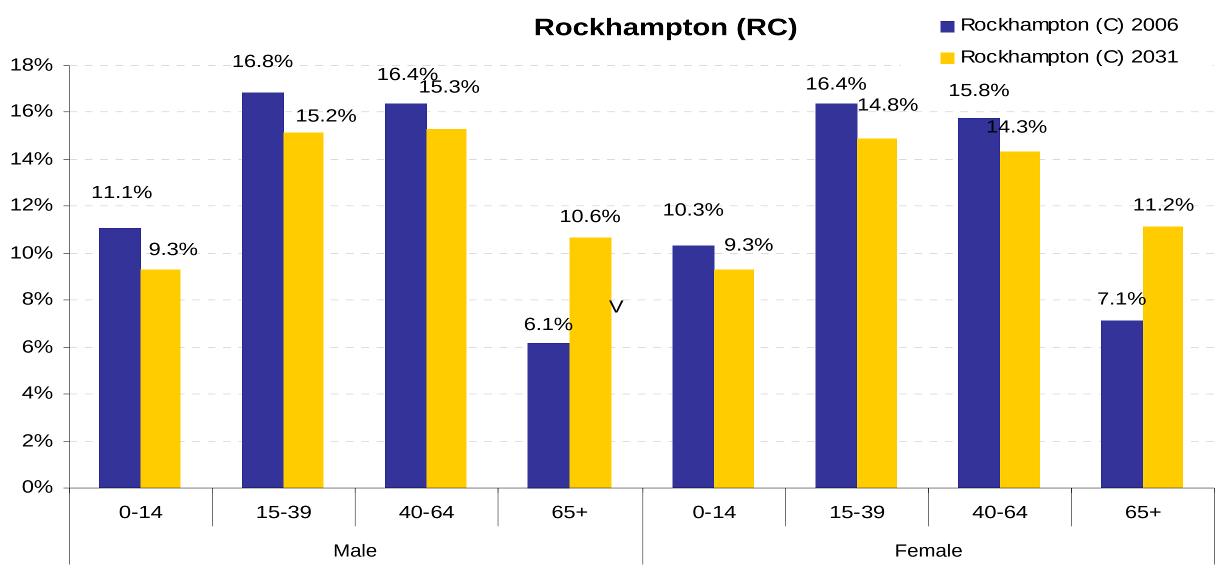
Demographic characteristics LGA Level Analysis

Age (cont)

- All three spatial units had a high proportion of persons aged under 15, which is consistent with the high proportion of couple with children families identified in **Part C, Table 1 LGA**. It is anticipated that all three spatial units will see a decrease in the number of couple with children households between 2006 and 2031 and a related decrease in proportions of persons aged under 15 (refer **Part C, Table 3A LGA**).

- A closer analysis of **Part C, Table 3A LGA** shows that the proportion of persons aged 65 years or older in Rockhampton is projected to increase significantly between 2006 and 2031; from 6.1% to 10.6% for males, and from 7.1% to 11.2% for females. Similar trends are projected for Central Queensland and Queensland; however the percentage increase is projected to be smaller than in Rockhampton (see **Figure 3** below).

Figure 3: Projected population by Age and Sex for Rockhampton LGA (Table 3A LGA)



Disability

- As demonstrated in **Part C, Table 4 LGA**, there is a correlation between increased age and increased prevalence of disability. In all three spatial areas, persons that identified as needing assistance with a core activity comprised a higher proportion of the total population in the over 75 age bracket compared to any other age group. However, of the persons that identified as needing assistance with core activity, the majority were aged under 65. Rockhampton recorded a higher proportion of people identifying as needing assistance with core activities that were under 65 (51.1%) compared to Queensland (49.5%), but lower than Central Queensland (52.9%).

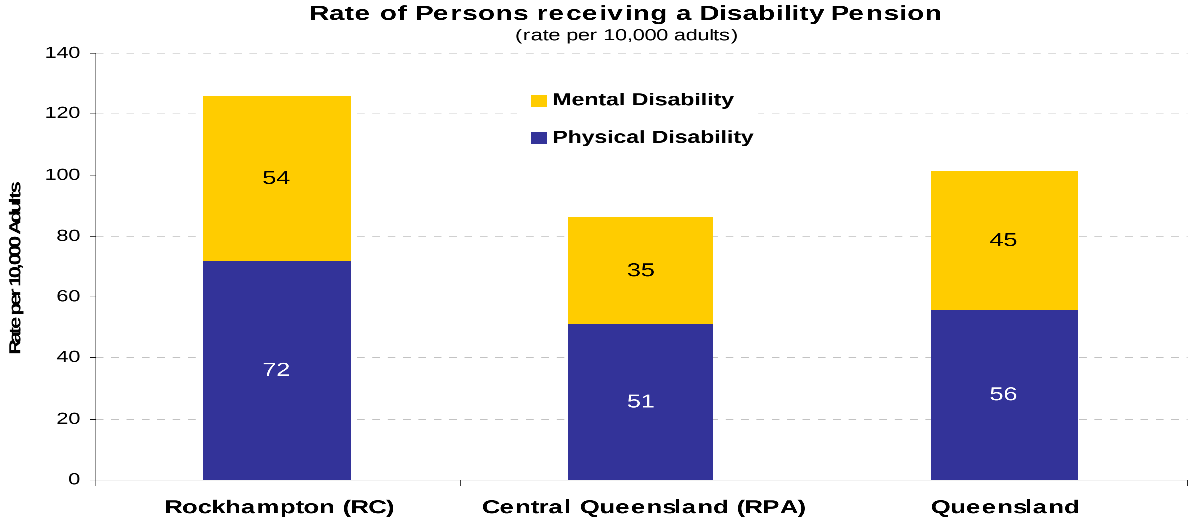
- **Part C, Table 4 LGA** also highlights the role that non-private dwellings play in providing accommodation for persons with age related disabilities, comprising 16.5% of such tenures in Rockhampton, 15.5% in Central Queensland and 16.9% in Queensland.

- Rockhampton had a higher rate of persons (per 10,000 adults) receiving physical disability and mental disability pensions than Central Queensland and Queensland. The rate of physical disability in Rockhampton (72/10,000) was notably higher than in Central Queensland (51/10,000) and Queensland (56/10,000) (refer **Part C, Table 6 LGA** and **Figure 4** over page).

Demographic characteristics LGA Level Analysis

Disability (cont)

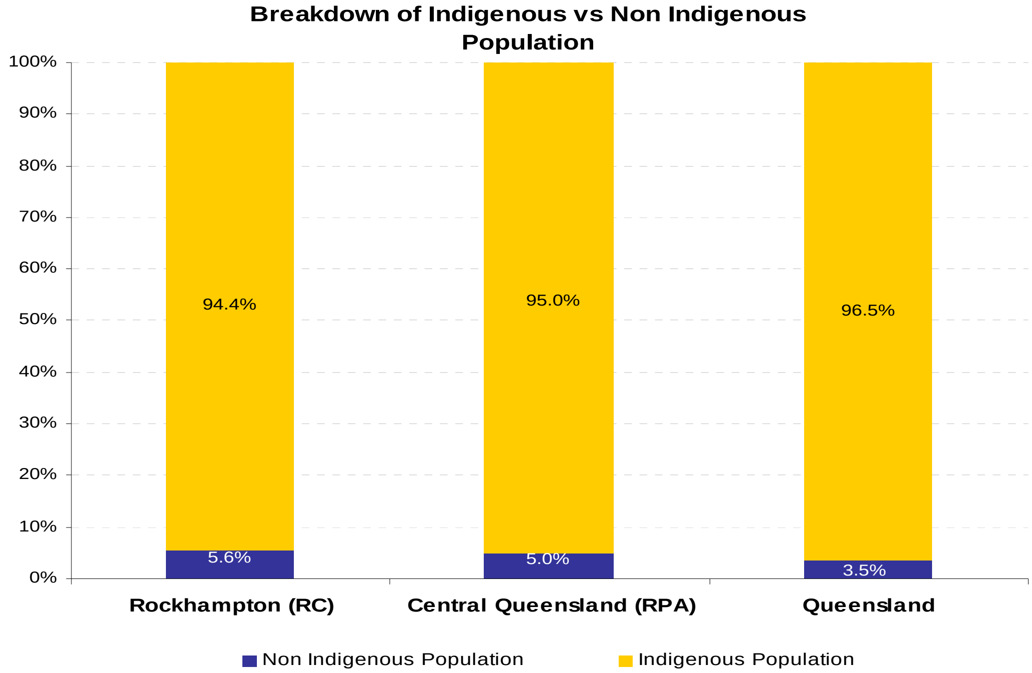
Figure 4: Rate of Persons receiving a Disability Pension in Rockhampton, Central Queensland and Queensland (Table 6 LGA)



Ethnicity

- Rockhampton had a higher proportion of Indigenous persons (5.6%) than Central Queensland (5.0%) and the Queensland average (3.5%) (refer **Part C, Table 7 LGA** and **Figure 5** below).

Figure 5: Indigenous and Non-indigenous persons in Rockhampton, Central Queensland and Queensland (Table 7 LGA)



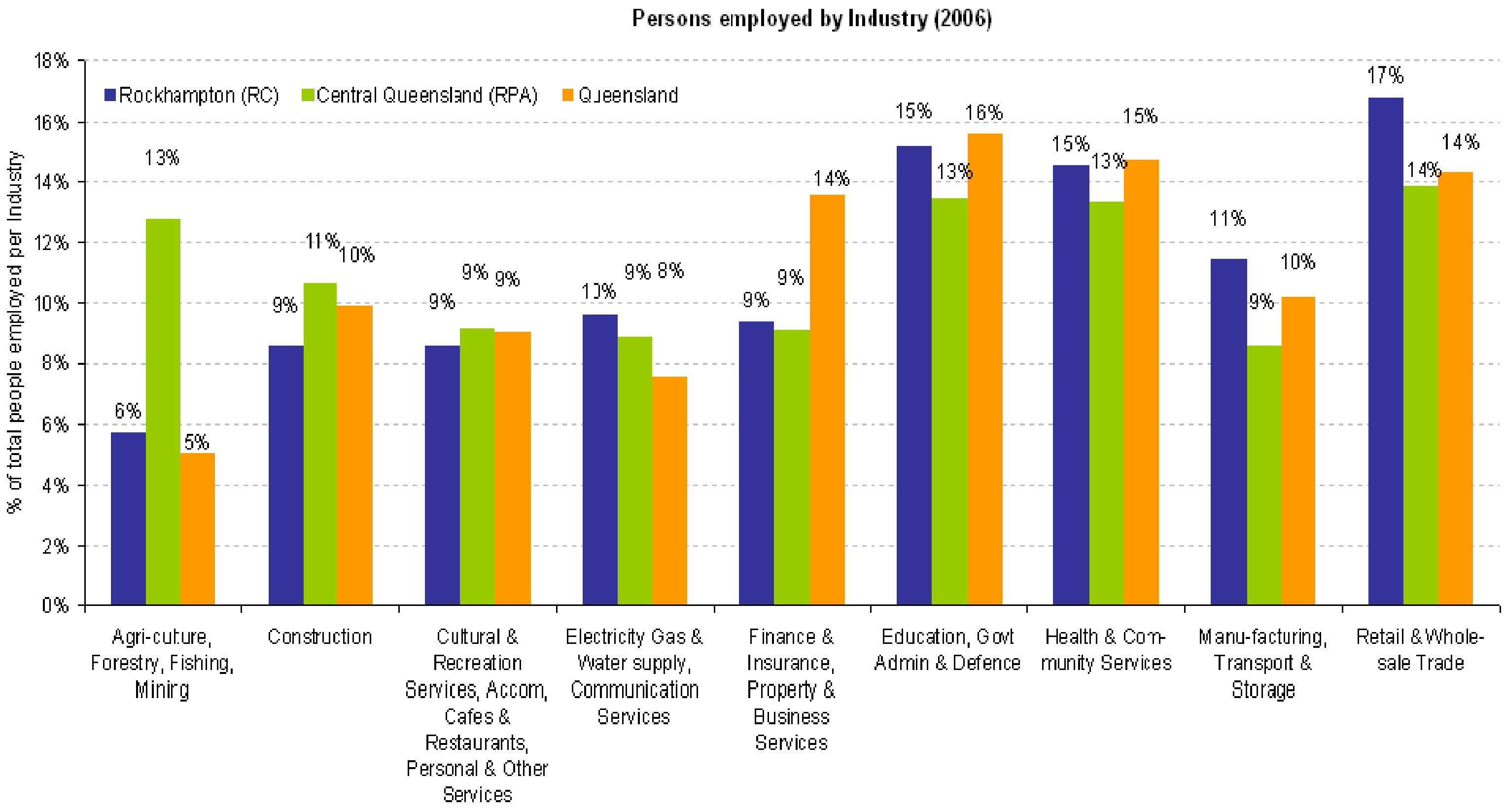
- The majority of persons in Rockhampton were born in Australia (85.0%). This characteristic was also evident in Central Queensland and Queensland, however the proportion of Australian born residents in these areas were lower (84.8% and 75.2% respectively) than in Rockhampton (refer **Part C, Table 8 LGA**).

Demographic characteristics LGA Level Analysis

Income, Industry and Employment

- Median incomes in Rockhampton for all households, and renter couples aged 25-40, were lower than those in Central Queensland and Queensland (refer **Part C, Table 17 LGA**). The department considers the median income for renter couples aged 25-40 to be comparable to the median income of first home buyer households.
- Rockhampton had a lower proportion of full time workers (65.2%) than Central Queensland (67.8%), but this was still slightly higher than the Queensland average (64.7%). The most significant employment sector in Rockhampton was Retail and Wholesale Trade (16.8%), followed by Education, Government Administration and Defence (15.2%). These were also the most significant employment sectors in Central Queensland, but both occurred at a lower proportion than in Rockhampton (refer **Part C, Table 9 LGA** and **Figure 6** below).

Figure 6: Industry Profile for Rockhampton, Central Queensland and Queensland (Table 9 LGA)



Rockhampton Regional Council SLAs

(SLAs – Fitzroy Pt A, Fitzroy Pt B, Livingstone Pt A, Livingstone Pt B, Mount Morgan and Rockhampton (C)).

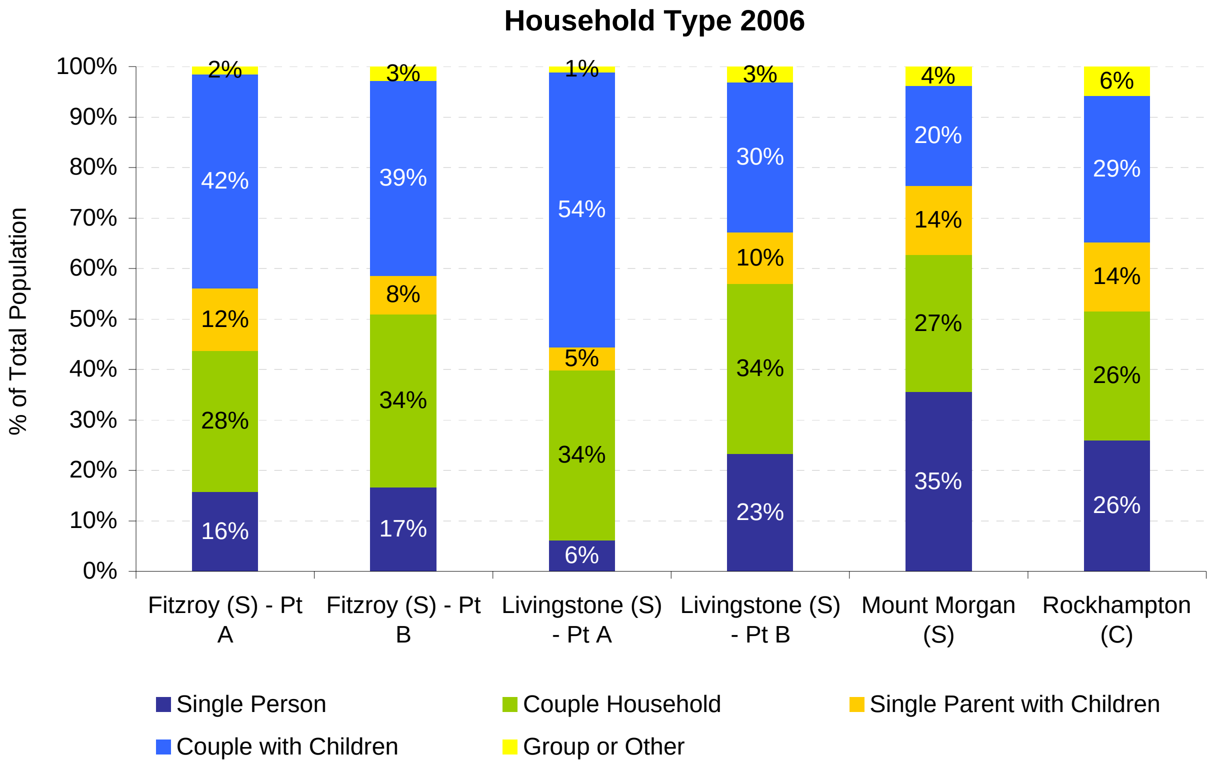
A comparison of demographic characteristics of the SLAs with those of Rockhampton Regional Council LGA indicates:

Household Type

- Livingstone Pt B and Rockhampton (C) generally had similar household characteristics to Rockhampton, particularly in regards to proportions of single person and couple with children households (refer **Part C, Table 1 SLA)**.

- Livingstone Pt A had significantly higher proportions of couple only households (54.5%) and significantly lower proportions of single person households (6.2%) than the other SLAs, and the Rockhampton average. Mount Morgan had the highest proportion of single person households (35.5%), and this was considerably higher than the Rockhampton average for this household type (24.1%). Mount Morgan also had the lowest proportion of couple with children households (19.7%) (refer **Part C, Table 1 SLA** and **Figure 7** below).

Figure 7: Household Type for Rockhampton SLAs (Table 1 SLA)



- The most common household type in Fitzroy Pt A, Fitzroy Pt B, Livingstone Pt A and Rockhampton (C) was couple with children households. Livingstone Pt B differed from this trend, recording couple only households as the most common household type. Mount Morgan's household characteristics were the most dissimilar to the other SLAs and the Rockhampton average, with the most common household type in the SLA being single person households (35.5%) followed by couple only households (27.1%). Couple with children households made up just 19.7% of households in Mount Morgan (refer **Part C, Table 1 SLA**).

Demographic characteristics SLA Level Analysis

Household (cont.)

- Compared to the other SLAs, Rockhampton (C) had the highest proportion of group or other households. A further analysis of this household type shows that the highest proportion of group or other households in Rockhampton (C) were aged under 25. Livingstone Pt A had the highest proportion of group or other households aged 25-39, but that this household type made up just 1% of the total households in the SLA (refer **Part C, Table 1A SLA**).

- Livingstone Pt A had the highest proportion of households aged 40-64 (61%), and the lowest proportion of households aged over 75 (3%). Mount Morgan had the highest proportion of households aged 65-74 (16%) and 75+ (14%), and the lowest proportion of persons aged 25-39 (16%). This clearly indicates the population in Mount Morgan is older than the other SLAs. Fitzroy Pt A had the highest proportion of persons aged 25-39, while Rockhampton (C) had the highest proportion of persons aged under 25 (refer **Part C, Table 1A SLA**).

- In keeping with the above findings, Livingstone Pt A had the highest proportion of couple households, single parent with child households, and couple with children households in the 40-64 age brackets. Mount Morgan, which recorded the highest proportion of households aged 65-74 and 75+, also recorded the highest proportion of single person households (35%); this demonstrates the correlation between older households and smaller household size (refer **Part C, Table 1A SLA**).

- The population projections (in percentage terms) for Fitzroy Pt A and Livingstone Pt A exceeded those of Rockhampton for every census period between 2011 and 2031. Particularly high population increases are projected to occur in Fitzroy Pt A in the 2011 and 2016 census years before steadily decreasing to 2031. Livingstone Pt A is anticipated to see lower population growth than Fitzroy Pt A in 2011 and 2016, but will then maintain a higher percentage of population growth up until 2031 (refer **Part C, Table 3 SLA**).

- Mount Morgan is projected to see the lowest population increase of any of the SLAs for every census year except for 2011. All six SLAs are projected to see a decline in the rate of population growth between 2011 and 2031 (refer **Part C, Table 3 SLA**).

Age

- All SLAs demonstrated high proportions of persons aged under 15 which is in keeping with the data for Rockhampton. The proportion of persons in this age bracket in Fitzroy Pt A (27.0%) was notably higher than the Rockhampton average (21.6%) (refer **Part C, Table 2 SLA**).

- In comparison to other SLAs, Mount Morgan had a greater proportion (35.3%) of persons aged over 55, with the highest proportion of persons in the 55-64, 65-74 and 75+ age groups recorded here. Livingstone Pt B also had a comparatively high proportion of persons aged over 55 (31.1%) compared to the other SLAs, and the Rockhampton average (25.6%) (refer **Part C, Table 2 SLA**)

- Livingstone Pt A had the highest proportions of people aged 35-44 and 45-54. Rockhampton (C) had the highest proportion of persons aged 15-24 and 25-34 (refer **Part C, Table 2 SLA**).

Disability

- There are some variations in proportions of persons with disabilities within age group and dwelling tenure categories for the SLAs. A significantly higher proportion of persons identifying as needing assistance with core activity in Livingstone Pt A were under 65 (84.4%) compared to the other SLAs and the Rockhampton average (51.1%); however, these persons made up just 1.7% of the total population aged under 65 in Livingstone Pt A (refer **Part C, Table 4 SLA**).

- Rockhampton (C) had the highest proportion of persons requiring assistance with core activity aged over 75 (38.5%), but the lowest proportion of the total population identifying as needing assistance with core activities in this age group (0.4%) (refer **Part C, Table 4 SLA**)

Demographic characteristics SLA Level Analysis

Disability (cont.)

- Mount Morgan had higher proportions of the total population affected by disability with 11.3% of the total 65-74 age group, and 26.3% of the total 75+ age group identifying as needing assistance with a core activity. These proportions were considerably higher than all other SLAs and the Rockhampton average (refer **Part C, Table 4 SLA**).

- Rockhampton (C) had higher proportions of persons with a disability residing in non-private dwellings than the other SLAs and the Rockhampton average (refer **Part C, Table 4A SLA**). Reference to **Part C, Table 11B SLA** indicates slightly higher proportions of non-private dwellings in Rockhampton (C) (in comparison to the other SLAs); however this dwelling type still comprised only 0.42% of total dwellings in the SLA.

- Rates (per 10,000 adults) of physical disability were highest in Mount Morgan (172/10,000), followed by Livingstone Pt B (both 84/10,000) and these rates were higher than the Rockhampton average (72/10,000). The rate of physical disability was lowest in Livingstone Pt A at 2/10,000 (refer **Part C, Table 6 SLA**).

- The rate of mental disability was highest in Mount Morgan at 141/10,000. This rate was significantly higher than the other SLAs, and the Rockhampton average of 54/10,000 (refer **Part C, Table 6 SLA**).

Ethnicity

- The majority of persons in all SLAs were non-indigenous. Mount Morgan had the highest proportion of indigenous residents at 11.6% followed by Fitzroy Pt A at 7.1%. Fitzroy Pt B had the lowest proportion of indigenous residents at 2.5% (refer **Part C, Table 7 SLA**).

- Despite recording the highest proportion of indigenous residents, Mount Morgan recorded the second lowest proportion of Australian born residents (83.9%) behind Livingstone Pt B (82.5%). Fitzroy Pt A recorded the highest proportion of Australian born residents (87.6%) (refer **Part C, Table 8 SLA**).

Income, Industry and Employment

- In keeping with the characteristics of the Rockhampton LGA, the majority of the population in most SLAs were employed in the Retail and Wholesale Trade sector. The exceptions to this trend were Fitzroy Pt A where the most significant employment sector was Education, Government Administration and Defence (17.1%); and Fitzroy Pt B where Agriculture, Forestry, Fishing and Mining was the most significant employment sector (22.5%) (refer **Part C, Table 9 SLA**).

- Mount Morgan had comparatively low proportions of persons working 35 or more hours per week (58.7%) compared to the other SLAs and the Rockhampton average (65.2%) (refer **Part C, Table 9 SLA**).

- The median incomes (all households) in Fitzroy Pt A, Fitzroy Pt B and Livingstone Pt A were higher than the Rockhampton average. Livingstone Pt A recorded the highest median income for all households ($1,626/wk) and the highest median income for renter couples aged 25-40 ($1,506/wk) (refer **Part C, Table 17 SLA**).

- Mount Morgan recorded significantly lower median incomes for all households ($577/week) and renter couples aged 25-40 ($944/week) compared to the other SLAs and the corresponding Rockhampton averages ($1,047/week and $1,336/week respectively) (refer **Part C, Table 17 SLA**)

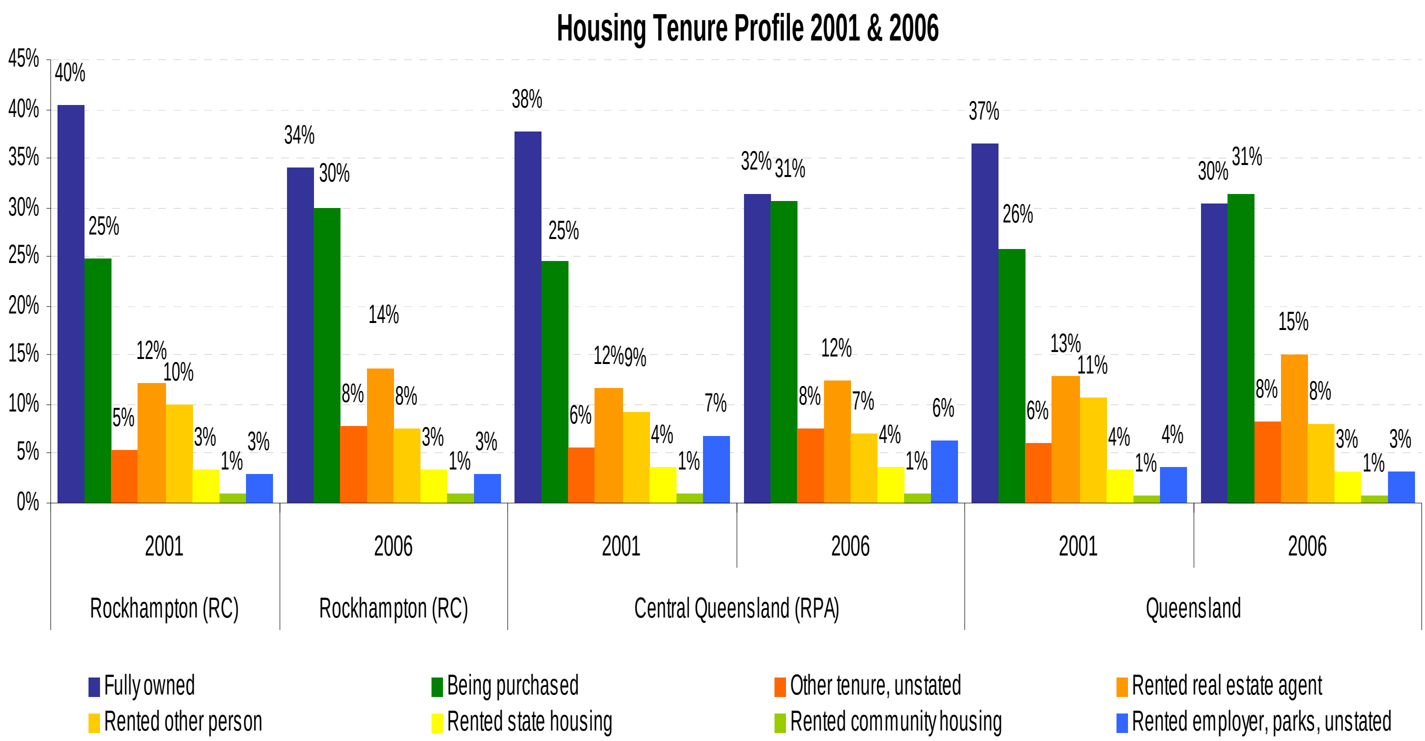
Rockhampton Regional Council LGA

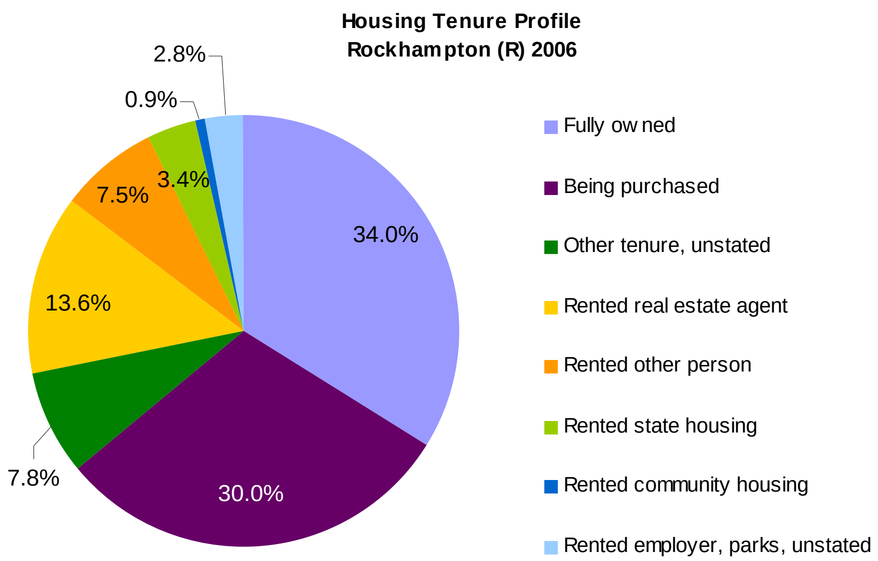
Housing market characteristics that have implications for the range of housing types in the Rockhampton Regional Council include:

Housing Tenure

- The proportion of dwellings in Rockhampton that were fully owned was higher than in Central Queensland and Queensland (refer **Part C, Table 10 LGA** and **Figure 8** below). Rockhampton had a slightly lower proportion of dwellings being purchased than Central Queensland and Queensland.

Figure 8: Housing Tenure Profile for Rockhampton, Central Queensland and Queensland (Table 10 LGA)





Housing market characteristics LGA Level Analysis

(Housing Tenure cont.)

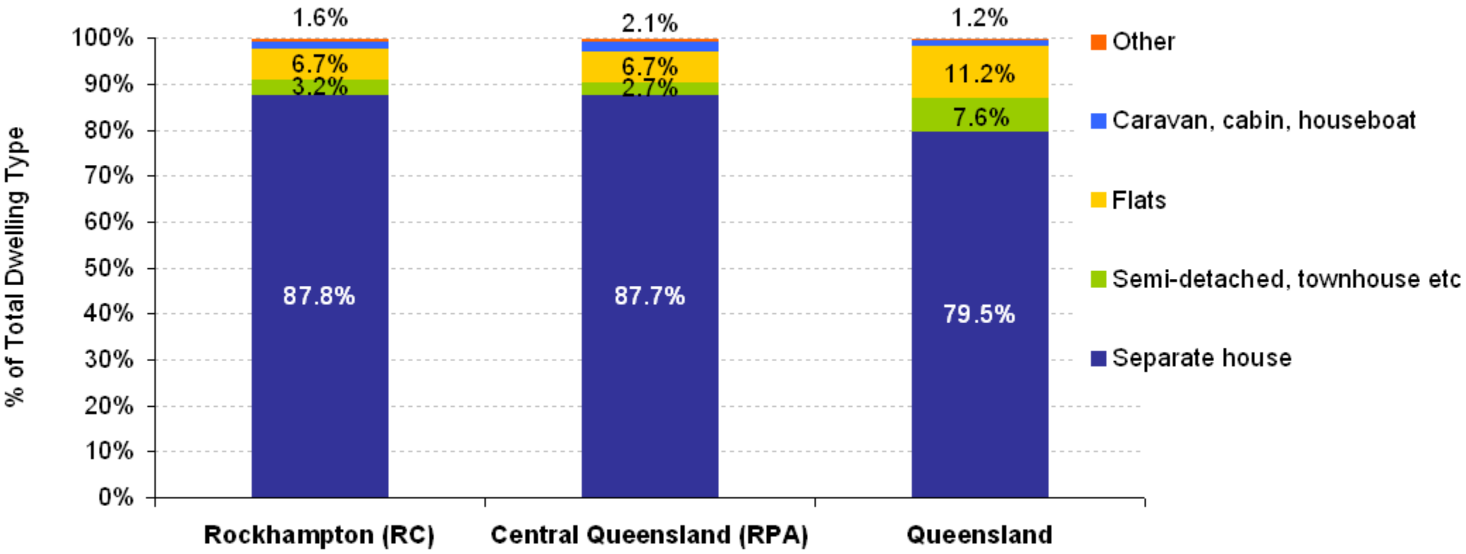
- Compared to Queensland (15.0%), Rockhampton had a lower proportion of dwellings rented through real estate agents (13.6%) but this was higher than the Central Queensland equivalent (12.3%) (refer **Part C, Table 10 LGA**)

- All three spatial areas experienced a decline in the rate of fully owned housing tenure between 2001 and 2006 (Rockhampton from 40.4% in 2001 down to 34.0% in 2006; Central Queensland 37.8% in 2001 down to 31.5% in 2006; and Queensland from 36.6% in 2001 down to 30.4% in 2006), and an increase in the rate of being purchased housing tenure. It is possible that a number of households have borrowed against the value of their homes for investment in other assets, or alternatively reinvestment in their home or other lifestyle arrangements (refer **Part C, Table 10 LGA**).

Dwelling Type

- The most common dwelling type in all three spatial areas was separate houses (refer **Part C, Table 11 LGA** and **Figure 9** below). The proportion of separate houses in Rockhampton (87.8%) was higher than in Queensland (79.5%), and slightly higher than in Central Queensland (87.7%). The proportion of caravans in Rockhampton was slightly higher than those in Queensland and this is reflected in higher occupancy rates for caravans in Rockhampton as shown in **Part C, Table 21 LGA**.

Figure 9: Dwelling Type for Rockhampton, Central Queensland and Queensland (Table 11 LGA)



- The majority of dwellings (75.7%) in Rockhampton were large (3 or more bedrooms) with similar proportions recorded for Central Queensland (78.2%) and Queensland (77.7%). Rockhampton had a higher proportion of smaller dwellings (2 bedrooms or less) than Central Queensland and the Queensland average (refer **Part C, Table 11A LGA**).

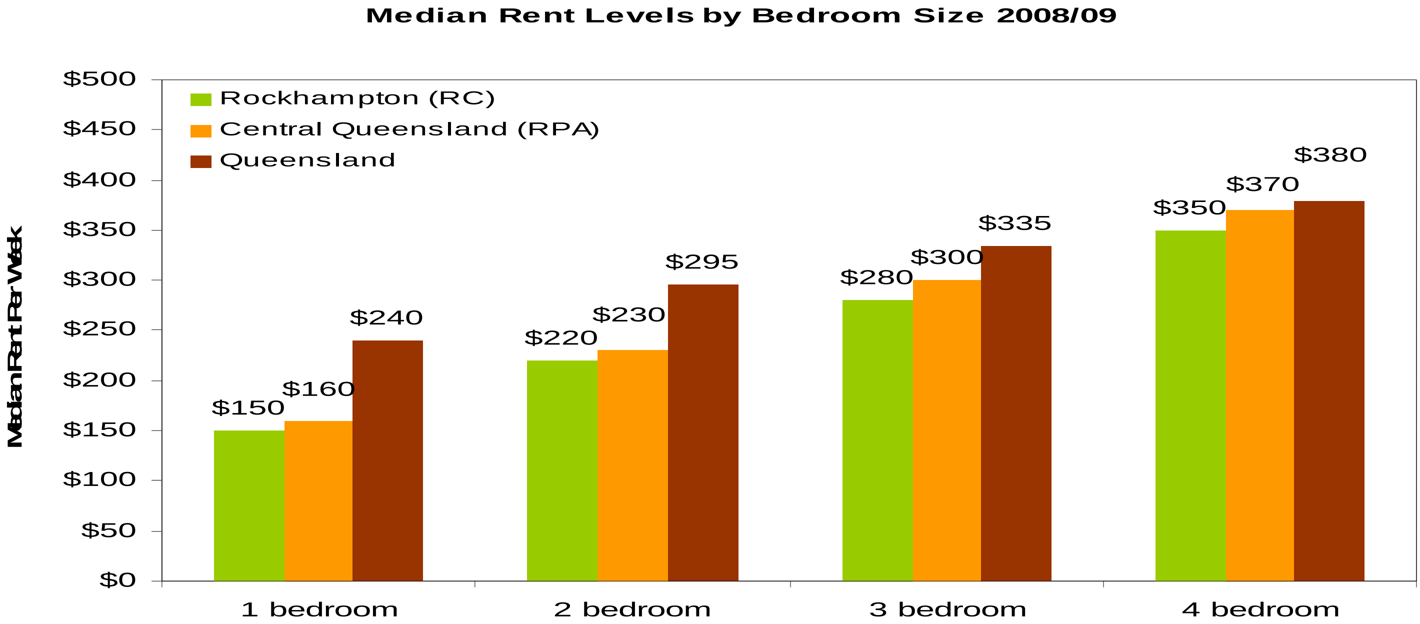
- Based on the proportion of population (5.5%) residing in non-private dwellings in Rockhampton, these dwellings played a greater role in providing accommodation in Rockhampton than in Central Queensland (4.6%) and Queensland (3.1%). Hotels and motels were the most significant non-private dwelling type in Rockhampton, providing accommodation to 25.6% of persons residing in non-private dwellings; and 1.4% of the total population (refer **Part C, Table 11B LGA**).

Housing market characteristics LGA Level Analysis

Rental Market - Median Rents

- Rockhampton recorded lower median rents for all dwellings (one, two, three and four bedrooms) than Central Queensland and Queensland. However, Rockhampton experienced greater increases (in percentage terms) in median rents across all dwelling sizes between 2000/01 and 2008/09 than the other spatial areas which suggests that there is a rising demand for rental properties in all sizes in Rockhampton (refer **Part C, Table 12 LGA** and **Figure 10** below).

Figure 10: Median rents for Rockhampton, Central Queensland and Queensland (Table 12 LGA)



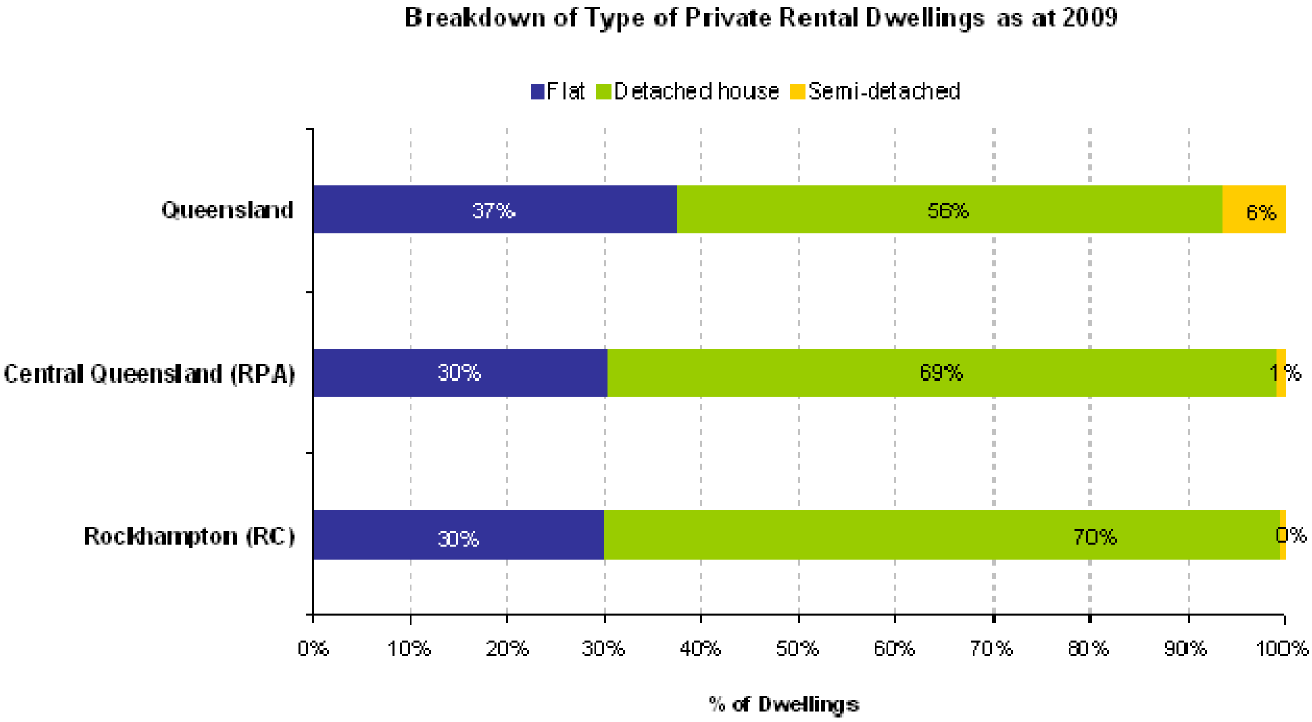
Rental Market Activity

- The percentage growth in the rental stock numbers of flats, semi-detached dwellings, and separate houses in Rockhampton between 2001 and 2009 was greater than the Queensland average (refer **Part C, Table 13 LGA**). Although Rockhampton recorded a significant change in the percentage of semi-detached rental stock (107.1%), the actual number of semi-detached dwellings remained relatively low (29 in total in 2009). This meant that flats and detached dwellings played a much more significant role in contributing to rental dwelling stock than semi-detached dwellings, with the latter comprising just 0.3% of the total rental dwelling stock in Rockhampton in 2009 (see **Figure 11** over page).

Housing market characteristics LGA Level Analysis

(Rental Market Activity cont.)

Figure 11: Number and type of private and rental dwellings in Rockhampton, Central Queensland and Queensland (Table 13 LGA)



Rental Vacancy Rate

- The private rental vacancy rate in Rockhampton was approximately the same as the Queensland average (3.2% compared to 3.5% respectively). It is possible that a historic undersupply of rental properties has contributed to increasing median rental prices in Rockhampton (in percentage terms) and, if this has been the case, it has the potential to impact on the availability of rental accommodation in this area in the future. An examination of historical vacancy rates in the region may be useful in further analysing these matters (refer **Part C, Table 13A LGA**).

Rental Affordability

- Rockhampton had a lower proportion of low income households in unaffordable private rental housing (29%) than Queensland (38%), and an equal proportion to that of Central Queensland (refer **Part C, Table 14 LGA** and **Figure 12** over page).
- Rockhampton had higher proportions of affordable rental housing stock in one, two, three and four bedroom dwellings than Central Queensland and the Queensland average (refer **Part C, Table 15 LGA** and **Figure 13** over page).
- The rate of affordable rental stock in Rockhampton for all dwelling types decreased significantly between 2004 and 2009. For example, in 2004 91% of two bedroom rental dwellings in Rockhampton were classed as affordable; by 2009 this figure had dropped to 52% (refer **Part C, Table 15 LGA**).

(Rental Affordability cont.)

Figure 12: Proportion of low Income Households is unaffordable rental in Rockhampton, Central Queensland and Queensland (Table 14 LGA)

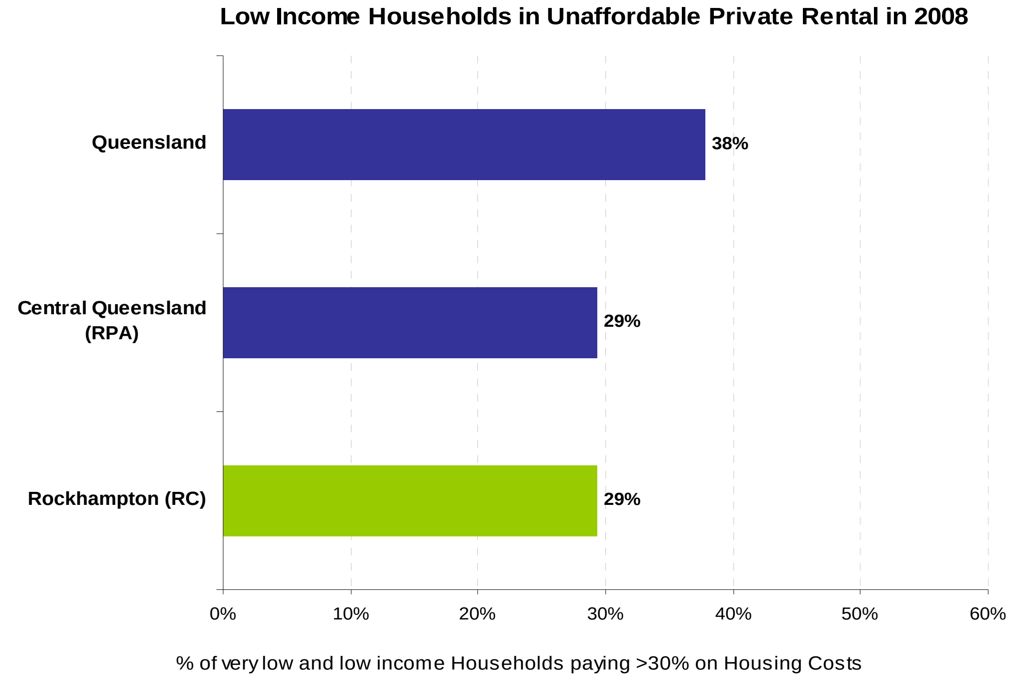
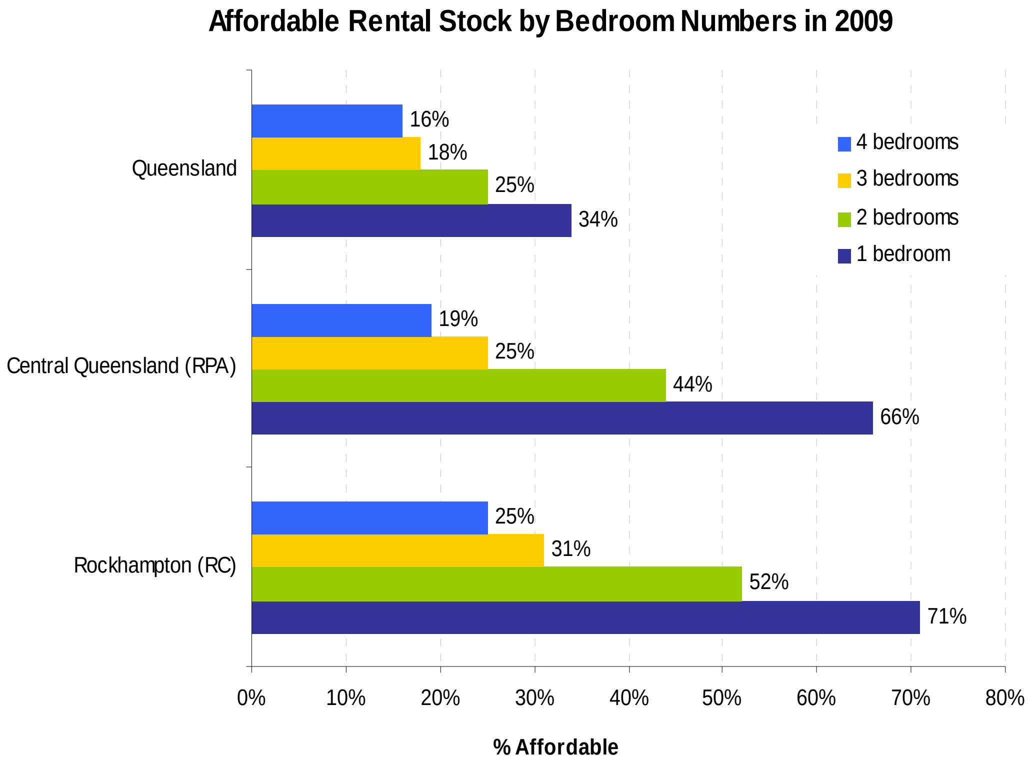


Figure 13: Affordable rental stock by Bedroom Numbers for Rockhampton, Central Queensland and Queensland (Table 15 LGA)



Housing market characteristics LGA Level Analysis

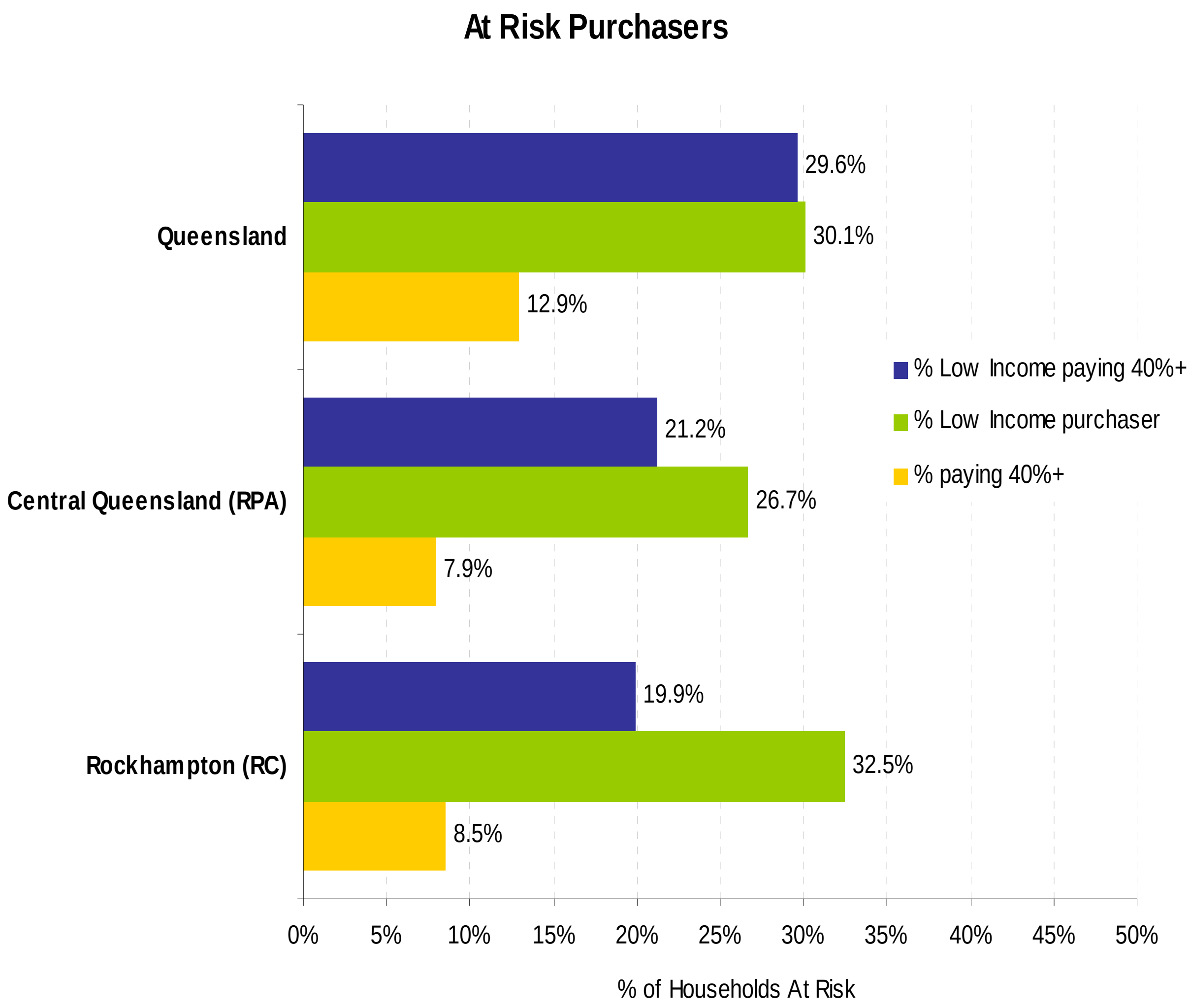
Rental Ranges

- Rental ranges for one, two, three and four bedroom dwellings in Rockhampton were smaller than those for Central Queensland and Queensland. This indicates that the rental market in Rockhampton offers a smaller degree of choice in rental accommodation to different household types, sizes and incomes (refer **Part C, Table 16 LGA**).

Home Purchase Affordability

- In Rockhampton, the proportion (32.5%) of lower income households purchasing housing was higher than in Central Queensland (26.7%) and Queensland (30.1%); and the proportion of these households paying more than 40% of their income for housing was lower than in Central Queensland and Queensland. This indicates that low income purchasers in Rockhampton have better access to housing in affordable price brackets than their counterparts in Central Queensland and Queensland (refer **Part C, Table 17A LGA** and **Figure 14** below).

Figure 14: Numbers of low income and at risk home purchasers in Rockhampton, Central Queensland and Queensland (Table 17A LGA)



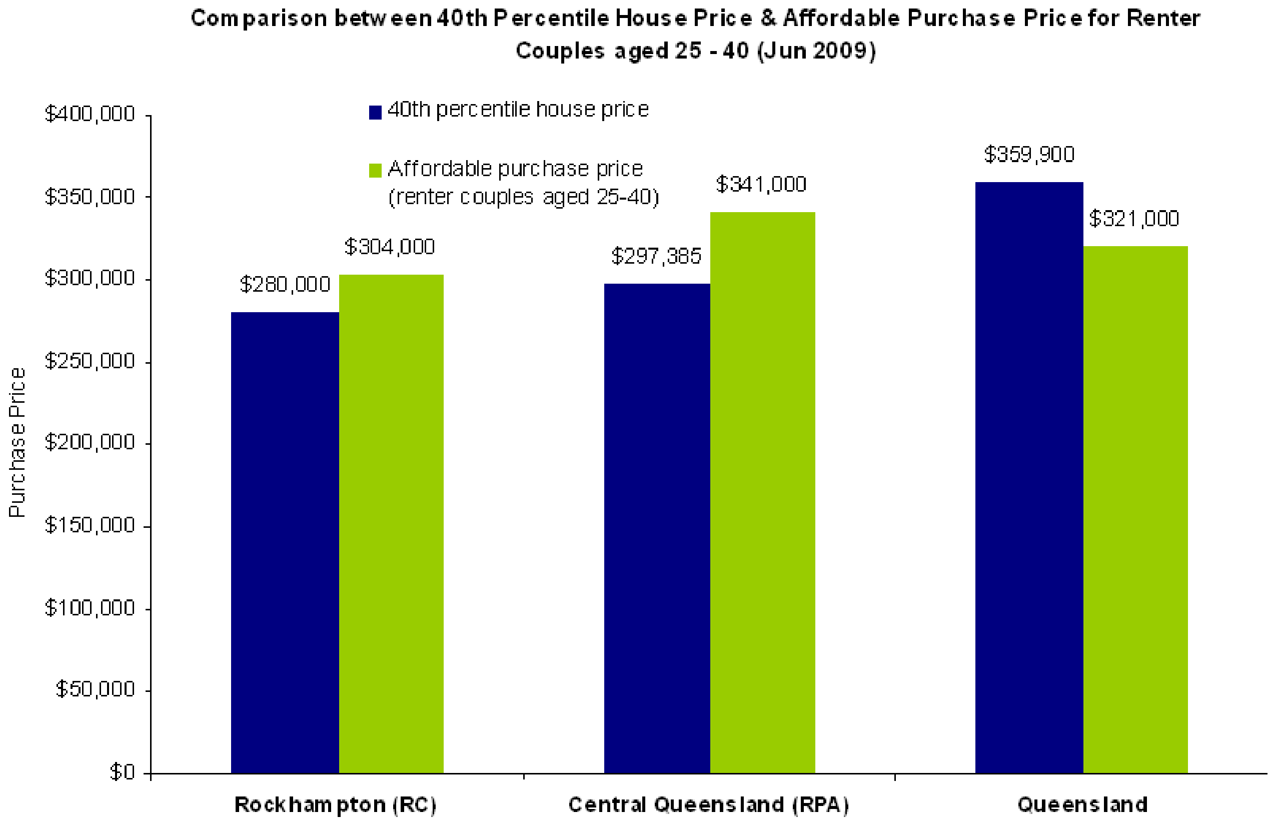
Housing market characteristics LGA Level Analysis

Home Purchase Affordability (cont)

- The proportion of median income (all households) required to purchase a house with the 40th percentile price in Rockhampton (37%) is smaller than Queensland (42%), but greater than for Central Queensland (34%) (refer **Part C, Table 17 LGA**). As the median income of all households includes low income home-owning retirees, **Part C, Table 17 LGA** also includes the median income of renter couple households aged 25-40. The Department considers the median income of this group to be comparable to the median income of first home buyer households. An analysis of renter couples aged 25-40 in Rockhampton indicates that median incomes were higher than for all households and the proportion of median income required to purchase an equivalent value house was less than for all households.

- The proportion of median income required for renter couple households aged 25-40 to purchase a house with the 40th percentile price in Rockhampton (29%) was higher than in Central Queensland (27%), but lower than the Queensland average (35%). The relative gap between the 40th percentile house price and an affordable purchase price for these households is depicted in **Figure 15** below**.**

Figure 15: First Home Purchase affordability in Rockhampton, Central Queensland and Queensland (Table 17 LGA)



- In relation to **Part C, Table 17 LGA** and **Figure 15** above, it should be noted that since June 2009 interest rates have risen and consequently housing affordability is likely to have declined in Rockhampton, Central Queensland and Queensland. For example, the 40th percentile house in Rockhampton was estimated to be $295,000 (in June 2010) and the new affordable purchase price (in June 2010) for young renters was estimated to be $275,000 (based on June 2010 RBA variable interest rate of 7.40%). NB this June 2010 estimated affordable purchase price calculation includes the new Regional First Home Buyers Grant. This calculation highlights the sensitivity of housing affordability to fluctuations in interest rates; a matter that is reinforced by the significant differences between 2008 and 2009 in affordability levels and affordable purchase prices for young renters depicted in Table 17 LGA.

- In addition, other more current state government sales data not depicted in the Part C tables indicated that median detached house prices in Rockhampton had risen to $320,800 by June 2010.

Housing market characteristics LGA Level Analysis

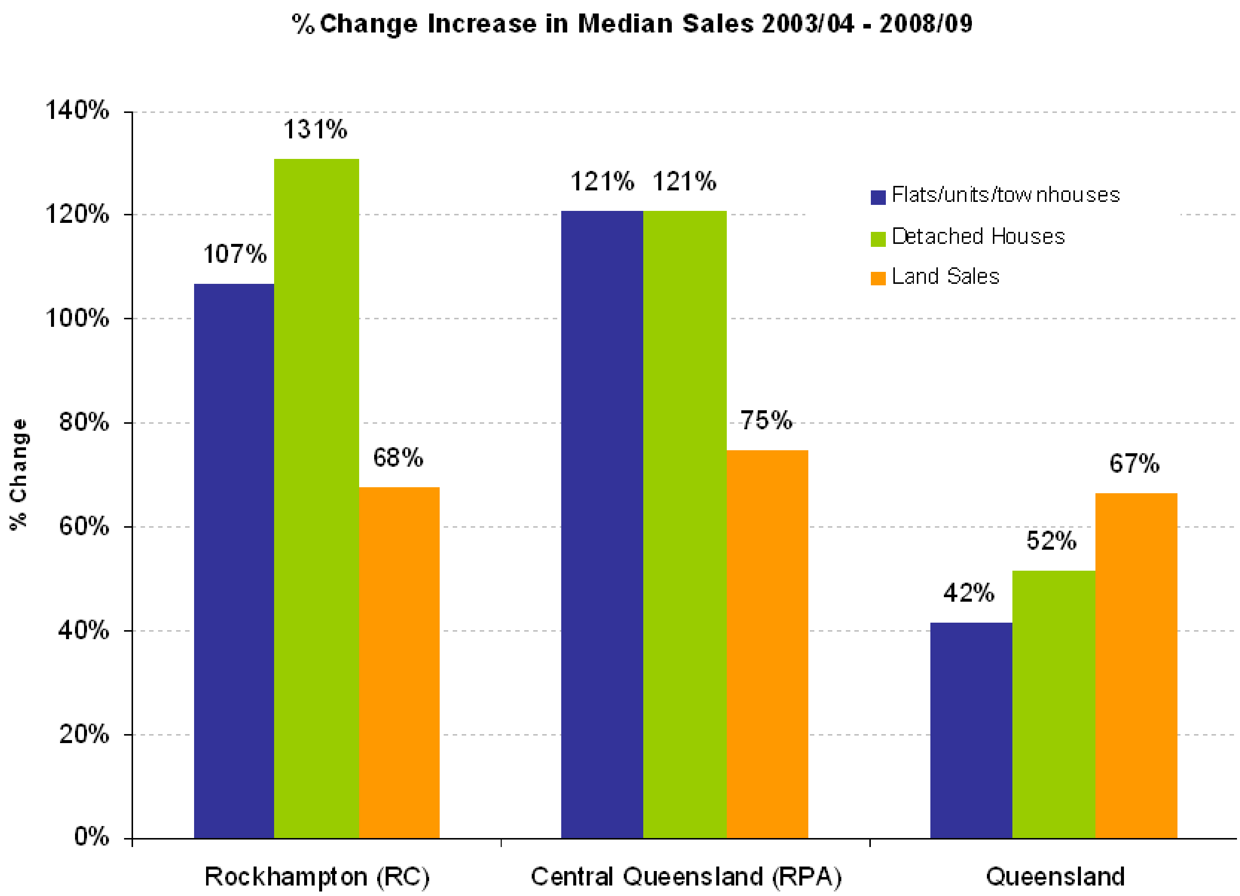
Dwelling and Land Sale Prices

- Median prices for flats/unit/townhouses and detached houses in Rockhampton in 2008/09 were lower than the Central Queensland and Queensland equivalents. Since 2003/04, the median prices of detached houses in Rockhampton increased at a higher rate than Central Queensland and Queensland. The median price of flats/unit/townhouses in Rockhampton increased at a higher rate than Queensland; but at a lower rate than Central Queensland (refer **Part C, Table 18 LGA** and **Figure 16** below).

- In 2008/09 the median sale price for land in Rockhampton was higher than Central Queensland and Queensland. The median price of land increased at a higher rate in Rockhampton between 2003/04 and 2008/09 than in the other spatial areas (refer **Part C, Table 18 LGA**).

- In all three spatial areas, the actual number of dwellings and land sales between 2003/04 and 2008/09 decreased (refer **Part C, Table 18 LGA**).

Figure 16: Dwelling and Land sales for Rockhampton, Central Queensland and Queensland (Table 18 LGA)

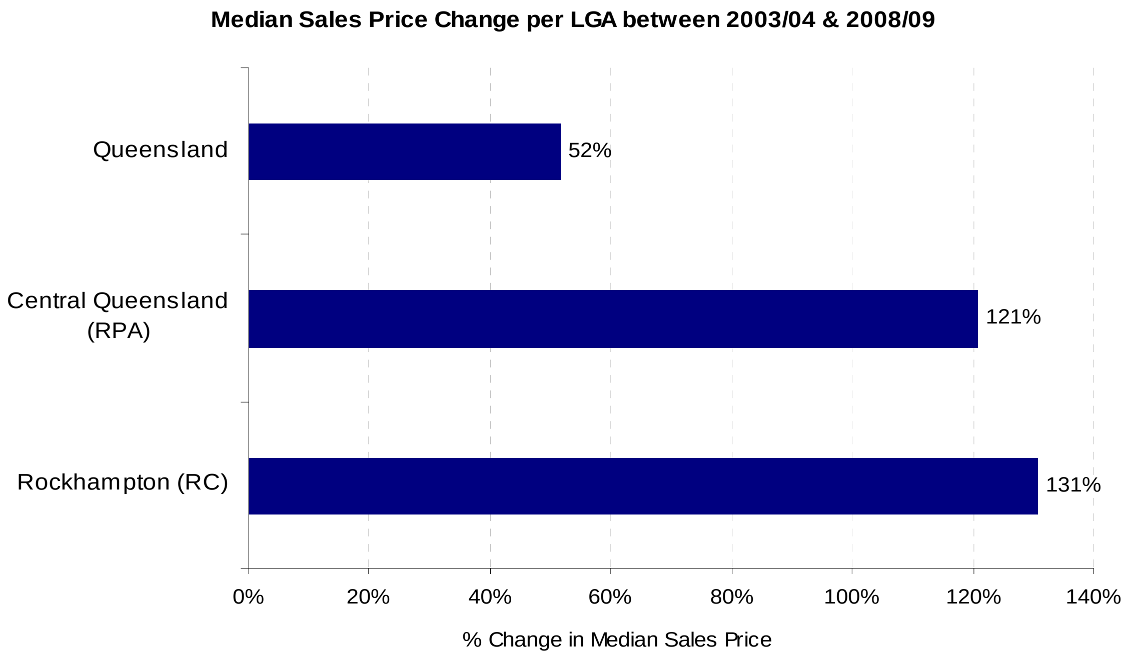


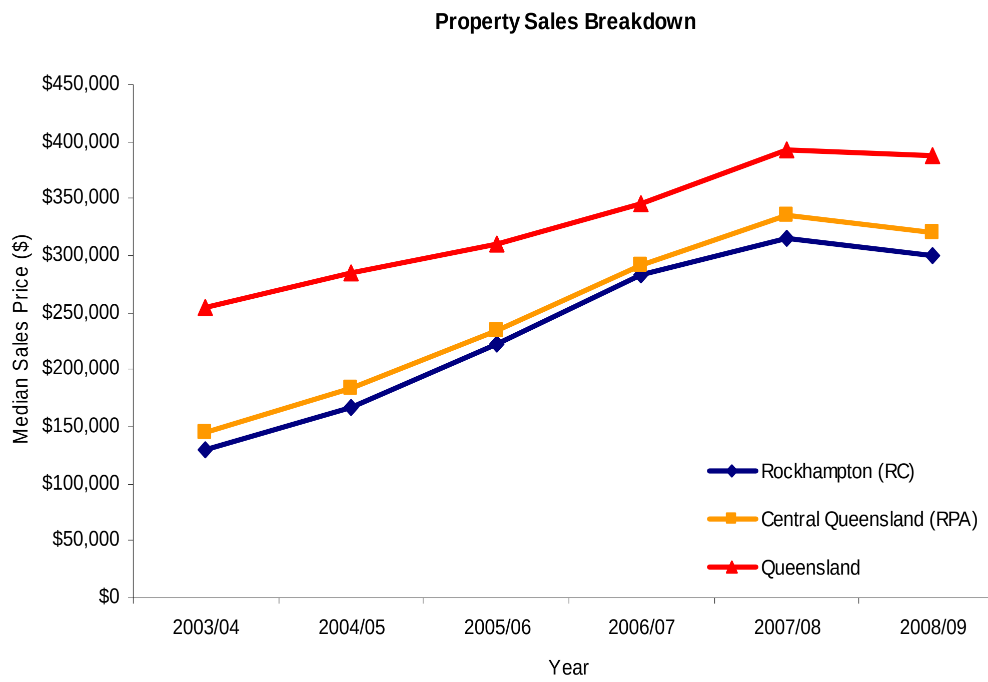
- Detached dwelling sale volumes across a series of price ranges, outlined in **Part C, Table 19 LGA**, provide additional information on the potential availability of stock at certain price points and how this has changed overtime. As illustrated in **Figure 17** (over page), Rockhampton saw a greater percentage increase in median sales price between 1999/00 and 2008/09 (131%) than Central Queensland (121%) and Queensland (52%).

Housing market characteristics LGA Level Analysis

Dwelling and Land Sale Prices (cont.)

Figure 17: Property Sales Breakdown ($'000) for Rockhampton, Central Queensland and Queensland (Table 19 LGA)



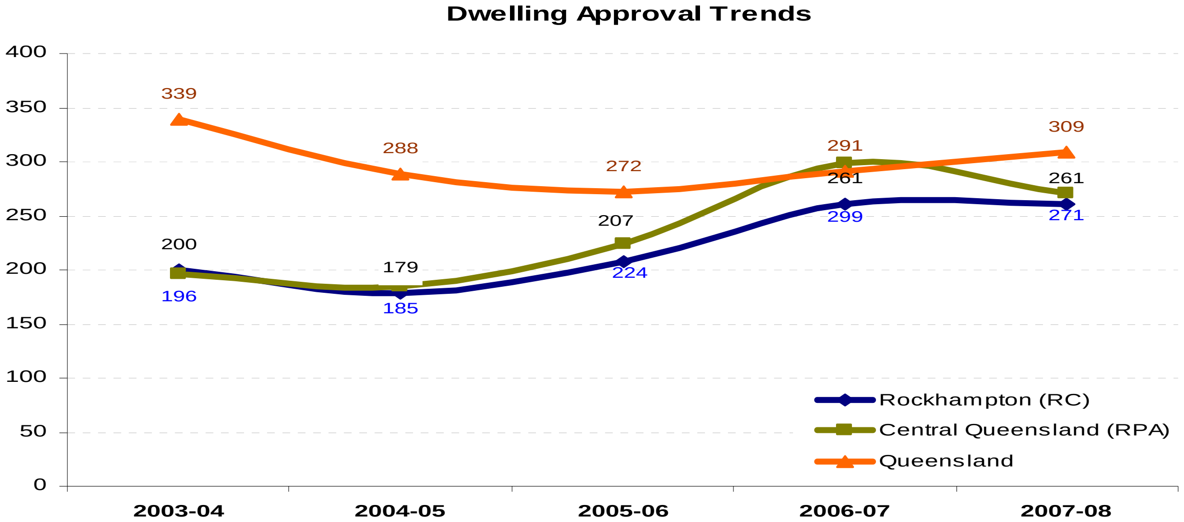


Housing market characteristics LGA Level Analysis

Dwelling approvals

- The percentage increase in building approval rates in Rockhampton was greater than in Central Queensland and Queensland, but Rockhampton's actual rate of approvals was lower than the other regions. Notwithstanding yearly variations, the overall building approval rate for Queensland has been relatively static. Rockhampton had significantly higher increases in approvals for other dwellings (flats/townhouses/units) than for separate houses. Nonetheless, the actual number of approvals for separate houses in all three spatial areas constituted a greater proportion of total dwelling approvals than other dwellings (refer **Part C, Table 20 LGA** and **Figure 18** below).

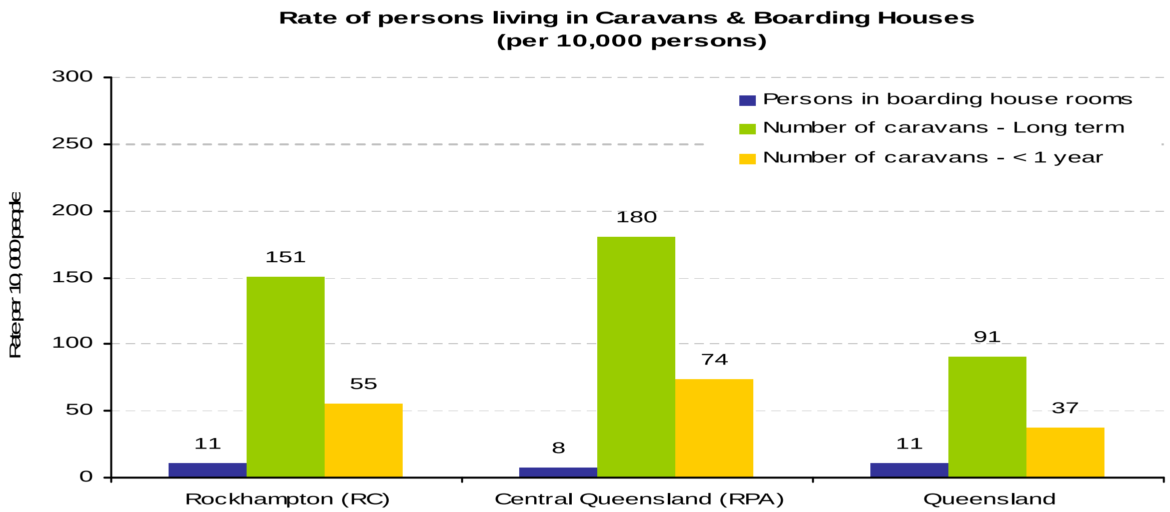
Figure 18: Dwelling approvals for Rockhampton, Central Queensland and Queensland (rate per 10,000 occupied private dwellings) (Table 20 LGA)



Caravan Parks and Boarding Houses

- Rockhampton recorded higher rates of persons residing long term and short term (less than one year) in caravan accommodation than Central Queensland and Queensland. The rate of occupancies in boarding house accommodation in Rockhampton was equal to the Queensland average, and higher than in Central Queensland (refer **Part C, Table 21 LGA** and **Figure 19** below).

Figure 19: Caravans and Boarding houses in Rockhampton, Central Queensland and Queensland (Table 21 LGA)

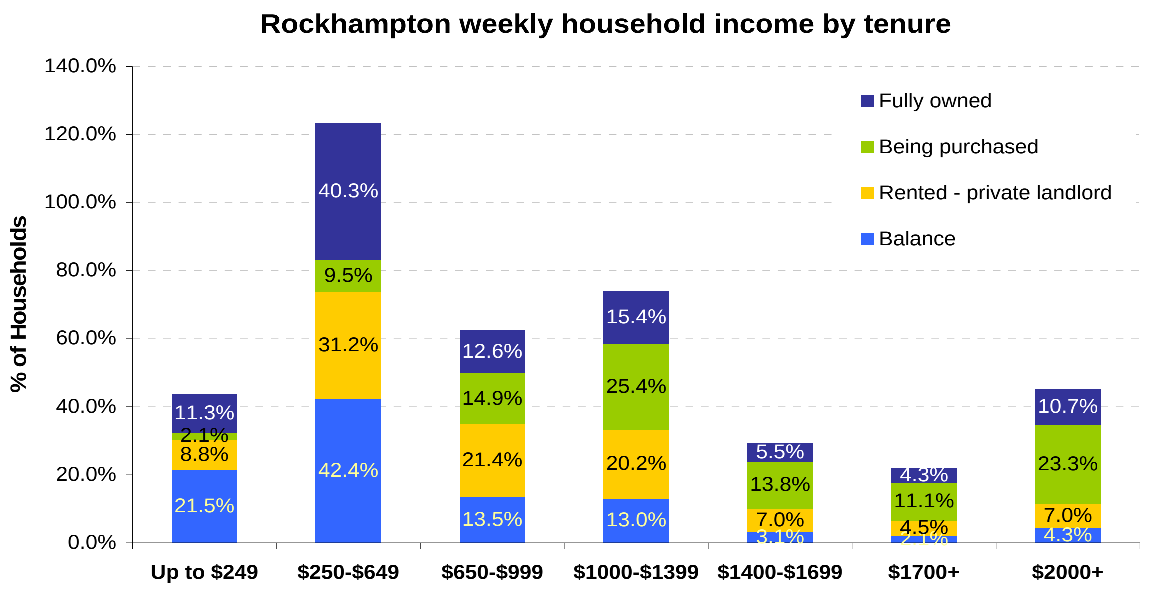


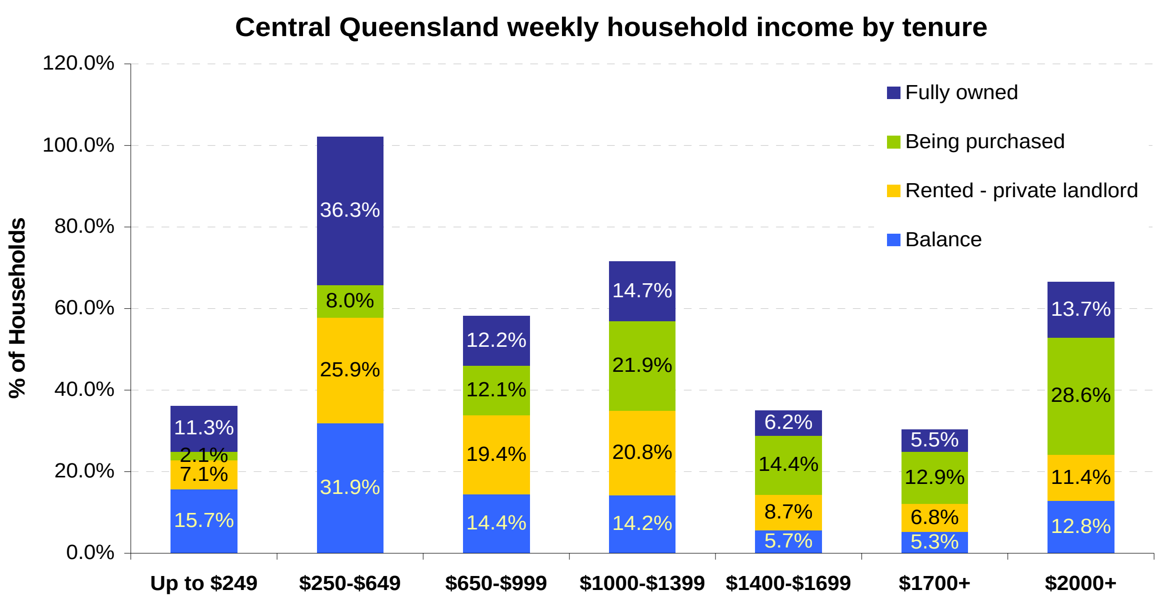
Housing market characteristics LGA Level Analysis

Housing Tenure and Household Income

- In comparison to Central Queensland and Queensland, Rockhampton had higher proportions of low income household tenures ($250-649 income category) as well as higher proportions of home owners and renters in this income group. Correspondingly, Rockhampton had lower proportions of higher income household tenures ($2000+ income category) with lower proportions of home owners and house purchasers than Central Queensland and Queensland (refer **Part C, Table 23 LGA**). This may be attributed to higher numbers of aged persons on pensions or fixed incomes, and higher numbers of unemployed persons in Rockhampton (6.9% as opposed to the Queensland average of 5.7%, DEEWR, June 2010). While high levels of home ownership for low income groups may seem counter intuitive, this group includes many retirees who acquired housing when working and receiving higher incomes. The correlation between higher incomes and higher housing purchase proportions is outlined in **Figure 20** as are correlations between lower incomes and higher proportions of renters.

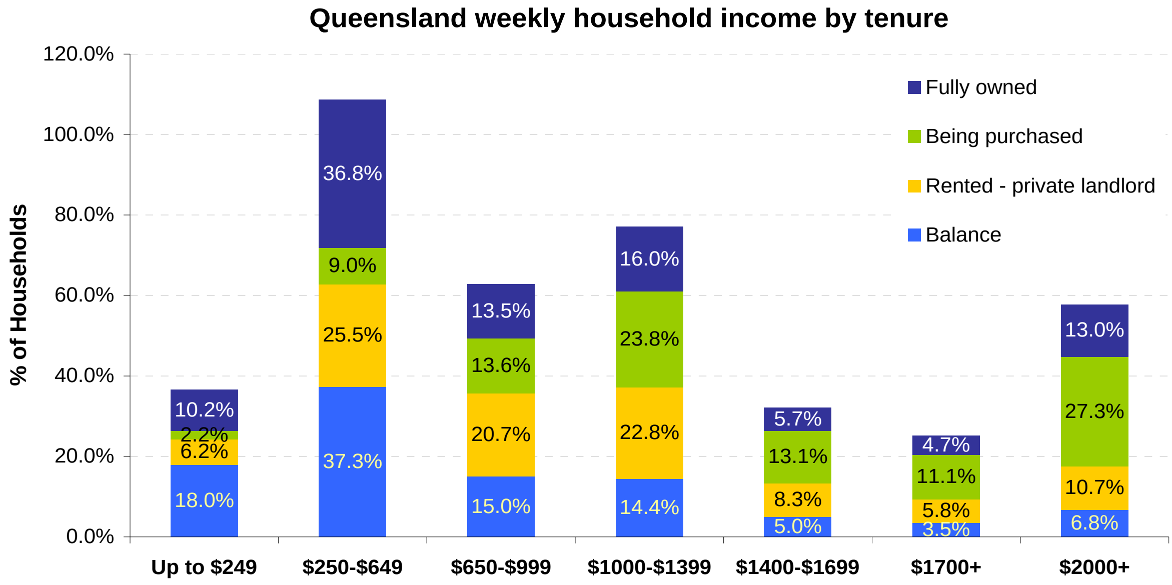
Figure 20: Tenure by Income in Rockhampton, Central Queensland and Queensland (Table 23 LGA)





Housing market characteristics LGA Level Analysis

Housing Tenure and Household Income (cont)



- The proportion of Rockhampton households in the bottom 40% of the income distribution for Queensland was higher than in Central Queensland, and the Queensland average. In all three spatial areas lone person and lone parent with dependent child families are over represented in the low income bracket (refer **Part C, Table 25A LGA**).

Housing market characteristics SLA Level Analysis

Rockhampton Regional Council SLAs

(SLAs – Fitzroy Pt A, Fitzroy Pt B, Livingstone Pt A, Livingstone Pt B, Mount Morgan and Rockhampton (C)).

Housing Type and Tenure

- There are some variations in tenure characteristics of these SLAs from each other and Rockhampton. Mount Morgan had a significantly higher proportion of fully owned housing tenure (46.6%) than the Rockhampton average (34.0%) and a lower proportion of being purchased housing tenures. Livingstone Pt A demonstrated the highest proportions of being purchased housing tenure (56.7%), which was significantly higher than the Rockhampton average (30.0%) (refer **Part C, Table 10 SLA**).

- Rockhampton (C) had the highest proportion of rented state housing tenures (4.7%) and the highest proportion of rented through real estate agent tenures (15.6%)(refer **Part C, Table 10 SLA**).

- Livingstone Pt A had the lowest proportion of rented through real estate tenures (1.3%) which was far below the Rockhampton average (13.6%) (refer **Part C, Table 10 SLA**).

- Fitzroy Pt B and Mount Morgan had the equal highest proportion of rented through employer, parks, unstated tenures (3.7%) (refer **Part C, Table 10 SLA**).

- All six SLAs recorded a decrease in the proportion of fully owned housing tenures and an increase in the proportion of being purchased housing tenures, in keeping with the trends identified for Rockhampton generally (refer **Part C, Table 10 SLA**).

Dwelling Types

- The most common dwelling type in all six SLAs, and the Rockhampton region generally, was detached houses. The proportion of detached houses was particularly high in Livingstone Pt A (97.7%) and Fitzroy Pt B (96.7%) with minimal options for other dwelling types available in these areas. Livingstone Pt B had the most diverse dwelling profile with flats (4.4%) and semi-detached dwellings (5.6%) comprising greater proportions of the total dwelling stock in this area. Livingstone Pt B also had the highest proportion of caravan, cabin and houseboat dwellings at 3.4%, which was higher than the Rockhampton average of 1.6% (refer **Part C, Table 11 SLA**).

- The majority of dwellings in all six SLAs were large (3 or more bedrooms). Livingstone Pt A had the highest proportion of large dwellings at 95.3% which was significantly higher than the Rockhampton average of 75.7%. Mount Morgan had the highest proportion of small dwellings (2 or less bedrooms) at 41.0%; considerably higher than the Rockhampton average of 24.3% (refer **Part C, Table 11A SLA**).

- In comparison to Rockhampton, Livingstone Pt A had a higher proportion of persons residing in non-private dwellings (13.2% of the total population in Livingstone Pt A compared to 5.5% in Rockhampton). Of the persons residing in non-private dwellings in Livingstone Pt A, the majority were residing in institutions, others, not classifiable dwelling types (86.1%). Since this category of dwellings can comprise a range of different kinds of accommodation (including corrective institutions and hospitals), local knowledge of the region would be beneficial in further analysing this characteristic (refer **Part C, Table 11B SLA**).

Housing market characteristics SLA Level Analysis

Rental Market - Median Rents

- Median rent levels for dwellings in these SLAs vary from each other and Rockhampton. Rockhampton (C) recorded the greatest percentage increase in rent levels for one and two bedroom dwellings between 2000/01 and 2008/09 and these increases were greater or equal to the Rockhampton averages. Fitzroy Pt B recorded the highest percentage increase in median rents for three bedroom dwellings; and Livingstone Pt A recorded the highest percentage increase for four bedroom dwellings (refer **Part C, Table 12 SLA**).

- In 2008/09, Livingstone Pt B recorded the highest median rents or one bedroom ($165/week) and two bedroom ($250/week) dwellings; and Livingstone Pt A recorded the highest median rents for three ($310/week) and four ($400/week) bedroom dwellings (refer **Part C, Table 12 SLA**).

Rental Market Activity

- Changes in rates of growth of rental stock by dwelling type in these SLAs vary from each other and Rockhampton. In comparison to Rockhampton (107.1%), Livingstone Pt B recorded significantly greater rates of growth in semi-detached private rental dwellings between 2001 and 2008 (400%). The only other SLA to record a growth in the number of semi-detached private rental dwellings was Rockhampton (C); in all other SLAs there were no semi-detached private rental dwellings recorded (refer **Part C, Table 13 SLA**).

- Mount Morgan recorded the highest percentage of growth in the number of private rental flats (155.6%); significantly higher than the Rockhampton average (20.2%). Fitzroy Pt A recorded the greatest percentage increase in the number of detached house private rental dwellings (refer **Part C, Table 13 SLA**).

Rental Affordability

- While the data set for **Part C, Table 15 SLA** only captures rental stock that is the subject of a rental bond, it does indicate that generally numbers and proportions of affordable rental stock in these SLAs are decreasing, just as they are in Rockhampton. All SLAs recorded decreases in affordability in most dwelling categories, but Livingstone Pt B was the only SLA that recorded proportions of affordable rental stock that were lower than those of Rockhampton in all dwelling categories.

- Mount Morgan was the only SLA to record an increase in affordable rental stock – where the proportion of affordable one bedroom rental stock increased from 83% in 2004 to 95% in 2009 (refer **Part C, Table 15 SLA**).

Rental Ranges

- Livingstone Pt A had a greater diversity in rent ranges for three bedroom dwellings than the other SLAs and the Rockhampton average; however Livingstone Pt A also recorded the highest median rent for this dwelling type (refer **Part C, Table 16 SLA**). Fitzroy Pt A had a particularly large rental range for four bedroom dwellings ($270) indicating a greater range of choice in four bedroom rental accommodation in the area.

- Mount Morgan had the smallest diversity in rent ranges for all dwelling sizes which indicates a smaller range of choice in rental accommodation in the area; however it should be noted that Mount Morgan also demonstrated the lowest median rent for all dwelling sizes (refer **Part C, Table 16 SLA**).

Home Purchase Affordability

- **Part C, Table 17 SLA** shows that first home purchase affordability improved significantly across all SLAs, Rockhampton and Queensland between 2008 and 2009. This trend should be treated with caution as these figures reflect a significant cut in interest rates (as of June 2009) in response to a significant world wide economic crisis (refer **Part C, Table 18 SLA** for home and land purchase prices). Historical trend data may be more indicative of first home purchase affordability as interest rates increase to more historical levels and property prices stabilise and increase over time.

Housing market characteristics SLA Level Analysis

Home Purchase Affordability (cont.)

- 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 (refer **Part C, Table 17 SLA**). An analysis of this group within the Rockhampton SLAs indicates that in most SLAs the proportion of median income required to purchase a house with the 40th percentile price is less than for all households. This generally reflects the higher income levels of renter couples and translates to higher affordable purchase prices. For example, Fitzroy Pt A recorded higher median income levels for renter couples aged 25-40 ($1,482) than all households ($1,182) and therefore recorded a higher affordable purchase price for dwellings ($336,000), which is significantly higher than the 40th percentile house price for this SLA ($304,000). These findings should be considered in conjunction with the potential limitations of the data as outlined in the point above.

- Livingstone Pt A was the only SLA where the median income for renter couples aged 25-40 ($1,506) was lower than for all households ($1,626), and therefore the percentage of income required for renter couples in Livingstone Pt A to purchase a house with the 40th percentile price (42%) was greater than for all households (39%) (refer **Part C, Table 17 SLA**). Local knowledge of the area would be useful to further analyse the implications of these characteristics, particularly since Livingstone Pt A recorded the highest proportion of being purchased housing tenures (refer **Part C, Table 10 SLA**).

House and Land Sale Prices

- Livingstone Pt B had the highest proportion of low income earners paying 40% or more of their income on housing costs (26.5%); and this proportion was higher than the Rockhampton average (19.9%). Mount Morgan recorded the highest proportion of low income purchasers (66.4%), but the second lowest proportion of low income purchasers paying more than 40% of their income on housing costs (18.1%) (refer **Part C, Table 17A SLA**).

- The proportion of low income purchasers in Mount Morgan (66.4%) was significantly higher than the Rockhampton average (32.5%). This is likely a reflection of the significantly lower median incomes in Mount Morgan as shown in **Part C, Table 17 SLA**.

- For the 2008/09 year, Livingstone Pt B was the only SLA that recorded median purchase prices that were higher than the Rockhampton average for all three categories (flats/units/townhouses, detached houses and land). Livingstone Pt A also recorded higher median purchase prices than Rockhampton for detached houses and land, but it did not record any sales data for flats/units/townhouses (refer **Part C, Table 18 SLA**).

- The majority of SLAs saw higher percentage increases in prices for most dwelling types and land between 2003/04 and 2008/09, compared to the Rockhampton average. This should be treated with caution in cases where SLAs saw very low actual number of sales in each year between 2003/04 and 2008/09. Small sample sizes in some SLAs may make a comparison of data between different SLAs problematic. Data for this period should also be considered in the context of world events including a significant global economic crisis which may have impacted on consumer confidence and sales rates (refer **Part C, Table 18 SLA**).

- Nevertheless, all of the SLAs in Rockhampton generally recorded high rates of growth in median purchase price between 2002/03 and 2008/09. The single most significant price increase was seen in Mount Morgan land sales which increased by 254% between 2002/03 and 2008/09; from $13,000 up to $46,000. Additional detail on price movements for separate houses is provided in **Part C, Table 19 SLA**.

Dwelling Approvals

- Rates of dwelling approvals between 2003 and 2008 the SLAs varied from each other and Rockhampton. In comparison to Rockhampton, Fitzroy Pt A experienced much higher rates of approvals (per 10,000 occupied private dwellings) between 2002/03 and 2007/08. This was due to increases in the approval rate of houses (706%) since other residential dwellings were almost entirely absent from dwelling approvals in Fitzroy Pt A (refer **Part C, Table 20 SLA**).

Housing market characteristics SLA Level Analysis

(Dwelling Approvals cont.)

- Livingstone Pt B and Rockhampton (C) were the only SLAs to record sufficient approvals for other residential dwellings to calculate an approvals rate. Livingstone Pt B recorded the highest approvals rate for other residential dwellings at 517%, which was higher than the Rockhampton average of 293%. Further information regarding the estimated value of approved buildings is available in **Part C, Table 20A SLA**.

Caravan Parks and Boarding houses

- Rockhampton (C) was the only SLA to record persons residing in boarding houses, indicating an absence of boarding house accommodation within the other SLAs (refer **Part C, Table 21 SLA**).

- Livingstone Pt B recorded significantly higher rates of persons residing in short and long term caravan accommodation and this is consistent with the findings of **Part C, Table 11 SLA** which showed Livingstone Pt B to contain higher rates of this type of accommodation.

Housing needs characteristics LGA Level Analysis

Introduction - General considerations

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 **Part C, 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 2031.

- 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 **Part C, 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.

Housing Needs Output Characteristics

The outputs of the housing needs model (see **Part C, Tables 24-28 LGA**) that have implications for the range of housing types in the Rockhampton Region include:

- Rockhampton has a mismatch between the indicative need for small and large dwellings and the actual existing stock of dwellings. This estimated or indicative mismatch (approximately 17%) of existing stock is higher than the proportions for Queensland (approximately 16%). The model indicates that there is an undersupply of small dwellings and a corresponding oversupply of large dwellings compared to the indicative need. This output should be considered in the context of the limiting assumptions of the model as noted in the preceding sub-section (refer **Part C, Table 24 LGA**).

- A breakdown of this mismatch across low income household types indicates that it occurs primarily among single person and couple households. This outcome is consistent with the assumptions underpinning the model and the relatively high proportions of single and couple households in Rockhampton, and the broader community generally (refer **Part C, Table 25 LGA**).

- As inferred above, the model potentially overstates the need for small dwellings for single person and couple households as many are comprised of retirees who own their own home and are not in housing stress. Nonetheless older (75+) retirees are likely to seek smaller, more manageable dwellings as their capacity and willingness to maintain larger dwellings diminishes. In relation to this general point, it is worth noting that this characteristic of the model may be counterbalanced by younger single and couple household on low to moderate incomes who may be placed in housing stress by rising housing prices in Rockhampton. Given the assumptions underpinning the model it is noted that it can also potentially understate the need for small dwellings in areas with high house prices as moderate income households in housing stress will not be identified as needing smaller, lower cost, housing forms.

- Projected need for dwelling stock is outlined in **Part C, Table 26 LGA** but should be adjusted to make allowances for visitor only or tourist accommodation as well as a proportion of vacant dwelling stock to support the effective operation of the housing market. Projected indicative need for small and large dwellings outlined in **Part C, Tables 27 LGA** and **28 LGA** provides some baseline data for modelling purposes.

Housing needs characteristics LGA Level Analysis

Housing Demand Characteristics for consideration with housing need outputs

Housing needs data in Part C: Housing Analysis data has also been supplemented with Planning Information Forecasting Unit (PIFU) dwelling projection and projected underlying dwelling demand data.

The PIFU underlying demand model (see **Part C, Table 30**) uses the 2009 housing projection data and incorporates adjustments for changes in vacant dwellings and replacement of dwelling loss. The inputs to the PIFU dwelling projections (see **Part C, Table 29**) are less clear, but each of these three models produce similar projections for total numbers of new dwellings needed for the period extending between 2006 and 2031. PIFU should be contacted in relation to the assumptions and data underpinning the outputs of their dwelling projection and projected underlying dwelling demand models.

Implications of housing need output characteristics for the range of housing types

Introduction

The department envisages that its contributions to assessing and identifying housing and planning issues, needs and options for a Council area will be supplemented by, and considered in the context of, appropriate inputs from local government, other state agencies, the development sector and community groups as recommended in the State Planning Policy for Housing and Residential Development 1/07.

The housing needs model was developed to provide a starting point only for measuring housing needs in a local community and is intended to be reviewed in the context of other housing analysis findings and the contextual information contained in Part B. On the basis of this type of analysis the department views the outputs of the housing needs model as an indication only of the estimated need for a basic range of housing sizes; the meaning and nuances of which need to be reviewed in the context of existing and projected trends obtained from a range of sources.

In addition, the department is aware that the housing needs model assumption that all new small dwellings will be cheaper than all new large dwellings, is not borne out by current data, and this is because not all dwelling types are viewed or treated the same by the development and local government sector and the community. For example, smaller dwellings delivered in the form of townhouses rather than detached dwellings, are not standardised, delivered at scale, minimally assessed or provided on individual allotments.

For this reason their cost structure is higher than detached dwellings and as a consequence some developers seeking to address housing affordability issues in larger urban areas are now proposing small two bedroom houses on lots ranging from 135 to 200 square metres. More recent evidence, suggests developers are also revisiting standardised townhouse designs, which can be delivered in duplex or multiple residential unit configurations and at scale. Developers are also looking to reduce the cost of flats by employing multiple use spaces to reduce building footprints and material usage and, in well serviced locations, offering these modest flats with no car parking, to further reduce costs. NB these proposals are being promoted by developers in urban areas in major coastal regional cities and not in centres in rural regions.

Planning schemes have a tendency to be non-supportive of diversity in flat, townhouse or detached dwelling product. These issues are a primary focus of the SPP which recommends the use of graduated standards to support a greater range of product whilst maintaining amenity standards and improved affordability. Centres in rural and regional areas invariably provide a more limited range of housing stock than urban areas and this feature is related to size of the respective housing markets. When reviewing suitable housing options for centres in this region, Council needs to consider the types of options that can potentially work best for their local communities in the context of local housing markets.

Housing needs characteristics LGA Level Analysis

Key Housing Analysis output implications for range of housing types

This analysis indicates that the Rockhampton community is generally older than the Queensland average and is predicted to age at a slightly faster rate. It is projected that couple only households will constitute the majority of households by 2031, and this proportion will be higher than the Queensland equivalent.

As is the case in Queensland in general, households with an existing housing asset and/or high income will be much better placed to access a range of housing options in Rockhampton. Many older singles and lone parent families have a lesser income and asset base and these households will be less well placed to access a range of housing options. Older households, and in particular retirees, with no asset base, are likely to continue to experience difficulties in accessing appropriate housing options in Rockhampton. Households on lower incomes in general are likely to continue to experience limited and diminishing options on the basis of current trends.

Collectively these housing analysis outputs suggest that Council may need to consider new ways of planning for and facilitating the delivery of greater housing diversity to ensure scheme provisions play their role in supporting the provision of a range of housing meeting the needs of the community.

Need to review key housing analysis output implications for range of housing types

The department envisages that its contribution to assessing and identifying housing and planning issues, needs and options for Rockhampton will be supplemented by, and considered in the context of, inputs from local government, other State agencies, the development sector and community groups.

The Housing Analysis provides a range of data that 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 Rockhampton. This data can be used to support a more conventional planning approach to addressing future housing need and/or a range of different scenarios as suggested in Appendix 1. In any event, the data is intended to assist Council with adopting appropriate allocations of zoned land in the planning scheme, taking into account household projections and suitable assumptions regarding dwelling density, vacant dwellings and visitor accommodation. It should also be stressed that it is intended to inform planning scheme provisions that will facilitate opportunities to deliver a broad mix of housing types and allotment sizes with a wide range of price points, notwithstanding the different available approaches to planning for future housing needs.

Housing types responsive to housing analysis outputs and flexible planning provisions

Ranges of dwelling types consistent with a more flexible planning system linked to characteristics identified in the Housing Analysis are outlined below.

Detached dwellings (separate houses)

A wide range of small to large dwellings at different densities and price points in an appropriate range of zones/precincts on the basis of the needs of households from all income groups, including those with housing affordability and/or house maintenance capacity issues.

Attached dwellings

A wide range of small to large semi-detached dwellings, row and town houses at different densities and price points in an appropriate range of zones/precincts on the basis of the needs of households from all income groups, including those with housing affordability and/or house maintenance capacity issues.

Multi-unit dwellings

A wide range of small to large units at different densities and price points in an appropriate range of zones/precincts on the basis of the needs of households from all income groups, including those with housing affordability and/or house maintenance capacity issues.

Housing needs characteristics LGA Level Analysis

Housing types responsive to housing analysis outputs and flexible planning provisions (cont.)

Boarding houses

Studio style accommodation in appropriate locations for transient, semi-transient and other homeless persons.

Retirement villages and Aged Care Facilities

A wide range of small to large units at different densities and price points to address an ageing population more of whom will have a smaller asset base in the future (e.g. more retirees will come from a single parent family background).

Caravan parks

Caravan parks in appropriate locations for seasonal workers and transient, semi-transient and other homeless persons.

Nursing Homes

Need for nursing homes in appropriate locations to address an ageing population.

Specific Design Issues

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.

Appendix

Housing Analysis

Introduction

These additional notes have been prepared to complement advice outlined in the State Planning Policy (SPP) Guideline for Housing and Residential Development on the preparation of a housing needs assessment.

A housing needs assessment is intended to inform Council decisions on planning for the range of housing options suitable for their existing and future residents. The SPP envisages that this assessment in conjunction with a planning scheme analysis will inform planning scheme measures that provide opportunities for these housing options.

The SPP Guideline outlines a minimum set of housing analysis data for undertaking this task, but also stresses that each Council will need to use data from other sources, including local knowledge, to complete this task. Since the formulation of the SPP Guideline data set, the Planning Information Forecasting Unit (an important data source for Councils) has released a range of local government area household projections by household type. This data in combination with housing analysis data is extremely useful for identifying likely future Council and regional community profiles and has been included in this document.

In addition, some readily available Australian Bureau of Statistics data on housing consumption (demand) and existing stock (housing supply) data has been added to this document to supplement the standard housing analysis data set. This has been done to aid the review of standard housing analysis data by both the department and Council, and will minimise the need for Council to independently source other data.

The SPP Guideline housing needs assessment methodology recommends that each Council should consider demographic (community profile), housing consumption (demand), existing stock (housing supply) and housing needs model data output characteristics to identify suitable housing options for their existing and future residents. The abovementioned supplementary data has been included in this document to make it easier for Council to prepare a housing needs assessment that is consistent with this methodology.

An approach for preparing a housing needs assessment

In preparing a housing needs assessment, it is important for Council to be clear about what it is seeking to do with the assessment information and how they intend to compile, document and apply it. It is recommended that Council review relevant higher level spatial data to inform a ‘big picture’ analysis of broad demographic and housing trends. The high level review of emerging trends can then be used to inform the development of a range of possible (low to high change) scenarios that might stem from combinations of these trends.

All forecasting units use this type of approach and Council needs to be clear about the assumptions and limitations of their modelling scenarios and their data outputs as well as those of any applied data inputs from a forecasting unit or other data source. Forecasting units can only provide best possible forecast estimates based on a range of assumptions and available data. Data forecast projections are based on a series of trend assumptions and provide a range of estimates, the accuracy of which can only be determined by subsequent census data.

For this reason, it is useful for Council to think in terms of ranges of housing needs and options that could satisfy future residents rather than working to identify one definitive set of numbers. This approach could inform a residential planning strategy capable of supporting a greater range of future outcomes within a planning scheme.

Once Council has identified the broad demographic and housing trends and conceptualised them via a range of possible future scenarios, it can commence a review process involving input from external stakeholders and testing against selected detailed data. The scenarios can then be tested in terms of their ramifications for land use and infrastructure planning at lower spatial levels.

Appendix

An approach for preparing a housing needs assessment (cont.)

The Planning Information Forecasting Unit (Household Projections Report 2007) has developed a series of council typologies to aid analysis of different combinations of emerging population and household formation growth trends at these higher spatial levels. This report also provides useful information on how household change impacts upon household numbers and population change. The SPP Housing Analysis Context module also provides an overview of a generic housing career model outlining how housing choices change over the lifetime of different household types. This overview is supplemented with housing consumption data for these different household types from a range of sources.

Limitations of data available for preparing a housing needs assessment.

All data sets used in a housing needs assessment from any source will have their limitations. Some of these limitations have been highlighted in the previous section.

Other data limitations may include: the age of the data, the comparability of data (given ongoing adjustments to data presentation methodologies, spatial units and data categorisation) and the specificity of the data (i.e. broad categorisation data in lieu of unavailable specific data). These limitations apply to the analysis of a range of previous and current (2006) census data sets and any data projections based on a trend analysis of these data sets.

These issues have informed the preparation of these data sets and have prevented the department from undertaking trend analyses of some demographic and housing characteristics, and in other instances, comprehensive analyses of specific characteristics. Council needs to be aware of these issues when using department and alternatively sourced data for the purposes of preparing a housing needs assessment.

Key elements of a housing needs assessment

The preparation of a housing needs assessment involves the review of demographic (community profile), housing consumption (demand), existing stock (housing supply) and housing needs model data output characteristics. All these elements are interlinked and data projection modelling based on each has different strengths and weaknesses. This section provides an overview of these matters.

Demographic (community profile characteristics)

Household growth and change is influenced by a range of factors, including population ageing, societal changes and migration. The degree to which these characteristics will contribute to household change is likely to vary with the size and characteristics of the existing population as well as those of any migrant population.

Household type, age and income are significant determinants of housing choice as indicated in the generic housing career model and housing consumption characteristics outlined in the housing analysis context module and the attached data sets.

Household type projections are not disaggregated by age and need to be cross referenced with population projections (which are disaggregated by age groups) to gain insight into likely household type by age formation trends. Reference to the 2001 and 2006 Census custom data set of household type by age will also be of assistance. The 2001 custom data set obtained for the SPP Housing Needs model provides insight into how household type and income affects housing choice.

Housing Consumption (Demand) Characteristics

The housing consumption data provides information on the consumption characteristics of different household types by dwelling type (standard 2001 and 2006 Census data) and dwelling size (custom 2001 Census data). This data examines the whole housing market at census intervals and is not indicative of consumption or demand trends pertaining to new housing supply. However, as new housing supply generally only ever meets a small portion of total housing demand at any given point in time, the examination of these characteristics is relevant.

Appendix

Housing Consumption (Demand) Characteristics (cont.)

The examination of 2001 and 2006 inter-census trends could potentially provide some insight into recent consumption or demand trends on newer housing supply if this data had been presented in comparable formats. An alternative approach involves reviewing recent new dwelling supply data and working on the premise that it is representative of demand for new dwelling stock. Housing demand and supply are patently interlinked but housing affordability trends need to be considered in this equation, as the maintenance of current demand levels (and ultimately supply) will be influenced by the price points at which new dwellings can be brought to the market.

Existing Stock (Housing Supply) Characteristics

The housing consumption data provides information on existing stock or housing supply. New housing supply data contained in this data set is obtained from the Office of Statistical and Economic Research. The Planning Information Forecasting Unit also provides data on dwelling approvals and Council is also likely to have access to its own data and local knowledge on new dwelling supply characteristics. While housing suppliers often lead demand, through marketing and the controlled release of product, they are ultimately responsive to key demand characteristics which are influenced by housing affordability characteristics.

Housing Need Characteristics

The SPP Housing Needs Model establishes a framework for determining indicative estimates of appropriate and preferred dwelling sizes for different household sizes based on household incomes. The model works on two key assumptions:

- that the housing choices of low income households (bottom 40% of the income distribution) are more constrained than those of higher income households and that their needs would be better met by smaller housing which should be more affordable than larger housing, all other things being equal.
- that the housing choices of higher income households (top 60% of the income distribution) are less constrained and that their needs can be satisfied in accordance with their housing consumption (demand) patterns.

The SPP Guideline acknowledges the limitations of the Model’s assumptions and data inputs and stresses that its indicative outputs must be reviewed in the context of other relevant data from the housing analysis and other sources.

Variations in housing prices and numbers of retired low income, house owning households within and between councils are two key characteristics which need to be considered when interpreting the model’s outputs.

APPENDIX H

Housing Model

Straight Line

This table converts dwelling targets to dwelling type by distributing them according to the percentage of each family type occupying different dwelling types based on the 2006 Census

BASED ON PIFU MEDIUM SERIES POPULATION PROJECTIONS

Model methodology developed by Sharyn Briggs and Andrea Young

Projected Dwelling Structure- 2006

Dwellings 41472

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	
	11872		11163		5010		9918		1280		2230		41473	
	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	11568	97.44%	10220	91.55%	4519	90.19%	7077	71.36%	998	77.99%	1899	85.17%	36281	87.48%
Semi-detached, row or terrace house, townhouse etc (1 storey)	55	0.46%	232	2.08%	95	1.90%	669	6.75%	42	3.26%	59	2.63%	1151	2.78%
Semi-detached, row or terrace house, townhouse etc (2 storey)	22	0.18%	51	0.46%	24	0.49%	94	0.95%	9	0.67%	16	0.72%	216	0.52%
Semi-detached, row or terrace house, townhouse etc (total)	76	0.64%	283	2.53%	119	2.38%	763	7.70%	50	3.93%	75	3.35%	1367	3.30%
Flat, unit or apartment	121	1.02%	422	3.78%	295	5.90%	1620	16.34%	197	15.40%	192	8.61%	2847	6.87%
Other dwelling	107	0.90%	239	2.14%	76	1.53%	457	4.61%	34	2.68%	64	2.87%	977	2.36%
TOTAL	11872	100.0%	11163	100.0%	5010	100.0%	9918	100.0%	1280	100.0%	2230	100.0%	41473	100.0%

Projected Dwelling Structure- 2011

Dwellings 46979

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	
	12281		13376		5764		11811		1297		2450		46979	
	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	11966	97.44%	12246	91.55%	5199	90.19%	8428	71.36%	1012	77.99%	2087	85.17%	40937	87.14%
Semi-detached, row or terrace house, townhouse etc (1 storey)	56	0.46%	278	2.08%	109	1.90%	797	6.75%	42	3.26%	64	2.63%	1347	2.87%
Semi-detached, row or terrace house, townhouse etc (2 storey)	23	0.18%	61	0.46%	28	0.49%	112	0.95%	9	0.67%	18	0.72%	250	0.53%
Semi-detached, row or terrace house, townhouse etc (total)	79	0.64%	339	2.53%	137	2.38%	909	7.70%	51	3.93%	82	3.35%	1598	3.40%
Flat, unit or apartment	125	1.02%	505	3.78%	340	5.90%	1929	16.34%	200	15.40%	211	8.61%	3310	7.05%
Other dwelling	111	0.90%	286	2.14%	88	1.53%	544	4.61%	35	2.68%	70	2.87%	1134	2.41%
TOTAL	12281	100.0%	13376	100.0%	5764	100.0%	11811	100.0%	1297	100.0%	2450	100.0%	46979	100.0%

Projected Dwelling Structure- 2016

Dwellings 51274

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	
	12526		15229		6237		13362		1301		2619		51274	
	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	12205	97.44%	13942	91.55%	5625	90.19%	9535	71.36%	1015	77.99%	2231	85.17%	44553	86.89%
Semi-detached, row or terrace house, townhouse etc (1 storey)	58	0.46%	316	2.08%	118	1.90%	901	6.75%	42	3.26%	69	2.63%	1505	2.94%
Semi-detached, row or terrace house, townhouse etc (2 storey)	23	0.18%	70	0.46%	30	0.49%	127	0.95%	9	0.67%	19	0.72%	278	0.54%
Semi-detached, row or terrace house, townhouse etc (total)	81	0.64%	386	2.53%	149	2.38%	1029	7.70%	51	3.93%	88	3.35%	1783	3.48%
Flat, unit or apartment	128	1.02%	575	3.78%	368	5.90%	2183	16.34%	200	15.40%	226	8.61%	3679	7.18%
Other dwelling	113	0.90%	325	2.14%	95	1.53%	616	4.61%	35	2.68%	75	2.87%	1259	2.46%
TOTAL	12526	100.00%	15229	100.0%	6237	100.0%	13362	100.0%	1301	100.0%	2619	100.0%	51274	100.0%

Projected Dwelling Structure- 2021

Dwellings 55311

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	
	12958		16815		6634		14859		1308		2738		55312	
	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	12626	97.44%	15394	91.55%	5983	90.19%	10603	71.36%	1020	77.99%	2332	85.17%	47959	86.71%
Semi-detached, row or terrace house, townhouse etc (1 storey)	60	0.46%	349	2.08%	126	1.90%	1002	6.75%	43	3.26%	72	2.63%	1652	2.99%
Semi-detached, row or terrace house, townhouse etc (2 storey)	24	0.18%	77	0.46%	32	0.49%	141	0.95%	9	0.67%	20	0.72%	303	0.55%
Semi-detached, row or terrace house, townhouse etc (total)	83	0.64%	426	2.53%	158	2.38%	1144	7.70%	51	3.93%	92	3.35%	1954	3.53%
Flat, unit or apartment	132	1.02%	635	3.78%	391	5.90%	2427	16.34%	201	15.40%	236	8.61%	4023	7.27%
Other dwelling	117	0.90%	359	2.14%	101	1.53%	685	4.61%	35	2.68%	79	2.87%	1375	2.49%
TOTAL	12958	100.00%	16815	100.0%	6634	100.0%	14859	100.0%	1308	100.0%	2738	100.0%	55312	100.0%

Projected Dwelling Structure- 2026

Dwellings 63180

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	
	13626		18079		7003		16282		1347		2899		59236	
	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	13277	97.44%	16552	91.55%	6316	90.19%	11619	71.36%	1051	77.99%	2469	85.17%	51283	86.57%
Semi-detached, row or terrace house, townhouse etc (1 storey)	63	0.46%	376	2.08%	133	1.90%	1098	6.75%	44	3.26%	76	2.63%	1790	3.02%
Semi-detached, row or terrace house, townhouse etc (2 storey)	25	0.18%	83	0.46%	34	0.49%	155	0.95%	9	0.67%	21	0.72%	327	0.55%
Semi-detached, row or terrace house, townhouse etc (total)	88	0.64%	458	2.53%	167	2.38%	1253	7.70%	53	3.93%	97	3.35%	2116	3.57%
Flat, unit or apartment	139	1.02%	683	3.78%	413	5.90%	2660	16.34%	207	15.40%	250	8.61%	4352	7.35%
Other dwelling	123	0.90%	386	2.14%	107	1.53%	750	4.61%	36	2.68%	83	2.87%	1485	2.51%
TOTAL	13626	100.00%	18079	100.0%	7003	100.0%	16282	100.0%	1347	100.0%	2899	100.0%	59236	100.0%

Projected Dwelling Structure- 2031														
					Dwellings	63180								
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	
	14267		19280		7409		17767		1395		3064		63182	
	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	13901	97.44%	17651	91.55%	6682	90.19%	12678	71.36%	1088	77.99%	2610	85.17%	54611	86.43%
Semi-detached, row or terrace house, townhouse etc (1 storey)	66	0.46%	401	2.08%	141	1.90%	1199	6.75%	46	3.26%	81	2.63%	1931	3.06%
Semi-detached, row or terrace house, townhouse etc (2 storey)	26	0.18%	88	0.46%	36	0.49%	169	0.95%	9	0.67%	22	0.72%	351	0.56%
Semi-detached, row or terrace house, townhouse etc (total)	92	0.64%	489	2.53%	176	2.38%	1368	7.70%	55	3.93%	103	3.35%	2282	3.61%
Flat, unit or apartment	145	1.02%	728	3.78%	437	5.90%	2902	16.34%	215	15.40%	264	8.61%	4692	7.43%
Other dwelling	128	0.90%	412	2.14%	113	1.53%	819	4.61%	37	2.68%	88	2.87%	1597	2.53%
TOTAL	14267	100.00%	19280	100.0%	7409	100.0%	17767	100.0%	1395	100.0%	3064	100.0%	63182	100.0%

Low Change

This table converts dwelling targest to dwelling type by distributing them according to the percentage of each familiy typ occupying different dwelling typesbased on the 20001 Census

BASED ON PIFU MEDIUM SERIES POPULATION PROJECTIONS

Model methodology developed by Sharyn Briggs and Andrea Young

Projected Dwelling Structure- 2016

Dwellings 51274

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	
	12526		15229		6237		13362		1301		2619		51274	
	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	11954	95.44%	13486	88.55%	5438	87.19%	9134	68.36%	989	75.99%	2178	83.17%	43179	84.21%
Semi-detached, row or terrace house, townhouse etc (1 storey)	108	0.86%	545	3.58%	174	2.80%	1102	8.25%	48	3.66%	79	3.03%	2056	4.01%
Semi-detached, row or terrace house, townhouse etc (2 storey)	198	1.58%	207	1.36%	133	2.14%	247	1.85%	24	1.87%	50	1.92%	860	1.68%
Semi-detached, row or terrace house, townhouse etc (total)	306	2.44%	751	4.93%	308	4.93%	1349	10.10%	72	5.53%	130	4.95%	2916	5.69%
Flat, unit or apartment	153	1.22%	667	4.38%	396	6.35%	2263	16.94%	206	15.80%	236	9.01%	3920	7.64%
Other dwelling	113	0.90%	325	2.14%	95	1.53%	616	4.61%	35	2.68%	75	2.87%	1259	2.46%
TOTAL	12526	100.00%	15229	100.0%	6237	100.0%	13362	100.0%	1301	100.0%	2619	100.0%	51274	100.0%

Projected Dwelling Structure- 2021

Dwellings 55311

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	
	12958		16815		6634		14859		1308		2738		55312	
	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	12237	94.44%	14722	87.55%	5718	86.19%	9860	66.36%	987	75.49%	2263	82.67%	45788	82.78%
Semi-detached, row or terrace house, townhouse etc (1 storey)	137	1.06%	686	4.08%	205	3.10%	1374	9.25%	49	3.76%	86	3.13%	2537	4.59%
Semi-detached, row or terrace house, townhouse etc (2 storey)	296	2.28%	279	1.66%	178	2.69%	364	2.45%	28	2.17%	61	2.22%	1206	2.18%
Semi-detached, row or terrace house, townhouse etc (total)	433	3.34%	964	5.73%	384	5.78%	1738	11.70%	78	5.93%	146	5.35%	3743	6.77%
Flat, unit or apartment	171	1.32%	770	4.58%	431	6.50%	2576	17.34%	208	15.90%	249	9.11%	4405	7.96%
Other dwelling	117	0.90%	359	2.14%	101	1.53%	685	4.61%	35	2.68%	79	2.87%	1375	2.49%
TOTAL	12958	100.00%	16815	100.0%	6634	100.0%	14859	100.0%	1308	100.0%	2738	100.0%	55312	100.0%

Projected Dwelling Structure- 2026

Dwellings 63180

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	
	13626		18079		7003		16282		1347		2899		59236	
	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	12732	93.44%	15648	86.55%	5896	84.19%	10479	64.36%	1010	74.99%	2382	82.17%	48147	81.28%
Semi-detached, row or terrace house, townhouse etc (1 storey)	172	1.26%	828	4.58%	259	3.70%	1668	10.25%	52	3.86%	94	3.23%	3072	5.19%
Semi-detached, row or terrace house, townhouse etc (2 storey)	407	2.98%	354	1.96%	265	3.79%	497	3.05%	33	2.47%	73	2.52%	1629	2.75%
Semi-detached, row or terrace house, townhouse etc (total)	578	4.24%	1181	6.53%	524	7.48%	2165	13.30%	85	6.33%	167	5.75%	4701	7.94%
Flat, unit or apartment	193	1.42%	864	4.78%	476	6.80%	2888	17.74%	215	16.00%	267	9.21%	4903	8.28%
Other dwelling	123	0.90%	386	2.14%	107	1.53%	750	4.61%	36	2.68%	83	2.87%	1485	2.51%
TOTAL	13626	100.00%	18079	100.0%	7003	100.0%	16282	100.0%	1347	100.0%	2899	100.0%	59236	100.0%

Projected Dwelling Structure- 2031

Dwellings 63180

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	
	14267		19280		7409		17767		1395		3064		63182	
	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	13045	91.44%	16302	84.55%	6090	82.19%	10902	61.36%	1039	74.49%	2502	81.67%	49880	78.95%
Semi-detached, row or terrace house, townhouse etc (1 storey)	237	1.66%	1075	5.58%	318	4.30%	2087	11.75%	55	3.96%	102	3.33%	3875	6.13%
Semi-detached, row or terrace house, townhouse etc (2 storey)	625	4.38%	493	2.56%	362	4.89%	702	3.95%	39	2.77%	86	2.82%	2308	3.65%
Semi-detached, row or terrace house, townhouse etc (total)	862	6.04%	1568	8.13%	680	9.18%	2789	15.70%	94	6.73%	188	6.15%	6182	9.78%
Flat, unit or apartment	231	1.62%	998	5.18%	526	7.10%	3258	18.34%	225	16.10%	285	9.31%	5523	8.74%
Other dwelling	128	0.90%	412	2.14%	113	1.53%	819	4.61%	37	2.68%	88	2.87%	1597	2.53%
TOTAL	14267	100.00%	19280	100.0%	7409	100.0%	17767	100.0%	1395	100.0%	3064	100.0%	63182	100.0%

High Change

This table converts dwelling targets to dwelling type by distributing them according to the percentage of each family type occupying different dwelling types based on the 2006 Census

BASED ON PIFU MEDIUM SERIES POPULATION PROJECTIONS

Model methodology developed by Sharyn Briggs and Andrea Young

Projected Dwelling Structure- 2016

Dwellings 51274

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	
	12526		15229		6237		13362		1301		2619		51274	
	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	11954	95.44%	13181	86.55%	5314	85.19%	8867	66.36%	989	75.99%	2178	83.17%	42483	82.85%
Semi-detached, row or terrace house, townhouse etc (1 storey)	108	0.86%	697	4.58%	212	3.40%	1235	9.25%	48	3.66%	79	3.03%	2379	4.64%
Semi-detached, row or terrace house, townhouse etc (2 storey)	198	1.58%	298	1.96%	202	3.24%	328	2.45%	24	1.87%	50	1.92%	1100	2.15%
Semi-detached, row or terrace house, townhouse etc (total)	306	2.44%	995	6.53%	414	6.63%	1563	11.70%	72	5.53%	130	4.95%	3479	6.79%
Flat, unit or apartment	153	1.22%	727	4.78%	415	6.65%	2316	17.34%	206	15.80%	236	9.01%	4053	7.90%
Other dwelling	113	0.90%	325	2.14%	95	1.53%	616	4.61%	35	2.68%	75	2.87%	1259	2.46%
TOTAL	12526	100.00%	15229	100.0%	6237	100.0%	13362	100.0%	1301	100.0%	2619	100.0%	51274	100.0%

Projected Dwelling Structure- 2021

Dwellings 55311

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	
	12958		16815		6634		14859		1308		2738		55312	
	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	11978	92.44%	14133	84.05%	5519	83.19%	9415	63.36%	981	74.99%	2250	82.17%	44276	80.05%
Semi-detached, row or terrace house, townhouse etc (1 storey)	189	1.46%	980	5.83%	265	4.00%	1597	10.75%	51	3.86%	88	3.23%	3170	5.73%
Semi-detached, row or terrace house, townhouse etc (2 storey)	477	3.68%	455	2.71%	288	4.34%	498	3.35%	32	2.47%	69	2.52%	1819	3.29%
Semi-detached, row or terrace house, townhouse etc (total)	666	5.14%	1435	8.53%	553	8.33%	2095	14.10%	83	6.33%	157	5.75%	4989	9.02%
Flat, unit or apartment	197	1.52%	887	5.28%	461	6.95%	2665	17.94%	209	16.00%	252	9.21%	4672	8.45%
Other dwelling	117	0.90%	359	2.14%	101	1.53%	685	4.61%	35	2.68%	79	2.87%	1375	2.49%
TOTAL	12958	100.00%	16815	100.0%	6634	100.0%	14859	100.0%	1308	100.0%	2738	100.0%	55312	100.0%

Projected Dwelling Structure- 2026

Dwellings 63180

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	
	13626		18079		7003		16282		1347		2899		59236	
	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	12187	89.44%	14744	81.55%	5686	81.19%	9665	59.36%	997	73.99%	2353	81.17%	45631	77.03%
Semi-detached, row or terrace house, townhouse etc (1 storey)	281	2.06%	1280	7.08%	322	4.60%	2075	12.75%	55	4.06%	99	3.43%	4111	6.94%
Semi-detached, row or terrace house, townhouse etc (2 storey)	788	5.78%	625	3.46%	381	5.44%	741	4.55%	41	3.07%	90	3.12%	2667	4.50%
Semi-detached, row or terrace house, townhouse etc (total)	1069	7.84%	1905	10.53%	703	10.03%	2816	17.30%	96	7.13%	190	6.55%	6778	11.44%
Flat, unit or apartment	248	1.82%	1044	5.78%	508	7.25%	3051	18.74%	218	16.20%	273	9.41%	5341	9.02%
Other dwelling	123	0.90%	386	2.14%	107	1.53%	750	4.61%	36	2.68%	83	2.87%	1485	2.51%
TOTAL	13626	100.00%	18079	100.0%	7003	100.0%	16282	100.0%	1347	100.0%	2899	100.0%	59236	100.0%

Projected Dwelling Structure- 2031

Dwellings 63180

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	
	14267		19280		7409		17767		1395		3064		63182	
	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	12475	87.44%	14759	76.55%	5793	78.19%	9836	55.36%	1018	72.99%	2456	80.17%	46338	73.34%
Semi-detached, row or terrace house, townhouse etc (1 storey)	351	2.46%	1847	9.58%	407	5.50%	2620	14.75%	59	4.26%	111	3.63%	5395	8.54%
Semi-detached, row or terrace house, townhouse etc (2 storey)	1025	7.18%	956	4.96%	525	7.09%	1022	5.75%	51	3.67%	114	3.72%	3693	5.84%
Semi-detached, row or terrace house, townhouse etc (total)	1376	9.64%	2802	14.53%	932	12.58%	3642	20.50%	111	7.93%	225	7.35%	9088	14.38%
Flat, unit or apartment	288	2.02%	1307	6.78%	570	7.70%	3471	19.54%	229	16.40%	295	9.61%	6159	9.75%
Other dwelling	128	0.90%	412	2.14%	113	1.53%	819	4.61%	37	2.68%	88	2.87%	1597	2.53%
TOTAL	14267	100.00%	19280	100.0%	7409	100.0%	17767	100.0%	1395	100.0%	3064	100.0%	63182	100.0%

APPENDIX I

Housing Model Assumptions

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 Projections, Rockhampton Regional Council (based on medium series projections)

Household Type	2006		2011[1]		2016		2021		2026		2031	
	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
Couple Family with Children	11,872	28.6%	12,281	26.1%	12,526	24.4%	12,958	23.4%	13,626	23.0%	14,267	22.6%
Couple Family without Children	11,163	26.9%	13,376	28.5%	15,229	29.7%	16,815	30.4%	18,079	30.5%	19,280	30.5%
One Parent Family	5,010	12.1%	5,764	12.3%	6,237	12.2%	6,634	12.0%	7,003	11.8%	7,409	11.7%
Lone Person Households	9,918	23.9%	11,811	25.1%	13,362	26.1%	14,859	26.9%	16,282	27.5%	17,767	28.1%
Group Households	1,280	3.1%	1,297	2.8%	1,301	2.5%	1,308	2.4%	1,347	2.3%	1,395	2.2%
Other Family Households	2,230	5.4%	2,450	5.2%	2,619	5.1%	2,738	5.0%	2,899	4.9%	3,064	4.8%
Total Households	41,473	100.0%	46,979	100.0%	51,274	100.0%	55,312	100.0%	59,236	100.0%	63,182	100.0%

As PIFU high series household type projections are not available from OESR, the assumptions in the following table are based on medium series household projections. As stated in section 2.1.2 of the report, it is estimated that the total number of households under the high series growth scenario would be 67,926 total households by 2031. This equates to an addition 4,744 households across the RRC area on top of the households projected under the medium growth scenario.

[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[2]

The following table sets out the assumptions applied to household dwelling preferences for Rockhampton region 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, Office of Economic and Statistical Research on 1st October 2010. A copy of this data is provided as part of the housing model (refer to separate **Appendix H**).

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 context of the Rockhampton region. 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).

Column 1 – Household Characteristics & Trends	**Column 2 – Dwelling Preference[3]**	**Column 3 – Assumptions Applied in Projections Model[4]**
COUPLE FAMILY <u>WITH</u> CHILDREN		
▪ Couple families with children were the most common household type in the RRC area in 2006 at 28.6% of total households. This proportion was slightly lower than for Queensland (29.7%). ▪ There is an expected decline in the proportion of couple with children households to 22.6% by	<u>Young Couples with Children (renters and first home buyers approximately 25-40 years[5]):</u> ▪ In Mount Morgan, people from a range of demographics are seeking affordable housing. Larger homes with 3 or more bedrooms on large lots are also being sought in this area.	**Assumptions:** **Continued dominant preference for low density separate houses (including larger homes), high amenity locations (for families with higher incomes) and affordable housing that is older or in outer locations such as Mount Morgan (noting that demand**

[2] The proportion of household types included in the following table are calculated as a proportion of total households. Therefore, these figures are not comparable to the figures used in the separate demographic profile while calculates household type proportions as a proportion of total private occupied dwellings.

[3] The information in this column has been obtained mainly through consultation with local real estate agents and developers in the RRC region. A summary of the consultation is provided in a separate appendix (**Appendix J**).

[4] The assumptions are primarily based on the demographic information in relation to household type projections and dwelling preferences (provided in Column 1); and consultation feedback relating to development trends and market demand for different housing types; combined with some rationalisation based on the principles contained in section 1.3.5 of the report.

[5] This age is considered by DOCs to represent the first home buyer age group (refer to DOCs Housing Analysis)

[6] The household type seeking this form of housing was not specified.

Column 1 – Household Characteristics & Trends	Column 2 – Dwelling Preference[3]	Column 3 – Assumptions Applied in Projections Model[4]
2031. ▪ 97.44% of couple with children households lived in a separate dwelling in 2006.	▪ In Mount Morgan, there does not seem to be a lot of interest from young people looking to buy a home. ▪ First home buyers in and around Rockhampton city are seeking 3 bedrooms homes that can be renovated or 4 bedroom brick homes on larger lots. (between $200,000 and $300,000). ▪ In coastal areas, young people tend to rent rather than purchase property. It was suggested that young home buyers only account for 20% of the market. ▪ First home buyers in coastal areas are generally looking for 4 bedroom homes with 2 living areas and a shed. <u>Older Couples with Children (renters and second home buyers aged 40-59 years):</u> ▪ Some older second home buyers in and around Rockhampton city are seeking newer, smaller houses. ▪ A demand for smaller housing for older people was specifically noted by real estates in Mount Morgan and Rockhampton. ▪ Small lot housing was identified as a need in the future to accommodate the ageing population, particularly in Rockhampton. ▪ Units and houses with sea views are in high	**for housing in Mount Morgan is very minimal).** **Affordable and appropriate housing choices in urban / accessible locations will be preferred by some households over affordable housing in outer locations, if available.** **Consideration by some households of smaller and more affordable dwelling types (including small lot housing, semi detached and attached housing) in centres. Small lot housing and duplex/row houses/town houses are likely to be preferred by couples with children over units or flats.** **Change is slow to start but change will occur at an increasing rate over time.** **Increase in small lot housing will occur under low and high change scenario[7].** **Scenarios** Allow for some decreased distribution to separate houses to account for an overall move to smaller dwelling types, as follows: **1) Low Change Scenario:** 2016 - 2.0% 2021 - 3.0% 2026 - 4.0% 2031 - 6.0% **2) High Change Scenario:**

[7] ABS classifications place small lot housing in the category of separate dwellings (refer to the definitions at the end of this table).

[8] ABS classifications place secondary dwellings attached to houses in the category of flat/unit/apartment (refer to the definitions at the end of this table).

Column 1 – Household Characteristics & Trends	Column 2 – Dwelling Preference[3]	Column 3 – Assumptions Applied in Projections Model[4]
	demand in coastal location from home buyers[6]. ▪ Some older people in Yeppoon are looking for low set homes on flat sites as this is considered to be more accessible. ▪ Small percentage of older people seeking smaller housing in the Mount Morgan area due to increased maintenance costs.	2016 - 2.0% 2021 - 5.0% 2026 - 8.0% 2031 - 10.0% **Redistribution:** 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)[8]
COUPLE FAMILY <u>WITHOUT</u> CHILDREN		
▪ Couple families without children were the second most common household type in the RRC area in 2006 at 26.9% of total households. This proportion was slightly lower than for Queensland (27%). ▪ There is an expected increase in the proportion of couple without children households to 30.5% by 2031. ▪ 91.55% of couple without children households lived in a separate dwelling in 2006.	<u>Young Couples (renters and first home buyers in family formation years, approx aged 25-40 years[9]):</u> ▪ In Mount Morgan, people from a range of demographics are seeking affordable housing. Larger homes with 3 or more bedrooms on large lots are also being sought in this area, ▪ In Mount Morgan, there does not seem to be a lot of interest from young people looking to buy a home. ▪ First home buyers in and around Rockhampton city are seeking 3 bedrooms homes that can be	**Assumptions:** **Continued dominant preference for low density separate houses, high amenity locations (for families with higher incomes) and affordable housing that is older or in outer locations such as Mount Morgan (noting that demand for housing in Mount Morgan is very minimal).** **Affordable and appropriate housing choices in urban / accessible locations will be preferred by some households over affordable housing in outer locations, if available.**

[9] This age is considered by DOCs to represent the first home buyer age group (refer to DOCs Housing Analysis)

[10] The household type seeking this form of housing was not specified.

[11] The household type seeking this form of housing was not specified.

Column 1 – Household Characteristics & Trends	Column 2 – Dwelling Preference[3]	Column 3 – Assumptions Applied in Projections Model[4]
	renovated or 4 bedroom brick homes on larger lots. (between $200,000 and $300,000). ▪ In and around Rockhampton, couples without children are looking for new units in central locations and some are also seeking town houses and low-set homes. ▪ In coastal areas, young people tend to rent rather than purchase property. It was suggested that young home buyers only account for 20% of the market. ▪ First home buyers in coastal areas are generally looking for 4 bedroom homes with 2 living areas and a shed (including couple families without children). <u>Older Couples (aged 40 – 59 years):</u> ▪ Small percentage of older people seeking smaller housing in the Mount Morgan area due to increased maintenance costs. ▪ A small proportion of older people aged over 55 years are seeking smaller 2 bedroom homes as a second investment for retirement. ▪ A demand for smaller housing for older people was specifically noted by real estates in Mount Morgan and Rockhampton. ▪ Small lot housing was identified as a need in the future to accommodate the ageing population, particularly in Rockhampton. ▪ Some older second home buyers in and around Rockhampton city are seeking newer, smaller	**Change is slow to start but change will occur at an increasing rate over time.** **Increase in small lot housing will occur under low and high change scenario, particularly as older couples decide to downsize to reduce housing maintenance and associated costs.** **Low set, flat sites will be preferred by some older couples.** **Acceptance of some shift to smaller, medium to high density housing for couple households aged below 75 years in areas with good access to facilities, services and transport (such as Rockhampton and Yeppoon).** **Limited amount of smaller and more diverse dwelling types in high amenity locations with reasonable access to centre (via public transport) and basic provision of services.** **Significantly higher demand for supported aged care accommodation, particularly as the population ages.** **Increasing demand for retirement housing.** **Scenarios** Reduce distribution for all couple households in separate dwellings as follows: **1) Low Change Scenario:** 2016 - 3.0% 2021 - 4.0% 2026 - 5.0% 2031 - 7.0%

Column 1 – Household Characteristics & Trends	Column 2 – Dwelling Preference[3]	Column 3 – Assumptions Applied in Projections Model[4]
	houses. ▪ Units and houses with sea views are in high demand in coastal location from home buyers[10]. ▪ Some older people in Yeppoon are looking for low set homes on flat sites as this is considered to be more accessible. <u>Active Seniors (60-74 years):</u> ▪ A demand for smaller housing for older people was specifically noted by real estates in Mount Morgan and Rockhampton. ▪ Small lot housing was identified as a need in the future to accommodate the ageing population, particularly in Rockhampton. ▪ Units and houses with sea views are in high demand in coastal location[11]. ▪ Some older people in Yeppoon are looking for low set homes on flat sites as this is considered to be more accessible. ▪ Generally it is considered that more retirement housing will be needed in the future. <u>Frail Seniors (aged 75+ years):</u> ▪ A demand for smaller housing for older people was specifically noted by real estates in Mount Morgan and Rockhampton. ▪ Small lot housing was identified as a need in the future to accommodate the ageing population, particularly in Rockhampton.	**2) High Change Scenario:** 2016 - 5.0% 2021 - 7.5% 2026 - 10.0% 2031 - 15.0% **Redistribution:** 50% - 1 storey semi-detached/townhouse 30% 2 storey semi-detached/townhouse 20% - Flat/unit/apartment (including larger apartments) NB: 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.

Column 1 – Household Characteristics & Trends	Column 2 – Dwelling Preference[3]	Column 3 – Assumptions Applied in Projections Model[4]
SINGLE PARENT FAMILY		
▪ Single parent families represented 12.1% of total households in the RRC area in 2006. This proportion was slightly higher than for Queensland (11.1%). ▪ There is an expected decrease in the proportion of single parent families to 11.7% by 2031. ▪ 90.19% of single parent families lived in a separate dwelling in 2006.	▪ Minimal demand from this household type in Mount Morgan. ▪ In Yeppoon, single parent families tend to look for 3 bedroom homes and/or older high set homes that are more affordable. ▪ Single parent families are generally more likely to rent than purchase property.	**Assumptions:** **Continued low home ownership and difficulty accessing affordable rental housing.** **Continued preference to rent 3 bedroom homes and / or older high set homes that are more affordable.** **Affordable and appropriate housing choices in urban / accessible locations will be preferred by some households over affordable housing in outer locations, if available.** **Acceptance of some shift to smaller dwellings and medium density housing for single parent families, particularly duplexes, that are more affordable.** **Change is slow to start but change will occur at an increasing rate over time.** **Small lot detached houses would be considered over detached houses on larger lots for affordability reasons.** **Scenarios** Reduce distribution to separate house for single parent families to account for demand for more diverse affordable housing types (including better located housing) as follows: **1) Low Change Scenario:** 2016 - 3.0% 2021 - 4.0% 2026 - 6.0%

Column 1 – Household Characteristics & Trends	Column 2 – Dwelling Preference[3]	Column 3 – Assumptions Applied in Projections Model[4]
		2031 - 8.0% **2) High Change Scenario:** 2016 - 5.0% 2021 - 7.0% 2026 - 9.0% 2031 - 12.0% **Redistribution:** 30% 1 Storey Semi-detached/townhouse 55% 2 Storey Semi-detached/townhouse 15% Flat/unit/apartment (including larger apartments)
LONE PERSON		
▪ Lone person households represented 23.9% of total households in the RRC area in 2006. This proportion was slightly higher than for Queensland (22.5%). ▪ There is a significant increase expected in the proportion of lone person families to 28.1% by 2031. This proportion is substantially higher than the increase anticipated for Queensland, which is expected to increase to 25.9% by 2031. ▪ 71.36% of loner persons households lived in a separate dwelling in 2006	<u>Young Singles:</u> ▪ Little comment was made by survey respondents in relation to the dwelling preferences of single, younger people. ▪ First home buyers in coastal areas are generally looking for 4 bedroom homes with 2 living areas and a shed (including single older people)[12]. <u>Older Singles:</u>	**Assumptions:** **Continued low home ownership and difficulty accessing affordable rental housing.** **Continued preference to rent smaller dwelling of less than 3 bedrooms and social housing units, particularly for older singles no longer working.** **Smaller and more affordable dwellings in accessible locations with good public transport access to accommodate demand for affordable rental housing.** **Significantly higher demand for supported aged care accommodation and for more affordable rental**

[12] The respondent did not indicate why small households types are demanding large dwellings in this area.

[13] The respondent did not indicate why small households types are demanding large dwellings in this area.

Column 1 – Household Characteristics & Trends	Column 2 – Dwelling Preference[3]	Column 3 – Assumptions Applied in Projections Model[4]
	▪ A small number of single, older people are looking for small houses and units in Mount Morgan. ▪ A demand for smaller housing for older people was specifically noted by real estates in Mount Morgan and Rockhampton. ▪ Small lot housing was identified as a need in the future to accommodate the ageing population, particularly in Rockhampton. ▪ First home buyers in coastal areas are generally looking for 4 bedroom homes with 2 living areas and a shed (including single older people)[13]. Some older single people are also looking for open plan layouts and low set homes. ▪ Generally it is considered that more retirement housing will be needed in the future. <u>Frail Aged Singles:</u> ▪ A demand for smaller housing for older people was specifically noted by real estates in Mount Morgan and Rockhampton. ▪ Small lot housing was identified as a need in the future to accommodate the ageing population, particularly in Rockhampton. ▪ There is not a high level of demand from frail elderly people to purchase property as these people to rent (or presumably remain in existing housing arrangements).	**accommodation for older people.** **Affordable and appropriate housing choices in urban / accessible locations will be preferred by some households over affordable housing in outer locations, if available.** **Increasing acceptable of, and demand for, smaller and more affordable dwelling types (including semi detached and attached housing) in centres.** **Change is slow to start but change will occur at an increasing rate over time.** **Scenarios** **Reduce distribution to separate dwellings for lone persons as follows:** **1) Low Change Scenario:** 2016 - 3.0% 2021 - 5.0% 2026 - 7.0% 2031 - 10.0% **2) High Change Scenario:** 2016 - 5.0% 2021 - 8.0% 2026 - 12.0% 2031 - 16.0% **Redistribution:** 50% - 1 storey semi-detached/townhouse 30% - 2 storey semi-detached/townhouse

Column 1 – Household Characteristics & Trends	Column 2 – Dwelling Preference[3]	Column 3 – Assumptions Applied in Projections Model[4]
		20% - Flat/unit/apartment (including larger apartments)
GROUP AND OTHER HOUSEHOLDS		
<u>Group Households</u> ▪ In 2006, there was a considerably low proportion of group households in the RRC area (3.1%) compared to Queensland (4.1%). ▪ Similar to the Queensland trend, the proportion of group households is expected to decline. In 2031, the proportion of this household type is project to be 2.2% for the RRC area, compared to 3.3% for Queensland. ▪ 77.99% of groups households lived in a separate dwelling in 2006. <u>Other Households</u> ▪ The proportion of other household type for RRC was 5.4% in 2006, which is comparable to the figure for Queensland (5.6%). ▪ In both the RRC area and Queensland, this	▪ Minimal demand from this household type in Mount Morgan. ▪ Group households in and around Rockhampton city are looking for 4-5 bedroom homes, possibly high set houses built in underneath. ▪ There is not a high level of demand from groups households to purchase property as these people to rent. ▪ In Yeppoon, group households are generally seeking rental accommodation, possibly a house with a granny flat attached.	**Assumptions:** **Continued low home ownership and difficulty accessing affordable rental housing.** **Continued preference to rent larger dwellings with 4-5 bedrooms.** **Increased supply of duplex housing and townhouse / units that could accommodate a portion of this household type.** **Affordable and appropriate housing choices in urban / accessible locations will be preferred by some households over affordable housing in outer locations, if available.** **Possible consideration by some households of smaller and more affordable dwelling types (including duplexes and other semi detached housing) in centres.** **Demand for detached houses with a secondary dwelling likely to continue (including high set houses with separate dwelling underneath or granny flat).** **Scenarios:** A minor reduction in the distribution of separate dwellings is considered likely to occur as follows: **1) Low Change Scenario:** 2016 - 2.0%

Column 1 – Household Characteristics & Trends	Column 2 – Dwelling Preference[3]	Column 3 – Assumptions Applied in Projections Model[4]
proportion is expected to decline by 2031 to 4.8% and 5.1% respectively. ▪ 85.17% of other household types lived in separate dwellings in 2006.		2021 - 2.5% 2026 - 3.0% 2031 - 3.5% **2) High Change Scenario:** 2016 - 2.0% 2021 - 3.0% 2026 - 4.0% 2031 - 5.0% **Redistribution:** 20% - 1 storey semi-detached/townhouse 60% 2 storey semi-detached/townhouse **20% Flat/unit/apartment (including larger apartments)**

Household Type Definition (ABS classification)

Couple Family with Children and Couple Family without Children

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.

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.

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.

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.

Other Family Households

A family of other related individuals residing in the same household (but not parent-child or couple relationship)

Dwelling Type Definitions (ABS classification)

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.

Semi-detached, row or terrace house, townhouse, etc.

These dwellings have their own private grounds and no other dwelling above or below them.

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.

Other (private) dwellings

Other types of private dwellings have been amalgamated to form this category. It includes:

Caravan, cabin, houseboat: 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.

Improvised home, tent, sleepers-out: 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).

House or flat attached to a shop, office, etc.: A house or flat attached to a shop, office, factory or any other non-residential structure is included in this category.

APPENDIX J

Consultation Summary

Social and Supported Housing Providers

Consultation was undertaken with two social and supported housing providers in the Rockhampton Regional Council area – the Department of Communities and Jack's House (a youth shelter).

Housing Provision

The Department of Communities (Housing and Homelessness Services) provides social housing across the Rockhampton Regional Council area. They have approximately 1,450 properties including a mix of 1-6 bedroom dwellings and seniors accommodation.

Jack's House, a youth shelter for crisis accommodation and associated services, provides accommodation for 4 males and 4 females aged between 16-19 years for a period of up to 3 months.

Housing Needs

It was suggested that there tended to be a need for:

- affordable larger accommodation, of 4-6 bedrooms
- one (1) bedroom boarding house accommodation for single persons
- a homeless hub to assist those that are chronically homeless

In the private market, it was suggested that there is a need for more accessible accommodation and also smaller lot developments given the ageing population.

In terms of the need for shelters, the interview with a Jack's House representative identified that a gap does exist for young people under 16 years of age. It was also suggested that rental prices in the private housing market are not affordable for young people.

Meeting with Department of Communities

A meeting with a representative from the Department of Communities was also undertaken on 28 October 2010 as part of the project. The discussion has been summarised below.

General Situation

There are some big issues for housing in the Rockhampton Regional Council area, including:

1. High rates of mental illness which has a major impact on homelessness. Need to provide for those with a disability and ensure housing is accessible and adaptable.
2. Need to expand availability of affordable housing. A shortage is impacting on homelessness.

There is a lack of new affordable options. Not too many alternatives to 5 bed, 2 bathroom houses in new estates.

Housing Stock / Ageing in Place

Housing stock is generally in a poor state of repair particularly in older areas. This impacts particularly on seniors, and particularly in Mount Morgan. Older people need alternatives which are affordable, accessible and adaptable within their existing areas. There are limited options to age-in-place.

Housing Types

Multiple dwelling precincts would be good, for example, close to the Central Business District. Pedestrian precincts near the Central Business District and centres would allow people to walk to services. A good example of this is the Kelvin Grove Urban Village.

Also, would like to see good pedestrian connectivity in nodes, for example, Allenstown and Wandal could handle this type of precinct development. Frenchville divided by Dean St. Pedestrian access is lacking.

Another possible strategy is to increase urban density; relaxing zoning to allow duplex, dual occupancy and 'fonzie flats'. At present, these forms of development are not encouraged.

Affordability

Rockhampton Regional Council has attracted low-income households because of relative housing affordability over the years. It now has a sizable 'at risk' population compared to other cities and rent increases have a major impact.

Housing affordability is also about designing for the tropical climate. The area needs better approaches to housing design to reduce dependence on air conditioning.

Housing Providers for People with a Disability

Housing Provision

The Department of Communities (Housing and Homelessness Services) was consulted as a provider of housing for people with a disability. DOCs currently provide:

- 105 wheelchair accessible properties
- 250-300 semi-adaptable dwellings
- Universal design is incorporated into the construction of all new ground floor dwellings

Housing Needs

It was suggested that there was very limited supply of adequate and accessible housing in the private market for people with disabilities.

To address this issue, it was suggested that some elements of universal design could be incorporated into new ground level construction in order to increase the supply of housing in the long-term.

Residential Aged Care

Housing Needs

Consultation with a number of residential aged care providers revealed that the current supply of **high-care beds** is inadequate to meet demand. This was raised as an issue by a number of providers from across the region and specifically in Yeppoon. Respondents suggested that there were large waiting lists for high-care beds and many elderly persons were being cared for in hospitals while waiting for a high-care bed. It was suggested that some elderly people end up moving to other areas in order to get into a nursing home, although it was unclear whether they moved away from the region or within the region.

It was also broadly suggested that more **independent living units** (possibly as part of tri-care or with cluster housing) with appropriate services were needed to meet demand. The number of **dementia care beds** was also suggested to be inadequate. One respondent suggested that some dementia residents were not able to be cared for in a secure dementia care unit due to the lack of available places.

Low care beds were also identified as a need in the region.

Other housing needs identified include:

- Centrally located housing proximate to facilities and services
- Cluster housing
- Smaller, cheaper, affordable housing for elderly people
- Appropriate housing that can be modified to meet different needs
- Higher density, affordable housing
- Smaller dwellings that can be easily maintained

Future Expansion

McAuley Place in Rockhampton may expand to accommodate an additional 3 to 6 beds.

Another facility in Rockhampton, Benelvolent Aged Care, indicated there are plans to expand more substantially, however, they are having difficulty acquiring centrally located land to develop this model. It is noted that Benevolent Aged Care is developing a new model ('service integrated housing') that is based on a living concept, not a care concept, and intends to integrate with the local community.

A facility in Yeppoon indicated there are plans to expand to include more independent living units, and an additional facility for low-care and high-care services on an adjoining site.

Private Dwelling Stock

More affordable private dwelling stock was identified as a need, as older people were often struggling to afford rental accommodation.

Respondents were not aware of older people moving away from the region due to a lack of housing, or housing affordability. It was suggested that people who do move away from their local area, are more likely to move due to a lack of services and assistance in smaller centres, rather than housing issues.

Housing Types

It was suggested that Yeppoon requires more smaller units and cluster housing, and Emu Park requires more cluster housing. Cluster housing was viewed to be important to provide home care services more efficiently. It has also been suggested that there needs to be a greater emphasis on the design of different aged-care housing types (for example, housing should be easily adaptable to suit the changing needs of aged-persons).

Locational Requirements

The location of residential aged care facilities and private accommodation for older people was recognised as being important to enable easy access to services (including medical services and shopping facilities) and to public transport. This was identified as an issue for travel between cities, for example, from smaller centres into Rockhampton to access services, as well as for travel within centres.

Residents in low-care accommodation travelling from Yeppoon to Rockhampton for medical appointments are required to pay 50 per cent of this cost. However, high-care patients receive this travel at no cost. This example emphasises the need for aged care accommodation to be located centrally within centres, but also to be located in centres where services are provided, or alternatively, to offer affordable and frequent transport services between centres.

The respondent from Benevolent Aged Care indicated that the key need is for centrally located, purpose designed housing that meets resident's needs and is adequately serviced by transport.

Particularly in Yeppoon, a need was identified for a respite facility, independent living units and more tri-care developments.

Others Issues / Need for Other Services

Other issues relating to the provision of aged care accommodation include:

- Difficulties for elderly people trying to complete paperwork to apply for aged care
- Need for more in home community services to support elderly people wanting to remain at home
- Assistance with accessing and transporting people to medical appointments from ILUs and low care facilities, especially from Yeppoon to Rockhampton
- Respite facilities, especially for dementia clients
- Access to transport, where the client is not eligible for Home and Community Care transport and taxi vouchers
- Home maintenance services
- Appropriate Community Care Packages (CAPs), although community care is expensive and is only part of the solution
- Safety in the home (including perceived safety such as alarm systems)
- Isolation after a partner dies

Trends

It was suggested that there will be an increasing need for high-care services and dementia care in Rockhampton.

In addition, the respondent from Benevolent Aged Care identified a number of trends which are summarised below.

- More sub-acute care will be needed – including end stage palliative care, high end dementia care, respite care and transitional care (for example, short term recuperation after surgery), while older people with low-care needs will be cared for in the community. The respondent acknowledged that this form of aged care at home will need to be balanced with other forms as community care is more expensive and a lot of time is taken up driving to different locations.

- Older people will increasingly want to stay in their own homes and communities and in their own secure area

- Housing will need to be designed more appropriately and needs to be easily modified

- Higher density housing will be needed as it is affordable and allows people to support one another. Smaller and easier to maintain dwelling types will be favoured.

- A central location will be paramount.

- Service integrated housing - government assisted and fee for service.

- Residential aged care facilities will be integrated within the community, rather than the current model where facilities are gated and separate to the rest of the community.

- Consumers may turn away from retirement villages and deferred management fee structures.

- There will be a need for a broader range of accommodation for people with different budgets – low cost up to luxury apartments.

- Families will co-locate with their elderly parents less often, so a higher number of people will be living on their own.

- Massive increases in the need for dementia care.

Development Industry

Consultation with the development industry involved four interviews, with Seaspray, Capricorn Survey Group, Ingenta and Kevin Doolan.

Housing Types in Demand

Specific housing types in demand throughout the region have been identified as:

- Small lot and courtyard housing
- Small market for duplex developments
- Units
- Accessible housing
- Sustainable housing
- Adaptable housing
- Mixed use developments including commercial precincts, retirement village sites and medium density
- Traditional 600-700sqm lots
- Range of lot sizes from 500 – 2000sqm lots
- 700sqm lots for 4 bedroom, 2 bathrooms homes

In the Rockhampton area, development was mainly occurring around Gracemere. One respondent also indicated that Parkhurst should be developed in the future.

Density

The majority of respondents agreed that there is a trend towards increased density in the region. For example, the market for small lot housing has grown, although one respondent considered this to be a small market.

One respondent suggested that there is potential to increase density in Rockhampton City and the Central Business District, however, another suggested that the majority of home and land buyers in the Rockhampton area were still looking for an allotment size in excess of 700 square metres to build four bedroom, two bathroom houses.

Demand for small lot housing and for units was seen to be higher in Yeppoon, Zilzie and Emu Park and higher density development on sites near Yeppoon and Emu Park centres was also identified as a need.

Minimum lot sizes of 250 square metres for small lot housing and courtyard designs was identified as a developer preference in Zilzie, when the site has access to community facilities.. An emphasis was placed on ensuring that housing on small lots was designed appropriately.

Planning Scheme

It was suggested that the Rockhampton City planning scheme does not allow for small lot subdivisions as this type of development is currently impact assessable in Rockhampton and it is considered that Council officers may not support this form of development.

Other specific concerns in relation development assessment processes included:

- The impact of the future Priority Infrastructure Plan charging regime on development.
- Council delays associated with the development approvals process.
- Inability to secure funding from financial institutions at present.

The planning scheme was seen to be creating barriers to building certain types of housing in the coastal area (such as the former Livingstone Shire Council) and that the scheme needs to allow for higher density close to the central areas of Yeppoon / Emu Park. The planning scheme barriers and housing types being impeded were not specifically identified by the respondent.

Diversity of Housing

With regard to diversity of housing and lot types, it was suggested that there is demand for diverse housing forms but there is currently limited supply and it cannot be funded at present.

Future Trends

Development industry participants identified the need to cater for mine workers, retirees, and older people in the future. Consideration of accessibility and access to community facilities was also identified as important.

A trend towards smaller lot sizes was also identified by most interview participants.

Manufactured Home Park

This form of housing can be described as a structure that has the character of a dwelling house but is not permanently attached to the ground and is designed to be moved from one location to another. Generally, residents will purchase the home and rent the site from the park owner in accordance with the *Manufactured Homes Act 2003*.

Of the small number of manufactured home parks in the Rockhampton Regional Council area, three were surveyed. Respondents suggested that lone person households and couple families without children were the dominant household type in this form of accommodation. Tenants tended to be older and retired.

There was high demand for this form of accommodation in Emu Park, although there was only three units of accommodation currently provided at this facility.

A respondent from the Coolwaters Holiday Village in Kinka Beach indicated that demand is likely to increase as the population ages and more people seek affordable housing. A respondent from the Capricorn Palms Holiday Village in Mulambin also suggested that there will be a demand for more of this type of development at the park in the future.

Caravan Parks

Long Term Residents vs Temporary Residents / Tourists

The majority of caravan park operators surveyed responded that the parks were primarily occupied by tourists. Some caravan parks surveyed catered only to tourists and did not accept long-term residents (such as Capricorn Caves Park at The Caves). Most parks had around 10 per cent of units being taken up by long term residents staying for longer than 6 weeks, while the remaining units were occupied by short term residents. One respondent in Rockhampton (Southside Holiday Village) suggested that for people seeking long term accommodation, caravan parks were an option of last resort, when there is a shortage of vacant house rentals.

There seemed to be a higher proportion of long-term residents in coastal locations, such as Yeppoon and Kinka Beach, but also in Mount Morgan. One caravan park in Yeppoon and one caravan park in Kinka Beach reported that approximately 50% of tenants were long term residents. A high demand for permanent residency was noted at the Poinciana Tourist Park in Cooee Bay.

A number of respondents suggested that some tourists from southern locations tended to stay for extended periods of time in these coastal locations during the winter months. Therefore, a portion of the long-term residents are likely to be tourists during winter months.

Demographic Characteristics of Long Term Residents

Of the long-term residents in caravan parks, the vast majority of residents were older (over 60 years), retired people. A high proportion of long-term caravan park residents were single, retired males and seasonal workers, while retired couples are also a common household type.

A small proportion of residents at the parks were of working age, comprising of either lone person households or couples without children. Couples with children, single parent families and group households were not mentioned as being long term residents in the caravan parks surveyed.

Locations of High Demand

There was high demand for **tourist accommodation at coastal locations**, particularly in Yeppoon, but also at Emu Park, Cooee Bay, and locations close to the Rosslyn Harbour and Causeway Lake, such as in Mulambin and Kinka Beach. Demand for tourist accommodation was also identified in Rockhampton at locations in proximity to and with easy access to the Central Business District and other locations that host major regional events. Throughout the region, higher demand was experienced during the winter months, when many tourists visit the region for extended periods of time.

There was demand from people wanting **permanent or long-term accommodation** in Yeppoon, Emu Park, Cooee Bay and North Rockhampton.

Demand for caravan park accommodation was being met in Kinka Beach, The Caves and Horse Creek, near Mount Morgan.

Need for Assistance

Some older, long-term residents of caravan parks do require assistance. A small number of older residents utilise home-care assistance at times but tend to move into independent living or nursing homes when a higher level of care is required.

Redevelopment Pressures

The majority of the caravan parks surveyed had no plans or intentions for redevelopment, nor did they express pressures for this to occur. Some of the sites were situated on Council owned land and therefore were not under pressure from private interests to be redeveloped for other uses.

Part of the site of a caravan park in Cooee Bay was being considered for redevelopment, potentially with a multiple dwelling unit component, however, an option to expand or modernise the facility is also being considered. The future for this site is uncertain.

There is also a caravan park in central Yeppoon that has been advertised for sale for approximately one year, however, it has not yet been sold. The future intentions for this site remain uncertain.

Some of the caravan park managers surveyed were considering expansion to cater for demand from tourists. This was the case in Yeppoon and North Rockhampton.

Tourist Accommodation

Locations and Type of Accommodation in High Demand

Demand was strong in coastal areas for accommodation close to the beach or with ocean views, which was particularly evident in Yeppoon. There appeared to be strong demand in Yeppoon throughout the year and especially during peak holiday periods and on weekends. Another respondent in Yeppoon suggested there was demand for 'elderly friendly' units with adaptable housing elements, such as walk in showers. As a result, many unit owners of that building were considering modifying their units to accommodate elderly people.

In Rockhampton, tourist accommodation providers suggested that they were dependent on special events held in the town to create demand. Cattle sales at Gracemere were mentioned as an event that attracted people to Rockhampton and increased demand for accommodation. Sporting and other special events such as the Beef Australia Expo, generate higher demand for tourist accommodation.

Surveyed tourist accommodation providers suggested that short-term accommodation was generally in demand rather than long-term accommodation. However, some providers were renting tourist accommodation units for workers over longer periods, while the workers were waiting for rental accommodation to become available. Three respondents indicated that long term residents were not preferred.

One respondent in Rockhampton suggested that the growth of the mining and construction sector had increased demand from workers wanting to stay for a few days at a time. In addition, the Discovery Holiday Park in North Rockhampton, noted an increase in demand for accommodation when its convention centre was being used.

Two respondents in Lammermoor indicated that the demand for tourist accommodation is currently being met.

Demographic Characteristics of Tourists

Discussions with tourist accommodation providers suggested that there was a broad mixture of demographics for tourists visiting the region. Many tourists were travelling through the region, and stayed at Rockhampton to rest before continuing on their journey.

In Yeppoon, there was a higher proportion of older, retired tourists.

Specific Issues Identified

With regard to long-term residents in tourist accommodation, the respondents did not consider this to be a major issue. Some providers mentioned that contractors and workers in the health industry sometimes rented accommodation for longer periods of time.

Survey respondents in Lammermoor and Rockhampton indicated that some people were staying in tourist accommodation until they found other rental accommodation. This may be a result of a number of factors, such as the availability of certain types of rental accommodation was not sufficient in these areas or tourist accommodation was more convenient to rent for shorter periods of time (as opposed to permanent rental accommodation).

Need for Tourist Attraction

A number of respondents suggested that tourist activities and attractions were required to increase the number of visitors to the area and consequently demand for accommodation. Better marketing of events and the region as a whole was also suggested by a number of respondents in Lammermoor and Rockhampton to increase visitor numbers.

Real Estate Agents

Mount Morgan

One real estate agent located in Mount Morgan (Mount Morgan Real Estate) was consulted as part of this project.

Housing Types in Demand

This respondent suggested that people were seeking affordable housing to purchase and rent in and around Mount Morgan. Larger homes (3+ bedrooms) on blocks larger than 1,000m^2 were in demand from home purchasers and from renters.

There was minimal interest in medium density housing. A small percentage of enquiries were from older people seeking smaller housing due to reduced maintenance costs.

Housing Demand by Household Type

The respondent suggested that there was minimal interest from young people looking to purchase a home in Mount Morgan. Of those younger who were interested, they were generally looking for houses with 2-3 bedrooms. First home buyers in their 30s were generally seeking 3+ bedrooms.

A small proportion of older people (55+ age group) were looking to purchase smaller houses (2 bedrooms) as a second home investment to be used upon retirement. Most of these enquirers did not currently live in Mount Morgan.

A small number of enquiries were made by single, older people looking for smaller houses and units in Mount Morgan.

There was minimal demand for housing purchase from single-parent families; however, they were often enquiring about housing for rent. There was minimal demand for housing rental by group households.

Specific Housing Issues

A major issue in all locations in and around Mount Morgan for the provision of all types of housing, especially higher density housing, is the lack of infrastructure, particularly no reticulated sewerage. Developers who have indicated interest in developing duplexes or townhouses state that it is too costly due to the lack of infrastructure.

The current stock of housing in Mount Morgan is very old and needs considerable maintenance, which is undesirable for elderly as it can be expensive.

Many people of working age move out of Mount Morgan due to the lack of employment.

Future Trends

There will be a need for smaller lots and houses for the ageing population, and new estates and housing stock in general.

The recommencement of the Mount Morgan mine, which is anticipated in the near future may increase demand for housing in the area. This will likely be for workers accommodation and for workers in supporting service industries in town. The respondent indicated that there might be potential to rent out short-term accommodation at the hotels of Mount Morgan again in the future.

Rockhampton

Fifteen real estate agencies in Rockhampton were contacted; however, only two real estate agencies (Leggatt Family Real Estate and O'Driscoll Real Estate) provided comments as part of this project.

Locations in Demand

Respondents suggested that affordable housing is generally in demand in the Rockhampton Central Business District, North Rockhampton, Depot Hill and Berserker, while medium density housing is in demand in Frenchville Gardens and Norman Gardens.

Housing for older people was in demand in North Rockhampton and Allenstown and generally in proximity to shopping centres and services.

Housing Demand by Household Type

First home buyers were seeking larger lots, 3-bedroom homes which could be renovated, or new 4 bedroom brick homes, within a price bracket of between $200,000 - $300,000.

Second home buyers were looking for houses in the $300,000-$500,000 price range. There was also some demand from retirees looking for newer smaller houses and families seeking larger homes with more bedrooms.

Couple families without children were looking for new or modern units in central locations with easy maintenance. There was some demand for town houses and low-set homes.

Single parent families were generally seeking rental accommodation.

Group households were generally seeking 4-5 bedroom homes, possibly high set houses built in underneath.

Unmet Housing Need

Generally, there is not a lot of housing demand from purchasers at the moment.

People don't move away from region because of housing difficulty. It is mainly due to job transfers.

There was conflicting options about the supply of housing in the region. One respondent commented that the supply of new housing is keeping up with, or surpassing, the demand for housing. This respondent suggested that new building work should slow down to allow population growth to catch up. Conversely another respondent stated that more development was needed as there was a shortage of new estates.

Future mining and energy projects will also influence demand for housing.

Future Trends

It was suggested that more small lot housing will be needed to deal with the ageing population.

Yeppoon

Five real estate agencies in Yeppoon were contacted; however, only two real estate agencies (Ray White and Brian Hooper Real Estate) provided comments as part of this project.

Historical Trends

It was suggested that many people who are now selling bought between 2003 and 2007. In the early part of this timeframe (2003 – 2005), buyers were predominately from southern centres coming for the lifestyle; in the latter part (2005 – 2007), buyers were predominately miners from around the country, moving to find employment. Most buyers in 2010 have come from the Capricorn region.

Locations in Demand

It was suggested that more affordable housing for purchase, consisting of older homes (30+ year old homes), can generally be found in lower Taranganba.

Developers looking to deliver affordable housing product have tended to seek low cost, large parcels of land.

Units and houses with sea views (along the coast) are in higher demand for purchase. It was suggested that due to linear nature of development along the coast, most locations were in demand. There is good demand for dwelling house and unit rentals all along the coast. Available rental housing, which exceeds $400 per week, is not experiencing much demand for tenancy.

There are a large number of unsold units and homes at the coast currently. Furthermore, it was suggested that unit and house occupancy rates are low.

Housing Demand by Household Type

Young people looking to purchase property made up a small percentage of the overall market, accounting for an estimated 20% of the home buyer market. Generally, young people were renters, rather than home purchasers.

First home buyers were generally looking for 4 bedroom homes with two living areas and a shed. Some were also looking to purchase in a new estate, possibly due to a perception that the house will hold or increase its value in the longer term.

In addition, demand was high among couple families without children and single elderly people for four bedroom homes, presumably due to perceived higher rental value or to accommodate families coming to visit. Older single people are generally looking for open plan layouts and lowset homes, however, this household type did not make up a large proportion of the home purchaser market.

There was not a high level of demand from frail elderly people and group households. It was suggested these groups are more likely to rent. Older people tended to seek sites that are flat and low set as this is considered to be more accessible.

Single parent families were generally looking for 3 bedrooms homes and/or older, high set homes due to more affordable prices. Single parent families were also more likely to rent because of the cost of purchasing a home.

Group households were generally seeking rental properties, possibly with a granny flat attached.

One real estate agent stated that transient worker preferred living on the coast compared to Rockhampton.

Unmet Housing Need

Respondents suggested that there were currently no major demands that could not be met. One responded indicated that for the last 10 years, supply and demand have been in balance.

Specific Housing Issues

There was conflicting views about the affordability of housing. One view was that affordability was not seen to be a major issue. However, another view was that land prices and housing costs were too high and that some people move away from the region for affordability reasons.

Builders in this region do not tend to speculate and build 3 bedroom houses with 1 car space.

Prices have risen on the coast; however, it is still more affordable compared to other towns and cities in Australia.

Future Trends

One respondent suggested that the trend for older people to downsize would continue. Another, suggested that downsizing is costly and many older people tend to stay in their current home because of this expense.

Demand could increase as a result of Liquefied Natural Gas (LNG) projects in Gladstone and other mining projects. This may result in an increased demand for investment properties and holiday homes.

More retirement village will be needed in the future.

Council Officers

Meeting with Development Assessment Officers from Rockhampton Regional Council

20 October 2010
Attendees: Cameron Wyatt, Petrus Barry and Wendy Hoadley

Some possible limitations on housing delivery - Rockhampton

- Allotment size – the need to amalgamate acts as a disincentive - Also 1,000m² requirement in some areas a challenge.
- Structure of CBD – laneways etc, inhibit. A barrier is that Council engineers are against allowing access from a lane.
- Recent multi-unit activity: Approvals on Victoria Parade – many don't go ahead. Near river – 2 sold off plan. The Edge – slower, due to downturn / Walter Reid.
- Previous planning scheme – 1 in 4 lots allowed for duplex
- Most areas accommodate duplexes – 800m². Even in flood affected, even in character areas, Council has approved duplexes. Definition of duplex – in RRC duplex can be attached or detached.
- Council has not opted in to Sustainable Planning Regulation exempt provisions for duplexes.
- Planning areas in Rockhampton scheme are an issue as intent statements can constrain housing changes.
- The Range – traditionally it has been best to stay away from making changes affecting the heritage and character. The existing RRC scheme works reasonably well for the Range.
- Base Hospital lends itself to improving accommodation for nurses and doctors although there is potential for a conflict regarding character with local streets. It could work but we need to find more fine grained precincts where preservation and redevelopment together is acceptable.
- Traditionally, Rockhampton had cheaper land, reasonable rents, and a lot of duplexes scattered throughout the area. 70s and 80s brick generally closer to the Uni. Berserker, Frenchville, Park Ave, Growth Corridor, Norman.

Other issues / considerations

- Generally, Council would like to give people what they want, in terms of lifestyle and location.
- Council is aware of the need for greater diversity and approves duplexes were warranted. Policy of sending neighbours letter (like Brisbane's code notifiable) has worked well. This was put in place for the transition to Rockhampton City Plan – code assessable as a transition.
- Demand for rural residential opportunities is still an issue. There is a need for education and awareness around this.
- Commercial areas have intent for mixed use. There is an opportunity to expand this. General provisions could be more overt.
- Public transport not well patronised. Cultural attitudes are an issue – people always hava had an expectation of driving everywhere.
- Around Stocklands – makes a lot of sense to encourage infill. Most parts – would not attract too many submissions.

Former Livingstone and Fitzroy scheme issues / considerations

- 700m² is a suitable site area for duplexes and multiple dwelling – can work.

- A lot of R2 is impact assessable for duplexes – acts as a disincentive. In addition, R2 zones well located, not overt. R2 (12m)code assessable for mixed use – in right location. Less notification. Growth rates – bigger issue on the coast
- Generally multiple dwelling activity has been 'high end' – not a lot of affordable stock. Delays in commencement due to downturn – a high proportion of projects approved but not commenced.
- In any case, affordable housing often meets with community resistance. It may be that the way to provide for housing diversity is to do it is to do it gradually eg smaller lots, setbacks etc, reduce size of houses. Could consider smaller lots if a small lot housing code were available. It appears there are some moves and things are getting better, more smaller lots are being created, and this is a reflection of market demand.
- Emu Park has quite old housing stock and some redevelopment would be beneficial in some areas.
- Gracemere – young families, miners. Maintaining affordability is a big issue. In Fitzroy scheme, dual occupancy is impact assessable.
- In Greenfield estates, there is only a token reference to small lots, building covenant require a 200 square house, but can't get house on lot Provisions working against each other.
- Yeppoon – large number of secondary residences, Lammermoor. A tradition of holiday houses – many houses unoccupied for much of the year.

<u>General</u>

- Officers believe developers are open to change but want Council to give them the answers /some direction. Council would need to show alternatives are paying. Currently, higher density developed is geared to the upper end of the market.
- There is no evidence of NRAS activity in RRC.
- There has been stability in the housing market up till now. However, ongoing decrease in affordability will translate into pressure socially and economically. Prices have gone up considerably in the last couple of years.
- State government is acknowledging the issue. Project Services are actively building projects – public housing response. Have been buying sites with mixed use approvals. While there has been little consultation with government, they have done public notification and there are usually no submissions, and usually a good product.
- Often get enquiries about second house on a rural block. Many illegal dwellings, particularly in rural zone.
- Age transition is an issues from families, to middle aged, older. Need to allow for life-stage in same area. Character houses require maintenance, scheme needs to refer to alternatives for people.
- Another issue is energy efficiency, sustainable housing, adaptable housing. The new scheme needs to do more on these.
- Design of small lot housing. No thought given to this so far, in terms of design guidelines.
- Also, steep land design guidelines are needed eg slab on ground not acceptable on steep land. CPTED guidelines also needed.
- Relationship with development industry is not well developed. UDIA and QMBA are not particularly active, State agencies the same. Green Smart seminars are convened occasionally but not on any specific schedule.
- Demonstration projects are not in evidence and Council has been involved in a recent green subdivision design project.
- The local media, particularly the Rockhampton Bulletin, are not engaged with the community on planning issues. Public debate is limited.
- Over 50s lifestyle villages, previously a lot of enquiries from development about that, but this has fizzled out. Agree we need new housing models for retiring baby boomers.

APPENDIX K

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	
General characteristics	Highest propensity for use of separate houses (94%) and lowest for semi detached (3.1%) and flats (2.3%) (ABS Census 2006 Qld figures). Smaller couple families consume a greater proportion of smaller dwellings than larger couple families (refer below). 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)
Small household *(couple and one child)*	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). 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).
Large household *(Couple and 2 or more children)*	Estimated that 3.1% of large couple with children households consume small dwellings (0-2 bedrooms) (ABS Census 2006 Custom Data Set Qld figures).
Couple with eldest child aged under 5	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).
Couple with eldest child aged 5 to 14	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).
Couple with oldest child aged 15 to 24	Estimated that 47.2% reside in 3 bedroom and 51.4% in 4 or more bedroom dwellings (ABS Australian Housing Survey – Queensland 1999).
Couple with dependent and nondependent children	Estimated that 32.8% reside in 3 bedroom and 66.1% in 4 or more bedroom dwellings (ABS Australian Housing Survey – Queensland 1999).
Couple with non - dependent children only	Estimated that 58.6% reside in 3 bedroom and 27.6% in 4 or more bedroom dwellings (ABS Australian Housing Survey – Queensland 1999).
Projected growth (2001-2026)	Proportion of total households anticipated to fall from 31.9% to 21.9% over this period (2007 Household projections (Medium Series) – Queensland LGAs, DLGPSR).
Potential trends	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. 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. 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). 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. Hence a greater proportion of couple with children households could form in older age cohorts.

Couple households	
General characteristics	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).
Young (under 35)	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). 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). 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). 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).
Mature (55-64)	High propensity for use of separate houses (89.8%), the majority of which are owned (ABS Australian Housing Survey - Queensland 1999).
Old (over 65)	High propensity for use of separate houses (91.4%) , the majority of which are owned outright (90%) (ABS Australian Housing Survey - Queensland 1999). 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). 65+ couple with no children households primarily (77%) reside in large dwellings of three or more bedrooms (ABS Australian Housing Survey - Queensland 1999).
Projected growth (2001-2026)	Proportion of total households anticipated to grow from 27% to 30.9% over this period (2007 Household projections (Medium Series) – Queensland LGAs, DLGPSR).
Potential trends	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. 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. 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. 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. 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. 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.

Lone parent households	
General characteristics	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).
Small household (parent and child)	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).
Large household *(parent and 2 or more children)*	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).
Projected growth (2001-2026)	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).
Potential trends	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	
General characteristics	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.
Projected growth (2001-2026)	Proportion of total households anticipated to decline from 1.3% to 1.0% over this period (2007 Household projections (Medium Series) – Queensland LGAs, DLGPSR).
Potential trends	Minimal available research on trends in household formation and housing preferences.

Group households	
General Characteristics	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)
Young (under 35)	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).
Projected growth (2001-2026)	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).
Potential trends	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	
General characteristics	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). Highest propensity for use of other dwellings (which includes caravans). 3.8% live in other dwellings (ABS Census 2006 Qld figures). Highest propensity for use of boarding houses and self care accommodation for the aged.
Young (under 35)	High propensity for use of flats and semi-detached dwellings (50%), the majority of which are rented (ABS Australian Housing Survey - Queensland 1999).
Old (over 65)	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). 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). The majority (85%) of 65+ lone person households are low income households (ABS 2003 Household Income and Income Distribution 2000-1- Australian figures). Propensity to reside in separate house declines with age, e.g. down to (55%) for 75+ persons (ABS Census 2001 Australian figures).
Projected growth (2001-2026)	Proportion of total households anticipated to grow from 23.5% to 30.2% over this period (2007 Household projections (Medium Series) – Queensland LGAs, DLGPSR).
Potential trends	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. 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). 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. 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. 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. 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. 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.

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	
General characteristics	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). 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).
Locality characteristics	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.
Bedroom number characteristics	The majority of separate houses comprise 3 or more bedrooms (89.4%) (ABS 2006 Census Qld figures). 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.
Couple with children households	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).
Couple with no children households	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)
Lone parent households	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)
Other family households	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)
Group households	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)
Lone person households	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)
Visitors and non-classifiable households	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).
Potential trends	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. 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). 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. The ageing of the population also has ramifications for the types of features incorporated in these dwellings, i.e. adaptable housing features.

Semi-detached dwellings, town houses and flats	
General characteristics	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). 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). High proportions of self-care accommodation (retirement village accommodation) are currently provided in the form of semi-detached dwellings/town houses or flats.
Locality characteristics	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.
Bedroom number characteristics	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. 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.
Couple with children households	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). 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).
Couple with no children households	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). 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).
Lone parent households	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). 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).
Other family households	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). 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).
Group households	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). 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).
Lone person households	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). 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).

Semi-detached dwellings, town houses and flats

Visitors and non-classifiable households	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). 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).
Potential trends	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. 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). 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.

Other dwellings

General characteristics	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.
Locality characteristics	This dwelling form (in the guise of accommodation provided in caravan parks) may have greater significance in smaller settlements catering for retirement communities.
Bedroom number characteristics	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.
Couple with children households	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)
Couple with no children households	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.
Lone parent households	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)
Other family households	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)
Group households	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)
Lone person households	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).
Visitors and non-classifiable households	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).

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.