

Sunshine Coast Council Development Indicators Snapshot

2015 Annual Highlights

The Development Indicators [2015 Annual Highlights Report](#) has been released by Council to provide a summary of development trends between 2009 and 2015. This allows users to get a longer term view of development activity in the Sunshine Coast Council Local Government Area.

Overall the report illustrates that 2015 has continued the steady growth in development activity across most indicators since 2012. This is supported by increased building approvals, increased development applications lodged and increased lots being made available to the market.

\$1.28 billion of **building approvals** have been recorded in 2015 within the Sunshine Coast Council area. This is the highest value of building approvals experienced in the past seven years. Half of these approvals relate to new dwellings; however multi-unit dwellings have experienced the largest growth rate with a 46% increase from the previous year.

A summary of building approvals values:

- \$648 million approved new dwellings – a 21% increase from 2014
- \$415 million approved other buildings (Commercial, Manufacturing Warehouse etc.) – a 7% increase from 2014
- \$217 million approved new multiple unit dwellings – a 46% increase from 2014

Development activity remained encouraging during 2015. The *Sunshine Coast Planning Scheme 2014* completed its first full year of operation and applications were lodged in relation to approved superseded planning scheme requests. During the year 14,485 development related applications were lodged and 13,808 were decided – compared to 2014 this resulted in increases of 32% and 30% respectively.

A summary of key development indicators for 2015 include:

- Material Change of Use applications have increased 94% in 2015 compared to 2014. This is by far the highest figure recorded since 2009.
- Operational Works applications increased 22% in 2015 compared to 2014. This is 148% increase from the low point in 2011 and continues 4 years of steady growth.
- Plan Sealing applications have increased 21% since 2014. This has resulted in 2,813 lots being created through this process, a 32% increase from 2014.
- Reconfiguring of Lot applications have increased 58% since 2014, and have improved 191% since the low point in 2012. 1500 lots were approved through this process in 2015, 50% more than the 998 in 2012.
- 373 pre-lodgement meeting requests were received in 2015 – an increase of 24% from 2014.

Significant Development Applications Approved in 2015 includes:

Material Change of Use

- [MCU15/0045](#) – **Youi Office and Food & Drink Outlet** - 142-162 Sippy Downs Drive, Sippy Downs
- [MCU14/0161](#) - **Renewable Energy Facility (Solar Farm)** at 909 Yandina-Coolum Road, Valdora
- [MCU15/0085](#) - **Extension to Shopping Centre** - 18 University Way, Sippy Downs
- [MCU14/0122](#) - **226 Site Retirement Village** at Camp Flat Road, Bli Bli
- [MCU14/0132](#) - **221 Multiple Dwelling Units** at Owen Creek Road, Forest Glen
- [MCU15/0042](#) - **175 Multiple Dwelling Units** at Parklands Boulevard, Little Mountain
- [MCU14/0145](#) - **163 Multiple Dwelling Units** at North Ridge Avenue, Peregian Springs
- [MCU14/0194](#) - **152 Unit Retirement Village** at Freshwater Street, Mountain Creek
- [MCU15/0186](#) - **145 Bed Aged Care Facility** at Riveraine Avenue, Warana
- [MCU15/0011](#) - **133 Multiple Dwelling Units** at Ocean Drive, Twin Waters
- [MCU15/0056](#) - **123 Multiple Dwelling Units** at Anzac Avenue and Baden Powell Street, Maroochydore
- [MCU15/0189](#) - **Residential Care Facility (54 Bed Extension to Existing Residential Aged Care Facility)** - 17 Magenta Drive, Coolum Beach
- [MCU15/0164](#) - **30 Unit 8 Storey High-rise** at Picnic Point Esplanade, Maroochydore
- [MCU14/0174](#) - **Tourist Park** at David Low Way, Diddillibah

Reconfiguring of a Lot

- [REC14/0123](#) - **163 Lots** at North Ridge Avenue, Peregian Springs
- [REC14/0119](#) - **108 Lots** at Parklakes 2 Stages 1A, 1B & 2 – Yandina-Bli Bli Road, Bli Bli
- [REC15/0072](#) - **97 Lots** at Parklakes 2 Estate Stages 3, 4 & 5 - 163-181 and 187 Camp Flat Road and Yandina-Bli Bli Road Bli Bli
- [REC15/0159](#) - **91 Lots** at Parklakes 2 Estate Stages 6, 7 & 8 – Yandina-Bli Bli Road Bli Bli
- [REC15/0015](#) - **70 Lots** at Sunshine Cove Maroochy Boulevard, Maroochydore

Building Private Certification (Building Approvals)

- [PC15/5794](#) - **\$22 Million** Aged Persons Home - Lot 902 Birtinya Boulevard, Birtinya
- [PC15/5723](#) - **\$20 Million** 5 Storey 22 Units – 33 Buderim Avenue, Mooloolaba
- [PC15/4888](#) - **\$19.2 Million** 13 Storey Motel at Meta Street, Mooloolaba
- [PC15/1149](#) - **\$13 Million** Medical Building at Eccles Boulevard, Birtinya
- [PC15/4515](#) - **\$13 Million** Coles Supermarket - 107 Sippy Downs Drive, Sippy Downs

Development Applications can be viewed via [PD Online](#)

Previous Development Indicators Annual Highlights Reports and quarterly updates are available at: <http://www.sunshinecoast.qld.gov.au/sitePage.cfm?code=dev-indicators-report>