

# Sunshine Coast Council Development Indicators Snapshot

## 2016 Annual Highlights

The Development Indicators [2016 Annual Highlights Report](#) has been released by council to provide a summary of development trends between 2009 and 2016. This allows users to get a longer term view of development activity within the Sunshine Coast Council Local Government Area.

Overall the report illustrates that 2016 has continued to record encouraging development activity with most indicators experiencing significant growth since the low point in 2012. This has been supported through a significant increase in building approvals and new lots available to the market.

\$1.44 billion of **building approvals** have been recorded in 2016 within the Sunshine Coast Council area. This is the highest value of building approvals since the council formed following amalgamation in 2008. Half of these approvals relate to new dwellings; with multi-unit dwellings experiencing 28% growth from the previous year.

A summary of building approvals values:

- \$748 million approved new dwellings – a 15% increase from 2015
- \$277 million approved new multiple unit dwellings – a 28% increase from 2015
- \$75 million approved Commercial Fitouts of Offices, Shops, Restaurants – this was an impressive 230% increase on the previous year and included Youi investing \$54.4 million in construction value to establish their Headquarters in Sippy Downs

**Development activity** remained positive during 2016 with 14,292 development related applications lodged. An additional 3,143 new lots were created and made available to the market through the plan sealing process, including 560 lots plan sealed through Economic Development Queensland in the Caloundra South (Aura) development.

During 2015 there were 178 superseded planning scheme applications received under the “use it or lose it” provisions that formed part of the transition to the *Sunshine Coast Planning Scheme 2014*. These superseded applications resulted in an artificial peak in development activity, despite this the majority of applications have remained steady in 2016.

The longer term trends from 2009 to 2016 illustrate that the last four years have continued to experience positive growth in development activity on the Sunshine Coast. This has been particularly evident over the past two years with results well above the eight-year average as the region capitalises on the progress of the game-changing projects and confidence in the local market.

Since the low point in 2012 the following indicators highlight the growth in the Sunshine Coast development market over the four years to 2016:

- 116% increase in the construction value of building approvals, finishing 2016 with \$1.44 billion in approvals.
- 198% increase plan sealing applications resulting in a 158% increase in the subsequent lots created, including those approved by Economic Development Queensland in Caloundra South (Aura). This includes a 10% increase in 2016 compared to the previous year.
- 135% increase in Operational Works applications, including a 4% in 2016 when compared to the previous year.
- 95% increase in Material Change of Use applications, with 306 received in 2016.
- 86% increase in Reconfiguring of a Lot applications, despite a 24% decrease in the lots approved in 2016 compared to the previous year.

Council has continued to focus on providing quick and easy access to development information, and the success of these products continues to grow with:

- 393 Pre-Lodgement meeting requests were received in 2016, an increase of 5% from 2015 and a 185% increase since 'free' Pre-Lodgement advice was introduced on 1 July 2012.
- 143,732 Development Information Site Reports were provided free of charge through council's website, providing users with basic planning information to assist in making informed investment decisions.
- 43,818 stakeholders used PD Online, providing open and transparent access to development applications and decisions.

A number of major developments are also underway with:

- The \$1.8 billion Sunshine Coast University Hospital – the largest health infrastructure project in Australia at this time is due to open in mid-2017.
- The Sunshine Coast Airport Expansion Project now has its approvals in place and construction is scheduled to commence during 2017, with the expansion expected to contribute \$4.1 billion to the region's economy.
- The \$400 million redevelopment of Sunshine Plaza commenced in August 2016 – and will result in an additional 34,000 m<sup>2</sup> of retail space.

### **Palmview Master Plan – Harmony Development Underway**

The \$3 billion 'Harmony' development, part of the Palmview master planned community, has commenced with construction of Peter Crosby Way (the extension of Claymore Road into the site), this has included:

- Two major bridges over Sippy Creek
- Intersection upgrades along Claymore Road
- Fauna underpasses within the site progressing.

The road is anticipated to be completed during 2017 and will enable access to the site for this exciting future community of 18,000 residents to take shape. Over 13,000 people will reside in the 'Harmony' development.

Significant Development Applications Approved in 2016 include:

### Material Change of Use

- [MCU15/0311](#) – **276 Independent Homes and 120 Bed Aged Care Facility** - Caloundra Road and Westaway Road, Little Mountain
- [MCU16/0006](#) – **231 Unit Retirement Facility** - 183-185 Camp Flat Road, Bli Bli
- [MCU15/0184](#) – **218 Unit Redevelopment of Aged Care and Retirement Village & Childcare** - 35 Doolan Street & 12, 18, 24, 26, 28, 30 Carter Road, Nambour
- [MCU16/0099](#) – **169 Multiple Dwelling Units** - 223 Broadwater Avenue West, Maroochydore
- [MCU15/0186](#) – **145 Bed Aged Care Facility** - Riveraine Avenue, Warana
- [MCU15/0305](#) – **8 Storey, 143 Multiple Dwelling Units and Food and Drink Outlet, Office, Health Care Services, Shops** - 51 The Esplanade and 96 Memorial Avenue, Maroochydore
- [MPC16/0001](#) – **140 Unit Retirement Facility** within the Kawana Health Hub Precinct 18 in DPA 12 - Innovation Parkway, Birtinya
- [MCU15/0129](#) – **125 Bed Aged Care Facility** - 84-86 Caloundra Road, Little Mountain
- [MCU15/0273](#) – **119 Multiple Dwelling Units** - 65 Sippy Downs Drive, Sippy Downs
- [MCU16/0017](#) – **108 Bed Residential Care Facility** - 2 Amity Avenue, Maroochydore
- [MCU15/0168](#) – **Shopping Centre, Office, Health Care Services, Indoor Sport and Recreation and Hotel** - 304, 308-312 David Low Way and 2-4 Bli Bli Road, Bli Bli
- [MCU15/0247](#) – **Extensions to Existing Shopping Centre** - 119 Point Cartwright Drive, Buddina.

### Reconfiguring of a Lot

- [REC15/0102](#) – **150 lots** - Sunshine Cove Maroochy Boulevard, Maroochydore
- [REC16/0081](#) – **118 lots** - Parklakes 2 Estate Stages 9, 10 and 11 - 163-181 and 187 Camp Flat Road and Yandina-Bli Bli Road, Bli Bli
- [REC14/0159](#) – **117 lots** - 50 Abbotts Road, Palmwoods
- [REC16/0098](#) – **73 lots** - Pelican Waters Stage 3 at Harbour Lights Way, Pelican Waters.

### Building Private Certification (Building Approvals)

- [PC16/5398](#) – **\$54 million** - Youi Insurance Headquarters - 142 Sippy Downs Drive, Sippy Downs
- [PC16/5631](#) – **\$44 million** - 8 Storey, Retirement Village - 3 Reflection Crescent, Birtinya
- [PC16/3650](#) – **\$19 million** - 9 Storey, 58 Multiple Residential Units - 3 Meta Street, Mooloolaba
- [PC16/5595](#) – **\$14 million** - 8 Storey, 60 Multiple Residential Units - 15 Shine Court, Birtinya
- [PC15/6967](#) – **\$14 million** - 119 Bed Aged Care Facility - 190 Ocean Drive, Twin Waters
- [PC16/7303](#) – **\$12 million** - 8 Storey, 60 Multiple Residential Units - 19 Shine Court, Birtinya
- [PC16/7376](#) – **\$11.9 million** - 8 Storey, 60 Multiple Residential Units - 14 Bright Place, Birtinya
- [PC16/4099](#) – **\$11.6 million** - 8 Storey, 60 Multiple Residential Units - 12 Bright Place, Birtinya
- [PC16/6797](#) – **\$10 million** - Aquatic Centre - 372 Mons Road, Forest Glen.

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

Previous Annual Highlights Reports and Development Indicators Reports are available at:

<http://www.sunshinecoast.qld.gov.au/sitePage.cfm?code=dev-indicators-report>