Overview

The Development Indicators 2016/17 Highlights report presents a selection of development statistics for the Sunshine Coast Council Local Government Area for the period 1 July 2016 to 30 June 2017. The report provides a health check on the local development industry with comparisons to the previous year, as well as illustrating longer term trends.

Overall activity has remained positive across the local development industry in 2016/17. Some application types have recorded minor decreases in the number of applications lodged compared to 2015/16, however in most cases the result remains the second highest for the 8 year period. A total of 14,636 applications were lodged during the financial year with 2,214 new lots being created and made available to the market through the council plan seal process.

Building activity continues to record positive growth with $1.72 billion of building approvals recorded during the 2016/17 financial year – the highest figure over the past 8 years.

Development Indicators Reports are published on council’s website.

Building Approvals

32% increase in the value of Building Approvals compared to 2015/16

$811M Approved New Dwellings
↑ 16% increase

$341M Approved Multiple Dwelling Units
↑ 68% increase

$75M Approved Fit-Outs - Offices/Shops/Restaurants
↑ 369% increase

$1.72 Billion
Building Approvals issued in 2016/17
The highest value of building approvals in the Sunshine Coast area for the past eight years.

<table>
<thead>
<tr>
<th>Year</th>
<th>$ Value of Construction</th>
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<tbody>
<tr>
<td>2009/10*</td>
<td>$607</td>
</tr>
<tr>
<td>2010/11</td>
<td>$910</td>
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<tr>
<td>2011/12</td>
<td>$931</td>
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<tr>
<td>2012/13*</td>
<td>$976</td>
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<tr>
<td>2013/14</td>
<td>$1,171</td>
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<tr>
<td>2014/15</td>
<td>$1,297</td>
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<tr>
<td>2015/16</td>
<td>$1,718</td>
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<tr>
<td>2016/17</td>
<td>$1,718</td>
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</tbody>
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*Excludes Water Quality Building Landsborough in 2010/11 *Excludes Sunshine Coast University Hospital 2013/14
38,684 development enquiries were received in 2016/17, compared to 40,900 in 2015/16.

Fast Fact: 34,579 phone calls were received in 2016/17. This is an average of 133 calls per business day.

24/7 Open Data Services

The Development Information Site Report allows free town planning information on a property from anywhere, at any time, on any device.

152,678 free reports created in 2016/17 with 21,446 new users.

Fast Fact: 22% increase in reports created compared to 2015/16.

PD Online is a self-service tool that provides users with open access to basic property information and development documents lodged against a property since 2007.

There was 877,743 page views and 44,629 users in 2016/17.
Lot Approval and Creation

1,205 Lots Approved through council’s reconfiguring a lot process in 2016/17
9% decrease compared to 2015/16

2,214 Lots Created through council’s plan sealing process in 2016/17
25% decrease compared to 2015/16

Development Applications Lodged

14,636 Development, Building and Plumbing applications were received in 2016/17

Update: Council recently introduced the On-site Sewerage Facilities (OSF) eServices program, a web-based system which allows service agents who service on-site sewerage facilities to submit their reports via a smart phone, tablet or PC electronically. The reports populate directly into councils systems with copies going straight to homeowners. Council staff are alerted when a concern has been reported so that serious problems are attended to promptly. This assists to keep our community healthy and our waterways pristine – as well as reducing the need for paper and data entry.
Long Term Trends – Year on Year

Material Change of Use applications lodged have decreased by 14% in 2016/17 when compared to 2015/16.

The figure remains the second highest number of MCU applications over the 8 year period. This includes a number of large applications including a waterpark and a master planned community.

A listing of Significant Development Applications for 2016/17 is available on page 6.

Operational Works applications lodged have experienced a 10% decrease in applications during the 2016/17 financial year compared to 2015/16.

Fast Fact: There have been 11% more operational works applications over the past 3 years than the 5 years prior. This has been driven by a 198% increase since the low point in 2011/12.

Reconfiguring a Lot applications lodged have decreased by 12% in 2016/17 when compared to 2015/16.

Fast Fact: 1,205 lots were approved through council’s Reconfiguring a Lot process in 2016/17 and an additional 1884 lots have been approved by Economic Development Queensland and Department of Natural Resources and Mines.
Long Term Trends – Year on Year

Plan Sealing applications have increased by 3% in 2016/17 when compared to 2015/16.
This has included a number of large estates opening up new stages of development, resulting in significant lots being made available to market.

Fast Fact: 2,214 lots were created in 2016/17. The largest being 128 lots in ‘Harmony’, Palmview and 100 lots in Parklakes Stage 2, Bli Bli.

Change applications have decreased by 10% in 2016/17 when compared to 2015/16.
These applications request council to consider changes to the original application resulting in additional work. They remain above the 8 year average in 2016/17.

Pre-Lodgement Meetings continue to be popular with a 17% increase from 2015/16. This is the highest number over the 8 year period and a 256% increase since free Pre-Lodgement Meetings were introduced on 1 July 2012.
The service provides an opportunity to discuss or meet with professional engineering and assessment officers prior to lodging an application, providing greater confidence in the assessment process by discussing difficult issues early to improve the quality of the application and timelines.
These advisory services can now be booked through MyCouncil.
Material Change of Use

- **MCU16/0222** – Tourist Attraction (Waterpark) - 2652 Steve Irwin Way, Glenview
- **MCU16/0085** – Master Planned Community - 6324 Bruce Highway, Palmview
- **MCU15/0311** – 276 Independent Homes and 120 Bed Aged Care Facility - Caloundra Road and Westaway Road, Little Mountain
- **MCU16/0099** – 169 Multiple Dwelling Units - Broadwater Avenue West, Maroochydore
- **MCU15/0305** – 8 storey Mixed Use Development (143 Multiple Dwelling Units, Food and Drink Outlet, Health Care Services, Shops and Offices) - 51-55 The Esplanade and 96-98 Memorial Avenue, Maroochydore
- **MCU15/0129** – 125 Bed Aged Care Facility - 84-86 Caloundra Road, Little Mountain
- **MCU17/0040** – 117 Unit Retirement Facility - Baden Powell Street, Maroochydore
- **MCU15/0303** – 94 Multiple Dwellings Units and Shops - 1-5 Bermagui Crescent and 30-34 Lowanna Drive, Buddina
- **MCU16/0084** – 80 Multiple Dwelling Units and Food Drink Outlet - 16 and 20 Beach Road, Maroochydore
- **MCU16/0165** – 7 storey 60 Multiple Dwelling Units - Shine Court, Birtinya
- **MCU16/0114** – 7 storey 60 Multiple Dwelling Units - 12 Bright Place, Birtinya
- **MCU16/0122** – 7 storey 60 Multiple Dwelling Units - 14 Bright Place, Birtinya
- **MPC16/0004** – 7 storey 60 Multiple Dwelling Units - Eccles Boulevard, Birtinya
- **MCU17/0029** – 30 Multiple Dwelling Units - 5 Affinity Place, Birtinya
- **MPC16/0007** – 8 storey 60 Multiple Dwelling Units - Bright Place, Birtinya
- **MCU16/0077** – 56 Multiple Dwelling Units and Office - 3 and 5 Mungar Street, Maroochydore
- **MCU17/0016** – Residential Care Facility - 96 and 104 Peachester Road, Beerwah
- **MCU16/0017** – Residential Care Facility - 2-6 Amity Avenue, Maroochydore
- **MCU16/0252** – Service Station, Food and Drink Outlet - 384 Mons Road, Forest Glen
- **MCU16/0283** – Shop, Food and Drink Outlet, Indoor Sport and Recreation, Office, Health Care Services - Fairfax Street, Sippy Downs
- **MCU16/0097** – 5 storey Mixed Use Development (Food and Drink Outlet, Office, Shop, Bar, Health Care Services, Hotel & Short-term Accommodation) - 1, 6, 8 and 10 Beach Road and 7 Church Street, Maroochydore
- **MPC15/0013** – Sport House Development with Short Term 70 Ancillary units - Main Drive, Birtinya

Reconfiguring of a Lot

- **REC16/0069** – 137 lots - Sunshine Cove Eastern Precinct 8 and 9 - Sunshine Cove Way, Maroochydore
- **REC16/0136** – 128 lots - Palmview Harmony Stage 1B - 6324 Bruce Highway, Palmview
- **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
- **REC16/0098** – 73 lots - Pelican Waters Southern Lakes Stage 3 - Harbour Lights Way and Coral Sea Drive, 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
- **PC16/3973** – $26 million - Residential Care Facility - Riveraine Avenue, Warana
- **PC17/0671** – $26 million - Aged Care Facility - 112 Burnett Street, Buderim
- **PC16/5595** – $14 million - 8 Storey, Multiple Dwelling Units - 8 Storey, Multiple Dwelling Units - 142 Sippy Downs Drive, Sippy Downs

Building Applications Lodged – include all application types received including those in which council was the certifier and those received from a private certifier.

Building Application Approvals – includes application types assessed by council, including those of which are assessed by Private Building Certifiers.

Change Applications – An application to council to consider changes / alterations to plans from with those originally approved.

Development Enquiries – Received by the Development Services Information Unit by visits to the counter, electronic requests and phone calls.

Lodged – Refers to development applications lodged to council for assessment and includes Material Change of Use (MCU), Reconfiguring a Lot (REC), Operational Work (OPW), Building Works and Plumbing or Drainage Works.

Master Planning – The development and use of land within certain areas of the Sunshine Coast is controlled by a master plan process. These areas are referred to as master planned areas, and include Kawana Waters (Development Control Plan 1), Palmview, Caloundra South and Maroochydore Principal Activity Centre.

Material Change of Use (MCU) – Development applications for a Material Change of Use require assessment under council’s *Sunshine Coast Planning Scheme 2014*. In general terms, an MCU is the start of a new use, or an increase in the intensity or scale of an existing use on a site (*Sustainable Planning Act 2009* (SPA) Chapt.1 s.10).

Operational Works (OPW) – Development applications for OPW require assessment under council’s *Sunshine Coast Planning Scheme 2014* and/or State Legislation. OPW involves a wide variety of works, such as, excavation, clearing vegetation, tidal works on a site and often are works related to approved MCU and REC applications (SPA Chapt.1 s.10).

Plan Endorsement Process (Plan Sealing) – refers to council’s final approval of a plan of subdivision. It is also informally known as a “plan of survey” or the “plan sealing” process. For example – an application for REC to create a 100 lot residential estate is approved by council. Subsequent applications for OPW related to the REC are also approved by council. The developer constructs the estate and when it is finished submits the plan of subdivision to council for approval. Council checks that all the REC and OPW conditions have been met and then approves the plan (PEP - Plan Endorsement Process). The plan is then submitted to the Titles Office for registration. When the plan is registered in the Titles Office, the lots are officially created.

Pre-Lodgement meetings (PLM) and Professional Officer Advice Appointments (POA) – Council holds PLMs and POAs to assist applicants through the process of submitting development applications. The meetings provide information to prospective applicants about issues relevant to development proposals, such as what details council needs to support an application.

Reconfiguring a Lot (REC) – Development applications for REC require assessment under council’s *Sunshine Coast Planning Scheme 2014*. An REC is the process for the creation of new lots by subdividing existing lots or rearranging the boundaries of existing lots. An REC also involves creating access easements (SPA Chapt.1 s.10).