

# Sunshine Coast Council Development Indicators Snapshot

## 2016/17 Highlights

The [Development Indicators 2016/17 Financial Year Highlights](#) Report has been released by council to provide a summary of development trends between the 2009 and 2017 financial years. This allows users to get a longer term view of development activity in the Sunshine Coast Council Local Government Area.

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.

Building activity continues to benefit from the high application volumes in previous years with \$1.72 billion of **building approvals** recorded during the financial year. This is a 32% increase on 2015/16 and the third consecutive financial year with greater than \$1 billion of approvals and almost triple the values recorded in the 2012/13 low-point.

47% of these building approvals relate to new dwellings however the profile of activity has changed, the following growth figures were recorded when compared to 2015/16:

- 369% increase in offices, shops and restaurants (fit-outs) – this is represented by \$75 million in approvals
- 68% increase in multi dwellings units – contributing \$341 million in approvals
- 16% increase in new dwellings – contributing to the majority of approvals with \$811 million for the financial year.

The majority of these approvals continue to be residential, however it is encouraging to record higher growth rates in some of the business uses that have the potential to lead to economic and employment opportunities.

During the financial year, 14,636 **development related applications** were lodged with, 14,685 being decided. An additional 2,214 lots were created through council's plan sealing process during 2016/17, with 1,205 lots approved through the reconfiguring a lot process and an additional 1,884 lots approved through Economic Development Queensland and Department of Natural Resources and Mines.

Council's development information services continue to grow in popularity with;

- 152,678 free development information site reports created during 2016/17 – a 22% increase from 2015/16
- 877,743 page views in PD Online – 10% increase from 2015/16

- 420 Pre-Lodgement meeting requests were received during 2016/17 – a 17% increase from 2015/16.

### Significant Development Applications Approved in 2016/17 includes:

#### 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
- [MPC16/0007](#) – **8 storey 60 Multiple Dwelling Units** - Bright Court, Birtinya
- [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
- [MCU17/0016](#) – **Residential Care Facility** - 96 and 104 Peachester Road, Beerwah
- [MCU16/0017](#) – **Residential Care Facility** - 2-6 Amity Avenue, Maroochydore
- [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 60 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
- [PC17/3201](#) – **\$26 million** - New School – Baringa Drive, Bells Creek
- [PC16/5595](#) – **\$14 million** - 8 Storey, Multiple Dwelling Units – Shine Court, Birtinya

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>