Overview

The Development Indicators 2017/18 Highlights report presents a selection of development statistics for the Sunshine Coast Council Local Government Area for the period 1 July 2017 to 30 June 2018. 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 development and plumbing application numbers remained steady with building applications increasing in number in 2017/18. A total of 15,220 applications were lodged during the financial year with 2,179 new lots being created and made available to the market through the council plan seal process.

Building activity continues to record positive growth with $1.64 billion of building approvals recorded during the 2017/18 financial year.

The new Planning Act 2016 and Planning Regulation 2017 took effect on the 3 July 2017, with council implementing new planning reforms, processes and systems to align with their requirements.

Development Indicators Reports are published on council’s website.

Building Approvals

4% decrease in the value of Building Approvals compared to 2016/17

$857M Approved New Dwellings
↑ 6% increase

$212M Approved Commercial/Aged Care Buildings
↑ 9% increase

$123M Approved Shops/Business Premises
↑ 85% increase

$1.64 Billion Building Approvals issued in 2017/18
The second highest value of building approvals in the Sunshine Coast area for the past nine years.
Development Information

41,881 development enquiries were received in 2017/18, compared to 38,684 in 2016/17.

Fast Fact: 37,668 phone calls were received in 2017/18. This is an average of 151 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.

172,282 free reports created in 2017/18 with 22,631 new users.

Fast Fact: 13% increase in reports created compared to 2016/17.

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

There was 977,327 page views and 44,842 new users in 2017/18.
Lot Approval and Creation

1,988 Lots Approved through council’s reconfiguring a lot process in 2017/18
65% increase compared to 2016/17

2,179 Lots Created through council’s plan sealing process in 2017/18
2% decrease compared to 2016/17

Development Applications Lodged

15,220 Development, Building and Plumbing applications were received in 2017/18, a 4% increase from 2016/17

Update: Council has established a partnership with Seqwater to monitor and enhance water quality in the region’s water catchments. A primary goal is to improve the performance of existing on-site sewerage facilities within these catchments. Council’s Building and Plumbing Branch, have:

- Implemented an householder education program to raise awareness and provide education on the correct operation and maintenance of on-site sewerage facilities
- Audited properties within these catchments to inspect the condition of the on-site sewerage facilities; and
- Assisted homeowners to restore non-compliant on-site sewerage facilities and bring them into conformity with statutory requirements

This work is having a positive impact on the condition of our waterways and the health of our community.
Long Term Trends – Year on Year

Material Change of Use applications lodged have increased by 16% in 2017/18 when compared to 2016/17. The figure remains the second highest number of MCU applications over the 9 year period. This includes a number of large applications including tourist facilities and a master planned community.

A listing of Significant Development Applications for 2017/18 is available on page 6.

Operational Works applications lodged have experienced a 5% decrease in applications during the 2017/18 financial year compared to 2016/17.

Fast Fact: From the low point in 2011/12 there has been a 182% increase in applications lodged in 2017/18.

Reconfiguring a Lot applications lodged have decreased by 7% in 2017/18 when compared to 2016/17.

Fast Fact: 1,988 lots were approved through council’s Reconfiguring a Lot process in 2017/18 and an additional 16 lots have been approved by Economic Development Queensland and Department of Natural Resources, Mines and Energy.
Long Term Trends – Year on Year

Plan Sealing applications have remained steady when compared to applications lodged in 2016/17. There have been a number of large estates opening up new stages of development, resulting in significant numbers of new lots being made available to market.

Fast Fact: 2,179 lots were created in 2017/18. The largest being 125 lots in ‘Harmony’, Palmview and 113 lots in Sunshine Cove, Maroochydore.

Change applications have increased by 10% in 2017/18 when compared to 2016/17. These applications request council to consider changes to the original application resulting in additional work. The 2017/18 number is the second highest in the past 9 years.

Development Advice Services
Council offers a range of Development Advice Services (DAS); both free and paid, to give feedback about specific development related matters and development proposals.

DAS continues to increase in popularity with 474 requests in 2017/18, a 13% increase from 2016/17.

Over the past 12 months, Council has undertaken a review of the existing services, including a benchmark against other local government advice and prelodgement meeting services as well as a review of current resources, templates, standards and systems. From the 1 July 2018, new services have been added including:

- Detailed prelodgement meetings
- Personalised case management meetings; and
- Technical report assessment services

All existing prelodgement and advice services will be maintained for less complex and low risk proposals. To request a DAS, you can submit via the online form through MyCouncil or complete and return a Request Form, available on council’s [website](#).
Material Change of Use

- MCU15/0270 - Integrated Tourist Facility - Box Street, Buderim
- MCU16/0301 - Tourist Attraction - Frizzo Road, Palmview
- MCU17/2134 - Tourist Attraction - High Ropes (Big Pineapple) - Nambour Connection Road, Woombye
- MCU17/2169 - Parking Station, Car Wash, Shop (including Supermarket), Food & Drink Outlet, Shopping Centre, Multiple Dwellings, Retirement Facility, Residential Care Facility, Short-Term Accommodation, Function Facility, Hotel, Bar, Indoor Sport & Recreation and Resort Complex - Brisbane Road, Mooloolaba
- MCU17/0106 - Master Planned Community - Laxton Road, Palmview
- MCU17/2051 - Mixed Uses Development (Food & Drink Outlet, Office, Outdoor Sport & Recreation, Place of worship and Shop) - Parklands Boulevard & Tallowood Close, Little Mountain
- MCU15/0214 - Mixed Use Development (Dwellings, Motel (115 Units), Care Facility (158 Units), Shops, Restaurants, Caravan Park - David Low Way, Marcoola
- MCU18/0061 - Mixed Use Development (Multiple Dwelling, Short Term Accommodation, Home Based Business, Food and Drink Outlet, Shop) - Sixth Avenue, Maroochydore
- MCU15/0269 - 2 storey 338 Multiple Dwelling Units - Mari Street, Alexandra Headlands
- MCU17/2061 - 6 storey 189 Multiple Dwelling Units - Central Drive, Sippy Downs
- MCU17/2077 - 2 storey 90 Multiple Dwelling Units - Owen Creek Road, Forest Glen
- MCU18/0054 - 8 storey 86 Multiple Dwelling Units - Lake Kawana Boulevard, Birtinya
- MCU17/2100 - 2 storey 65 Multiple Dwelling Units - Nicklin Way, Wurtulla
- MCU17/2106 - 8 storey 64 Multiple Dwelling Units - Alexandra Parade, Alexandra Headland
- MCU17/0136 - 4 storey 56 Multiple Dwelling Units - Dave Low Way, Coolum Beach
- MCU16/0086 - Outdoor Sport & Recreation - Mahogany Drive, Pelican Waters
- MCU17/0154 - Retirement Facility - Harmony Boulevard, Palmview
- MCU17/0153 - Retirement Facility - Martins Drive, Kuluin
- MCU17/2028 - Residential Care Facility, Medical Centre & Shop - Brightwater Boulevard, Mountain Creek
- MCU17/2097 - Service Station - Nambour Connection Road, Woombye
- MCU17/0011 - Shopping Centre, Office, Health Care, Indoor Sport & Recreation, Hotel, Multiple Dwellings (13) - David Low Way, Bli Bli
- MCU18/0014 - Shopping Centre - California Boulevard, Peregian Beach
- MCU17/0137 - 94 Child Care Centre - Blackall Terrace Nambour
- MCU17/2146 - Renewable Energy Facility - Pierce Avenue, Bells Creek
- MCU17/2153 - Aquatic Centre - Peregian Springs Drive, Peregian Springs

Reconfiguring of a Lot

- REC16/0049 - 216 lots - Pelican Waters Golf Club - Mahogany Drive, Pelican Waters
- REC17/0083 - 126 lots - Palmview Harmony Stage 3A - Bruce Highway, Palmview
- RAL17/2013 - 126 lots - Palmview Harmony Stage 3B - Bruce Highway, Palmview
- RAL17/2032 - 92 lots - Owen Creek Road, Forest Glen
Building Private Certification (Building Approvals)

- **PC17/3711** – $44 million - Oceanside Bokarina Beach Development - Kawana Way, Birtinya
- **PC16/5409** – $34 million - Cinema & Carpark - Kawana Shopping World - Point Cartwright Drive, Buddina
- **PC17/7930** – $26 million - 6 storey Multiple Dwelling Units - Bermagui Crescent, Buddina
- **PC17/5434** – $22 million - Residential Aged Care (108 beds) - Menzies Drive, Pacific Paradise
- **PC18/1079** – $19 million - 13 storey Multiple Dwelling Units & office - Duporth Avenue, Maroochydore
- **PC18/3504** – $16 million - Aged Care Facility - Amity Avenue, Maroochydore
- **PC18/2384** – $12 million - Sunset Plaza Alterations - Horton Parade, Maroochydore
- **PC18/3143** – $12 million - Health Services Building - West Terrace, Caloundra
- **PC17/4844** – $12 million - Aquatic Centre - Peregian Springs Drive, Peregian Springs
- **PC17/1527** – $11 million - 2 storey Multiple Dwelling Units - Riviera Place, Mountain Creek

**GLOSSARY**

**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 which are assessed by Private Building Certifiers.

**Change Applications** – An application to council to consider changes / alterations to plans from 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 (Planning Act 2016 (PA) Schedule 2).

**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 (PA Schedule 2).

**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.

**Development Advice Services (DAS)** – Council offers a range of advice services; both free and paid, to give feedback about specific development proposals.

**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 (PA Schedule 2).