

Sunshine Coast Council Building Approvals Heat Map: 2012 -2017

Sunshine Coast Council have released an updated visual representation of building approvals in the Sunshine Coast Council Local Government Area. The Building Approvals Heat Map illustrates the volume of building activity between July 2012 and September 2017. All figures are from council's systems based on information provided as part of the building approval process.

The Building Approvals Heat Map 2017 as well as other development statistics can be viewed at: <http://www.sunshinecoast.qld.gov.au/sitePage.cfm?code=dev-indicators-report>.

Below is an explanatory note.

Building Approvals: Activity Heat Map and Hot Spots

Sunshine Coast Council has released a heat map that illustrates the concentration of residential, commercial and industrial building approvals based on the Sunshine Coast since 2012. The map does not include low value applications such as swimming pools, non-habitable buildings, demolitions or temporary structures.

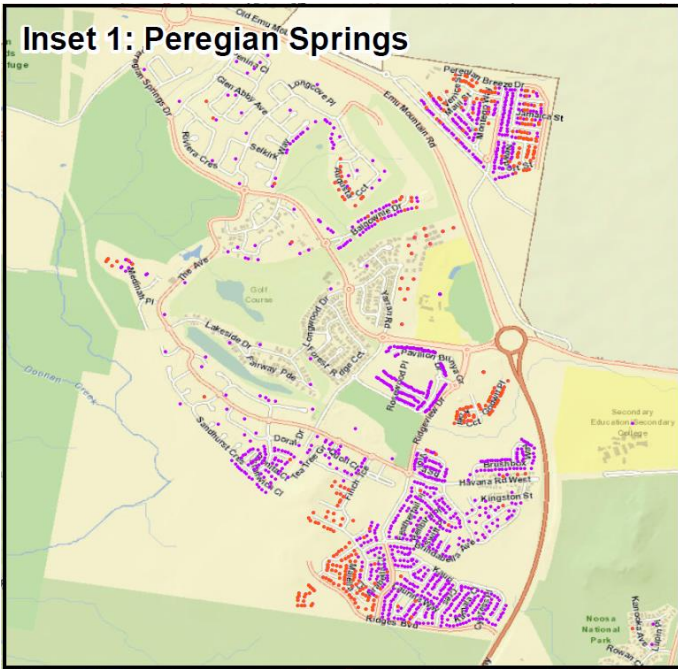
Since the release of the 2016 Building Approvals Heat Map a new hot spot has emerged within Caloundra South (Aura). This area includes the suburbs of Baringa and Bells Reach and has recorded over \$160 million in building approvals over the past 12 months joining Peregrian Springs, Maroochydore, Mooloolaba and Brightwater, Kawana and Central Caloundra areas as the hot spots for building activity. An inset on each of these areas is presented on the map separately highlighting the volume of activity over the past 12 months.

The 'Sunshine Coast Enterprise Corridor' continues to contain a significant proportion of the building activity. This corridor runs between the Sunshine Coast Airport and Caloundra South and is anticipated to accommodate 70% of the Sunshine Coast's population growth over the next 20 years. Peregrian Springs and Peregrian Breeze to the north of the corridor have also had a significant number of approvals.

Bli Bli has experienced significant approvals during the period, this has largely been driven by the 'Parklakes' development. There have been a number of large applications within the Sippy Downs area with both the Sunshine Coast University and Youi expanding their operations in this area. West of the Bruce Highway the railway towns continue to record positive activity, particularly Nambour and Beerwah.

Housing Industry Association (HIA) Building Approval figures illustrate that the Sunshine Coast is currently recording over 10% of Queensland's building approvals and is one of a limited number of areas that has experienced an increase since in building approvals since 2016.

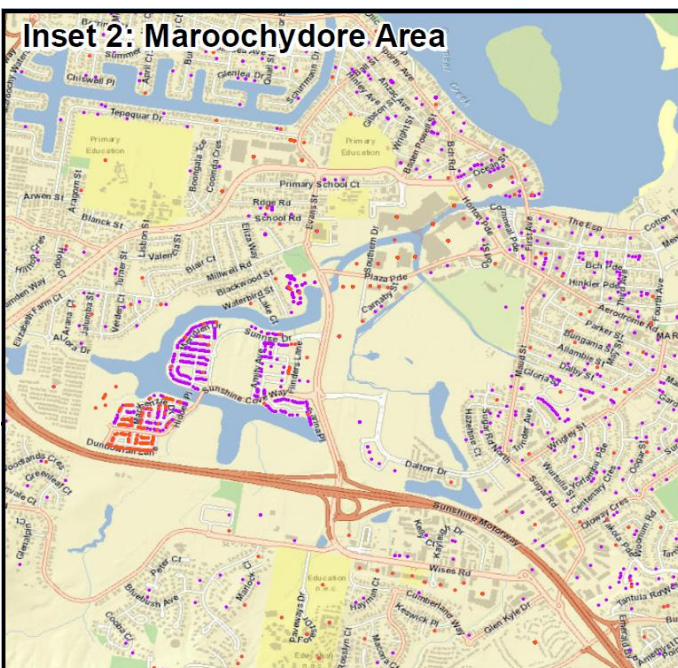
Further information on each of the six "hot spots" and significant building approvals is provided below.



Inset 1 illustrates the volume of building approvals in Peregian Springs and the surrounding area, including the Peregian Breeze Estate. The last 12 months has seen significant growth in this area with 274 building approvals with a value of \$55.3 million.

Significant building approvals since 2012 include:

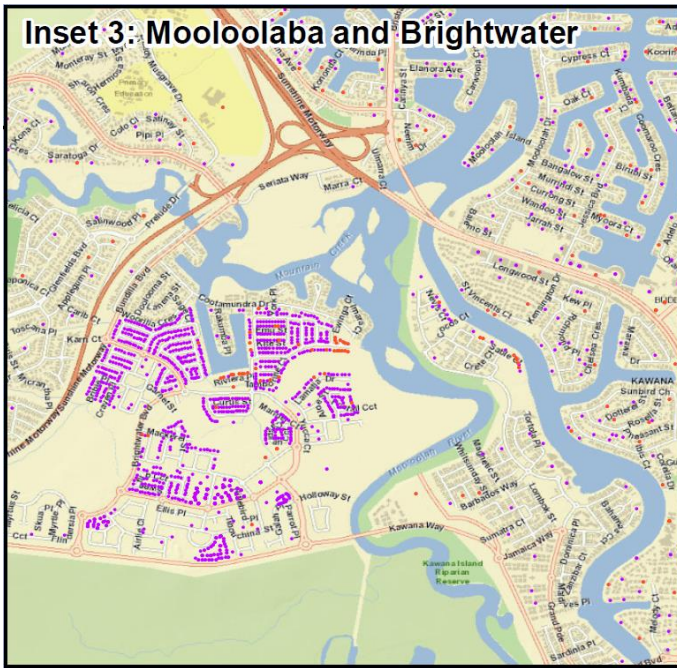
- \$9 million Independent living facility at Gracemere Road, Peregian Springs (2016)
- \$6.8 million retirement village at Peregian Springs Drive, Peregian Springs (2015)
- \$5.9 million unit development at Regency Court, Peregian Springs (2016)



Inset 2 illustrates the volume of building approvals in the Maroochydore area. This area has continued to experience significant growth over the past 12 months with 321 building approvals with a total value of \$152.5 million. This has included cluster of new houses within the new stage of the Sunshine Cove Estate.

Significant building approvals since 2012 include:

- \$20 million mixed residential/commercial use at Maroochy Boulevard, Maroochydore (2013)
- \$19.5 million office/retail/medical building at Plaza Parade, Maroochydore (2014)
- \$10 million multiple dwelling units at Picnic Point Esplanade, Maroochydore (2017)
- \$6.9 million showroom development at Maroochydore Road, Maroochydore (2017)
- \$6.8 million multiple dwelling unit at Bradman Avenue, Maroochydore (2017)

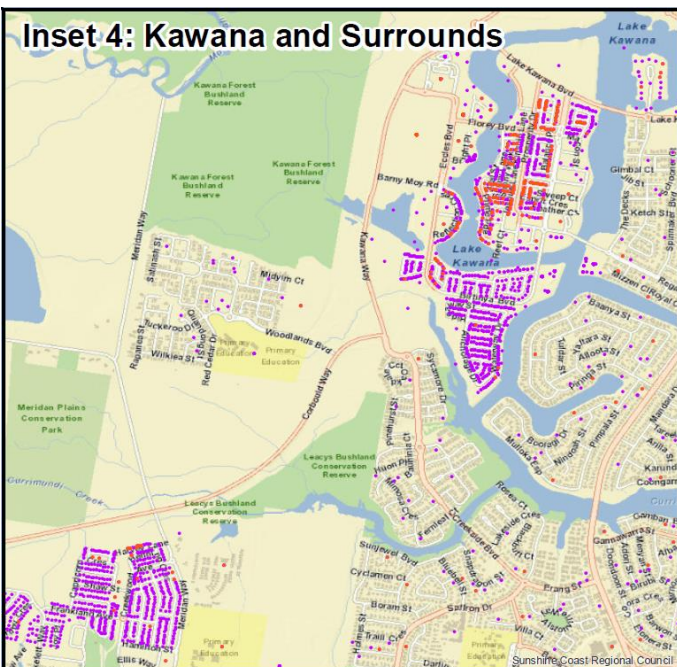


Inset 3 illustrates the volume of building approvals in the Buddina, Mooloolaba and Mountain Creek areas. The large cluster of purple and red represents the significant growth the Brightwater development has brought into this area over the past 5 years. In the last 12 months there has been 124 building approvals issued with a value of \$89 million, \$33.1 million of these have been in the Brightwater development.

Significant building approvals since 2012 include:

- \$40 million shopping centre extension at Point Cartwright Drive, Buddina (2013)
- \$13 million multiple dwelling unit development at Stringybark Road, Buderim (2013)
- \$11.2 million multiple dwelling unit development at Riviera Place, Mountain Creek (2017)
- \$9.5 million multiple dwelling units at River Esplanade, Mooloolaba (2016)
- \$7.5 million shops and multiple dwelling units development at Brisbane Road, Mooloolaba (2016)

To the west of the Maroochydoore area Sippy Downs has also recorded strong growth figures. This has been led by a new \$54.4 million Youi Headquarters, an \$18 million extension to the University of the Sunshine Coast, over \$24 million of multiple unit dwelling buildings as well as a number of retail and commercial uses in the Sippy Downs town centre.



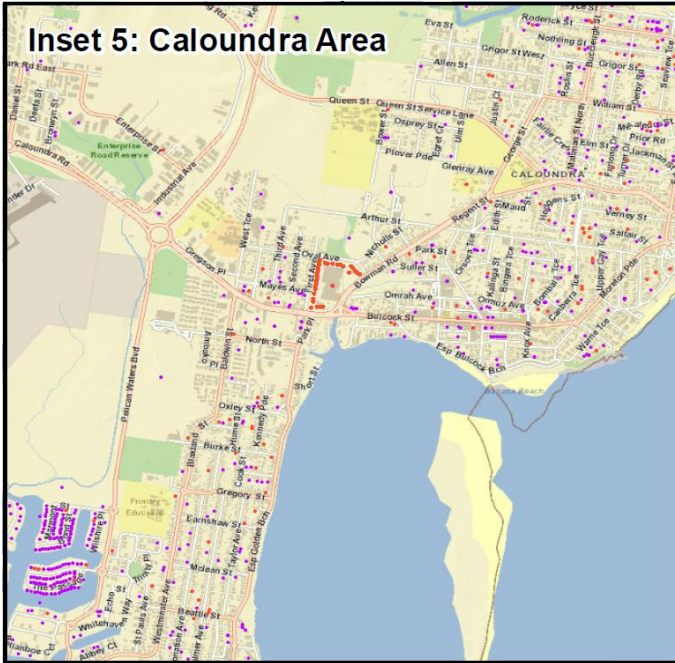
Inset 4 illustrates the volume of building approvals in Kawana and the surrounding areas, inclusive of Birtinya. This area has experienced the largest value of building approvals on the Sunshine Coast. In the last 12 months there has been 229 building approvals issued with a total value of \$169.6 million within this area.

Significant building approvals since 2012 include:

- \$44 million Retirement Village at Reflection Way, Birtinya (2016)
- \$29 million electrical substation at Kawana Way, Birtinya (2014)
- \$22 million aged care building at Birtinya Boulevard, Birtinya (2015)
- \$18 million commercial and multiple dwelling units at Regatta Boulevard, Birtinya (2017)
- \$14 million residential units at Shine Court, Birtinya (2016)
- \$13 million health care service at Eccles Boulevard, Birtinya (2015)
- \$13 million eight multi storey car park and commercial use development at Bright Place, Birtinya (2015)
- \$11.9 million multiple dwelling units at Shine Court, Birtinya (2016)

Birtinya (2016)

- \$9.5 million Motel, Conference and Restaurant at Florey Boulevard, Birtinya (2014)
- \$7 million Townhouse development at Ellis Way, Meridian Plains (2017)

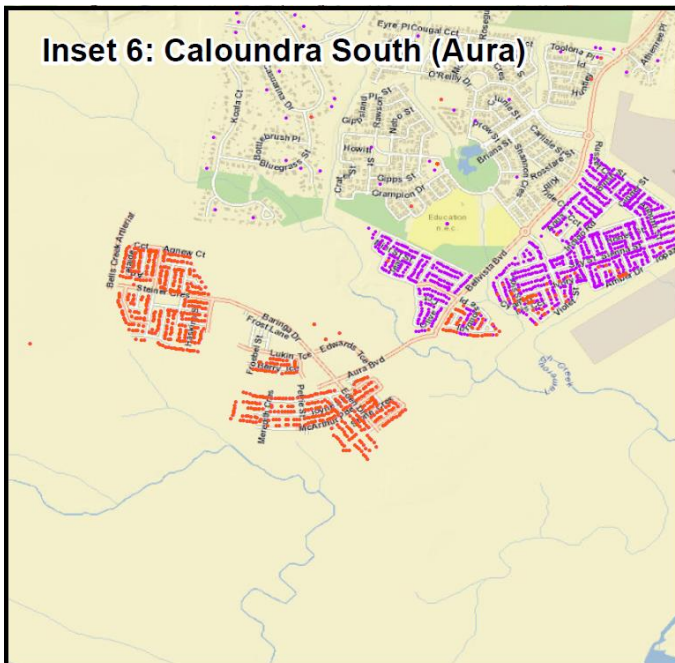


Inset 5 illustrates the volume of building approvals in the Caloundra and Pelican Waters areas. There have been 141 building approvals with a value of \$62.5 million in these areas over the past 12 months.

Significant building approvals since 2012 include:

- \$12.4 million multiple dwelling unit development at Canberra Terrace, Kings Beach (2014)
- \$9.3 million Townhouse development at New Holland Drive, Pelican Waters (2017)
- \$4.5 million School Hall at Pelican Waters Boulevard, Pelican Waters (2017)
- \$2.1 million early learning centre at Coral Sea Drive, Pelican Waters (2017)

There is also a red cluster that relates to the Stockland Shopping Centre on Bowman Road, Caloundra.



Inset 6 illustrates the volume of building approvals in Caloundra South (Aura), including the activity occurring in the Bells Reach and Baringa suburbs. During the past 12 months the majority of activity has been within the Baringa suburb which has recorded \$160 million of building approvals with an additional \$25.3 million received within the Bells Reach Estate. This has been driven by \$135 million of new residential dwelling approvals and the new \$21 million Caloundra South State School.

Significant building approvals since 2016 include:

- \$21.8 million school at Baringa Drive, Baringa (2017)
- \$2.4 million academic centre at Lomond Crescent, Caloundra West (2014)
- \$1.6 million self-storage facility at Enterprise Street, Caloundra West (2015)

Further information on Development Applications can be viewed via [PD Online](#).
Development Indicator reports are available on [council's Website](#).