

Development Indicators 2015/16 Highlights

Overview

The Development Indicators 2015/16 Highlights report presents a selection of development statistics for the Sunshine Coast Council Local Government Area for the period 1 July 2015 to 30 June 2016. The report provides a health check on the local development industry with comparisons to the previous year, as well as illustrating longer term trends.

The results for 2015/16 are extremely positive with the majority of development indicators experiencing the highest level of activity since 2009/10. When comparing to 2014/15 there has been a 15% increase in the total number of applications lodged, a 22% increase in development enquiries received and a 15% increase in lots created under the plan sealing process.

Development Indicators Reports are published on council's [website](#) supported by a summary snap shot for the period.

Building Approvals

11% increase in the value of **Building Approvals** compared to 2014/15

\$701M Approved New Dwellings
↑ 15% increase

\$203M Approved Multiple Dwelling Units
↑ 19% increase

\$156M Approved Additions & Alterations
↑ 141% increase

\$1.29 Billion

Building Approvals issued in 2015/16

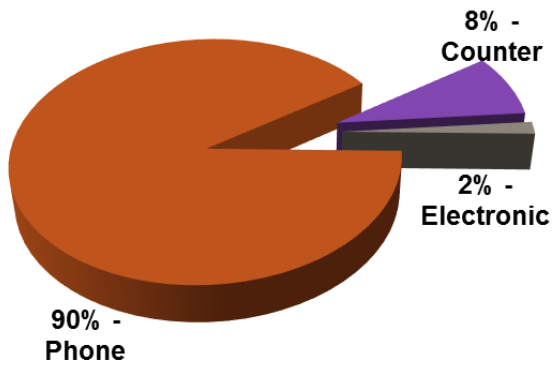
The highest value of building approvals in the Sunshine Coast area for the past seven years.



*Excludes Water Quality Building Landsborough in 2010 - \$1b
*Excludes Sunshine Coast University Hospital 2013 - \$1.8b

Development Information

40,900 development enquiries were received in 2015/16 compared to 33,400 in 2014/15.



22% increase in **Total Enquiries** compared to 2014/15

Fast Fact: 36,835 phone calls were received in 2015/16. This is an average of 142 per day.



24/7 Open Data Services

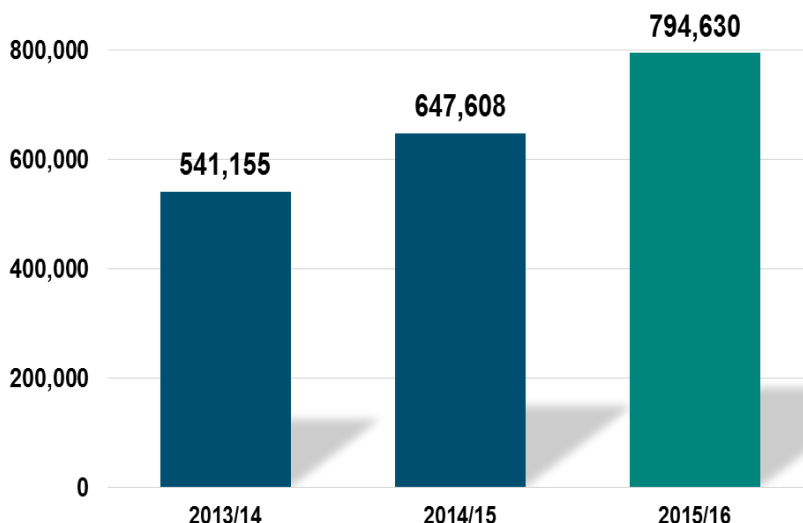
The **Development Information Site Report** allows free town planning information on a property from anywhere, at any time, on any device.



125,303 free reports created in 2015/16

Fast Fact: A total of **17,825 users** were recorded in 2015/16

PD Online Page Views



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.

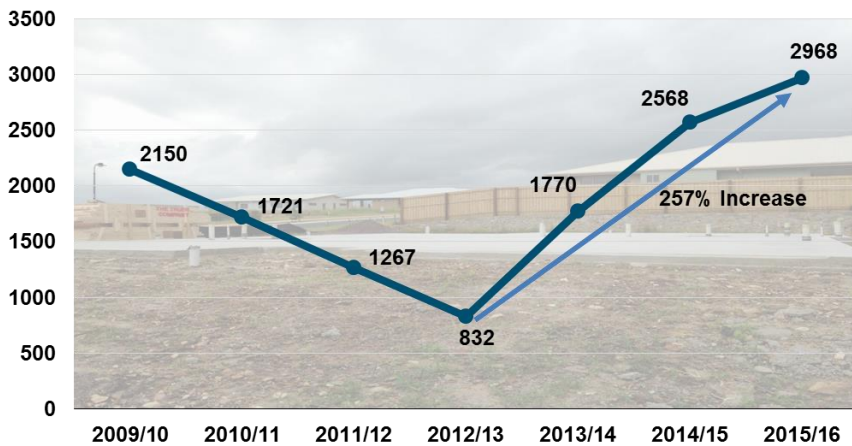
44,223 users
40% increase compared to 2014/15

Lot Approval and Creation

1,317
Lots Approved
 through council's reconfiguring
 a lot process in 2015/16
5%
increase
 compared to 2014/15



Lots Created



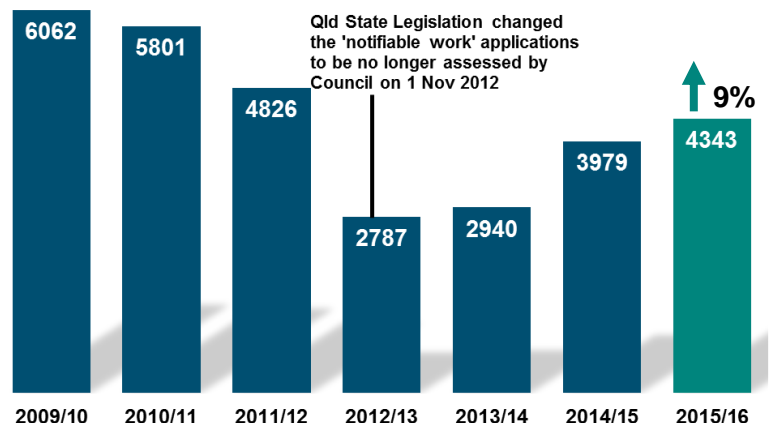
2,968
Lots Created
 through council's plan
 sealing process in 2015/16
15%
increase
 compared to 2014/15

Development Applications Lodged

14,609
Development, Building and
Plumbing applications
 were received for 2015/16
15%
increase
 compared to 2014/15

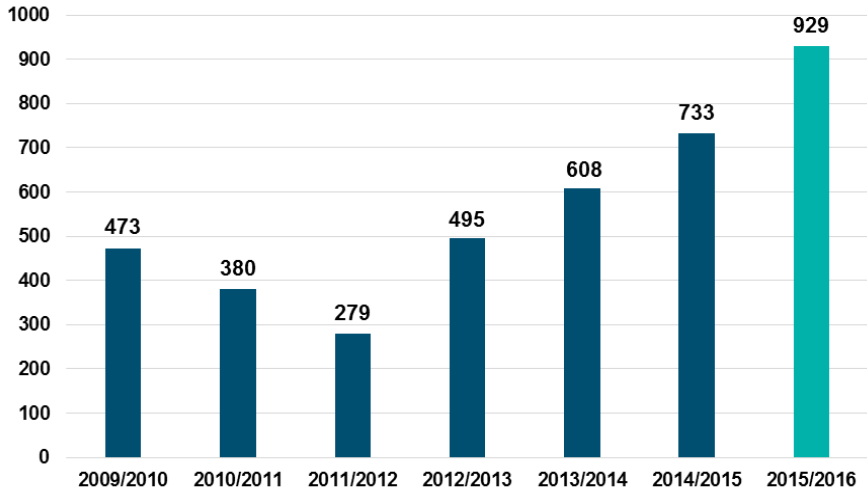
Fast Fact: In 2015/16 council's plumbing inspectors conducted 1,760 inspections at the Sunshine Coast University Public Hospital. This region making project had approximately 8,000 plumbing and drainage fixtures inspected during construction.

Plumbing Applications Lodged



Long Term Trends – Year on Year

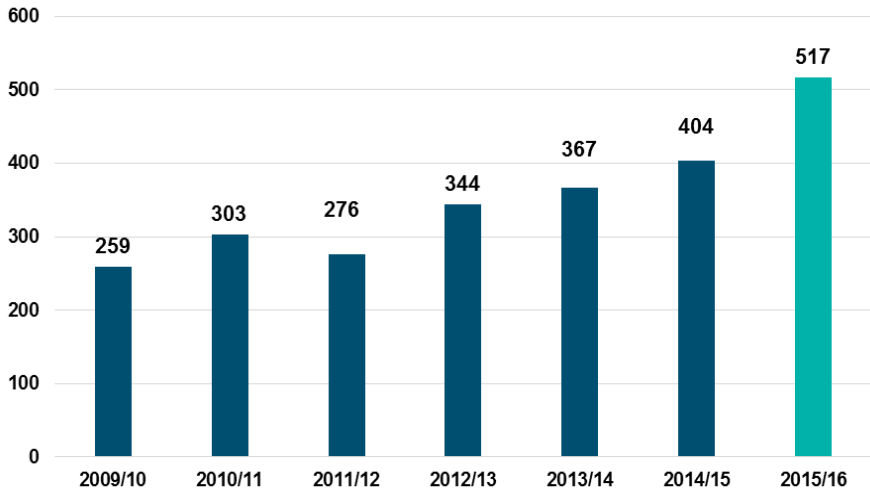
Operational Works Applications Lodged



Operational Works applications have experienced a **27%** increase in applications during the 2015/16 financial year compared to 2014/15. This has resulted in a **233%** growth in application lodged since the low point in 2011/12.

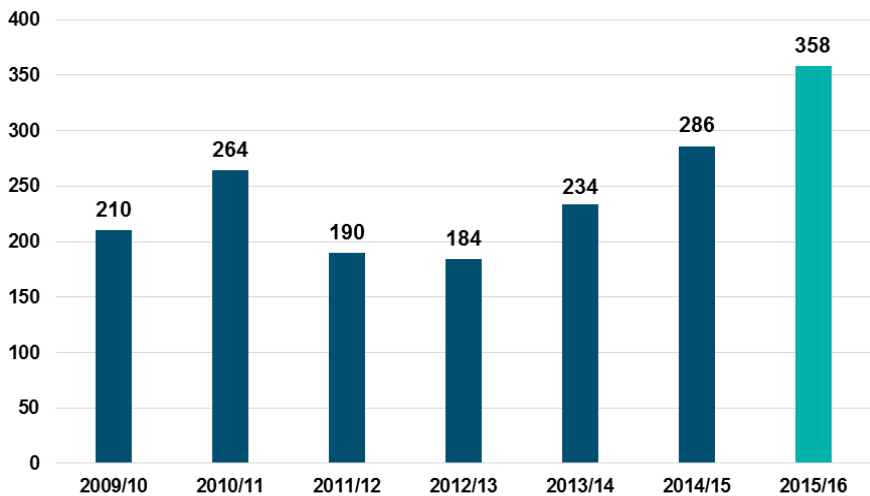


Change Applications Lodged



Change applications have experienced substantial growth in 2015/16 with an increase of **28%** when compared to the same period 2014/15.

Plan Sealing Applications Lodged



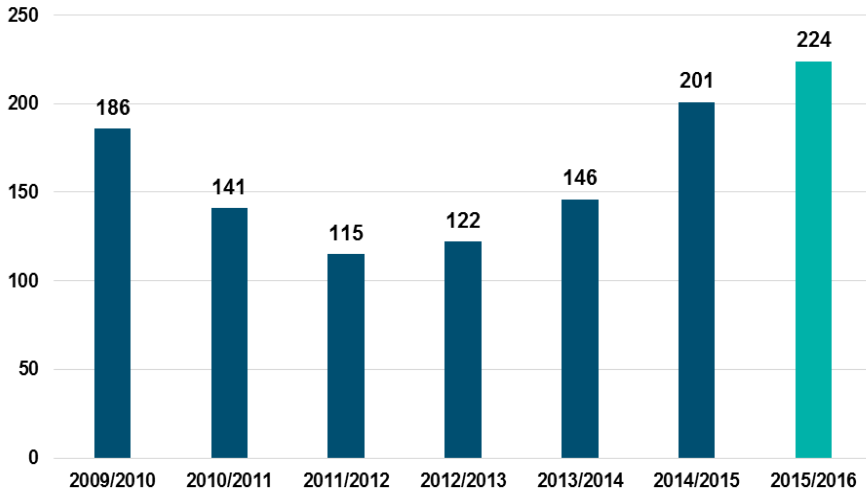
Plan Sealing applications have increased **25%** in the 2015/16 financial year when compared 2014/15.

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: **1,008** lots were created from 19 applications, with 40 or more lots. The largest being 81 lots in Peregian Ridges and 78 lots at Sunshine Cove.

Long Term Trends – Year on Year

Reconfiguring a Lot Applications Lodged

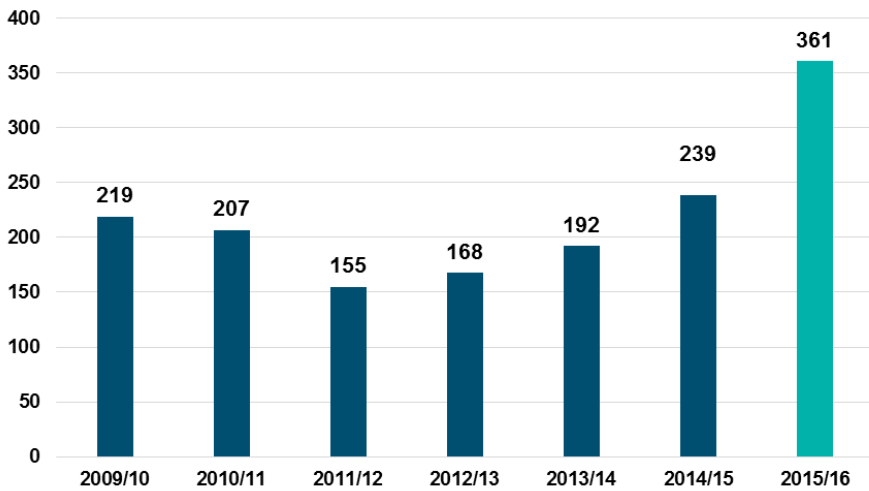


Reconfiguring a Lot applications have increased by **11%** in the 2015/16 financial year when compared to 2014/15.

Fast Fact: 1,317 lots were approved through the Reconfiguring a Lot process in the 2015/16 financial year. This is an increase of **5%** from the 2014/15 total.

A listing of significant development applications for the quarter is available on page 6.

Material Change of Use Applications Lodged



Material Change of Use

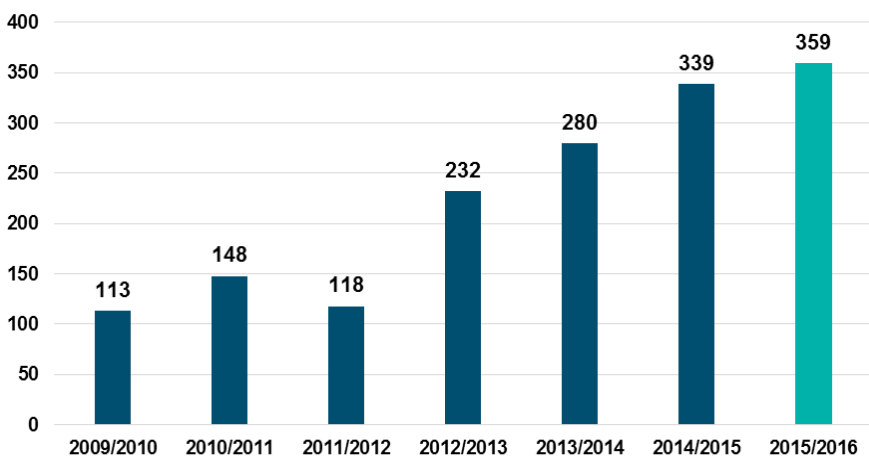
applications have increased by **51%** in 2015/16 compared to the same period in 2014/15.

This has been impacted by the inflow of 237 superseded planning scheme applications. 70% of these have now been decided.

All development applications are now lodged under the *Sunshine Coast Planning Scheme 2014* providing one single set of rule for development across the region, and the conditions for investments to prosper.

Pre-lodgement Meetings Received

(Free service commenced 01.07.12)



There has been a **204% increase** since free **Pre-lodgement Meetings** were introduced on 1 July 2012. The 2015/16 year illustrated the popularity of this services with 359 meetings being held.

The service provides an opportunity to 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.

Material Change of Use

- [MCU16/0006](#) – **231 Unit Retirement Facility** - 183-185 Camp Flat Road, Bli Bli
- [MCU15/0184](#) – **218 Unit Redevelopment of Aged Care & Retirement Village & Childcare** - 35 Doolan Street & 12, 18, 24, 26, 28, 30 Carter Road, Nambour
- [MCU15/0042](#) – **175 Multiple Dwelling Units** - Parklands Boulevard, Little Mountain
- [MCU15/0186](#) – **145 Bed Aged Care Facility** - Riveraine Avenue, Warana
- [MCU15/0126](#) – **143 Units, Health Care Services, Food and Drink, Shops and Offices** - 51-55 The Esplanade and 96-98 Memorial Avenue, Maroochydore
- [MPC16/0001](#) – **140 Unit Retirement Facility** within the Kawana Health Hub Precinct 18 in DPA 12- Innovation Parkway, Birtinya
- [MCU15/0273](#) – **119 Multiple Dwelling Units** - 65 Sippy Downs Drive, Sippy Downs
- [MCU15/0303](#) – **94 Multiple Dwellings and Shops, Drainage, Earthworks and Landscaping** - 1-5 Bermagui Crescent and 30-34 Lowanna Drive, Buddina
- [MCU16/0106](#) – **8 Storey, 60 Multiple Dwelling Units** - Shine Court, Birtinya
- [MCU15/0164](#) – **8 Storey, 30 Multiple Dwelling Units** at Picnic Point Esplanade, Maroochydore
- [MCU15/0173](#) – **9 Storey, 24 Multiple Dwelling Units & Shop** - Brisbane Road, Mooloolaba
- [MCU15/0111](#) – **Shopping Centre, Food & Drink Outlet** - 138 and 140 Point Cartwright Drive, Buddina
- [MCU15/0196](#) – **Shopping Centre** - 1-13 Sunrise Drive, Maroochydore
- [MCU15/0168](#) – **Shopping Centre, Office, Health Care Services, Indoor Sport and Recreation & Hotel** - 304, 306, 308-312 David Low Way & 2,4,6 Bli Bli Road, Bli Bli
- [MCU15/0247](#) – **Extensions to Existing Shopping Centre** - 119 Point Cartwright Drive, Buddina
- [MCU15/0249](#) – **Nature Based Tourism (8 Cabins, 32 RV Sites & 68 Bush Camp Sites, Reception & Amenities)** - Irwin Road, Beerwah
- [MCU14/0174](#) – **Tourist Park** - David Low Way, Diddillibah
- [MCU15/0045](#) – **Office, Food and Drink Outlet** -142-162 Sippy Downs Drive, Sippy Downs
- [MCU15/0069](#) – **Service Station and Two Drive-Thru Convenience Restaurants** - 797-809, 811-821 & 823-833 David Low Way, Mudjimba
- [MCU16/0069](#) – **Utility Installation** - Main Drive, Warana

Reconfiguring of a Lot

- [REC15/0102](#) – **150 lots** - Maroochy Boulevard, Maroochydore
- [REC14/0159](#) – **117 lots** - 50 Abbots Road, Palmwoods
- [REC15/0072](#) – **97 lots** - Parklakes 2 Estate Stages 3, 4 and 5 - 163-181 and 187 Camp Flat Road and Yandina-Bli Bli Road, Bli Bli
- [REC15/0159](#) – **94 lots** - Parklakes Stage 2 Estate at Yandina-Bli Bli Road, Bli Bli

Building Private Certification (Building Approvals)

- [PC15/5794](#) - **\$22 million** - Aged Care Facility - Lot 902 Birtinya Boulevard, Birtinya
- [PC15/5723](#) - **\$20 million** - 5 Storey, 22 Multiple Dwelling Units - 33 Buderim Avenue, Mooloolaba
- [PC15/6967](#) - **\$14 million** - Aged Care Facility - 190 Ocean Drive, Twin Waters
- [PC15/4515](#) - **\$13 million** - Supermarket - 107 Sippy Downs Drive, Sippy Downs
- [PC14/0744](#) - **\$12.5 million** - 74 Multiple Residential Units - Fiji Court, Parrearra
- [PC15/1161](#) - **\$11.2 million** - 64 Multiple Residential Units - Sippy Downs Drive, Sippy Downs
- [PC15/6403](#) - **\$10 million** - 13 Storey, 67 Mixed Use Residential Units - 25 First Avenue, Mooloolaba
- [PC15/4851](#) - **\$9.8 million** - 50 Multiple Dwelling Units -Stringybark Road, Buderim
- [PC15/5412](#) - **\$6 million** - Water Treatment Plant - 25 McKillop Road, Montville

Building Applications Lodged – include all application types including those in which council was the 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, email 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 (DCP1), 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. (SPA Chapt.1 s.10)

Operational Works (OPW) – Development applications for Operational Works 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 Reconfiguring a Lot 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)