

Sunshine Coast Council Residential Building Approvals (excluding dwellings) Heat Map: 2012 -2017

Sunshine Coast Council have released a new visual representation of residential building approvals in the Sunshine Coast Council Local Government Area. The Residential Building Approvals (excluding dwellings) 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 Residential Building Approvals Heat Map 2017 as well as other development statistics can be viewed at: <https://www.sunshinecoast.qld.gov.au/Development/Development-Tools-and-Guidelines/Development-Indicators-Report>

Below is an explanatory note.

Residential Building Approvals: Activity Heat Map and Hot Spots

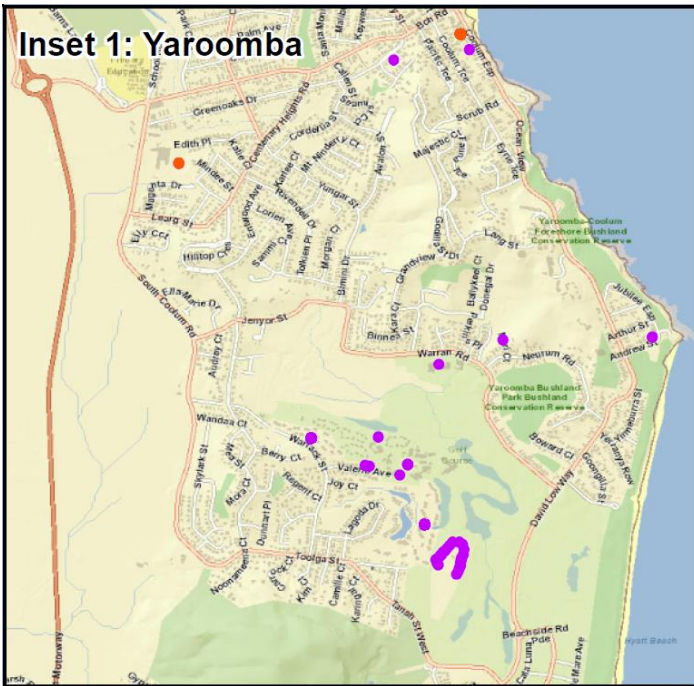
The Sunshine Coast Council has released a heat map that illustrates the concentration of residential building approvals for use types of dual occupancies, multiple dwelling units and aged care buildings based on the Sunshine Coast since 2012.

The map includes insets that focus in on hot spots, with approvals over the last 12 months identified in red. It illustrates that the 'Sunshine Coast Enterprise Corridor' continues to contain a significant proportion of the building activity. This corridor runs between the Sunshine Coast Airport to Caloundra South and is anticipated to accommodate 70% of the Sunshine Coast's population growth over the next 20 years.

Within the Enterprise Corridor there are four hot spots highlighted medium to high orange, representing the high volumes of residential building approvals in and around the Maroochydore, Alexandra Headlands, Mooloolaba and Sippy Downs areas between July 2012 and September 2017. There has also been significant building approvals in the Coolum and Yaroomba areas.

Maroochydore and Mooloolaba has had a significant number of approvals over the five year period with also notable building activity at Coolum, Buderim and Caloundra.

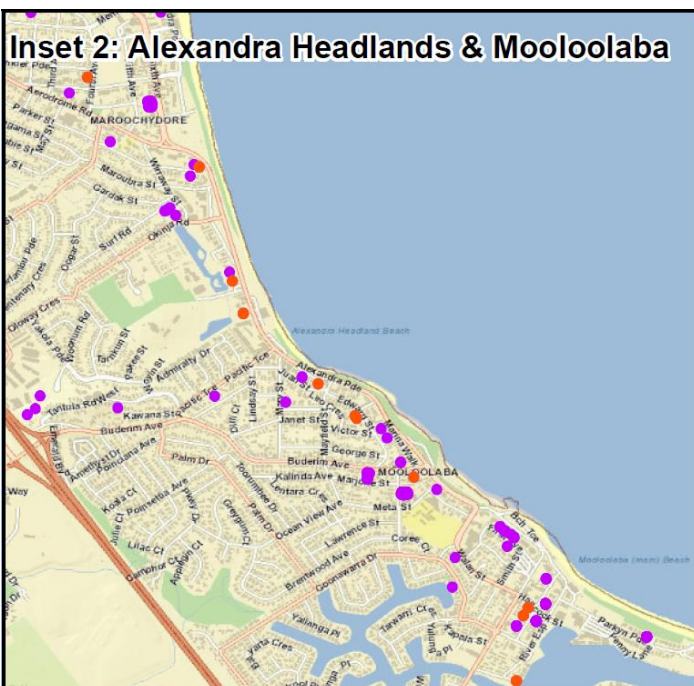
The Residential Building Approvals Heat Map has identified four insets that provide greater detail on the main "hot spots", further information on each of these areas is provided below.



Inset 1 illustrates the volume of building approvals in Yaroomba. This area has experienced growing development over the past 12 months with three residential building approvals, a value totaling \$7.9 million.

Significant building approvals since 2012 include:

- \$7.5 million aged care building at Magenta Drive, Coolum Beach (2016)
- \$3.7 million multiple residential dwelling units at Frank Street, Coolum Beach (2015)
- \$6.1 million multiple residential dwelling units at Seaside Boulevard, Maroola (2015)
- \$1.4 million multiple dwelling units at Boardwalk Boulevard, Mount Coolum (2013)



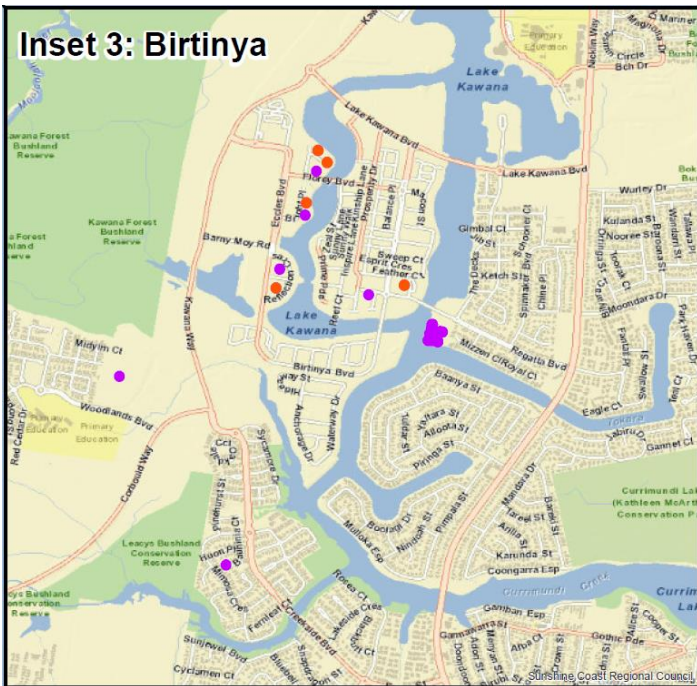
Inset 2 illustrates the volume of residential building approvals in Maroochydore, Alexandra Headlands and Mooloolaba. The location of the red indicators represents the significant growth along Aerodrome Road, Alexandra Parade, Brisbane Road and the Nicklin Way. Over the last 12 months there has been 25 residential building approvals issued with a value of \$50.6 million.

SunCentral Maroochydore Pty Ltd has also commenced earthmoving works on the future city centre. Upon completion, this area is proposed to accommodate 75,000m² of retail floor space, 165,000m² of commercial floor space, around 2,000 new residences, major transport infrastructure, civic buildings plus significant areas of public open space.

Significant building approvals since 2012 include:

- \$20 million mixed residential/commercial use at Maroochy Boulevard, Maroochydore (2013)
- \$20 million multiple residential dwelling units at Buderim Avenue, Mooloolaba (2015)
- \$10 million multiple residential dwelling units at Picnic Point Esplanade, Maroochydore (2017)
- \$10 million multiple dwelling units at Dalton Drive, Maroochydore (2013)
- \$9.5 million multiple residential dwelling units at River Esplanade, Mooloolaba (2016)
- \$6.8 million multiple residential dwelling units at Bradman Avenue, Maroochydore (2017)

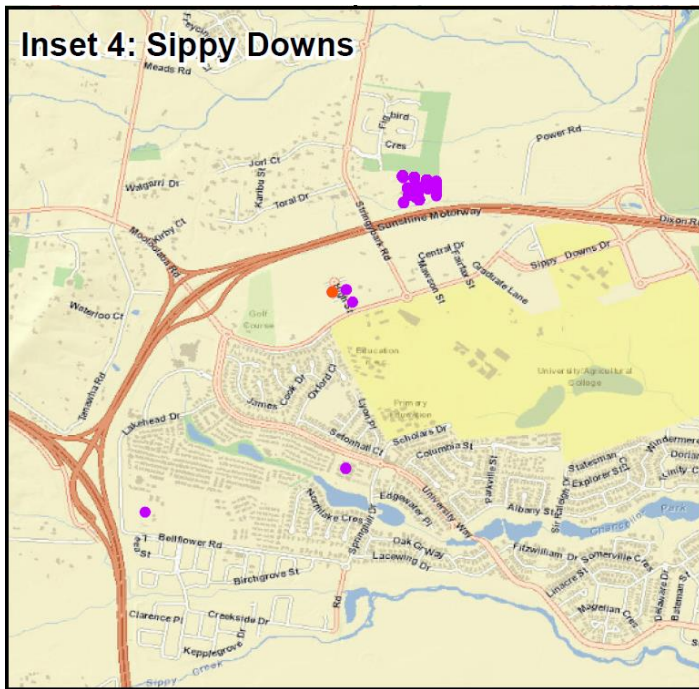
- \$5 million multiple residential dwelling units at Mandin Street, Alexandra Headlands (2016)
- \$4 million multiple residential dwelling units at Aerodrome Road, Maroochydore (2017)
- \$3.5 million multiple residential dwelling units at Burnett Street, Mooloolaba (2017)



Inset 3 illustrates the volume of residential building approvals in the Birtinya areas. Over the last 12 months there has been six residential building approvals issued with a value of \$112 million.

Significant building approvals since 2012 include:

- \$44 million retirement village at Reflection Crescent, Birtinya (2016)
- \$22 million aged care building at Birtinya Boulevard, Birtinya (2015)
- \$18 million multiple residential dwelling units at Regatta Boulevard, Birtinya (2017)
- \$14.1 million multiple residential dwelling units at Shine Court, Birtinya (2016)
- \$13.2 million medical building at Eccles Boulevard, Birtinya (2015)
- \$12.1 million multiple residential dwelling units at Shine Court, Birtinya (2016)
- \$11.9 million multiple residential dwelling units at Bright Place, Birtinya (2016)
- \$11.6 million multiple residential dwelling units at Bright Place, Birtinya (2016)
- \$9.5 million motel at Florey Boulevard, Birtinya (2014)



Inset 4 illustrates the volume of residential building approvals in the Sippy Downs area. The clusters of building approvals represents the significant growth in Power Road and University Way. The suburb of Sippy Downs has recorded strong growth figures led by an \$18 million extension to the University of the Sunshine Coast and approvals for mixed use commercial and unit developments at High Street as well as a number of retail and commercial uses in the town centre.

Significant building approvals since 2012 include:

- \$15.4 million multiple residential dwelling units at Sippy Downs Drive, Sippy Downs (2015)
- \$11.2 million multiple residential dwelling units at High Street, Sippy Downs (2015)
- \$8.8 million multiple residential dwelling units at High Street, Sippy Downs (2016)

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