

Sunshine Coast Council Development Indicators

Indicators Snap Shot January-March 2015

During the quarter Council released the [2014 Annual Highlights Development Indicator Report](#). The report provides a summary of development trends between 2009 and 2014 to allow users to get a longer term view of activity in the local market. The trends show a steady downturn following the global financial crisis; however the past 2 years have been very positive with strong growth across the majority of application types.

Development activity remained strong during the quarter ending 31 March 2015, key findings for the quarter include:

- 3230 development applications were lodged during the quarter compared to 2265 in the same quarter last year – a 43% increase.
- 553 lots were approved through the plan sealing process during the quarter, 93% more than the same period last year (286). Over 1800 lots have been made available to the public since 1 July 2014. The January to March 2015 figure of 553 lots sealed is 93% higher than the January to March 2014 figure of 286.
- 517 lots were approved through the council reconfiguration process for the quarter – almost three times those approved in the December 2014 quarter (176). 987 lots have now been approved for this financial year compared to 788 at the same time in 2013/14.
- \$252 million of building approvals have been approved during the quarter, making the cumulative total \$868 million for this financial year compared to \$708 million for the first 3 quarters of 2013/14.
- 19% increase in Building Searches – the highest figure since the December quarter 2013. This is a positive indicator for continued confidence in the market.
- 100 free development pre-lodgement meetings were held in the March quarter. This is the highest number of meetings Council has delivered over a 3 month period and is a positive sign of continued interest in the local development industry.

The higher order master plans for **Kawana Health Precinct** have been finalised and development processes and activity for key sites in the area have progressed, including:

- An application for an 8 storey multi deck car parking facility (580 spaces) with ground floor commercial and retail uses has been approved.
- The Pulse Building has begun construction.
- Construction of the Best Western Hotel opposite the Sunshine Coast University Hospital is underway.
- Construction and embellishment of the village park has continued.

The broader Kawana area has also had a number of developments progress, including:

- 50 lots and construction of a new display village on Birtinya Island
- Duplication of Lake Kawana Boulevard including new bridges
- An application to build a beach side community at Bokarina has been lodged - [MPC11/0003](#)
- An application has been lodged over the remaining area of Birtinya Island – [MPC14/0027](#)

Significant Development applications in January to March 2015 include:

- Lodgement of **175 Multiple Dwelling Units & Community Centre** at Parklands Blvd Little Mountain – [MCU15/0042](#)
- Lodgement of **133 Multiple Dwelling Units** at Ocean Dr, Twin Waters – [MCU15/0011](#)
- Lodgement of **84 Rooming Accommodation Unit's** at Jorl Ct Buderim - [MCU15/0055](#)
- Lodgement of **123 Multiple Dwelling Units** at Anzac Av & Baden Powell St, Maroochydore – [MCU15/0056](#)
- Lodgement of **70 lot Subdivision** at Maroochy Bvd, Maroochydore - [REC15/0015](#)
- Lodgement of **Extractive Industry (Sand Mining)** at Maroochydore Rd, Forest Glen – [MCU15/0030](#)
- Approval for **226 site Retirement Village** at Camp Flat Rd, Bli Bli – [MCU14/0122](#)
- Approval for **221 Multiple Dwelling Unit's** at Owen Creek Rd, Forest Glen – [MCU14/0132](#)
- Approval for **Tourist Attraction & Resort Complex** at Steve Irwin Way, Glenview – [MCU14/0098](#)
- Approval for **152 unit Retirement Village** at Freshwater St, Mountain Creek – [MCU14/0194](#)

Queensland Treasury has released its [Population growth highlights and trends, Queensland regions, 2015 edition](#). This report provides an overview of the size and composition of the population in Queensland regions and highlights some interesting points for the Sunshine Coast, including:

- The Sunshine Coast region has recorded a 10% increase in population between 1991 and 2013; making it the second largest contributor to overall population growth in the state.
- Over the 10 years up to 2003 the Sunshine Coast experienced an average annual growth of 2.4% in population; this was slightly higher than the Queensland average of 2.1% (Note: Sunshine Coast figures include Noosa Shire).

Development applications can be viewed via [PD Online](#)

Quarterly Development Indicator reports up to 31st March 2015 are available at <http://www.sunshinecoast.qld.gov.au/sitePage.cfm?code=dev-indicators-report>

