

Sunshine Coast Council Development Indicators Snapshot

October to December 2015

The 1 October 2015 to 31 December 2015 quarter has continued the strong start to the financial year with encouraging development activity across the Sunshine Coast market.

Building Activity has recorded the highest level of construction value on the Sunshine Coast for a December quarter since 2011.

- \$336 million of building approvals were received during the quarter; this is a 21% increase on the same period last year.
- \$234 million of new dwellings and new units were approved, 34% higher than the value recorded for the same period in 2014.
- There were 2 major projects with a reported construction value over \$20 million:
 - An aged persons home on Birtinya Boulevard, Birtinya with a construction value of **\$22 million** ([PC15/5794](#))
 - 22 units on Buderim Avenue, Mooloolaba with a construction value of **\$20 million** ([PC15/5723](#))

These figures combined with those recorded in the September 2015 quarter result in the first 6 months of 2015/16 registering an additional \$114 million in construction compared to the same period last year.

Development Applications have continued to trend positively during the quarter providing a positive outlook for the market, including:

- 3,387 development applications lodged, a 21% increase compared to the same period in 2014.
- 865 lots were plan sealed during the quarter; a 42% increase compared to the 610 lots plan sealed for the same period in 2014.
- 569 lots were created under Council's reconfiguration process.
- 95% of development applications were decided within the statutory timeframes, 83% of these within the first 20 business days.
- 61% of applicable applications were assessed using council's FastTrack service, providing an express 10 day service, including:
 - Bob Jane T-Marts Showroom on Caloundra Road, Little Mountain.
 - 6 units at Carter Road, Nambour and 5 units at Blackall Street, Woombye.
 - 11 duplexes across the Sunshine Coast.

- 14 subdivisions; including 1, 2 and 3 lot applications.
- 3 industrial applications at Coolum.
- 85 pre-lodgement meeting requests were received, a 42% increase from the same period in 2014.

Population and Housing Forecast

In December 2015, council released the Sunshine Coast Council area [Population and Households Forecast](#) 2011 to 2026 report and accompanying fact sheet.

The report provides council and the community with readily accessible, comprehensive information about how the Sunshine Coast is anticipated to change between 2011 and 2026 in terms of projected population, age structure, dwellings and household types. The projections are available for the Sunshine Coast and each locality of interest.

The report will help support evidence-based decision making on the Sunshine Coast for council, the business sector and the community, and contribute to the planning and delivery of services to meet the needs of our growing community. The methodology prepared by Informed Decisions (.id) is robust and based on council's long term land use planning assumptions and development approval activities, including building completion documentation.

For questions relating to demographic statistics for the Sunshine Coast, please contact council on the following e-mail address outlining your request:

demographics@sunshinecoast.qld.gov.au

Superseded Planning Scheme

The final applications with approved superseded planning scheme requests (*Maroochy Plan 2000 or Caloundra City Plan 2004*) were lodged during December 2015. The range of applications included dual occupancies, 1 into 2 lot subdivisions, 344 multiple dwelling units, a major extension to Kawana Shopping World and a Bunnings Warehouse. From the 237 requests received:

- 10 (4%) were withdrawn before being determined;
- 155 (65%) subsequent applications for either Material Change of Use or Reconfiguration of a lot applications have been received.
- 31 (13%) requests for assessment under the superseded planning scheme have not proceeded to an application and have now lapsed;
- 18 (8%) requests for assessment under the superseded planning scheme have resulted in future applications being either exempt or self-assessable;
- 23 (10%) requests for assessment against the superseded planning scheme are yet to be determined

Kawana Health Precinct

As the Sunshine Coast Public University Hospital continues to take shape towards a 2016 opening the surrounding areas in Kawana are also experiencing significant growth. Below is an update on the major construction activities that have now been completed:

- 90 place child care centre on Shine Court – opening in January 2016.
- Development of 33 detached lots and a precinct park located in the southern end of the Health Precinct (stage 3).

- Best Western Hotel located opposite the Sunshine Coast University Hospital - opened November 2015.
- Pedestrian bridge/weir over the Western Waterway and Birtinya Island
- 17 lot subdivision on Entrance Island

Assessments of the Master Plans for [Bokarina Beach](#) have continued.

Significant Development Applications in October - December 2015 include:

Material Change of Use

Approved

- [MCU15/0126](#) - **143 units, health care services, food and drink, shops and offices** - 51-55 The Esplanade and 96-98 Memorial Avenue, Maroochydore
- [MCU15/0125](#) - **32 multiple dwelling units** - 57-59 Kingsford Smith Parade, Maroochydore
- [MCU14/0177](#) - **detached houses (47) on reconfigured lots** - Ridges Peregian Springs 23-31 Ridgeview Drive, Peregian Springs
- [MCU15/0045](#) - **office and food and drink outlet** -142-162 Sippy Downs Drive, Sippy Downs
- [MCU15/0131](#) - **showroom and food and drink outlet (minor extensions to existing uses)** - Homemakers Centre 100 Maroochydore Road, Maroochydore
- [MCU15/0236](#) - **showroom** - 66 Caloundra Road, Little Mountain
- [MCU15/0085](#) - **extension to shopping centre** - 18 University Way, Sippy Downs
- [MCU15/0111](#) - **shopping centre and food and drink outlet** - 138 and 140 Point Cartwright Drive, Buddina
- [MCU15/0132](#) - **multiple dwelling (48 Townhouses)** - 95 Peachester Road, Beerwah
- [MCU15/0135](#) - **mixed use development** - 55 and 59 Plaza Parade, Maroochydore - Pratt Property
- [MCU15/0189](#) - **residential care facility (54 bed extension to existing residential aged care facility)** - 17 Magenta Drive, Coolum Beach
- [MCU15/0208](#) - **call centre** - 40 Innovation Parkway, Birtinya

Lodged

- [MCU15/0269](#) - **338 multiple dwelling units** - 7, 11 and 13 Mari Street, Alexandra Headland
- [MCU15/0273](#) - **121 multiple dwelling units** - 65 Sippy Downs Drive, Sippy Downs
- [MCU15/0214](#) - **motel (115 Units), detached houses, residential care facility (158 units), shops, restaurants and caravan park** - 943-951, 953-971, 973-1005 David Low Way, Marcoola
- [MCU15/0226](#) - **83 multiple dwelling units and food and drink outlet** - 98 and 100 Aerodrome Road and 112- 114 Parker Street, Maroochydore
- [MCU15/0270](#) - **integrated tourist facility including a function facility, restaurants and short term accommodation** - 24 & 26 Box Street, Buderim

- [MCU15/0247](#) - **extensions to shopping complex (Kawana Shopping World)** - 119 Point Cartwright Drive, Buddina
- [MCU15/0249](#) - **nature based tourism (8 cabins, 32 RV sites and 68 bush camp sites, reception and amenities)** - Irwin Road, Beerwah
- [MCU15/0311](#) - **retirement community (276 independent homes and 120 bed aged care facility)** - Caloundra Road and Westaway Road, Little Mountain
- [MCU15/0305](#) - **redevelopment for 8 storey mixed use development (143 dwelling units, food and drink/health care services/shops and offices)** - 51-55 The Esplanade and 96-98 Memorial Avenue, Maroochydore
- [MCU15/0296](#) - **motel (36 accommodation units, managers residence and ancillary restaurant and function facility)** - 213 Memorial Drive, Eerwah Vale
- [MCU15/0303](#) - **multiple dwellings (94 units) and shops, drainage, earthworks and landscaping** - 1-5 Bermagui Crescent and 30-34 Lowanna Drive, Buddina

Reconfiguring of a Lot

Approved

- [REC15/0072](#) - **97 lots** at Parklakes 2 Estate Stages 3, 4 and 5 - 163-181 and 187 Camp Flat Road and Yandina-Bli Bli Road, Bli Bli
- [REC15/0159](#) - **91 lots** at Parklakes 2 Estate Stages 6, 7 and 8 – Yandina-Bli Bli Road, Bli Bli
- [REC14/0148](#) - **49 lots** at Ridges Peregian Springs at 23-31 Ridgeview Drive, Peregian Springs
- [REC14/0147](#) - **39 lots** at 23-31 Ridgeview Drive, Peregian Springs

Lodged

- [REC15/0229](#) - **23 lots** at Musgrave Drive, Yandina Creek - Reconfiguring of Lot 900 SP191278
- [REC15/0209](#) - **24 lots** at 7 Paynter Park Drive, Woombye
- [REC15/0244](#) - **30 lots** at 40 & 40B Image Flat Road and 23 Bailey Street, Nambour

Building Private Certification (Building Approvals)

- [PC15/5794](#) - **\$22 million** aged persons home - Lot 902 Birtinya Boulevard, Birtinya
- [PC15/5723](#) - **\$20 million** 5 storey 22 units - 33 Buderim Avenue, Mooloolaba
- [PC15/4515](#) - **\$13 million** Coles Supermarket - 107 Sippy Downs Drive, Sippy Downs
- [PC15/6403](#) - **\$10 million** 13 storey 67 units - mixed use residential unit development - 25 First Avenue, Mooloolaba
- [PC15/0577](#) - **\$6.8 million** retirement village stage 1 - 42 Peregian Springs Drive, Peregian Springs
- [PC15/6853](#) - **\$6.1 million** 5 storey 20 units, amenities block and swimming pool - 50 Seaside Boulevard, Marcoola
- [PC14/5006](#) - **\$5.6 million** short term accommodation, 13 multiple dwelling units and restaurant - 94-96 Main Street, Montville

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

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

