

Sunshine Coast Council Development Indicators Snapshot

2015/16 Highlights

Master Builders Queensland released the results of the [“Survey of Industry Conditions”](#) in March 2016. The report rates the Sunshine Coast as one of only two areas in Queensland that are maintaining a strong building performance and achieving better than the state average’s for planning approvals, Infrastructure charges and development availability.

The Sunshine Coast region was ranked the fifth most desirable location in Australia for people to move to by [Real Estate](#) Magazine. This followed a four year study that analysed the net gains and losses for regions based on mail re-direction data from Australia Post (source: www.realestate.com.au).

With these findings there is no surprise that the [Development Indicators 2015/16 Highlights](#) Report shows activity in the local development industry continued to trend positively over the past 12 months.

Building approvals recorded an eight year high with \$1.29 billion worth of construction approved during the period. This included:

- **\$701 million** approved new dwellings – a 15% increase from 2014/15
- **\$203 million** approved new multiple unit dwellings – a 19% increase from 2014/15
- **\$156 million** approved additions and alterations – a 141% increase from 2014/15

The Queensland Treasury have released the 2016 state’s building approvals which has reported the Sunshine Coast Council Local Government Area recorded the third highest value of [building approvals](#) and fourth highest number of [private dwellings](#) in the state.

The outlook for the local industry remains encouraging with 2,968 lots created through the plan sealing process, and 1,317 lots being approved by Reconfiguring a Lot applications during 2015/16. As these lots become available for sale they stimulate additional building activity and associated employment across the region.

Development activity for 2015/16 continued to rise outperforming 2014/15 with a 15% increase in applications lodged and a 17% increase in applications decided.

Key indicators for 2015/16 include:

- **929** Operational Works applications were lodged – a 20% increase compared to 2014/15.
- **361** Material Change of Use applications were lodged – a 51% increase compared to 2014/15 and the highest number recorded since 2009/10.
- **358** Plan Sealing applications were lodged – a 12% increase compared to 2014/15 resulting in a 15% increase in lots created.

- **224** Reconfiguring of Lot applications were lodged – an 8% increase compared to 2014/15 resulting in a 5% increase in lots approved.

Development Information services are available for customers to access necessary details to make informed decisions, many of these are available 24 hours per day – 7 days per week.

Key indicators for 2015/16 include:

- **359** [pre-lodgement](#) meeting requests were received – a 6% increase compared to 2014/15.
- **40,900** development related enquires were received – a 22% increase compared to 2014/15.
- **125,303** free reports were created through the [Development Information Site Report](#), providing end users with access to general town planning information to assist them to make informed investment decisions.
- **794,630** [PD Online](#) page views in 2015/16, providing open access to development applications that have been lodged since 2007.

Infrastructure Agreements on both Caloundra South (Aura) and Palmview were executed during the 2015/16 year. These major urban developments are now underway and when combined provide for 27,000 dwellings and an associated population of 66,000 over the next 30 years.

Significant Development Applications approved in 2015/16 includes:

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** at 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

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

Previous Development Indicators Annual Highlights Reports and quarterly updates are available at: <http://www.sunshinecoast.qld.gov.au/sitePage.cfm?code=dev-indicators-report>