

## Sunshine Coast Council Development Indicators Snapshot

### January to March 2016

The January to March 2016 quarter maintained the positive development trends recorded in 2015 with the total number of development related applications increasing by 8% compared to the same period in 2015.

**Development Applications** lodged increased by 22%, supported by a 23% increase in decisions, compared to the same period in 2015.

Key indicators include:

- 548 development assessment applications lodged with 543 being decided.
- 95% of applications were assessed within legislative timeframes, with 82% of these being decided within the first 20 business days.
- 52% of eligible applications were lodged under the FastTrack application system and processed within 10 business days.
- 665 lots were created through council's plan sealing process; a 20% increase from the January to March 2015 quarter.
- 85 free pre-lodgement meetings held.
- 9,859 development enquiries received during the quarter; a 4% increase when compared to the same quarter in 2015 and a positive lead indicator for the future.

There was a decline in the number of lots created through the reconfiguration process for the quarter when compared to 2015. This was largely due to a number of significant developments, including stages of Peregian Springs and Parklakes Bli Bli, being approved during the previous year. The forward outlook for this indicator remains strong with a number of significant development anticipated to progress over the year.

The plan sealing continued to record significant lot release figures with 665 lots being approved to go to market. This is a 20% increase on the same period in 2015 and includes the following significant developments:

- **74 Lots** at Sunshine Cove Stage 1 (Precinct 8) on Sunshine Cove Way, Maroochydore ([PS15/0291](#))
- **63 Lots** at Peregian Breeze Stage 6 on Old Emu Mountain Road, Peregian Beach ([PS16/0009](#))
- **48 Lots** at Pine View Stages 3 and 4 on Pine Camp Road, Beerwah ([PS16/0003](#))

**Building Activity** has continued to grow with a steady increase in the value of construction within the Sunshine Coast Council Local Government Area for January to March 2016 compared to the same quarter in 2015.

Key development indicators for the January to March 2016 quarter include:

- 2,938 building and plumbing applications lodged, with 2,682 of being decided.
- 1,419 building approvals issued with a construction value of \$256 million; a 2% increase from the same period in 2015.
- 571 new dwelling houses approved totalling \$160 million in value; an 8% increase from the same period in 2015.
- 1,694 building private certification applications were received; a 10% increase from the same period in 2015.
- 235 building (statutory) applications were received; a 6% from the same period in 2015.
- \$20 million of approved additions and alterations; an 82% increase from the same period in 2015.

Contributing to this increase in the value of building approvals were the following significant developments:

- An aged care facility on Ocean Drive, Twin Waters with a construction value of **\$14 million** ([PC15/6967](#)).
- A Water Treatment Plant on McKillop Road, Montville with a construction value of **\$6 million** ([PC15/5412](#)).

### **Bokarina Beach Development**

On 25 February 2016, council supported the Master Plan for Bokarina Beach with the recommendation forwarded to the Minister of the Department of Natural Resources and Mines for approval ([MPC11/0003](#)). The Master Plan covers almost 30 hectares with a maximum building height of up to eight stories. The [site](#) is on the eastern side of the Nicklin Way and will include:

- 291 detached houses
- 829 multiple dwelling units
- Commercial space
- Retail and Tourism space
- Village and linear park
- Public access club facilities
- Public access domain mall
- Community facilities
- Surf Lifesaving Club

More information can be found on [council's website](#).

## Regional Population Growth

The [Australian Bureau of Statistics](#) (ABS) recently released population figures as of June 2015 (ERP or Estimated Resident Population) for Australia and selected Local Government Areas (LGA). As at 30 June 2015, the Sunshine Coast population was estimated to be 287,539; an increase of 4,837 people since June 2014.

Over the past ten years, the Sunshine Coast Council LGA population (excluding Noosa Shire) has grown by 57,371 people – a total population increase of 25% over the ten year period.

Sunshine Coast is ranked the fifth largest LGA in Queensland, in terms of the total population in 2015, with the top four being Brisbane, Gold Coast, Moreton Bay and Logan. In terms of growth during the 2014-2015 financial year, the Sunshine Coast LGA was the fifteenth fastest growing LGA in Australia, and the fifth fastest growing in Queensland in terms of population numbers.

**Significant Development Applications** for January to March 2016 include:

### Material Change of Use

#### Approved

- [MCU15/0184](#) – **218 unit redevelopment of aged care, retirement village & childcare** - 35 Doolan Street & 12, 18, 24, 26, 28, 30 Carter Road, Nambour
- [MCU15/0186](#) – **145 bed aged care facility** - Riveraine Avenue, Warana
- [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
- [MCU15/0244](#) – **Animal keeping (pet resort)** - 100 Radbourne Road, Tanawha
- [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
- [MCU15/0202](#) – **RSL parking station** - 15 Mathew Street, Nambour

#### Lodged

- [MCU16/0006](#) – **231 unit retirement facility** - 183-185 Camp Flat Road, Bli Bli
- [MCU16/0017](#) – **108 bed residential care facility** - 2-6 Amity Avenue, Maroochydore
- [MCU16/0059](#) – **31 multiple dwelling units** - Hamilton Street, Meridan Plains
- [MCU16/0072](#) – **25 multiple dwelling units** - Pelican Waters Boulevard, Pelican Waters
- [MCU16/0005](#) – **6 storey 29 multiple dwelling units, office, food & drink outlet** - 97 Brisbane Road & 5 Bindaree Crescent, Mooloolaba
- [MCU16/0026](#) – **Intensive hydroponics horticulture** - Connection Road, Glenview

- [MCU16/0061](#) – **Medium impact industry (transport depot)** - 243-245 Quanda Road, Coolum Beach
- [MCU16/0066](#) – **Extension to existing holiday park (46 additional sites)** - 3-35 Cottonwood Street, Mudjimba
- [MCU16/0069](#) – **Utility installation** - Main Drive, Warana

### Reconfiguring of a Lot

#### Approved

- [REC15/0102](#) – **150 lots** at Maroochy Boulevard, Maroochydore

#### Lodged

- [REC16/0034](#) – **31 lots** at 15 & 27 Corporate Place, Landsborough
- [REC16/0015](#) – **29 lots** at 2595 Old Gympie Road & Old Gympie Road, Beerwah

### Building Private Certification (Building Approvals)

- [PC15/6967](#) - **\$14 million aged care facility** – 190 Ocean Drive, Twin Waters
- [PC15/5412](#) - **\$6 million water treatment plant** – 25 McKillop Road, Montville
- [PC15/6947](#) - **\$3.7 million industrial building** – 33-47 Fred Chaplin Circuit, Bells Creek
- [PC15/5017](#) - **\$1.5 million 12 multiple dwelling units** – 47-55 Thomas Road, Bli Bli
- [PC15/6311](#) - **\$1.4 million internal refurbishment Caloundra Private Hospital** – 96 Beerburum Street, Battery Hill
- [PC16/1067](#) - **\$1 million caving system & climbing wall** – 80 Currimundi Road, Currimundi

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

Quarterly Development Indicators Reports are available at <http://www.sunshinecoast.qld.gov.au/sitePage.cfm?code=dev-indicators-report>