

Development Indicators Annual Highlights Update January to June 2015

Overview

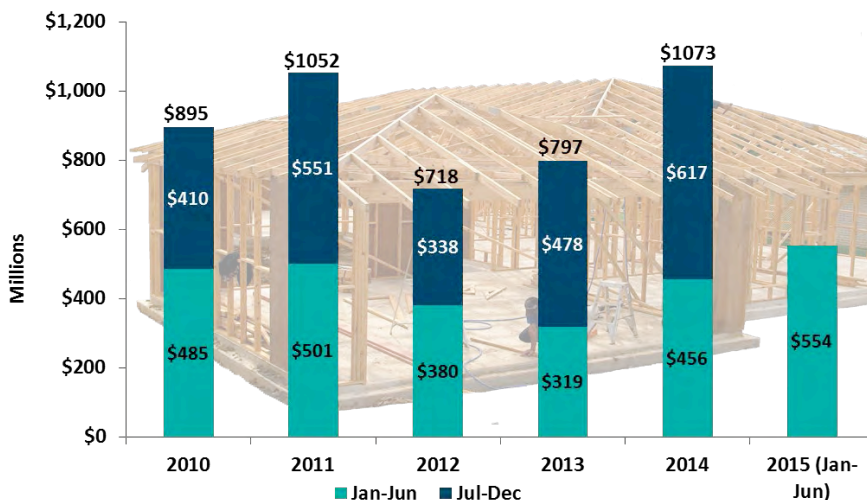
The Development Indicators Annual Highlights report had its inaugural release in January 2015, providing development statistics and trends for the Sunshine Coast Council Local Government area between 2009 and 2014. This report provides an update for January to June 2015 with a comparison to the same period last year to give a mid-year health check for development activity on the Sunshine Coast.

Overall activity has remained encouraging with the majority of key indicators showing moderate growth. The value of building approvals have continued to rise as have lot releases through both the reconfiguration and plan sealing processes. Development counter enquiries and free pre-lodgements meetings remain popular as stakeholders use these specialist services and take the time to discuss potential future investment opportunities in person.

More detailed [Development Indicators Reports](#) are available quarterly through council's web site.

Building Approvals

2014 recorded the highest value of building approvals for the past 10 years on the Sunshine Coast with **\$1.07 Billion**. Construction activity has continued to trend upwards in the first half of 2015 with \$554 million of approvals, **\$98 million favourable** to the same period in 2014.



*Excludes Water Quality Building Landsborough in 2010 - \$1b
*Excludes Sunshine Coast University Hospital 2013 - \$1.8b

**Key Building approval values –
January to June 2015:**

\$305M Approved
New Dwellings

\$115M Approved
Other Buildings
(Commercial, Manufacturing,
Warehouse, Minor Works etc.)

21% increase in Building Approval
Values for Jan – Jun 2015 compared to 2014

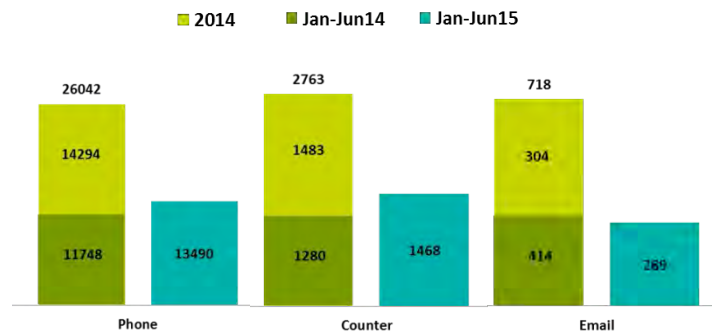
\$42M Approved
New Multiple Unit
Dwellings

Development Enquiries



13% increase in total enquiries

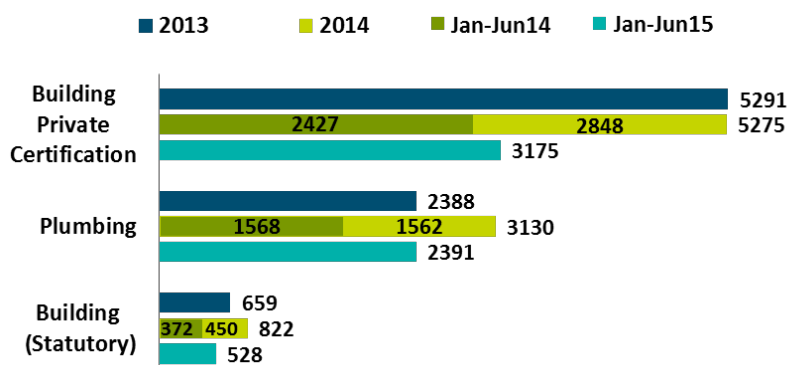
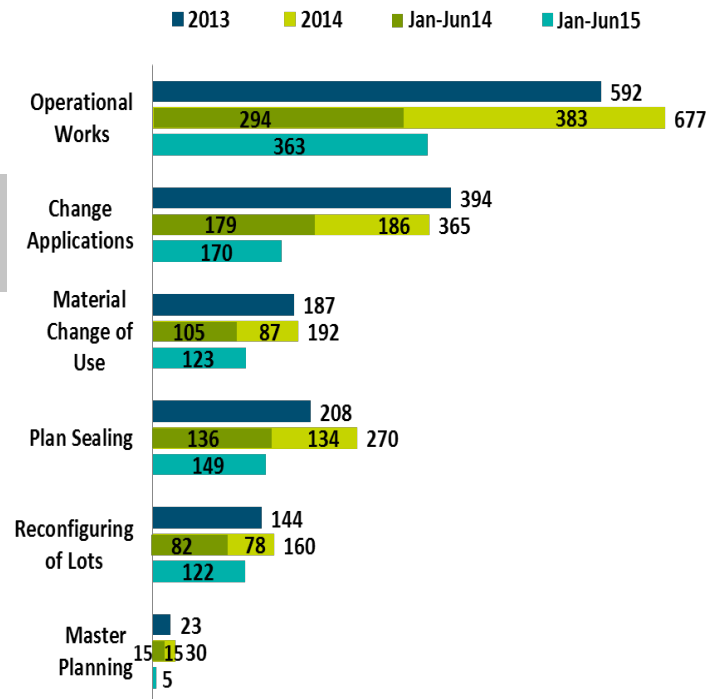
15,247 development enquiries were received in January to June 2015 compared to **13,442** for the same period in 2014.



Applications Received

7,020 applications were received in January to June 2015 compared to **5,423** in 2014

29% increase in total applications



Lot Approval and Creation

19% increase in
Lots Approved through council's
reconfiguration process



785 Lots Approved in January to
June 2015 compared to **662** in 2014.

55% of the 2014 total of 1,418 lots



1,322 Lots Created in January to
June 2015 compared to **875** in 2014.

62% of the 2014 total of 2,135 lots

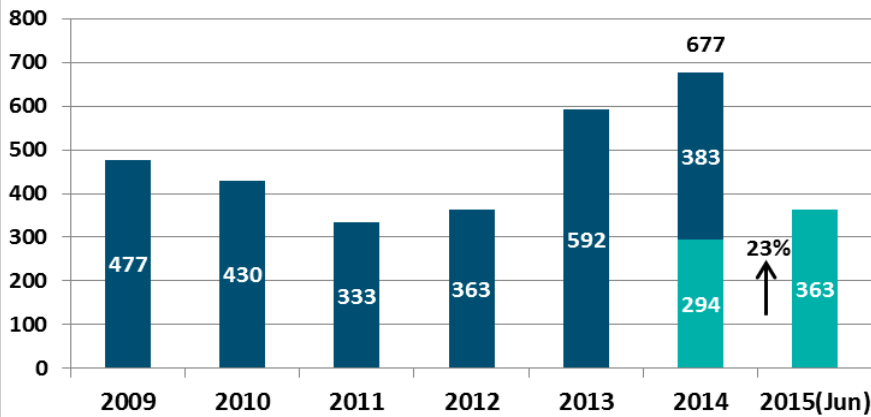
51% increase in
Lots Created through council's plan
sealing process



Long Term Trends – Year on Year

Operational Works Applications Lodged

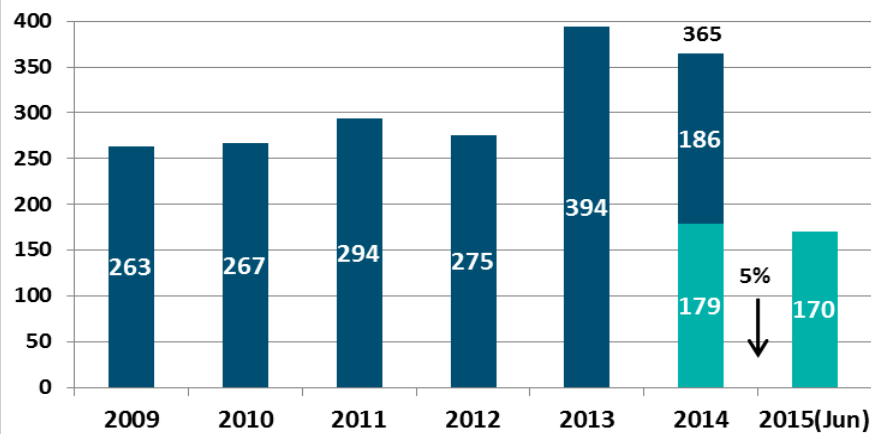
■ Jan-Jun



Operational Works applications have more than doubled since the low point in 2011. Volumes have continued to grow with a **23% increase** in the first 6 months of 2015.

Change Applications Lodged

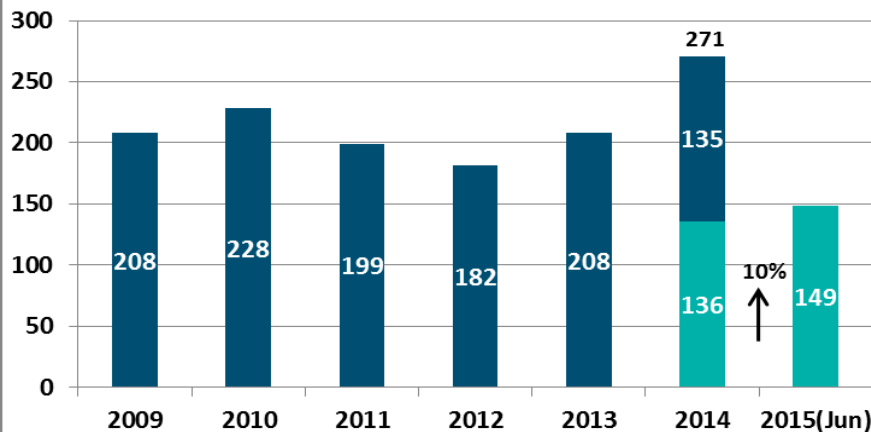
■ Jan-Jun



Change applications have averaged an **8% growth** per annum between 2009 and 2014. The first six months of 2015 have remained steady with a moderate **5% decline**.

Plan Sealing Applications Lodged

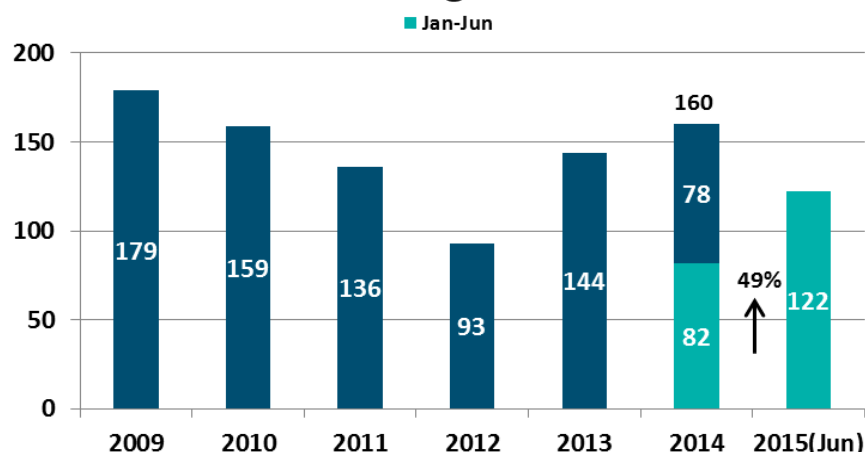
■ Jan-Jun



Plan Sealing applications increased **30%** in 2014 from 2013. Applications lodged are up **10%** for January to June 2015.

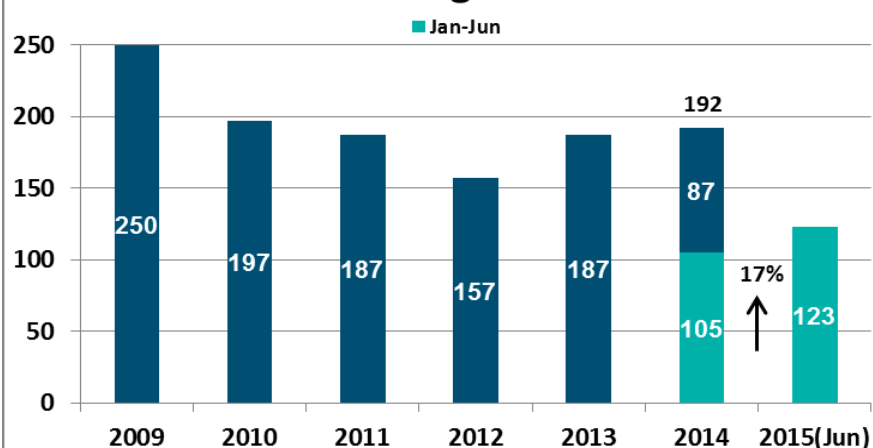
Long Term Trends – Year on Year

Reconfiguring of Lot Applications Lodged

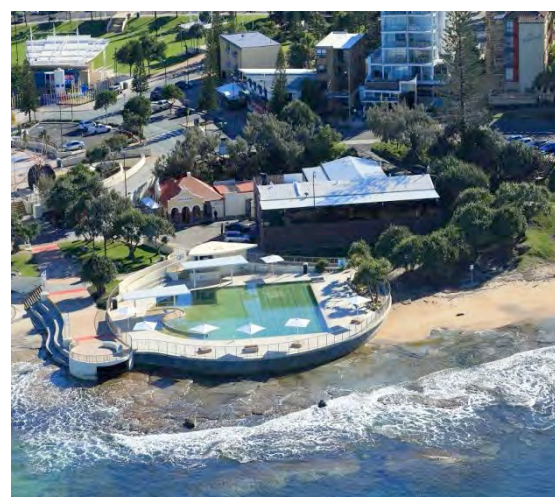


Reconfiguring of Lot applications increased **55%** in 2013 and another **11%** in 2014. A further **122** applications have been lodged in January to June 2015, up **49%** from the same period last year and making up **76%** of the 2014 total. The average lots per application lodged has reduced slightly.

Material Change of Use Applications Lodged

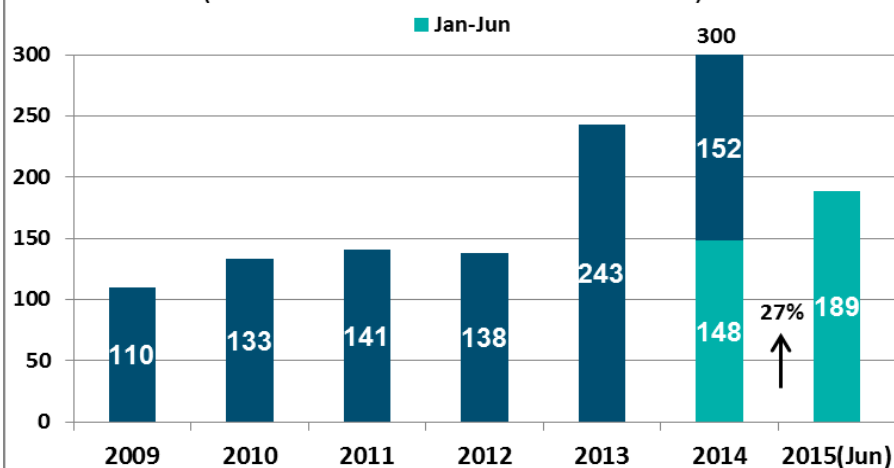


Material Change of Use lodgements have continued to grow with a **17%** increase in January to June 2015 compared to 2014.



Prelodgement Meetings Received

(Free service commenced 01.07.12)



Between 2009 and 2012 on average **130 prelodgements** meetings were held per year. Since becoming free on 1 July 2012 this services has increased in popularity growing by **217%** over 2 years. A further **27% increase** has been delivered in the first 6 months of 2015.

Reconfiguring a Lot

- 163 Lots at North Ridge Avenue, Peregrine Springs - [REC14/0123](#)
- 145 Lots at Sunshine Cove, Maroochydore – [REC14/0052](#)
- 138 Lots at Fishermans Road, Kuluin – [REC12/0112](#)
- 121 Lots at 50 Abbotts Road, Palmwoods – [REC14/0159](#)

Material Change of Use

- 226 Unit Retirement Village - Camp Flat Road, Bli Bli – [MCU14/0122](#)
- 224 Unit Resort with Water Park Tourist Attraction– Steve Irwin Way, Glenview – [MCU14/0098](#)
- 221 Multiple Dwelling Units - Owen Creek Road, Forest Glen – [MCU14/0132](#)
- 175 Multiple Dwelling Units & Community Centre -195 Parklands Boulevard, Little Mountain – [MCU15/0042](#)

Private Building Certification (Building Approvals)

- \$29 million Electrical Substation at Kawana Way, Birtinya – [PC14/3113](#)
- \$19.5 million Office, Retail, Medical and Carpark at Plaza Parade, Maroochydore – [PC14/5630](#)
- \$15.5 million 78 Unit Development at Sippy Downs Drive, Sippy Downs – [PC15/0247](#)
- \$13 million Medical Building at Eccles Boulevard, Birtinya – [PC15/1149](#)

