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1 Introduction

The Big Pineapple Master Plan (Master Plan), specifies the ways that the current and future versions of the Sunshine Coast Planning Scheme 2014 and also any new replacement planning schemes (collectively referred to hereafter as "the Planning Scheme") is varied for development within the master plan area as identified in Figure 1 Big Pineapple Master Plan - Plan Area by:

1. Categorising development;
2. Specifying the categories of assessment required; and
3. Setting out:-
 - a. the requirements for accepted development; and
 - b. the matters (the assessment benchmarks) that the assessment manager must assess assessable development against.

For the purpose of this variation request and any subsequent application or approval under it, the Planning Scheme is also further varied so that any part of the Big Pineapple Master Plan Area (Plan Area) that is not included in the Tourism zone will be treated as being included in the Tourism zone, as identified in Figure 2 Big Pineapple Master Plan Zoning Plan.

The Plan Area is comprised of those lots illustrated on Figure 1 Big Pineapple Master Plan - Plan Area.

1.1 Purpose and structure

1. The purpose of the Master Plan is to provide a regulatory tool for the implementation of the Big Pineapple Renewal Master Plan. The Master Plan is comprised of the following parts:
 - a. Tables of assessment;
 - b. Big Pineapple Master Plan code (Master Plan code); and
 - c. Big Pineapple Master Plan figures (Master Plan figures).
2. The provisions of the Master Plan form part of a Preliminary Approval for a Material Change of Use for a Variation Request that varies the effect of the Planning Scheme. The Master Plan has been prepared as a regulatory tool that varies the requirements of the Planning Scheme in relation to:
 - a. Setting the categories of assessment for particular types of development in the Plan Area; and
 - b. Providing for assessment of development against the Big Pineapple Master Plan code.

1.2 Definitions

1. For the purpose of the Master Plan, references to defined uses, activity groups, industry thresholds and administrative definitions are consistent with Schedule 1 of the Sunshine Coast Planning Scheme 2014 (23 September 2019), unless otherwise specified within this Master Plan.
2. This Master Plan provides the following administrative definition:-

Food tourism or produce related use

A land use activity that involves the production, processing, assembly, packaging,

distribution, and sale of food, beverages, or produce where tourists and visitors are provided with opportunities to view or experience elements of the production process, and end products. Examples include, but are not limited to bakeries, breweries, distilleries, coffee roasting, processing of dairy and fresh produce, markets, wineries, tourist information and supporting services.

Note: the definition excludes a High volume convenience restaurant as defined by the Sunshine Coast Planning Scheme 2014 (23 September 2019).

1.3 Application

1. This Master Plan applies to accepted and assessable development located within the Plan Area, as indicated in Figure 1 Big Pineapple Master Plan - Plan Area.
2. The tables of assessment included in Section 2 identify the category of development and category of assessment for development within the Plan Area.
3. The codes that are relevant to the assessment of development in this Plan Area are listed in the tables of assessment within Section 2.
4. Where Sunshine Coast Planning Scheme 2014 codes are identified as relevant assessment benchmarks for assessable development or requirements for accepted development, the relevant version of the Sunshine Coast Planning Scheme 2014 is the 23 September 2019 version.

1.4 Interpretation

1. If any clear inconsistency exists between the provisions of the Master Plan and the Planning Scheme, the provisions of the Master Plan prevail to the extent of the inconsistency.
2. A Material Change of Use identified in Section 2 as being Accepted development or assessable development subject to Code assessment is development potentially consistent with the planning intent for the Master Plan code.
3. A Material Change of Use is taken to be inconsistent with the planning intent for the Master Plan where:
 - a. specified in Section 2 as being Impact assessable development and not consistent with the Purpose and Overall Outcomes of the Master Plan code; or
 - b. specified in Section 2 as being Impact assessable development and exceeding the maximum precinct GFA or thresholds identified in Table 10: Maximum precinct GFA and accommodation thresholds of the Master Plan code.

2 Tables of Assessment

2.1 Preliminary

The tables in this part identify the category of development and category of assessment and the assessment benchmarks for assessable development, and requirements for accepted development within the Plan Area.

2.2 Reading the tables of assessment

The tables identify the following:

1. Development that is accepted development subject to requirements or assessable development subject to Code or Impact assessment.
2. The categories of development and categories of assessment within:
 - a. The Plan Area;
 - b. A precinct of the Master Plan; and
 - c. An overlay (where applicable).
3. The requirements of accepted development and the assessment benchmarks for assessable development, including:
 - a. The Master Plan code; and
 - b. Any applicable codes under the Sunshine Coast Planning Scheme 2014 (23 September 2019), including:
 - i. Overlay codes;
 - ii. Use codes; and
 - iii. Other development codes.

2.3 Process for determining the category of development and category of assessment

The process for determining the category of development and category of assessment is:

1. For a Material change of use, establish the use by reference to the use definitions within Schedule 1 of the Sunshine Coast Planning Scheme 2014 (23 September 2019) and Section 1.2 of this Master Plan.
2. Identify the:
 - a. Relevant Master Plan precinct, by reference to Figure 3 Big Pineapple Master Plan –Precinct Plan;
 - b. Relevant overlay(s), by reference to the overlay mapping in the Sunshine Coast Planning Scheme 2014 (23 September 2019).
3. Determine the category of development, category of assessment, assessment benchmarks (for assessable development) and requirements (for accepted development) by reference to the tables in Section 2.4 Categories of Development and Assessment. Where the tables in Section 2.4 Categories of Development and Assessment identify more than one category of assessment for a particular development, such as for development exceeding the maximum precinct GFA thresholds or exceeding the maximum height, then the higher of the categories of assessment will apply.

4. Where Section 2.4 of this Master Plan lists a code or codes as a requirement for accepted development:
 - a. assessment is to be conducted against the assessment benchmarks specified in the relevant table in Section 2.4;
 - b. the development must comply with the specified assessment benchmarks; and
 - c. where not complying with one or more of the relevant assessment benchmarks, becomes assessable development requiring code assessment.

2.4 Categories of development and categories of assessment

The following tables identify the categories of development and categories of assessment for development in the Plan Area for making a Material change of use or Reconfiguring a lot.

There is no change to the category of assessment or assessment benchmarks in the Planning Scheme for Building Work or Operational Work. The applicable provisions of the relevant planning scheme in effect at the time of lodgement of a development application will apply for Building Work and Operational Work.

2.4.1 Categories of development and categories of assessment – Reconfiguring a Lot

The following tables identify the categories of development and categories of assessment within the Plan Area.

Table 1 Categories of assessment – Reconfiguring a lot – ALL PRECINCTS		
RECONFIGURING A LOT – ALL PRECINCTS		
Precinct	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
All precincts	Code assessment if: (a) not creating additional lots in the Plan Area; or (b) creating lots that only define precinct boundaries of the Master Plan; or (c) only creating title boundaries for either: (i) existing approved and constructed uses within the Plan Area; or (ii) for uses included in the same development application.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Reconfiguring a lot code – <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)

2.4.2 Categories of development and categories of assessment – Material Change of Use

Table 2 Categories of assessment – Material change of use – ALL PRECINCTS		
MATERIAL CHANGE OF USE – ALL PRECINCTS		
Precinct	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
All development	Impact assessment if:- (a) The development will, individually or cumulatively, result in the maximum precinct GFA or thresholds identified in Table 10: Maximum precinct GFA and accommodation thresholds being exceeded; or (b) exceeding the maximum height on Figure 4 Big Pineapple Master Plan Building Heights Plan	<ul style="list-style-type: none"> - Big Pineapple Master Plan code - The Sunshine Coast Planning Scheme 2014 (23 September 2019)

Table 3 Categories of assessment – Material change of use – Precinct 1 Big Pineapple Experience Precinct		
MATERIAL CHANGE OF USE – PRECINCT 1 BIG PINEAPPLE EXPERIENCE PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if:- (a) not on Lot 2 of RP154927; and (b) the development does not result in the total number of caretaker's accommodation within the Master Plan area exceeding one.	<ul style="list-style-type: none"> - Big Pineapple Master Plan Code (PO1, AO2, PO3, PO4, PO5, PO6(b), AO12.1, PO21, PO55) - Caretaker's accommodation code
	Code assessment if not otherwise specified and not on Lot 2 RP154927.	<ul style="list-style-type: none"> - Caretaker's accommodation code - Big Pineapple Master Plan code - Tourism zone code - <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> - Big Pineapple Master Plan code - The Sunshine Coast Planning Scheme 2014 (23 September 2019)

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Table 3 Categories of assessment – Material change of use – Precinct 1 Big Pineapple Experience Precinct		
MATERIAL CHANGE OF USE – PRECINCT 1 BIG PINEAPPLE EXPERIENCE PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Nature based tourism	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Nature and rural based tourism code – <i>Prescribed other development codes</i>
Resort complex	Code assessment if not located on Lot 2 on RP154927.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Nature and rural based tourism code – Multi-unit residential uses code – <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Short-term accommodation	Code assessment if not on Lot 2 on RP154927	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Multi-unit residential uses code – Nature and rural based tourism code – <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Business activities		
Food and drink outlet	Accepted development if:- (a) not involving building work; or (b) in an existing building; and (c) not for a high volume convenience restaurant or incorporating a drive-through facility.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code (PO1, AO2, PO3, PO4, PO5, PO6(b), PO10, AO12.1, PO14, PO21, PO54) – Transport and parking code
	Impact assessment if:- (a) for a high volume convenience restaurant; or	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning

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Table 3 Categories of assessment – Material change of use – Precinct 1 Big Pineapple Experience Precinct		
MATERIAL CHANGE OF USE – PRECINCT 1 BIG PINEAPPLE EXPERIENCE PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) incorporating a drive-through facility.	Scheme 2014 (23 September 2019)
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> - Big Pineapple Master Plan code - Tourism zone code - Business uses and centre design code - <i>Prescribed other development codes</i>
Function facility	Code assessment	<ul style="list-style-type: none"> - Big Pineapple Master Plan code - Business uses and centre design code - Tourism zone code - <i>Prescribed other development codes</i>
Market	Accepted development if:- (a) not involving building work; or (b) in an existing building.	<ul style="list-style-type: none"> - Big Pineapple Master Plan code (PO1, AO2 , PO3, PO4, PO5, PO6(b), PO10, AO12.1, PO14, PO21, PO60) - Market code (except AO1) - Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> - Big Pineapple Master Plan code - Tourism zone code - Market code - <i>Prescribed other development codes</i>
Office	Code assessment	<ul style="list-style-type: none"> - Big Pineapple Master Plan code - Tourism zone code - Business uses and centre design code - <i>Prescribed other development codes</i>
Shop	Accepted development if:- (a) not involving building work; (b) in an existing building; and (c) not exceeding a gross floor area of 150m ²	<ul style="list-style-type: none"> - Big Pineapple Master Plan code (PO1, AO2 , PO3, PO4, PO5, PO6(b), PO10, AO12.1, PO14, PO21, PO57) - Transport and parking code
	Code assessment if: (a) not accepted development; and (b) not exceeding a gross floor area of 150m ²	<ul style="list-style-type: none"> - Big Pineapple Master Plan code - Tourism zone code - Business uses and centre design code - <i>Prescribed other development</i>

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Table 3 Categories of assessment – Material change of use – Precinct 1 Big Pineapple Experience Precinct		
MATERIAL CHANGE OF USE – PRECINCT 1 BIG PINEAPPLE EXPERIENCE PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		codes
	Impact assessment if not otherwise specified	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Tourist attraction	Accepted development if- (a) involving a temporary use ¹ ; or (b) not involving building work; or (c) in an existing building.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code (PO1, AO2, PO3, PO4, PO5, PO6(b), PO10, AO12.1, PO14, AO20) – Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – <i>Prescribed other development codes</i>
Industry activities		
Low impact industry	Code assessment where only involving a <i>food tourism or produce related use</i> .	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Industry uses code – <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Medium impact industry	Code assessment where only involving a <i>food tourism or produce related use</i> .	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Industry uses code – <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Sport and recreation activities		
Park	Accepted development	– No requirements applicable
Other activities		

¹ Temporary use as defined by the *Planning Regulation 2017*.

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Table 3 Categories of assessment – Material change of use – Precinct 1 Big Pineapple Experience Precinct		
MATERIAL CHANGE OF USE – PRECINCT 1 BIG PINEAPPLE EXPERIENCE PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility installation	Accepted development if for a <i>local utility</i> .	– No requirements applicable
	Impact assessment if not otherwise specified.	– Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	– Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	– Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)

Table 4 Categories of assessment – Material change of use – Precinct 2 Nature Based Tourism (North) Precinct		
MATERIAL CHANGE OF USE – PRECINCT 2 NATURE BASED TOURISM (NORTH) PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if the development does not result in the total number of caretaker's accommodation within the Master Plan area exceeding one.	– Big Pineapple Master Plan Code (PO1, AO2, PO3, PO4, PO5, PO6(b), AO12.1, PO29, PO55) – Caretaker's accommodation code
	Code assessment if not otherwise specified.	– Caretaker's accommodation code – Big Pineapple Master Plan code – Tourism zone code – <i>Prescribed other development codes</i>

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Table 4 Categories of assessment – Material change of use – Precinct 2 Nature Based Tourism (North) Precinct		
MATERIAL CHANGE OF USE – PRECINCT 2 NATURE BASED TOURISM (NORTH) PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Nature based tourism	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Nature and rural based tourism code – <i>Prescribed other development codes</i>
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Nature and rural based tourism code – <i>Prescribed other development codes</i>
Business activities		
Food and drink outlet	Accepted development if:- (a) not involving building work; or (b) in an existing building; and (c) not for a high volume convenience restaurant or incorporating a drive-through facility.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code (PO1, AO2, PO3, PO4, PO5, PO6(b), PO10, AO12.1, PO14, PO29, PO54) – Transport and parking code
	Impact assessment if:- (a) for a high volume convenience restaurant; or (b) incorporating a drive-through facility.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Business uses and centre design code – <i>Prescribed other development codes</i>
Tourist attraction	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – <i>Prescribed other development codes</i>
Community activities		

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Table 4 Categories of assessment – Material change of use – Precinct 2 Nature Based Tourism (North) Precinct		
MATERIAL CHANGE OF USE – PRECINCT 2 NATURE BASED TOURISM (NORTH) PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Educational establishment	Code assessment if not for a primary, secondary, or tertiary school <u>and not for a general purpose training institution.</u>	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Nature and rural based tourism code – Community activities code – <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Sport and recreation activities		
Park	Accepted development	– No requirements applicable
Other activities		
Utility installation	Accepted development if for a <i>local utility</i> .	– No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)

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Table 5 Categories of assessment – Material change of use – Precinct 3 Big Pineapple Food Innovation Hub		
MATERIAL CHANGE OF USE – PRECINCT 3 BIG PINEAPPLE FOOD INNOVATION HUB		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if the development does not result in the total number of caretaker's accommodation within the master plan area exceeding one.	<ul style="list-style-type: none"> – Big Pineapple Master Plan Code (PO1, AO2, PO3, PO4, PO5, PO6(b), AO12.1, PO32, PO55) – Caretaker's accommodation code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> – Caretaker's accommodation code – Big Pineapple Master Plan code – Tourism zone code – <i>Prescribed other development codes</i>
Short-Term accommodation	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Multi-unit residential uses code – Nature and rural based tourism code – <i>Prescribed other development codes</i>
Tourist Park	Code assessment if directly associated with a Tourist park in Precinct 4 that is already established or included in the same development application.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Relocatable home park and tourist park code – <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Nature based tourism	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Nature and rural based tourism code – <i>Prescribed other development codes</i>
Business activities		

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Table 5 Categories of assessment – Material change of use – Precinct 3 Big Pineapple Food Innovation Hub		
MATERIAL CHANGE OF USE – PRECINCT 3 BIG PINEAPPLE FOOD INNOVATION HUB		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Bar	Code assessment if not exceeding a gross floor area of 200m ² .	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Business uses and centre design code – <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Food and drink outlet	Accepted development if:- (a) not involving building work; or (b) in an existing building; and (c) not for a high volume convenience restaurant or incorporating a drive-through facility.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code (PO1, AO2, PO3, PO4, PO5, PO6(b), PO10, AO12.1, PO14, PO32, PO54) – Transport and parking code
	Impact assessment if:- (a) for a high volume convenience restaurant; or (b) incorporating a drive-through facility.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The planning scheme
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Business uses and centre design code – <i>Prescribed other development codes</i>
Function facility	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Business uses and centre design code – <i>Prescribed other development codes</i>
Market	Accepted development if:- (a) not involving building work; or (b) in an existing building	<ul style="list-style-type: none"> – Big Pineapple Master Plan Code (PO1, AO2, PO3, PO4, PO5, PO6(b), PO10, AO12.1, PO14, PO32, PO60) – Market code (except AO1) – Transport and parking code
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code

Table 5 Categories of assessment – Material change of use – Precinct 3 Big Pineapple Food Innovation Hub		
MATERIAL CHANGE OF USE – PRECINCT 3 BIG PINEAPPLE FOOD INNOVATION HUB		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> – Tourism zone code – Market code – <i>Prescribed other development codes</i>
Office	Code assessment.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Business uses and centre design code – <i>Prescribed other development codes</i>
Service Station	Code assessment if:- (a) located in Precinct 3C; and (b) not resulting in more than one service station establishing in the Plan Area.	<ul style="list-style-type: none"> – Big Pineapple development code – Tourism zone code – Service station code – <i>Prescribed other development codes</i>
Shop	Code assessment if not exceeding a gross floor area of 150m ² .	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Business uses and centre design code – <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Tourist attraction	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – <i>Prescribed other development codes</i>
Industrial activities		
Low impact industry	Code assessment where only involving a <i>food tourism or produce related use</i>	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Industry uses code – <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)

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Table 5 Categories of assessment – Material change of use – Precinct 3 Big Pineapple Food Innovation Hub		
MATERIAL CHANGE OF USE – PRECINCT 3 BIG PINEAPPLE FOOD INNOVATION HUB		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Medium impact industry	Code assessment, where only involving a <i>food tourism or produce related use</i>	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Industry uses code – <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Warehouse	Code assessment, where only involving a <i>food tourism or produce related use</i>	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Industry uses code – <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Sport and recreation activities		
Major sport and entertainment facility	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Sport and recreation uses code – <i>Prescribed other development codes</i>
Park	Accepted development	<ul style="list-style-type: none"> – No requirements applicable
Rural activities		
Cropping	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Rural uses code – <i>Prescribed other development codes</i>
Rural industry	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Rural industry code – <i>Prescribed other development codes</i>

Table 5 Categories of assessment – Material change of use – Precinct 3 Big Pineapple Food Innovation Hub		
MATERIAL CHANGE OF USE – PRECINCT 3 BIG PINEAPPLE FOOD INNOVATION HUB		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Winery	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Rural uses code – <i>Prescribed other development codes</i>
Other activities		
Utility installation	Accepted development if for a <i>local utility</i> .	– No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)

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Table 6 Categories of assessment – Material change of use – Precinct 4 Visitor Accommodation Precinct		
MATERIAL CHANGE OF USE – PRECINCT 4 VISITOR ACCOMMODATION PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if the development does not result in the total number of caretaker's accommodation within the Plan Area.	<ul style="list-style-type: none"> – Big Pineapple Master Plan Code (PO1, AO2, AO12.1, PO41, PO55) – Caretaker's accommodation code
	Code assessment is not otherwise specified	<ul style="list-style-type: none"> – Caretaker's accommodation code – Big Pineapple Master Plan code – Tourism zone code – <i>Prescribed other development codes</i>
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Nature and rural based tourism code – <i>Prescribed other development codes</i>
Tourist park	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Relocatable home park and tourist park code – <i>Prescribed other development codes</i>
Business activities		
Food and drink outlet	Accepted development if:- (a) not involving building work; or (b) in an existing building; and (c) not involving a high volume convenience restaurant or incorporating a drive-through facility.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code (PO1, AO2, PO3, PO4, PO5, PO6(b), PO10, AO12.1, PO14, PO41, PO54) – Transport and parking code
	Impact assessment if:- (a) for a high volume convenience restaurant; or (b) incorporating a drive-through facility	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)

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Table 6 Categories of assessment – Material change of use – Precinct 4 Visitor Accommodation Precinct		
MATERIAL CHANGE OF USE – PRECINCT 4 VISITOR ACCOMMODATION PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Business uses and centre design code – <i>Prescribed other development codes</i>
Sport and recreation activities		
Park	Accepted development	– No requirements applicable
Other activities		
Utility installation	Accepted development if for a <i>local utility</i> .	– No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)

Table 7 Categories of assessment – Material change of use – Precinct 5 Major Event Space Precinct		
MATERIAL CHANGE OF USE – PRECINCT 5 MAJOR EVENT SPACE PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if the development does not result in the total number of caretaker's accommodation within the master plan area exceeding one.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code (PO1, AO2, PO3, PO4, PO5, PO6(b), AO12.1, PO44, PO55) – Caretaker's accommodation code
	Code assessment if not otherwise specified	<ul style="list-style-type: none"> – Caretaker's accommodation code – Big Pineapple Master Plan code – Tourism zone code – <i>Prescribed other development</i>

Table 7 Categories of assessment – Material change of use – Precinct 5 Major Event Space Precinct		
MATERIAL CHANGE OF USE – PRECINCT 5 MAJOR EVENT SPACE PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		<i>codes</i>
Nature based tourism	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Nature and rural based tourism code – <i>Prescribed other development codes</i>
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Nature and rural based tourism code – <i>Prescribed other development codes</i>
Tourist park	Code assessment if directly associated with a Tourist park in Precinct 4 that is already established or included in the same development application.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Relocatable home park and tourist park code – <i>Prescribed other development codes</i>
Business activities		
Bar	Code assessment if not exceeding a gross floor area of 200m ² .	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Business uses and centre design code – <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Food and drink outlet	Accepted development if:- (a) not involving building work; or (b) in an existing building; and (c) not for a high volume convenience restaurant or incorporating a drive-through facility.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code (PO1, AO2, PO3, PO4, PO5, PO6(b), PO10, AO12.1, PO14, PO44, PO54) – Transport and parking code
	Impact assessment if:- (a) for a high volume convenience restaurant; or (b) incorporating a drive-through facility.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)

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Table 7 Categories of assessment – Material change of use – Precinct 5 Major Event Space Precinct		
MATERIAL CHANGE OF USE – PRECINCT 5 MAJOR EVENT SPACE PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Business uses and centre design code – <i>Prescribe other development codes</i>
Tourist attraction	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – <i>Prescribed other development codes</i>
Sport and recreation activities		
Major sport and entertainment facility	Code assessment if not involving buildings with an individual floor area of greater than 500m ² .	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Sport and recreation uses code – <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Park	Accepted development	<ul style="list-style-type: none"> – No requirements applicable
Rural activities		
Cropping	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Rural uses code – <i>Prescribed other development codes</i>
Rural industry	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Rural industry code – <i>Prescribed other development codes</i>
Winery	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Rural industry code – <i>Prescribed other development codes</i>
Other activities		
Utility installation	Accepted development if for a local utility.	<ul style="list-style-type: none"> – No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Undefined uses		

Table 7 Categories of assessment – Material change of use – Precinct 5 Major Event Space Precinct		
MATERIAL CHANGE OF USE – PRECINCT 5 MAJOR EVENT SPACE PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)

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Table 8 Categories of assessment – Material change of use – Precinct 6 Nature Based Tourism (South) Precinct		
MATERIAL CHANGE OF USE – PRECINCT 6 NATURE BASED TOURISM (SOUTH) PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Accommodation activities		
Caretaker's accommodation	Accepted development if the development does not result in the total number of caretaker's accommodation within the master plan area exceeding one.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code (PO1, AO2, PO3, PO4, PO5, PO6(b), AO12.1, , PO52, PO55) – Caretaker's accommodation code
	Code assessment if not otherwise specified	<ul style="list-style-type: none"> – Caretaker's accommodation code – Big Pineapple Master Plan code – Tourism zone code – <i>Prescribed other development codes</i>
Nature based tourism	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Nature and rural based tourism code – <i>Prescribed other development codes</i>
Business activities		
Food and drink outlet	Accepted development if:- (a) not involving building work; or (b) in an existing building; and (c) not for a high volume convenience restaurant or incorporating a drive-through facility.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code (PO1, AO2, PO3, PO4, PO5, PO6(b), PO10, AO12.1, PO14, PO52, PO54) – Transport and parking code
	Impact assessment if:- (a) for a high volume convenience restaurant; or (b) incorporating a drive-through facility.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Business uses and centre design code – <i>Prescribed other development codes</i>
Tourist attraction	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – <i>Prescribed other</i>

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Table 8 Categories of assessment – Material change of use – Precinct 6 Nature Based Tourism (South)		
Precinct		
MATERIAL CHANGE OF USE – PRECINCT 6 NATURE BASED TOURISM (SOUTH) PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		<i>development codes</i>
Community facilities		
Educational establishment	Code assessment if not for a primary, secondary, or tertiary school <u>and not for a general purpose training institution.</u>	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Nature and rural based tourism code – Community activities code – <i>Prescribed other development codes</i>
Sport and recreation activities		
Park	Accepted development	– No requirements applicable
Rural activities		
Cropping	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Rural uses code – <i>Prescribed other development codes</i>
Rural industry	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Rural industry code – <i>Prescribed other development codes</i>
Wholesale nursery	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Rural uses code – <i>Prescribed other development codes</i>
Winery	Code assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – Tourism zone code – Rural uses code – <i>Prescribed other development codes</i>
Other activities		
Utility installation	Accepted development if for a <i>local utility</i> .	– No requirements applicable
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23

Table 8 Categories of assessment – Material change of use – Precinct 6 Nature Based Tourism (South) Precinct		
MATERIAL CHANGE OF USE – PRECINCT 6 NATURE BASED TOURISM (SOUTH) PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		September 2019)
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> – Big Pineapple Master Plan code – The Sunshine Coast Planning Scheme 2014 (23 September 2019)

2.4.3 Categories of assessment – Overlays

The categories of development and categories of assessment, and applicable assessment benchmarks for overlays, identified in Part 5 of the Sunshine Coast Planning Scheme 2014 (23 September 2019) apply, except that:

1. A reference to the Height of Buildings and Structures Overlay Map is replaced by Figure 4 Big Pineapple Master Plan ~~Building~~-Heights Plan;
2. Any map or reference to Native Vegetation Area for the Biodiversity, Waterways and Wetlands Overlay is replaced by Figure 5 Big Pineapple Master Plan Native Vegetation Area Plan; and
3. Where the site is identified as a local heritage place on the Heritage and Character Areas Overlay Map, the categories for assessment do not apply to a development application requiring referral to the State Government as a concurrence agency for heritage assessment purposes, or if an exemption certificate has been provided for proposed activity within the Plan Area.

3 Big Pineapple Master Plan code

3.1 Preliminary

1. This Master Plan Code provides the assessment benchmarks for assessable development and requirements for accepted development for development in the Plan Area where identified as an applicable code in Section 2 (Categories of development and assessment).

3.1.1 Purpose and Overall outcomes

1. The purpose of the Big Pineapple Master Plan code is to provide for the restoration and renewal of the Big Pineapple as an integrated tourism, entertainment, and leisure hub for the Sunshine Coast.
2. The purpose of the Big Pineapple Master Plan code will be achieved through the following overall outcomes:

Land use intent

- a. Development incorporates a range of tourism, entertainment and leisure activities in an integrated manner that upholds the core master plan objectives of:
 - i. Celebrating the historical values of the Big Pineapple as a State and Local heritage place that is conserved, including significant views, fabric, setting and landscape;
 - ii. Showcasing the Sunshine Coast subtropical lifestyle and local produce;
 - iii. Providing an innovative interpretation of local tourism, agri-tourism, food tourism and entertainment offering for the Sunshine Coast and Queensland;
- b. Development provides for a range of primary uses including tourist attractions, nature based tourism, tourist accommodation, food tourism, food market and produce related uses, local food and beverage production industries, sport and recreation and rural activities.
- c. Development may also provide for limited secondary uses (for example food and drink outlet, bar, shop, office, function facility) that are directly associated with and subordinate to the nominated primary uses where demonstrated as necessarily required to support a specific primary use.
- d. Rural and allied business and industrial activities developed on the site are secondary to and directly support the role and function of the site as a tourist destination, and only occur where involving a *Food tourism or produce related use*.
- e. Development maintains a focus on local products and does not involve franchised or other nationally branded businesses or tenants.
- f. Development within the Plan area is of a type, scale and intensity that:
 - i. enhances the identified role of the Big Pineapple as an integrated tourism, entertainment and leisure hub, whilst respecting the existing rural character of the local area;
 - ii. is consistent with and does not compromise the Sunshine Coast Activity Centre Network; and

- iii. does not exceed an identifiable and demonstrated planning need for the development, having regard to development of the same type within the Sunshine Coast Local Government Area, and the zoning allocations and opportunities for the same development to establish elsewhere within the region.
- g. Development conserves and enhances the heritage significance of the Big Pineapple, Sunshine Plantation building, macadamia nut and other identified features of exceptional, high and moderate significance.

Development design

- h. Development makes a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design that is consistent with Sunshine Coast Council aspirations for subtropical design².
- i. Development exhibits a high standard of building and landscape design that:
 - i. contributes to the successful renewal and reactivation of the Big Pineapple site as a principal tourist destination;
 - ii. responds to the site topography;
 - iii. is consistent with and contributes positively to the existing subtropical rural character of the area; and
 - iv. maintains important heritage values;
- j. Development incorporates predominantly low-rise building heights and structures that contribute to the retention of the preferred subtropical rural built form character of the local area and for the Sunshine Coast.
- k. The visual amenity of Nambour Connection Road is protected as a scenic route with an existing rural character through:-
 - i. the provision of generous building setbacks and areas of visually prominent landscaping;
 - ii. use of vegetated screening;
 - iii. locating buildings and structures to preserve longer range views;
 - iv. limited and modest signage which is integrated with building forms;
 - v. restricting excessive building widths and lengths; and
 - vi. incorporating high standard building design with predominantly low-rise building heights.
- l. Development maintains the exclusion of buildings, structures and car parking areas from parts of the site identified as being environmentally sensitive, and from areas necessary to preserve open space, in order to reduce urban built form dominance, and protect scenic character and important view sheds.

Environmental management

- m. Development is located, designed, and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water.

² For guidance refer to Draft Sunshine Coast Design Strategy.

- n. Development incorporates a high level of amenity, environmental health and personal safety and protection and enhancement of environmental values.
- o. Development provides for the management of the site's biodiversity values through the avoidance, preservation, enhancement, rehabilitation and offsetting of areas identified for environmental protection;
- p. Development is designed and sited to sensitively respond to and minimise the impacts to the physical characteristics and constraints of land, including environmental values, flooding, steep land, landslide hazard and bushfire hazard.

Infrastructure

- q. Development incorporates appropriate arrangements for the provision of pedestrian movement, access, parking, and public transport to meet the needs of the use;
- r. Development maintains the operational efficiency of Nambour Connection Road and provides for improvements to the road network and other transport infrastructure necessary to support the development of the site;
- s. Development avoids 'land estate' development and large scale land fragmentation and ensures the long term coordinated and integrated management of the site as a whole by means of a single titling management structure to uphold the purpose and objectives of the Big Pineapple renewal project and to ensure an interrelationship and commonality between all lots within the Plan Area. Any rearrangement of boundaries or creation of lots provides for land title of established uses that meet the purpose and objectives of the Master Plan;
- t. Development is provided with an appropriate level of water, on-site wastewater treatment and disposal, drainage, energy and communication infrastructure and other services, in a manner that protects community health and safety and does not cause environmental harm or nuisance;
- u. Development of the site occurs in a coordinated, integrated manner across the following precincts:
 - i. Precinct 1 – Big Pineapple experience;
 - ii. Precinct 2 – Nature based tourism (north);
 - iii. Precinct 3 – Big Pineapple food and innovation hub;
 - iv. Precinct 4 – Visitor accommodation;
 - v. Precinct 5 – Major event space; and
 - vi. Precinct 6 – Nature based tourism (south).

3.1.2 Criteria for assessment

Table 9 Big Pineapple local plan code – requirements for accepted development and performance outcomes and acceptable outcomes for assessable development.			
Performance Outcomes		Acceptable Outcomes	
All development			
PO1	<p>Development contributes to achievement of the vision to restore and sustain the profile of the Big Pineapple as a major tourism destination for the Sunshine Coast, in a manner that:</p> <p>(a) complements, builds upon and does not detract from the historic tourism and heritage values associated with the original Big Pineapple;</p> <p>(b) showcases the unique Sunshine Coast subtropical lifestyle and culture and local produce;</p> <p>(c) maintains and celebrates the existing rural character of the landscape and setting of the locality;</p> <p>(d) protects the significant biodiversity and other environmental values of the site;</p> <p>(e) does not exceed the maximum precinct GFA or thresholds identified in Table 16: Maximum precinct GFA and accommodation thresholds, nor leads to an out-of-centre commercial destination that competes with, disrupts or compromises other centres in the Sunshine Coast activity centre network; and</p> <p>(f) does not cause environmental nuisance to nearby sensitive receivers.</p>	AO1	No acceptable outcome provided.
PO2	Individual uses do not operate separately or independently from, and are connected by a legal mechanism to, a governing site management entity for the whole of the Plan Area.	AO2	Development operates at all times under a binding and ongoing contractual land use arrangement and/or a building management statement (BMS) involving the Big Pineapple Corporation or other overall site management entity for the Plan Area.

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All development – Development intensity			
PO3	<p>Areas marked as 'Open Space Area' on Figure 6 Big Pineapple Master Plan Development Intensity Plan, do not contain buildings, structures, infrastructure and car parking with the exception of:</p> <p>(a) Upgrade works associated with the pedestrian overpass bridge over Nambour Connection Road;</p> <p>(b) Essential infrastructure and services, including for emergency access, where designed to minimise impact on the Open Space Area and where unavoidable native vegetation clearing is offset;</p> <p>(c) A carpark structure on the northern side of Nambour Connection Road in the location indicatively marked as Structured Carpark Location on Figure 6 Big Pineapple Master Plan Development Intensity Plan where:</p> <ul style="list-style-type: none"> (i) the height to the roof does not exceed the adjacent road level of Nambour Connection Road (ii) the top of the roof is not used for parking cars nor any purpose other than landscaping or temporary or semi-permanent activities (iii) the structure, including activities, handrails, lift overruns and other features on the top of the structure does not obstruct views of the original Big Pineapple and plantation building as viewed from Nambour Connection Road users. (iv) the structure is setback a minimum of 10 metres from the road boundary 	AO3	No acceptable outcome provided.
PO4	<p>Areas marked as 'Low Impact Use Areas' and the vegetation area indicatively marked as 'Amenity Vegetation Location' on Figure 6 Big Pineapple Master Plan Development Intensity Plan allows only the following development activities to occur:</p> <p>(a) access tracks and walking trails; or</p> <p>(b) amenity open space, passive recreation, tourist attraction, or park activities that involve no tree clearing; or</p> <p>(c) essential infrastructure and services, including for emergency access, where designed to minimise impact on the Low Impact</p>	AO4	No acceptable outcome provided.

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	Use Area and where unavoidable native vegetation clearing is offset; or (d) very low impact and intensity land uses such as nature based tourism having limited built infrastructure and where unavoidable native vegetation clearing is offset.		
PO5	Areas marked as 'Viewshed East', 'Viewshed West' and 'Viewshed South' do not contain any new buildings or structures with the exception of: (a) upgrade works associated with the pedestrian overpass bridge over Nambour Connection Road. (b) A carpark structure on the northern side of Nambour Connection Road in the location indicatively marked as Structured Carpark Location on Figure 6 Big Pineapple Master Plan Renewal Development Intensity Plan: Plan: (i) the height to the roof does not exceed the adjacent road level of Nambour Connection Road (ii) the top of the roof is not used for parking cars nor any purpose other than landscaping or temporary or semi-permanent activities (iii) the structure, including activities, handrails, lift overruns and other features on the top of the structure does not obstruct views of the original Big Pineapple and plantation building as viewed from Nambour Connection Road users. (iv) the structure is setback a minimum of 10 metres from the road boundary	AO5	No acceptable outcome provided.
All development – Boundary interface landscape			
PO6	Development: (a) provides vegetated landscape planting to be established with minimum widths as shown on Figure 7 Big Pineapple Master Plan Boundary Landscape & Building Setback Plan; and (b) retains, maintains, re-establishes and does not intrude upon the vegetated landscape planting shown Figure 7 Big Pineapple Master Plan Boundary Landscape & Building Setback Plan.	AO6	No acceptable outcome provided.

All development – Native vegetation areas			
PO7	<p>Development:</p> <p>(a) avoids, minimises, and mitigates impacts to Native Vegetation shown on Figure 5 Big Pineapple Master Plan Native Vegetation Area Plan;</p> <p>(b) provides for revegetation, rehabilitation and long term protection of Native Vegetation shown on Figure 5 Big Pineapple Master Plan Native Vegetation Area Plan</p>	PO7	No acceptable outcome provided.
PO8	<p>Where clearing of Native Vegetation, identified in Figure 5 Big Pineapple Master Plan Native Vegetation Area Plan, cannot practically be avoided, development:</p> <p>(a) Minimises adverse impacts on the ecological values to the greatest extent practicable; and</p> <p>(b) Provides a biodiversity offset for the area that is affected by the development that:</p> <p>(i) is located within an identified Rehabilitation Area (as shown on Figure 5 Big Pineapple Master Plan Native Vegetation Area Plan), or another site that has a nexus with the development site or a site that is within a rehabilitation focus area;</p> <p>(ii) is supported by appropriate management and funding arrangements to ensure the ongoing viability of the offset.</p>	AO8	No acceptable outcome provided.
All development – Site and building design			
PO9	<p>Development provides high quality built form architecture and landscaping that:</p> <p>(a) considers and protects the setting and landscape characteristics of the site and surrounding locality;</p> <p>(b) incorporates a mixture of small, medium and large buildings that utilise articulation, colour, roof form and materials to soften the bulk of the buildings in the landscape;</p> <p>(c) avoids excessively large building facades and large expanses of blank walls;</p> <p>(d) ensures that the design, colours, materials and finishes of buildings and structures are provided to a high standard and compatible with the rural and natural setting;</p> <p>(e) is sympathetic to the heritage of the Big Pineapple and the South Seas Islander themed buildings;</p>	AO9.1	Buildings are designed to be consistent with the principles of subtropical design. Note: Refer to the Draft Sunshine Coast Design Strategy policy document.
		AO9.2	Development provides for the retention and/or adaptive re-use of buildings which have heritage and character significance.
		AO9.3	Buildings and structures incorporate traditional external building materials such as lightweight timber cladding, and corrugated roofs that add texture and pattern to the building exterior.
		AO9.4	Buildings and structures provide contemporary interpretations of Sunshine Coast subtropical rural built form, sheds and structures that incorporate pitched roof forms, shaded outdoor areas, verandahs and overhangs as a defining feature.

	<p>(f) is sympathetic to the rural character and amenity of adjacent precincts and the Nambour Connection Road;</p> <p>(g) incorporates Sunshine Coast subtropical character design features including large roof overhangs and shaded outdoor areas for connected covered walkways and /or sitting areas; and</p> <p>(h) integrates landscaping and deep planted shade trees to enhance the appearance and comfort of development and contribute to the buffering of the adjoining uses and activities.</p>	AO9.5	Buildings and structures incorporate simple, traditional roof designs including Dutch gable, gable, hip, pitched or multiple gable roof forms.
		AO9.6	Buildings and structures greater than 1500m ² breaks up the bulk through the application of pavilion-style building breaks, alternating direction of split floor plates, multiple gables, steps between gables or saw tooth roof forms.
		AO9.7	Buildings: (a) avoid large expanses of blank walls, particularly where visually prominent; (b) use separation, articulation and roof form to soften the bulk of buildings and avoid visually dominating the landscape; (c) use colour schemes that are muted, naturally-toned, climatically appropriate and compatible with the rural setting; (d) provide high quality, attractive street facades, which incorporate appropriate materials, colours and architectural details of a high standard; (e) tread lightly on the landscape, minimising their footprint to allow design articulation; and (f) integrate with generous amounts of landscaping and deep planted shade trees.
PO10	Development involves only limited and modest forms of signage, which is integrated with buildings.	AO10	No acceptable outcomes provided.
PO11	Development provides for a maximum floor plate for any single building of not more than 3,500m ² , except for one building within the Plan Area, to be located in Precinct 3, which may be up to a total of 7,000m ² provided that the building is: (a) consistent with the specified maximum building height; (b) designed with a high degree of architectural merit; (c) designed to minimise the appearance and perception of building bulk, such as by giving the appearance of multiple smaller buildings.	AO11	No acceptable outcomes provided.
PO12	Development: (a) is easily accessible and legible, particularly for pedestrians; and (b) designs and locates carparking, vehicle loading/unloading and outdoor storage areas to be unobtrusive and with appropriate shading.	AO12.1	Development ensures that the main pedestrian entries to buildings are: (a) easily identifiable; (b) clearly visible; (c) directly accessible from the street and key pedestrian networks; and (d) designed to include entrance foyers, display windows or sales windows that are orientated towards key pedestrian movement networks.
		AO12.2	Vehicle loading and unloading, and outdoor storage areas are: (a) orientated away from key movement networks; (b) screened (whether by building bulk, vegetation, topography or other means) to minimise visual impact; and

			(c) screened or covered where necessary to minimise acoustic impacts.
		AO12.3	Well shaded car parking areas are located between or behind buildings with linkages provided to adjacent sites.
PO13	Development is sited and designed in a manner which sensitively responds to local topography.	AO13	Development on sloping sites provides for compact, minimised building footprints and building form that is elevated above the slope to minimise the extent of cut and fill required to accommodate development.
PO14	Development achieves best practice environmental management, and a high level of protection of amenity and environmental values for existing and future development.	AO14	No acceptable outcome provided.
All development – Vehicle and pedestrian network			
PO15	Development provides for an integrated multi-modal movement network across the entire Plan Area that includes the provision of dedicated pedestrian and cyclist movement, vehicle access and connectivity, car parking, and public transport consistent with Figure 8 Big Pineapple Master Plan Vehicle Movement Plan and Figure 9 Big Pineapple Master Plan Pedestrian Movement Plan to meet the total needs of all users and all development with the Plan Area.	AO15	Development: (a) is consistent with Figure 8 Big Pineapple Master Plan Vehicle Movement Plan and Figure 9 Big Pineapple Master Plan Pedestrian Movement Plan; and; (b) provides for the consolidation of vehicle arrivals, departures, car parking, and bus drop off/pick up areas; and (c) provides for development staging, road links and extensions to neighbouring Precincts and Sub-precincts so as to enable an overall interconnecting network of vehicle and pedestrian movement as development occurs; and (d) provides for strategic pedestrian movement corridors, gathering areas and plazas, particularly at either end of all grade-separated dedicated pedestrian crossings of Nambour Connection Road; and (e) ensures that each individual land use is provided with its own independent car parking supply sufficient for the use in convenient proximity to the use, or alternatively is provided with a sufficient car parking supply in a shared parking facility conveniently proximate to the use that is demonstrated as cumulatively having sufficient capacity for all contributing uses.
All development – Heritage and views			
PO16	Development conserves and enhances the heritage significance of the Big Pineapple, Sunshine plantation building, Macadamia nut building and features of exceptional, high and moderate significance.	AO16	Development protects significant views from both an east and west direction to the Big Pineapple structure and plantation building as viewed from Nambour Connection Road.
		AO17	Development provides for the retention of the Macadamia nut building.
PO17	Development provides for the retention and enhancement of key landscape elements, landmarks and significant views and vistas by: (a) retaining areas of Native Vegetation that contribute to the character setting and sense of place; and (b) providing sufficient gaps between buildings to avoid an urban wall or corridor effect along Nambour Connection Road and preserve longer range views to natural landmarks such as the Blackall Ranges, Buderim Mountain, Wilkes Knob, Mossy Hill Mountain, Bald Knob, Mount	AO17	No acceptable outcome provided.

	<p>Mellum and grassy rural hillsides; and</p> <p>(c) establishing and maintaining vegetated buffers that screen and stop any visibility of built infrastructure from the Bruce Highway; and</p> <p>(d) establishing and maintaining vegetated buffers that appropriately frame and soften the appearance of buildings as viewed from Nambour Connection Road; and</p> <p>(e) ensuring that car parking areas, including car parking structures are appropriately screened by vegetation and visually unobtrusive as viewed from Nambour Connection Road.</p>		
All development – Infrastructure			
PO18	Development is adequately serviced by connections to high standard, appropriately designed and coordinated utilities and infrastructure that meets community expectations and complies with the <i>Works, services and infrastructure code</i> .	AO18	No acceptable outcome provided.
Where involving development in Precinct 1 Big Pineapple Experience			
PO19	Development within Precinct 1 complements, builds upon and does not detract from the historic tourism and heritage values associated with the original Big Pineapple.	AO19	No acceptable outcome provided.
PO20	<p>Development within Precinct 1 incorporates only uses and activities that:-</p> <p>(a) complements, builds upon and directly links to established tourism activities within the Plan Area, and heritage values associated with the Big Pineapple;</p> <p>(b) is consistent with the overall intent for the Big Pineapple as an integrated local food, beverage and produce based tourism and leisure hub for the Sunshine Coast; and</p> <p>(c) does not incorporate uses that have very limited reliance upon or only a superficial interaction with food production and tourism uses carried out within the master plan area.</p>	AO20	Development is for a Primary Use as specified in Table 11 Precinct Primary and Secondary Uses.
PO21	<p>Development for a Secondary Use as specified in Table 11 Precinct Primary and Secondary Uses demonstrates that it is directly associated with and subordinate to a nominated Precinct 1 Primary Use that is already established on the site or included in the same development application.</p> <p>Note: Development for Secondary Uses in Precinct 1 must also comply with PO20.</p> <p>Note: this Code contains other additional provisions specific to the secondary uses listed in this Performance Outcome.</p>	AO21	No acceptable outcome provided.

PO22	<p>Development in Sub-precinct 1A:</p> <p>(a) provides for the highest intensity of tourism uses within Precinct 1 and the core tourist attractors within the Plan Area;</p> <p>(b) maintains the prominence of the original Big Pineapple structure and plantation building and surrounds as the focal point of the overall Plan Area;</p> <p>(c) provides a high quality entry statement or boulevard treatment that creates a sense of arrival to the overall Plan Area, and establishes a legible access network having a strong connection between the new signalised intersection and the original Big Pineapple building precinct;</p> <p>(d) provides for a dedicated, grade-separated pedestrian movement link across Nambour Connection Road to Precinct 3 to be maintained at all times;</p> <p>(e) provides for a sealed public road connection between Shulz Road and the new signalised intersection on Nambour Connection Road.</p>	AO22	No acceptable outcome provided.
PO23	<p>Development in Sub-precinct 1B provides for:</p> <p>(a) primarily accommodation uses or, where for other tourist related uses, is carried out in accordance with an approved noise impact assessment report and noise management plan that identifies appropriate mitigation measures for all noise sources introduced by the development;</p> <p>(b) does not cause environmental nuisance to nearby sensitive receivers;</p> <p>(c) built form that maintains the topography of natural ridgelines and gullies and generally steps down the hill and integrates with the existing natural contours;</p> <p>(d) a landscape character that reflects the rainforest and rural setting of the area;</p> <p>(e) a vegetated landscape planting buffer running east-west along the boundary with Sub-precinct 1A, that screens development in Sub-precinct 1B from Nambour Connection Road.</p>	AO23	No acceptable outcome provided.
PO24	<p>Development in Sub-precinct 1C provides uses and activities that:</p> <p>(a) have a low impact on the natural environment;</p> <p>(b) incorporate elements that are compatible with the natural setting; and</p> <p>(c) require minimal built form.</p>	AO24	No acceptable outcome provided.
PO25	<p>Development in Sub-precinct 1D provides for:</p> <p>(a) a built form and landscape character that reflects the Sunshine</p>	AO25	No acceptable outcome provided.

	Coast subtropical rainforest and rural setting of the area; (b) no visibility of uses from either the Bruce Highway or Nambour Connection Road; (c) low impact infrastructure set among vegetation; (d) limited and low order access roads which are rural in character; and (e) avoidance of native vegetation clearing.		
PO26	Development provides connecting road linkages that join up to adjoining Precinct 2.	AO26	No acceptable outcome provided.
Where involving development in Precinct 2 Nature Based Tourism (North)			
PO27	Development within Precinct 2 provides for: (a) a built form and landscape character that reflects the Sunshine Coast subtropical rainforest and rural setting of the area; (b) minimal building footprints which are of a low impact nature; (c) the avoidance of vegetation clearing; (d) limited and low-order road infrastructure to protect environmental values and reinforce the sense of seclusion; and (e) no visibility from the Bruce Highway.	AO27	No acceptable outcome provided.
PO28	Development within Precinct 2 incorporates only uses and activities that:- (a) complements, builds upon and directly links to established tourism activities within the Plan Area, and heritage values associated with the Big Pineapple; (b) is consistent with the overall intent for the Big Pineapple as an integrated local food, beverage and produce based tourism and leisure hub for the Sunshine Coast; and (c) does not incorporate uses that have very limited reliance upon or only a superficial interaction with food production and tourism uses carried out within the master plan area.	AO28	Development is for a Primary Use as specified in Table 11 Precinct Primary and Secondary Uses.
PO29	Development for a Secondary Use as specified in Table 11 Precinct Primary and Secondary Uses demonstrates that it is directly associated with and subordinate to a nominated Precinct 2 Primary Use that is already established on the site or included in the same development application. Note: Development for Secondary Uses in Precinct 2 must also comply with PO28. Note: This Code contains other additional provisions specific to the secondary uses listed in this Performance Outcome.	AO29	No acceptable outcome provided.

Where involving development in Precinct 3 Big Pineapple Food Innovation Hub			
PO30	<p>Development within Precinct 3:</p> <p>(a) provides for a diverse range of food tourism, production and associated activities that showcase and reinforce the agribusiness, primary production and agri-tourism industry sectors on the Sunshine Coast; and</p> <p>(b) maintains a secondary role to the primacy of the original Big Pineapple structure and plantation building and surrounds in Precinct 1A as the focal point of the overall Plan Area; and</p> <p>(c) maintains the scenic and rural based character values of the site as viewed from Nambour Connection Road; and</p> <p>(d) is integrated, coordinated and cohesively designed with a master planned approach to the whole precinct, rather than a collection of disjointed buildings and uses; and</p> <p>(e) provides for a high degree of accessibility and efficient movement networks for pedestrians, vehicles and public transport.</p>	AO30	No acceptable outcome provided.
PO31	<p>Development within Precinct 3 incorporates only uses and activities that:-</p> <p>(a) complements, builds upon and directly links to established tourism activities within the Plan Area, and heritage values associated with the Big Pineapple;</p> <p>(b) is consistent with the overall intent for the Big Pineapple as an integrated local food, beverage and produce based tourism and leisure hub for the Sunshine Coast; and</p> <p>(c) does not incorporate uses that have very limited reliance upon or only a superficial interaction with food production and tourism uses carried out within the master plan area.</p>	AO31	Development is for a Primary Use as specified in Table 11 Precinct Primary and Secondary Uses.
PO32	<p>Development for a Secondary Use as specified in Table 11 Precinct Primary and Secondary Uses demonstrates that it is directly associated with and subordinate to a nominated Precinct 3 Primary Use that is already established on the site or included in the same development application.</p> <p>Note: Development for Secondary Uses in Precinct 3 must also comply with PO31.</p> <p>Note: This Code contains other additional provisions specific to the secondary uses listed in this Performance Outcome.</p>	AO32	No acceptable outcome provided.
PO33	<p>Development in Sub-precinct 3A:</p> <p>(a) incorporates primarily small and medium sized boutique food and beverage production on rural sites and take advantage of hillside views across Precinct 5;</p>	AO33	No acceptable outcome provided.

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	<p>(b) provides an interface with adjoining rural uses and conveys rural subtropical character, as reflected in the spacing and distribution of buildings incorporating generous setbacks to roads and other buildings;</p> <p>(f) maintains the topography of natural ridgelines and gullies with built form that generally steps down the hill and integrates with the existing natural contours;</p> <p>(c) provides a high quality entry statement or boulevard treatment that creates a sense of arrival to the southern parts of the Plan Area;</p> <p>(d) maintains a clearly defined western development edge, landscaped visual buffer and separation to existing properties on Garrad Road;</p> <p>(e) is carried out in accordance with an approved noise impact assessment report and noise management plan that identifies appropriate mitigation measures for all noise sources introduced by the development.</p> <p>(f) does not cause environmental nuisance to nearby sensitive receivers;</p> <p>(g) provides for a sealed public road connection between Garrad Road and the new signalised intersection on Nambour Connection Road.</p>		
PO34	<p>Development in Sub-precinct 3B:</p> <p>(a) provides for the more intense and activated part of the Plan Area's southern half;</p> <p>(b) may incorporate a large format wholesale market;</p> <p>(c) may incorporate an incubator market involving multiple smaller food production tenancies in a single building or series of buildings;</p> <p>(d) enables high quality internal and external pedestrian movement and legibility through clear way finding elements (other than in the form of signage), shaded pathways, obvious visitor entry points and safe movement through car parking and service areas;</p> <p>(e) provides strong pedestrian connectivity south to Precinct 5 via generously sized and shaded plazas and movement corridors;</p> <p>(f) provides for a dedicated, grade-separated pedestrian movement link across Nambour Connection Road to Precinct 1 to be maintained at all times; and</p> <p>(g) provides for buildings that appropriately address and do not dominate all public frontages, including Nambour Connection Road, the new Aird Lane extension road, and public pedestrian movement thoroughfares.</p>	AO34	No acceptable outcome provided.

PO35	Development in Sub-precinct 3C: (a) incorporates primarily standalone food production and tourism uses on sites with their own visitor car parking, servicing and employee access; (b) may include a well located and designed service station that minimises its impact on surrounding uses; (c) maintains a clearly defined eastern development edge, landscaped visual buffer and separation to existing properties on Aird Lane and Leafy Lane; (d) remains hidden from Nambour Connection Road behind mature boulevard trees located in the State road reserve and other supplementary plantings within the site; (e) incorporates vegetation, particularly larger shade tree species into the streetscape and pedestrian experience; (f) is carried out in accordance with an approved noise impact assessment report and noise management plan that identifies appropriate mitigation measures for all noise sources introduced by the development. (g) does not cause environmental nuisance to nearby sensitive receivers.	AO35	No acceptable outcome provided.
PO36	Where involving development for a Tourist park, it is directly associated with a Tourist Park in Precinct 4 that is already established or included in the same development application.	AO36	No acceptable outcome provided.
PO37	Development provides for: (a) a new public east-west road connection between the end of Aird Lane and Nambour Connection Road; and (b) connecting road linkages that meet up to adjoining Precincts 4, 5 and 6.	AO37	No acceptable outcome provided.
PO38	Development provides for a built form relationship to the public realm that maintains rural character and visual amenity through: (a) open and spacious design that enables longer range views between built form elements; (b) a slim profile and space between built form for growth of subtropical landscape, character and articulation (c) access to attractive views and prevailing cooling breezes;	AO38.1	Development provides for building setbacks: (a) Buildings are set back at least 6m to the street frontage and has its main entrances fronting the street; (b) Buildings are set back from other site boundaries as follows: (i) At least 3 metres up to 2 storeys in height; and (ii) At least 6m for that part of a building exceeding 2 storeys in height. Note: Setbacks specified above may vary from the <i>Business uses and centre design code</i> .
		AO38.2	With the exception of a use in the <i>Residential activity group</i> , development provides for a minimum space between any two buildings of 30 metres.

	<p>(d) provision of sufficient road frontage setback space for deep planted landscaping;</p> <p>(e) avoiding excessively large building facades; and</p> <p>(f) allowing adequate spacing between buildings to avoid an urban wall or corridor effect along Nambour Connection Road.</p>	AO38.3	For development located within 100m of Nambour Connection Road, buildings are designed, located and oriented such that no building face or elevation has a width fronting Nambour Connection Road of greater than 50m.
Where involving development in Precinct 4 Visitor Accommodation			
PO39	<p>Development within Precinct 4:</p> <p>(a) provides for tourist accommodation activities that complement, encourage and accommodate visitation to other parts of the Plan Area; and</p> <p>(b) maintains a leafy character and sense of enclosure with a rural and hinterland backdrop; and</p> <p>(c) incorporates well-designed, generously proportioned, subtropical Sunshine Coast themed and community-creating accommodation and recreation facilities</p> <p>(d) is carried out in accordance with an approved noise impact assessment report and noise management plan that identifies appropriate mitigation measures for all noise sources introduced by the development.</p> <p>(e) does not cause environmental nuisance to nearby sensitive receivers such as those located around Aird Lane and Leafy Lane; and</p> <p>(f) provides for no visibility of uses from the Bruce Highway.</p>	AO39	No acceptable outcome provided.
PO40	<p>Development within Precinct 4 incorporates only uses and activities that:-</p> <p>(a) complements, builds upon and directly links to established tourism activities within the Plan Area, and heritage values associated with the Big Pineapple;</p> <p>(b) is consistent with the overall intent for the Big Pineapple as an integrated local food, beverage and produce based tourism and leisure hub for the Sunshine Coast; and</p> <p>(c) does not incorporate uses that have very limited reliance upon or only a superficial interaction with food production and tourism uses carried out within the master plan area.</p>	AO40	Development is for a Primary Use as specified in Table 11 Precinct Primary and Secondary Uses.
PO41	<p>Development for a Secondary Use as specified in Table 11 Precinct Primary and Secondary Uses demonstrates that it is directly associated with and subordinate to a nominated Precinct 4 Primary Use that is already established on the site or included in the same development application.</p> <p>Note: Development for Secondary Uses in Precinct 4 must also comply with</p>	AO41	No acceptable outcome provided.

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	PO40 Note: this Code contains other additional provisions specific to the secondary uses listed in this Performance Outcome.		
Where involving development in Precinct 5 Major Event Space			
PO42	Development within Precinct 5: (a) provides primarily for a flexible outdoor festival and event space (b) may provide for a tourist attraction or other uses where they would not detract or take away from a primarily outdoor open space character of rolling green fields with a vegetated backdrop (c) provides adequate space for visitor car parking and bus drop offs that do not impede the use or development of surrounding precincts; (d) provides strong pedestrian connectivity north to the Big Pineapple; (e) provides way finding information (other than in the form of signage) within a legible street and pathway network to move people to and throughout the precinct in a logical, safe and organised manner.	AO42	No acceptable outcome provided.
PO43	Development within Precinct 5 incorporates only uses and activities that:- (a) complements, builds upon and directly links to established tourism activities within the Plan Area, and heritage values associated with the Big Pineapple; (b) is consistent with the overall intent for the Big Pineapple as an integrated local food, beverage and produce based tourism and leisure hub for the Sunshine Coast; and (c) does not incorporate uses that have very limited reliance upon or only a superficial interaction with food production and tourism uses carried out within the master plan area.	AO43	Development is for a Primary Use as specified in Table 11 Precinct Primary and Secondary Uses.
PO44	Development for a Secondary Use as specified in Table 11 Precinct Primary and Secondary Uses demonstrates that it is directly associated with and subordinate to a nominated Precinct 5 Primary Use that is already established on the site or included in the same development application. Note: Development for Secondary Uses in Precinct 5 must also comply with PO43. Note: This Code contains other additional provisions specific to the secondary uses listed in this Performance Outcome.	AO44	No acceptable outcome provided.
PO45	Where involving development for a Tourist park, it is directly associated with a Tourist Park in Precinct 4 that is already established or included in the same development application.	AO45	No acceptable outcome provided.

PO46	Development provides through-road infrastructure to adjoining Precinct 6, if not provided though Precinct 3.	AO46	No acceptable outcome provided.
PO47	Development provides for a minimal building footprint, with:- (a) low-order pedestrian pathways and trails; (b) low-order roads for emergency access and servicing; (c) typically semi-permanent built structures.	AO47	Development does not involve permanent buildings or structures, other than stage structures.
Where involving development in Precinct 6 Nature Based Tourism (South)			
PO50	Development within Precinct 6: (a) provides for a built form and landscape character that reflects the Sunshine Coast subtropical rainforest and rural setting of the area (b) provides for minimal building footprints which are of a low impact nature; (c) avoids vegetation clearing; (d) provides for limited and low-order road infrastructure to protect environmental values; (e) is carried out in accordance with an approved noise impact assessment report and noise management plan that identifies appropriate mitigation measures for all noise sources introduced by the development; (f) does not cause environmental nuisance to nearby sensitive receivers; (g) gains its access from fully sealed roads; and (h) does not cause unreasonable traffic and amenity impacts to existing properties on Garrad Road.	AO50	No acceptable outcome provided.
PO51	Development within Precinct 6 incorporates only uses and activities that:- (a) complements, builds upon and directly links to established tourism activities within the Plan Area, and heritage values associated with the Big Pineapple; (b) is consistent with the overall intent for the Big Pineapple as an integrated local food, beverage and produce based tourism and leisure hub for the Sunshine Coast; and (c) does not incorporate uses that have very limited reliance upon or only a superficial interaction with food production and tourism uses carried out within the master plan area.	AO51	Development is for a Primary Use as specified in Table 11 Precinct Primary and Secondary Uses.
PO52	Development for a Secondary Use as specified in Table 11 Precinct Primary and Secondary Uses demonstrates that it is directly associated with and subordinate to a nominated Precinct 6 Primary Use that is already established on	AO52	No acceptable outcome provided.

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	<p>the site or included in the same development application.</p> <p>Note: Development for Secondary Uses in Precinct 6 must also comply with PO51.</p> <p>Note: this Code contains other additional provisions specific to the secondary uses listed in this Performance Outcome.</p>		
All development – Where involving industrial activities			
PO53	<p>Development for a use in the industrial activity group:</p> <p>(a) is only for a food tourism or produce use; and</p> <p>(b) involves a tourism interface open to members of the general public to experience or view parts of the production process and showcasing the products processed, assembled, packaged, or distributed on the premises, comprising at least 10%, but not more than 30%, of the gross floor area of the premises.</p> <p>Note: Examples of tourism activities for the purposes of this Performance Outcome may include factory tours and demonstration workshops.</p>	AO53	No acceptable outcome provided.
All development – Where involving a Food and drink outlet			
PO54	<p>Development for a Food and drink outlet:</p> <p>(a) is not a high volume convenience restaurant; and</p> <p>(b) does not incorporate a drive-through facility; and</p> <p>(c) is small scale, having a maximum capacity to seat sixty persons at any one time; and</p> <p>(d) is either:</p> <p>(i) located within 100 metres of the approved building containing the nominated primary use for which the Food and drink outlet must be directly associated with and subordinate to; or</p> <p>(ii) located within the Sunshine Plantation building in Precinct 1 or wholesale market located within Precinct 3.</p> <p>Note: A Food and drink outlet is identified as a secondary use under the Big Pineapple Master Plan. This code contains performance outcomes identifying the primary uses for each Precinct.</p>	AO54	No acceptable outcome provided.
All development – Where involving a Caretaker's residence			
PO55	Development for a Caretakers residence provides for no more than one Caretakers residence to establish within the Plan Area.	AO55	No acceptable outcome provided.
All development – Where involving an Office			
PO56	Development for an Office is either:	AO56	No acceptable outcome provided.
	(a) for the headquarters of the Big Pineapple Corporation or other		

	<p>overall site management entity for the Plan Area; or</p> <p>(b) for a membership based network or advocacy association representing the food and agribusiness or agri-tourism industries; or</p> <p>(c) the ancillary component of another approved use and co-located with that use either within the same building or in a separate building located less than 100m distance from that use; or</p> <p>(d) within a separate building that accommodates the centralised and co-located component office or administrative parts of multiple existing approved uses within the Plan Area.</p> <p>Note: An Office is identified as a secondary use under this Master Plan. This Master Plan code contains performance outcomes identifying the primary uses for each Precinct.</p>		
All development – Where involving a Shop			
PO57	<p>Development for a Shop:</p> <p>(a) sells souvenirs, gifts or products produced within the Plan Area or a food or beverage product showcasing Sunshine Coast produce; and</p> <p>(b) involves small format tenants each having a gross lettable area of no more than 150m²; and</p> <p>(c) maintains a focus on locally produced products and is not occupied by a franchised or other nationally branded business or tenant; and</p> <p>(d) is either:</p> <p>(i) located within 100 metres of the approved building containing the nominated primary use for which the Shop must be directly associated with and subordinate to, as relevant to the particular precinct; or</p> <p>(ii) located within the Sunshine Plantation building in Precinct 1 or wholesale market located within Precinct 3.</p> <p>Note: A Shop is identified as a secondary use under this Big Pineapple Master Plan. This code contains performance outcomes identifying the primary uses for each Precinct.</p>	AO57	No acceptable outcome provided.
All development – Where involving a Bar			
PO58	<p>Development for a Bar:</p> <p>(a) maintains operating hours that provide a satisfactory level of acoustic amenity for surrounding sensitive land uses and that are appropriate for and compatible with</p>	AO58	No acceptable outcome provided.

	<p>the character and setting of the location; and</p> <p>(b) involves small format tenants each having a gross lettable area of no more than 200m²; and</p> <p>(c) is located within 100 metres of the approved building containing the nominated primary use for which the Bar must be directly associated with and subordinate to, as relevant to the particular precinct.</p> <p>Note: A Bar is identified as a secondary use under this Big Pineapple Master Plan. This code contains performance outcomes identifying the primary uses for each Precinct.</p>		
All development – Where involving a Function facility			
PO59	<p>Development for a Function facility is provided outdoors or within the internal floor area of a building occupied by another approved use.</p> <p>Note: A Function facility is identified as a secondary use under this Big Pineapple Master Plan. This code contains performance outcomes identifying the primary uses for each Precinct.</p>	AO59	No acceptable outcome provided.
All development – Where involving a Market			
PO60	Development for a Market involves only food, beverage, produce or plant stalls.	AO60	No acceptable outcome provided.
All development – Where involving a Service station			
PO61	Development for a Service station: (a) is located in Precinct 3C; and (b) provides for no more than one Service station to establish within the Plan Area.	AO61	No acceptable outcome provided.
All development – Where involving an Educational establishment			
PO62	<p>Development for an Educational establishment:</p> <p>(a) does not provide for the establishment of a primary, secondary or tertiary school, <u>nor a general purpose training institution for purposes unrelated to the Big Pineapple Master Plan</u>; and</p> <p>(b) incorporates a connection to food production or tourism uses carried out in the Plan Area.</p>	AO62	No acceptable outcome provided.
All development – Where involving a Major sport and entertainment facility			
PO63	<p>Development for a Major sport and entertainment facility is of a type, scale, building form, intensity and frequency that is:</p> <p>(a) compatible with the character of the area;</p> <p>(b) does not adversely impact on the amenity of surrounding sensitive land uses;</p> <p>(c) does not create adverse traffic impacts;</p>	AO63.1	<p>Development for a Major sport and entertainment facility:</p> <p>(a) does not involve permanent buildings other than stage structures;</p> <p>(b) per calendar year, is limited to a total of:</p> <p>(i) <u>5-2</u> single-day major events of <u>greater than up to</u> 15,000 persons; and</p> <p>(ii) <u>5</u> single-day medium events of <u>2000 to 14999</u> persons; and</p> <p>(iii)(ii) <u>12</u> single-day minor events of <u>35- to 1999 up to 5,000</u> persons.</p>

	(d) is consistent with site capacity and surrounding infrastructure; and (e) incorporates a connection to food production or tourism uses carried out in the Plan Area.		Note: Major events <u>exceeding 15,000 patrons</u> may only be permitted where <u>specifically</u> supported by a traffic and noise impact assessment report endorsed by Council.
		AO63.2	Development for a Major sport and entertainment facility is of a type that involves (a) music events (b) sporting events (c) an event associated with a tourism use or a <i>food tourism or produce related use</i> .
		AO63.3	Development for a Major sport and entertainment facility is undertaken in accordance with an approved noise impact assessment report and noise management plan that identifies appropriate mitigation measures for all noise sources introduced by the development.
		AO63.4	Development for a Major sport and entertainment facility is undertaken in accordance with an approved traffic management plan that identifies appropriate management measures.
PO64	Major and minor events are operated so as to ensure the safety and comfort of participants and the minimisation of adverse impacts on environmental values and the wider community at all times.	AO64.1	Major and minor events are conducted in accordance with an event management plan, submitted for approval by Council prior to the public promotion and ticket sales of each event.
PO65	Surrounding property owners and the wider community are provided with adequate notice and information about events planned to be held and the likely impacts arising from those events. Adequate processes for feedback and complaints are established, <u>to be managed by the site operator</u> , which allow for the continual improvement of event management.	AO65.1	The site operator prepares, maintains and makes publicly available, a three (3) year program of upcoming major and minor events which outlines to best knowledge the dates, times, size and estimated attendance of upcoming events.
		AO65.2	The site operator prepares and maintains a register of the details about all major and minor events held and makes it available to Council and the Department of Transport and Main Roads on request.
		AO65.3	The site operator prepares and makes available upon request to Council a consultation management plan that details: (a) the objectives of community consultation; (b) the nature and forms of consultation that will be carried out; (c) when consultation will be carried out; (d) who is responsible for undertaking consultation.
		AO65.4	<u>Complaints are recorded and managed by the site operator in accordance with a complaints management procedure endorsed by Council.</u>
All development – Where involving reconfiguring a lot			
PO66	All lots within the Plan Area must be incorporated into a single management structure comprised of either a building management statement (BMS) or community title scheme (CTS).	AO66	No acceptable outcome provided.
PO67	Development for reconfiguring a lot within the Plan Area is limited to one or more of the following types: (a) the rearrangement of existing lot boundaries that does not result in the creation of additional lots; (b) the rearrangement or creation of lots that only define precinct boundaries of the Big Pineapple Master Plan; or (c) the creation of title boundaries for existing approved and	AO67	No acceptable outcome provided.

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	constructed uses within the Plan Area, or alternatively for uses included in the same development application where the registration of title does not occur prior to establishment of the approved use.		
<u>PO68</u>	<u>Development for reconfiguring a lot provides for the number of created lots within the Plan Area to be minimised such that no more than one lot is created to accommodate the land area of a particular use, and where possible multiple uses are consolidated onto a single lot.</u>	<u>AO68</u>	<u>No acceptable outcome provided.</u>
<u>PO69</u>	<u>Development for reconfiguring a lot provides for:</u> <u>(a) generously sized and regular shaped lots that are demonstrably suitable for their intended purpose and the use and infrastructure it contains; and</u> <u>(b) lots that do not have boundaries traversing through vegetation areas.</u>	<u>AO69</u>	<u>No acceptable outcome provided.</u>

Table 10 Maximum precinct GFA and accommodation thresholds	
Defined use	Maximum precinct GFA and accommodation thresholds
Precinct 1 Big Pineapple Experience Precinct	
Overall Precinct GFA (applicable to any use, excluding a use in the Residential activity group)	9,000m²* *excluding GFA for existing buildings at the time of approval of the Big Pineapple Plan amounting to 7,800m ²
Nature based tourism (accommodation)	200 rooms
Resort complex	40 cabins
Short-term accommodation	
Office	1,500m ²
Shop	1,500m ²
Low impact industry	6,000m ²
Medium impact industry	
Function facility	
Tourist attraction	
Market	
Food and drink outlet	
Precinct 2 Nature Based Tourism (North) Precinct	
Overall Precinct GFA (applicable to any use, excluding a use in the Residential activity group)	2,000m²
Nature based tourism (accommodation)	80 cabins
Short-term accommodation	
Tourist park	
Food and drink outlet	2,000m ²
Tourist attraction	
Educational establishment	
Precinct 3 Big Pineapple Food Innovation Hub	
Overall Precinct GFA (applicable to any use, excluding a use in the Residential activity group)	41,500m²
Short-term accommodation	150 cabins
Tourist park	220 camping sites
Nature based tourism (accommodation)	
Office	2,000m ²
Service station	1,200m ²
Shop	5,000m ²
Market	30,300m ²
Low impact industry	
Medium impact industry	
Warehouse	
Rural industry	
Winery	
Market	5,000m ²
Function facility	
Food and drink outlet	
Tourist attraction	
Bar	

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Table 10 Maximum precinct GFA and accommodation thresholds	
Defined use	Maximum precinct GFA and accommodation thresholds
Major sport, recreation and entertainment facility	
Precinct 4 Visitor Accommodation Precinct	
Overall Precinct GFA (applicable to any use, excluding a use in the Residential activity group)	750m²
Short-term accommodation	50 cabins
Tourist park	185 camping sites
Food and drink outlet	750m ²
Precinct 5 Major Event Space Precinct	
Overall Precinct GFA (applicable to any use, excluding a use in the Residential activity group)	2,500m²
Nature based tourism (accommodation)	100 rooms
Resort complex	225 camping sites
Short-term accommodation	125 cabins
Tourist park	
Bar	2,500m ²
Food and drink outlet	
Rural industry	
Winery	
Tourist attraction	
Major sport, recreation and entertainment facility	
Precinct 6 Nature Based Tourism (South) Precinct	
Overall Precinct GFA (applicable to any use, excluding a use in the Residential activity group)	2,500m²
Nature based tourism (accommodation)	97 cabins
Tourist park	138 camping sites
Food and drink outlet	2,500m ²
Tourist attraction	
Rural industry	
Winery	
Wholesale nursery	
Educational establishment	

Table 11 Precinct Primary and Secondary Uses		
Precinct	Primary Uses	Secondary Uses
Precinct 1 Big Pineapple Experience	Nature based tourism Resort Complex Short term accommodation Tourist attraction Market	Caretakers accommodation Food and drink outlet Function facility Office Shop Low impact industry, where only for a <i>food tourism or produce use</i> ; or Medium impact industry, where only for a <i>food tourism or produce use</i> .
Precinct 2 Nature Based Tourism (North)	Nature based tourism Short term accommodation	Caretakers accommodation Food and drink outlet

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Table 11 Precinct Primary and Secondary Uses		
Precinct	Primary Uses	Secondary Uses
	Tourist attraction Educational establishment	
Precinct 3 Big Pineapple Food Innovation Hub	Nature based tourism Short term accommodation Market Tourist attraction Low impact industry, where only for a <i>food tourism or produce use</i> Medium impact industry, where only for a <i>food tourism or produce use</i> Warehouse, where only for a <i>food tourism or produce use</i> Major sport and entertainment facility Rural industry Winery	Caretakers accommodation Tourist Park Bar Food and drink outlet Function facility Service station Shop Office Cropping
Precinct 4 Visitor Accommodation	Short term accommodation Tourist park	Caretakers accommodation Food and drink outlet
Precinct 5 Major Event Space	Nature based tourism Short term accommodation Tourist attraction Major sport and entertainment facility Cropping Rural industry Winery	Caretakers accommodation Tourist park Bar Food and drink outlet
Precinct 6 Nature Based Tourism (South)	Nature based tourism Tourist attraction Educational establishment Cropping Rural industry Wholesale nursery Winery	Caretakers accommodation; or Food and drink outlet

Figure 1 Big Pineapple Master Plan - Plan Area

Figure 2 Big Pineapple Master Plan Zoning Plan

Figure 3 Big Pineapple Master Plan Precinct Plan

Figure 4 Big Pineapple Master Plan Heights Plan

Figure 5 Big Pineapple Master Plan Native Vegetation Area Plan

Figure 6 Big Pineapple Renewal Development Intensity Plan

Figure 7 Big Pineapple Master Plan Boundary Landscape & Building Setback Plan

Figure 8 Big Pineapple Master Plan Vehicle Movement Plan

Figure 9 Big Pineapple Master Plan Pedestrian Movement Plan