

APPLICATION DETAILS

Application No:	MCU17/2064																		
Street Address:	6, 43, 55, 63, 76, 79, 84, 85, 91 and 104 Nambour Connection Road, 77, 83 (2 parcels), 87, 91 and 105 Aird Lane, and 52 Garrad Road, Woombye																		
Real Property Description:	<table> <tr> <td>Lot 5 RP 205097</td> <td>Lot 1 RP 154927</td> </tr> <tr> <td>Lot 2 RP 111446</td> <td>Lot 2 RP 27899</td> </tr> <tr> <td>Lot 11 CG 2939</td> <td>Lot 2 RP 228921</td> </tr> <tr> <td>Lot 2 CG 2939</td> <td>Lot 2 RP 111181</td> </tr> <tr> <td>Lot 197 CG 2939</td> <td>Lot 1 RP 101860</td> </tr> <tr> <td>Lot 2 RP 154927</td> <td>Lot 1 RP 168426</td> </tr> <tr> <td>Lot 544 CG 3592</td> <td>Lot 2 RP 168426</td> </tr> <tr> <td>Lot 3 C 311179</td> <td>Lot 1 RP 27796</td> </tr> <tr> <td></td> <td>Lot 1 RP 130151</td> </tr> </table>	Lot 5 RP 205097	Lot 1 RP 154927	Lot 2 RP 111446	Lot 2 RP 27899	Lot 11 CG 2939	Lot 2 RP 228921	Lot 2 CG 2939	Lot 2 RP 111181	Lot 197 CG 2939	Lot 1 RP 101860	Lot 2 RP 154927	Lot 1 RP 168426	Lot 544 CG 3592	Lot 2 RP 168426	Lot 3 C 311179	Lot 1 RP 27796		Lot 1 RP 130151
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	Lot 1 RP 130151																		
Planning Scheme:	Sunshine Coast Planning Scheme (3 July 2017)																		

APPROVAL DETAILS

Nature of Approval:	Preliminary Approval (Variation Request)
Type of Approval:	Preliminary Approval for Material Change of Use (Variation Request to vary the effect of the <i>Sunshine Coast Planning Scheme 2014</i>) to establish an integrated tourist facility.

CURRENCY PERIOD OF APPROVAL

Unless lawfully extended, the currency period for this development approval is 6 years starting the day that this development approval first took effect (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*).

INFRASTRUCTURE

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions for Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS

PRELIMINARY APPROVAL (INCLUDING A VARIATION APPROVAL IN ACCORDANCE WITH THE *PLANNING ACT 2016*) FOR MATERIAL CHANGE OF USE OF PREMISES TO ESTABLISH THE BIG PINEAPPLE MASTER PLAN

PLANNING

When conditions must be complied with

1. Unless otherwise stated, all applicable conditions of this development approval must be complied with prior to each use commencing or prior to any development being carried out within the Big Pineapple Master Plan area, and then compliance maintained at all times while the use continues.

Regulating Effect of the Preliminary Approval (Variation Approval)

2. This development approval grants a Preliminary Approval (Variation Approval) for a Material Change of Use to establish the Big Pineapple Master Plan.
3. Development carried out under this development approval must be undertaken in accordance with the Big Pineapple Master Plan document and Approved Plans listed within this Decision Notice and any subsequent related development approval.
4. This development approval is a *local categorising instrument* pursuant to s43(3)(c) of the *Planning Act 2016* and, except where expressly stated otherwise, overrides the current and future versions of the *Sunshine Coast Planning Scheme 2014* and any future planning scheme for the life of the approval.
5. The Big Pineapple Master Plan document listed in this development approval varies the current the current and future versions of the *Sunshine Coast Planning Scheme 2014* and any future planning scheme to the extent stated within that document and in particular that:
 - (a) the Table of Assessment included in the Big Pineapple Master Plan document operates to replace the planning scheme in declaring categories of assessment and applicable assessment benchmarks for development to the extent stated within that document; and
 - (b) the Big Pineapple Master Plan Code included within the Big Pineapple Master Plan document provides assessment benchmarks for assessable development and requirements for accepted development to the extent stated within that document.
6. Where the conditions of this approval and the plans and documents referenced by it, including the Big Pineapple Master Plan document, are "silent" and/or have no regulatory instructions about how a particular development matter within the Master Plan area is to be dealt with, then the provisions of the *Sunshine Coast Planning Scheme 2014* (23 September 2019) will have effect for the development matter.
7. Where the conditions of this approval and the plans and documents referenced by it, including the Big Pineapple Master Plan document, specifically refer to provisions of the *Sunshine Coast Planning Scheme 2014* then the reference is a reference to the 23 September 2019 version of the *Sunshine Coast Planning Scheme 2014*.
8. This approval is a Preliminary Approval and does not authorise, nor indicate support for any particular development matter. It also does not override nor vary any planning scheme other than as expressly stated.

9. This development approval lapses and ceases to have effect pursuant to sections 71(5)(b) and 88(2)(a) of the *Planning Act 2016* (reprint 1 July 2019) when the first of the following occurs:
- (a) development under the Big Pineapple Master Plan is completed
 - (b) the commencement of a future planning scheme or an amendment to a planning scheme that integrates and reflects the provisions of the Big Pineapple Master Plan document, or
 - (c) 31 December 2034.

Single Big Pineapple Site Management Entity

10. An overall single site management entity for the entire Big Pineapple Master Plan area must be established and maintained for the life of the Master Plan. All uses operating within the Master Plan area must remain in a binding contractual relationship and ongoing land use arrangement with the Big Pineapple site management entity at all times. Evidentiary records of all contractual relationships and land use arrangements must be kept on site and provided to Council upon request.
11. The Big Pineapple site management entity must keep a register of all uses operating within the Master Plan area, together with an individual and cumulative calculation of the approved gross floor areas for each. The register must be made available to Council upon request.
12. A record of all completed major and minor events, and a program of future upcoming major and minor events must be kept and made available to Council upon request. Among other things, the records must include information about the dates, times, size and attendance of each event.

Submission of Overall Site Master Documents

13. Prior to lodgement of the first development application within the Master Plan area, the Big Pineapple site management entity must submit and have endorsed by Council the following overall site master documents to guide the regulation of future development applications made within the Master Plan area:
- (a) an Overall Site Advertising Signage Strategy for advertising devices located with the Master Plan area, with a particular emphasis on:
 - (i) the protection of Nambour Connection Road as a scenic tourist route with an established rural character
 - (ii) the protection of the heritage values of the original Big Pineapple, Sunshine Plantation and Macadamia Nut buildings
 - (iii) the integration of signage within the architecture of buildings and framed by landscaping
 - (iv) the co-location and consolidation of advertising devices onto single structures, framed by landscaping, so as to minimise the number of signage structures
 - (v) the avoidance of visual clutter and driver distraction
 - (vi) the avoidance of light glare and movement
 - (vii) the complete prohibition of third party signage (ie. advertising of businesses, uses, products, services or other activities not located with the Master Plan area)
 - (viii) the complete prohibition of advertising devices directed at and visible from the Bruce Highway.

- (b) an Overall Site Infrastructure Strategy for the delivery of coordinated and integrated infrastructure and services across the Master Plan area, and with a particular emphasis on the avoidance of large end-of-line stormwater and wastewater treatment systems.
- (c) an Overall Site Rehabilitation and Revegetation Strategy for the revegetation and rehabilitation of the areas identified as "Offset and Rehabilitation Areas" on the Approved Plan: *Figure 5*. The strategy must include the following:
 - (i) revegetation requirements
 - (ii) species utilisation for revegetation, tailored to each precinct of the Master Plan
 - (iii) ecological features to avoid and manage
 - (iv) staging plan outlining a schedule of timing for the completion of each revegetation area, with priority given to external boundary rehabilitation zones and sensitive receiving environments
 - (v) maintenance requirements
 - (vi) monitoring and reporting requirements
- (d) an Overall Site Offset Management Plan for local offsets to Council associated with vegetation clearing in the areas identified as "State and Council Mapped Vegetation (combined Layer)" and "Local Native Vegetation (to be offset)" on the Approved Plan: *Figure 5*
- (e) an Overall Site Landscape Buffer Strategy for the road and boundary interfaces. The strategy must include the following:
 - (i) all boundary landscape, rehabilitation and screening buffers shown on the Approved Plan: *Figure 7*, having the following widths:
 - i. 10 metres to Nambour Connection Road
 - ii. 30 metres to Bruce Highway,
 - iii. 5 metres to Aird Lane,
 - iv. 5 metres to the site boundaries with Lot 1 on RP111446
 - v. 20 metres width to remaining site boundaries
 - (ii) a staging plan outlining a schedule of timing for the completion of each area, with priority given to the delivery of works along both sides of Nambour Connection Road and any sensitive receiving environments (such as Lot 1 RP111446)
 - (iii) an analysis of the existing varying land forms and typologies, (e.g. existing vegetation, landform, view lines etc.)
 - (iv) a proposed landscape outcome for the varying sections of frontage, defined by typology
 - (v) achievement of the following outcomes:
 - i. buffers to be free from infrastructure, equipment, plant, services and built form
 - ii. where addressing the road frontages, buffers to be in the form of large garden beds comprising of a mix of large clear trunk trees (e.g. Eucalypt species) at a mix of spacings up to 15 metre centres and low shrubs and groundcovers to be balanced

- iii. where providing amenity and buffering to sensitive receiving environments (such as Lot 1 RP 111446), buffers to be in the form of a tiered landscape of trees, shrubs and groundcovers sufficient in nature to screen at maturity
- iv. variations and adjustments where required to assist in screening any unsightly equipment, plant, blank walls, and infrastructure elements
- v. buffers to maintain, frame and enhance the defined views lines and assist in screening those elements that would detract
- vi. retention of existing vegetation other than weed species within buffers where considered as contributory to the requirements of screening and buffering
- vii. hazard reduction and the removal of any dead and dying trees, trees that are deemed hazardous to the public or poor form and any weed species (as determined by a level 5 arborist)
- viii. buffers to be unaffected by any future road widening or infrastructure
- (vi) replacement of the existing *Syagrus romanzoffiana* and *Phoenix roebelenii* along Nambour Connection Road with signature character species to provide an entry statement e.g. *Eucalyptus sp*, *Araucaria cunninghamii*, *Agathis robusta* spaced at approximately 12 metre centres
- (vii) an accompanying arborist assessment of existing vegetation located within the buffer zones, prepared by a Level 5 arboriculturalist with a minimum 5 years experience
- (viii) street tree planting within the Nambour Connection Road verges, outside of defined vehicle safety clear zones, designed to minimise interference with public infrastructure. Species must be selected for their size, signature nature and suitability to the locality
- (f) an Overall Site Noise Impact Assessment Report that incorporates the requirements and amendments identified in the Acoustic Amenity conditions of this development approval
- (g) an Overall Site Bushfire Management Plan, inclusive of a bushfire hazard assessment and evacuation plan, that addresses the *Planning scheme policy for the bushfire hazard overlay code* and provides a framework for more detailed bushfire hazard assessment and management plans to be submitted with future development applications made within the Master Plan area.

Geographic Reference Data Sets

14. Prior to lodgement of the first development application within the Big Pineapple Master Plan area, both electronic and paper-based geographic reference data sets of the polygonal boundaries used in the Approved Plans: *Figures 3, 4, 5 and 6* must be submitted to Council for endorsement and record keeping to become the single point of truth for regulating application lodgement and assessment within the Master Plan area. The data sets must be submitted under cover of a letter addressed to Council referencing this condition and must:
- (a) be based on GDA2020 MGA Zone 56 datum
 - (b) clearly identify the precise location of the polygonal boundaries of all precincts, sub-precincts, height overlays, open space areas, protected vegetation and revegetation/offset areas, building exclusion viewsheds and other identified features

- (c) for Approved Plan: *Figure 5*, identify the land area included within all polygonal boundaries showing the Offset and Rehabilitation Areas
 - (d) be presented in a user-friendly manner that enables ease of regulatory use in connection with the Big Pineapple Master Plan.
15. Each development application made within the Master Plan area must include copies of the electronic and paper-based geographic reference data sets endorsed by Council, and clearly illustrate the relationship between the relevant mapped data sets and all proposed buildings and infrastructure.

Precinct Planning

16. Prior to lodgement of the first development application within each Precinct of the Master Plan, the Big Pineapple site management entity must submit and have endorsed by Council a detailed regulatory Precinct Plan for the respective Precinct. Each regulatory Precinct Plan must include an architectural masterplan drawing, or series of drawings, that demonstrate how the land in each Precinct area will be spatially allocated in a way that achieves compliance with the conditions of this Preliminary Approval and the principles and outcomes of the Big Pineapple Master Plan for the respective Precinct. Each Precinct Plan must include:
- (a) accurate depiction of precinct boundaries and the mapped development limitation areas including revegetation and conservation areas shown on the Approved Plans
 - (b) the location and preliminary design of all roads and pedestrian movement networks including major public plaza areas
 - (c) land terrain constraints, and demonstrated minimising of earthworks through preliminary earthwork details showing anticipated cut, fill and retaining walls
 - (d) details of all utility infrastructure services such as sewage treatment systems and disposal areas
 - (e) indicative car parking locations and apportionment of parking provision for individual uses so as to achieve compliance with the conditions of this Preliminary Approval
 - (f) staging details of all infrastructure delivery, and integration across precinct boundaries
 - (g) lawful points of stormwater discharge and details of required drainage easements
 - (h) separation distances provided between buildings and adjoining protected vegetation for maintenance access to built infrastructure and for bushfire separation and environmental protection
 - (i) the outcomes of the endorsed Overall Site Revegetation and Rehabilitation Strategy
 - (j) the outcomes of the endorsed Overall Site Offset Management Plan
 - (k) the outcomes of the endorsed Overall Site Landscape Buffer Strategy
 - (l) the outcomes of the endorsed Overall Site Bushfire Management Plan
 - (m) the outcomes of the endorsed Overall Site Advertising Signage Strategy
 - (n) the outcomes of the endorsed Overall Site Infrastructure Strategy
 - (o) the outcomes of the endorsed Overall Site Noise Impact Assessment Report

- (p) landscape buffer and other planting details, including a master species list categorised into sub headings (e.g. buffer screening, shade, rehabilitation, signature species, shade trees, etc)
 - (q) submission of 3-dimensional CAD modelling for insertion into Council's modelling system
 - (r) indicative building placement that is properly informed by all other elements of the Precinct Plan.
17. Each development application made within the Big Pineapple Master Plan area must include details to demonstrate how the proposal accords with the endorsed regulatory Precinct Plans for the respective Precinct.
18. All development undertaken within the Big Pineapple Master Plan area must be designed and constructed generally in accordance with the endorsed regulatory Precinct Plans.

URBAN DESIGN

Subtropical Design Principles

19. Each development application made within the Master Plan area must be accompanied by a subtropical design performance statement prepared by a qualified person*. The subtropical design performance statement must identify and quantify the use and qualities of subtropical design principles in the urban spaces and building design, such as in relation to site and topography; natural ventilation; shading and sun control; large openings and overhangs; and orientation of outdoor space and buildings.
**(Refer to Advisory Note)*
20. Each development within the Master Plan area must be constructed in accordance with energy and sustainability performance statements prepared by a qualified person* submitted to Council prior to the issue of any development permit for building works. The energy and sustainability performance statements must demonstrate how energy efficiency techniques and sustainability are optimised in the design of the buildings.
**(Refer to Advisory Note)*
21. Records must be provided to Council of any sustainable design accreditation achieved by development within the Master Plan area, such as any Greenstar rating achieved from the Green Building Council of Australia.

Public Art

22. A significant public art contribution must be provided by the Big Pineapple site management entity, with pieces of public art to be established and maintained in both Precincts 1 and 3 in publicly accessible and obvious locations. The public art must be established in accordance with a public art master plan* prepared by a qualified person* and endorsed by Council prior to commencement of the first use in either Precincts 1 or 3.
**(Refer to Advisory Note)*
23. Where the public art master plan proposes works to be located on public land, written agreement must be obtained from the relevant authority prior to the works being undertaken.

Advertising Signage

24. Each development application for advertising devices made within the Master Plan area must achieve the outcomes of the endorsed Overall Site Advertising Signage Strategy and comply with all applicable planning scheme requirements.

25. All development within the Master Plan area must remain in accordance with the outcomes of the endorsed Overall Site Advertising Signage Strategy.

Limitation on Food and Drink Outlets

26. A high volume convenience restaurant as defined under the *Sunshine Coast Planning Scheme 2014* (23 September 2019) is not permitted to establish within the Master Plan area.
27. Any Food and Drink Outlet established within the Master Plan area must not incorporate a drive-through facility.

ENGINEERING

Compliance with Overall Site Infrastructure Strategy

28. Each development application made within the Master Plan area must achieve the outcomes of the endorsed Overall Site Infrastructure Strategy and comply with all applicable planning scheme requirements.

External Works

29. The existing Garrad Road and Shulz Road connections to Nambour Connection Road must be disconnected and traffic from those roads redirected to Nambour Connection Road via new public roads located internally within the Big Pineapple site prior to operation of the required signalised site access intersection with Nambour Connection Road. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:
- (a) removal of the road pavement, linemarking, median break and local reinstatement of the verge profile to restrict access
 - (b) installation of landscape buffer mounding and or planting, within the verge, to reinforce the closure
 - (c) provision of a cul-de-sac turning facility at the end of the retained road, to permit a 3-point turn of Councils waste collection vehicle, including land dedication where necessary to accommodate the works
 - (d) reconstruction or maintaining of any existing property access points as necessary to accommodate the works.

New Roads

30. The new public roads shown on the Approved Plans must be constructed in accordance with the conditions of this development approval and dedicated as road reserve at no cost to Council. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:
- (a) prior to operation of the required signalised intersection with Nambour Connection Road, the Precinct 1 public road from the signalised intersection to the internal roundabout with a design standard matching that of a Mixed Use Collector Street in accordance with Council's *Planning scheme policy for the transport and parking code* including:
 - (i) a minimum road reserve width of 23.4m
 - (ii) provision of kerb and channel
 - (iii) installation of Rate 3 LED street lighting
 - (b) prior to the required disconnection of the existing Schulz Road intersection with Nambour Connection Road, the Precinct 1 public road link to Schulz Road with a design standard matching that of a Rural Residential Access Street in

accordance with Council's *Planning scheme policy for the transport and parking code* including:

- (i) a minimum road reserve width of 20m
 - (ii) provision of kerb and channel
 - (iii) installation of Rate 3 LED street lighting
- (c) prior to operation of the required signalised intersection with Nambour Connection Road, the Precinct 3 public road extension from Aird Lane to the signalised intersection with a design standard matching that of a Mixed Use Collector Street in accordance with Council's *Planning scheme policy for the transport and parking code* including:
- (i) a minimum road reserve width of 23.4m
 - (ii) provision of kerb and channel
 - (iii) installation of Rate 3 LED street lighting
 - (iv) truncation of the existing site boundaries where necessary to enable an alignment of the extension road without removal of significant vegetation within the Nambour Connection Road reserve
- (d) prior to the required disconnection of the existing Garrad Road intersection with Nambour Connection Road, the Precinct 3 public road link to Garrad Road with a design standard matching that of a Rural Residential Access Street in accordance with Council's *Planning scheme policy for the transport and parking code* including:
- (i) a minimum road reserve width of 20m
 - (ii) provision of kerb and channel
 - (iii) installation of Rate 3 LED street lighting
- (e) prior to the later occurring of either the commencement of the first use in Precinct 6 or the connection of the new Precinct 3 public road link to Garrad Road, the section of Garrad Road that connects to Precinct 6 must be upgraded with a design standard matching that of a Rural Residential Access Street in accordance with Council's *Planning scheme policy for the transport and parking code* including:
- (i) a sealed AC road surface
 - (ii) provision of kerb and channel
 - (iii) installation of Rate 3 LED street lighting
- (f) construction of pedestrian footpaths in accordance with the conditions of this development approval.
31. Private internal circulation roads and vehicle tracks must be provided generally as shown on the Approved Plans. The works must be undertaken in accordance with an operational works approval and must be designed meet the requirements of the applicable planning scheme unless otherwise directed by the relevant authority.
32. Clearly visible pavement changes must be constructed at the threshold of all internal private roads which clearly demarcates the transition from the public road system to the private infrastructure. Appropriate measures include driveway crossovers, threshold treatments, signage and/or entry statements. Where contrasting thresholds are used, they must be more than 12m long to avoid the appearance of a pedestrian crossing.

Property Access and Driveways

33. Sealed access driveways must be provided to all parking and manoeuvring areas of each use established within the Big Pineapple Master Plan area. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed in writing by Council, must include access to parking facilities designed in accordance with AS 2890.1 *Off-street parking*.

On-site Parking

34. Subject to Conditions 35 and 36 below, car parking spaces must be provided within the Master Plan area sufficient to accommodate all parking demand across the Master Plan area. Parking spaces must be marked on the site, and made available and accessible at all times while uses within the Master Plan area are open for business. The works must be undertaken in accordance with an operational works approval and must include in particular:
- (a) at least 1,024 spaces for Precinct 1
 - (b) at least 165 spaces for Precinct 2
 - (c) at least 566 spaces for Precinct 3
 - (d) at least 338 spaces for Precinct 4
 - (e) at least 100 spaces for Precinct 5
 - (f) at least 260 spaces for Precinct 6
 - (g) motorcycle/scooter parking spaces for each use additionally at 2% of the car parking provision
 - (h) pedestrian routes in accordance with the conditions of this development approval
 - (i) provision of vandal resistant public lighting with intensities to satisfy the requirements of AS 1158 – *Lighting for roads and public spaces*
 - (j) parking spaces for people with disabilities must satisfy the current requirements of the *National Construction Code*.
 - (k) dimensions, crossfalls and gradients in accordance with AS 2890 - *Parking facilities*.
35. Where agreed in writing by Council, the parking spaces required by the conditions of this Preliminary Approval for a particular Precinct may instead be provided in a different Precinct, where provided as part of a centralised parking solution for the Master Plan area that is demonstrated as sufficiently and conveniently providing parking for each proposed use. Whether or not parking requirements may be transferred across Precinct boundaries will be at the discretion of Council, having regard to the nature and location of each proposed use, the provision of functional pedestrian linkages and other relevant facts and circumstances.
36. The parking spaces required by the conditions of this Preliminary Approval may be constructed either by individual development applicants, or by the overall Big Pineapple site management entity on behalf of individual applicants, provided that:
- (a) each individual development is provided with a sufficient allocation of parking spaces in accordance with the parking rates specified within the *Transport and parking code*, and which are located in close proximity to the particular development site
 - (b) at all times, an overall sufficient number of parking spaces remain provided, and where necessary are regularly added to, to accommodate all users and all approved uses within the Master Plan area, and

- (c) unless otherwise agreed by Council in writing, the total number of parking spaces required by this Preliminary Approval for each Precinct is provided prior to 2030, except where a particular Precinct has not been developed with any use by this date.
- 37. The provision, allocation and distribution of parking spaces must be monitored by the overall Big Pineapple site management entity at all times over the life of the Big Pineapple Master Plan, and records kept on site and provided to Council upon request.
- 38. All parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.
- 39. Directional signage must be provided to direct visitors and customers to all car parking spaces provided.

Service Vehicles

- 40. Service vehicle parking, manoeuvring and standing spaces must be provided for each use established within the Big Pineapple Master Plan area. The works must be undertaken in accordance with an operational works approval and *AS 2890.2 - Off-street commercial vehicle facilities* and must accommodate design vehicles in accordance with Councils *Code for Transport and Parking*.

Pedestrian and Bicycle Facilities

- 41. Pedestrian and bicycle facilities must be provided for each use established within the Big Pineapple Master Plan area. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed in writing by Council, must include in particular:
 - (a) pedestrian pathways between all car parking areas and buildings
 - (b) adequate separation of all specific pedestrian routes from vehicle access and manoeuvring areas, and clear demarcation by pavement marking, signposts or changes in surface materials or levels
 - (c) pedestrian refuge areas at strategic locations within carparks to ensure safe and convenient congregating of pedestrians waiting to cross major access driveways
 - (d) bicycle parking spaces, in accordance with Councils *Code for Transport and Parking* and *AS 2890.3 - Bicycle parking*
 - (e) end of trip facilities involving lockers, male and female showers and change rooms sufficient for each use.
- 42. Private internal pedestrian movement pathways must be provided generally as shown on the Approved Plans. The works must be undertaken in accordance with an operational works approval and must be designed meet the requirements of the applicable planning scheme unless otherwise directed by the relevant authority.

Utility Services

- 43. Reticulated electricity and telecommunication services must be provided to each use established and all development undertaken within the Big Pineapple Master Plan area in accordance with an approval for operational works and the standards and requirements of the relevant service provider.
- 44. An underground connection to reticulated water must be provided to the Big Pineapple Master Plan site in accordance with the standards and requirements of Northern SEQ Distributor-Retailer Authority (Unitywater).

45. Private water reticulation must be provided and connection to a sewage treatment system must be constructed for each use established within the Big Pineapple Master Plan area in accordance with the relevant approvals for plumbing and drainage work issued by Council and the Queensland Department of Environment and Science.
46. Each approved use must be provided with an on-site waste water treatment and effluent disposal system having an appropriate treatment type and a capacity sufficient for the use*. Treatment and disposal areas must be located clear of vegetated areas and watercourses, and may require a satisfactory level of primary pre-treatment as a critical component of the Site & Soil Evaluator's design. A reserve land area equal to 100% of the designated land application area or other equivalent mitigation measure must be considered as part of the risk management process and made available on the site for expansion, or for resting of the land application system, or for duplication of the land application system if other circumstances require this at a future time.
**(Refer to Advisory Note)*
47. Treatment and disposal areas and any additional reserve land areas for each proposed treatment system within the Master Plan area must be protected from any development and activities that would inhibit their functional operational use or that would prevent reserve land areas from being used in the future.
48. Certification must be submitted to Council from all relevant service providers which certifies that each use established and development undertaken within the Master Plan area has met the requirements of this development approval and all applicable legislation at the time of construction.

Geotechnical Stability

49. All works must be carried out in accordance with a geotechnical report (or part thereof) prepared by a qualified person* and endorsed through an operational works approval.
**(Refer to Advisory Note)*
50. Certification must be submitted to Council from a qualified person*. The certification must certify that each development has been constructed in accordance with the recommendations contained in the geotechnical report for the development.
**(Refer to Advisory Note)*

Earthworks and Retaining Walls

51. All fill and associated batters must be undertaken in accordance with an operational works approval, and contained entirely within the site and precinct property boundaries and must not encroach on vegetated buffer areas.
52. All retaining walls must be designed and constructed in accordance with the planning scheme and must be certified by a Registered Professional Engineer of Queensland (RPEQ) where exceeding 1m in height. All retaining walls that are publicly accessible and exceed 1m in height must be fitted with a commercial grade safety fence.

Stormwater Drainage

53. The Big Pineapple Master Plan site and each development within it must be provided with a stormwater drainage system connecting to a lawful point of discharge. The works must be undertaken in accordance with an operational works approval and the Queensland Urban Drainage Manual, and must include extension of the site stormwater system to accommodate stormwater external to the site, including registration of drainage easements.

Stormwater Quality Management

54. Stormwater quality treatment must be provided for each use within the Master Plan area. The works must be undertaken in accordance with an operational works approval and Council's *Planning Scheme Policy for Development Works*. Each Precinct must provide appropriate stormwater management, noting that:
- (a) the use of proprietary devices for stormwater treatment is not accepted, unless explicitly approved in writing by Council and only for constrained conditions
 - (b) the use of 'at source' natural stormwater devices that are integrated into the development, are preferred to end-of-line treatment devices
 - (c) Alternative Management Measures for Stormwater Quality Management may be implemented for sparsely developed precincts.
55. All stormwater quality treatment devices must be maintained in accordance with the *Water by Design (2009) – Maintaining Vegetated Stormwater Assets (Version 1)*. A copy of this document must be retained by the operator of each use and by the overall Master Plan site management entity, together with the approved operational works drawings for the stormwater quality treatment system and a detailed life cycle costing of the system attached as an addendum. Records of all maintenance activities undertaken must be kept and made available to Council upon request.

Flood Immunity

56. The surface levels of all built infrastructure, excluding drainage reserves, must be constructed to provide flood immunity. The works must be undertaken in accordance with an operational works approval and must include in particular surface levels that are consistent with the requirements of the *Flood hazard overlay code*.

Acid Sulfate Soils

57. An acid sulfate soils investigation must be undertaken for each development application affected by the Acid Sulfate Soils Overlay of the Sunshine Coast Planning Scheme 2014. Each investigation must be undertaken in accordance with Council's *Planning scheme policy for the acid sulfate soils overlay code*. Where the investigation identifies acid sulfate soils that require management, all works must be carried out in accordance with an acid sulfate soil and groundwater management plan (or part thereof) prepared by a qualified person* and endorsed through an operational works approval.

*(Refer to Advisory Note).

LANDSCAPE

Compliance with Overall Site Landscape Buffer Strategy

58. Development applications made within the Master Plan area must achieve the outcomes of the endorsed Overall Site Landscape Buffer Strategy and comply with all applicable planning scheme requirements.

Early Establishment of Boundary and Road Interface Works

59. The landscape buffers to Nambour Connection Road and surrounding Lot 1 RP111446 as shown on the Approved Plan: *Figure 7* must be completed prior to the commencement of the first use established in either Precincts 1 or 3. The works must be undertaken in accordance with an operational works approval.
60. The boundary landscape buffers to the Bruce Highway and all external boundaries identified as 'Boundary Rehabilitation' on the Approved Plan: *Figure 7* must be completed prior to the commencement of the first use within each respective Precinct

or Sub-precinct containing the identified buffer. The works must be undertaken in accordance with an operational works approval.

Assessment of Existing Vegetation

61. Any development application made within the Master Plan area located on land containing or adjoining existing vegetation must be accompanied by:
- (a) a vegetation retention plan inclusive of accurate tree survey data about the location, species, DBH, canopy spread and health of existing vegetation (*Note: where the vegetation exists as a large contiguous group then a survey of the outer canopy edge and outermost trunks may be provided in lieu*)
 - (b) an arborist assessment for any individual trees impacted or potentially impacted by the proposed works, prepared by a Level 5 Arboriculturalist with a minimum 5 years experience. The assessment must include details about how any proposed infrastructure within retained vegetation areas (e.g. paths, roads, excavation, fill etc.) will be designed and located to mitigate damage.

Submission of Landscape Concept Plans

62. Development applications made within the Master Plan area must be accompanied by a Landscape Concept Plan prepared by a qualified person*. The Landscape Concept Plan must demonstrate compliance with all applicable codes and must include in particular:
- (a) tree plantings to achieve the general intent and outcomes of shade, amenity, cultural referencing and way finding. Trees should be located along internal paths and the road network at approximately 6 to 12m intervals and be reflective of local character vegetation and heritage appropriate to soil conditions
 - (b) character and landmark plantings throughout open spaces and at key locations, intersections and visually prominent locations, to provide shade, amenity and way finding points for users
 - (c) existing vegetation for retention in accordance with an arborist report
 - (d) shade trees through open ground level car parks in accordance with the *Landscape code*. Landscape beds within car parks must be designed to encourage passive infiltration of overland flow into beds, through flush kerbs, wheel stops, swales and etc. Beds supporting trees must be of sufficient size to ensure vegetative performance
 - (e) shade trees to all above-ground car parking at a rate of 1 tree per 4 parking bays
 - (f) pedestrian circulation and amenities
 - (g) landscape screening of any unsightly equipment, plant, blank walls, and infrastructure elements
 - (h) acoustic barriers and solid screen fences to be located behind landscape buffering when viewed from the receiving environment, such as roads (*Note: fencing alignment should be stepped, recessed and adjusted as required to maximise retention of existing vegetation*)
 - (i) for uses in Precinct 1, a minimum 5 metre wide landscape strip provided to the full length of the eastern and western sides of the proposed car park structure in the location indicatively marked as Structure Carpark Location on the Approved Plan: *Figure 6* to ensure screening and softening of the built form when viewed from either side. Landscape planting should comprise of large screening trees at approximately 6 to 10 metre centres and screening shrubs at 1 to 1.5m intervals

- (j) for uses in Precincts 1 and 3, feature landmark trees located around the vicinity of the site entry points, in a prominent location or natural gathering spot, to act as a wayfinding landmark for patrons to the site (*Note: landmark trees may be notable for their colour, form and/or scale*)
- (k) for uses in Precinct 3, street tree planting within the road verges of Aird Lane and the new public road extension where able to sit outside of defined vehicle safety clear zones and minimise interference with public infrastructure. Species should be selected for their size, signature nature and suitability to the locality.

ECOLOGY

Vegetation Protection Covenants

- 63. Prior to lodgement of the first development application within each Precinct or Sub-precinct of the Master Plan, the Big Pineapple site management entity must register a vegetation protection covenant pursuant to Section 97A(3)(b) of the *Land Title Act 1994* against the titles of all properties overlaid by both the areas identified as "State and Council Mapped Vegetation (combined Layer)" and "Offsets and Rehabilitation Areas" on the Approved Plan: *Figure 5*, as pertaining to the particular Precinct or Sub-precinct. The covenant document and a survey plan must be submitted to Council for endorsement prior to lodgement with the relevant titles authority. The covenant document must:
 - (a) incorporate the requirements of this development approval
 - (b) include Sunshine Coast Council as Covenantee
 - (c) reference Queensland Land Registry Standard Terms Document No. 715219876.
- 64. If a provision included in the covenant document is requisitioned or refused registration by the relevant titles authority, a substitute provision must be included in the document which as nearly as practicable addresses the objective sought by the requisitioned or refused provision. The wording of the substitute provision must be agreed by Council.
- 65. The following clauses must be included in all required vegetation covenant documents:
 - (a) the Covenantor further covenants with the Covenantee that all lot owners of lots upstream from the Land and the Covenantee must have full and free right at all times to allow for uninterrupted flow of creek and rainwater and drainage of all kinds inclusive of stormwater runoff flowing in concentration either continuously, intermittently or occasionally over and along the surface of the Covenant Area
 - (b) nothing in this covenant may be construed as allowing any person or entity other than the Covenantee to perform drainage works within the Covenant Area.
- 66. Where property boundaries are reconfigured at some time after the registration of the vegetation protection covenants required by this development approval, the newly configured lots must have the same covenants registered over them covering the same land area.

Land Revegetation, Rehabilitation and Vegetation Offsets

- 67. Any development application made within the Master Plan area that proposes the clearing of native vegetation in the areas identified as "State and Council Mapped Vegetation (combined Layer)" and "Local Native Vegetation (to be offset)" on the Approved Plan: *Figure 5* must provide an offset to Council in accordance with the following, unless the clearing is already subject to a State vegetation offset:
 - (a) the *Biodiversity, waterways and wetlands overlay code*
 - (b) the *Planning scheme policy for biodiversity offsets*,

- (c) the outcomes of the endorsed Overall Site Revegetation and Rehabilitation Strategy
- (d) the outcomes of the endorsed Overall Site Offset Management Plan.

The vegetation offset must occur prior to any vegetation clearing occurring on site, and must occur in either of the following ways:

- (i) planted offset works in accordance with a detailed Offset Rehabilitation Plan prepared under the *Biodiversity, waterways and wetlands overlay code* and *Planning scheme policy for biodiversity offsets*, and authorised by an operational works approval. The Offset Rehabilitation Plan must include a species palette incorporating a selection of native plant species endemic to the subject Regional Ecosystem.

(Note: planted offset works under this condition may occur within the required rehabilitation areas of the Master Plan and therefore contribute to achievement of the revegetation obligations of this development approval)

OR

- (ii) payment to Council of a monetary sum for the provision of offsets in accordance with the *Planning scheme policy for biodiversity offsets*. The amount to be paid must be agreed in writing by Council and paid in full prior to any vegetation clearing occurring. The contribution amount must include the market value of the receiving land together with all necessary associated rehabilitation and maintenance costs.

- 68. The Big Pineapple site management entity must ensure that satisfactory progress continues to be made on the revegetation of all land area identified for rehabilitation on the Approved Plan: *Figure 5* such that, prior to 2025, at least 50% of the land area identified for rehabilitation within the Master Plan area has been revegetated.
- 69. Prior to 2030, the Big Pineapple site management entity must ensure that all land area identified for rehabilitation on the Approved Plan: *Figure 5* is fully revegetated, rehabilitated, placed within vegetation protection covenants and removed of all weeds species listed in the following standards and legislation:
 - (a) *declared* plants under the *Land Protection (Pest and Stock Route Management) Act 2002* and sub-ordinate Regulation 2003
 - (b) *Sunshine Coast Local Government Area Pest Management Plan 2012-2016*.

All works must be undertaken in accordance with an operational works approval.

Fauna Management

- 70. Any development application made within the Master Plan area that proposes the clearing of vegetation must be accompanied by a Fauna Management Plan prepared by a qualified person* that incorporates the following provisions and outcomes:

Site inspection

- (a) Prior to any site disturbance, a site inspection will be completed by a suitably qualified ecologist to identify any hollow-bearing trees and/or other significant habitat features (i.e. den sites, nests, hollowed termitarium etc.). These will be clearly marked in the field with high visibility paint as well as shown on appropriately scaled plans.
- (b) Artificial nesting boxes of mixed sizes and comprising of materials of at least 30 years durability, will be installed within Vegetation Protection Covenant areas of the Master Plan to provide compensatory habitat for arboreal mammals and

hollow dependent avian species. Nesting boxes must be provided at a ratio of 1:1 for all occupied hollows and 1:2 for every non occupied hollow.

Pre-clearing fauna trapping

- (c) Subsequent to the site inspection, and prior to commencement of site clearing works, a pre-clearing trapping program will be completed targeting native ground-dwelling and arboreal mammals. The trapping program will be designed to progressively move through the site. Each area will be trapped for a minimum of four (4) nights, and any animals captured will be relocated to suitable habitat area/s in consultation with Council and the Department of Environment and Science (DES). Arboreal mammals captured will be re-located within suitably designed nest-boxes to be installed at the agreed release site.
- (d) Under scrubbing will not occur until the ecologist has confirmed the location and the extent of the trapped area, and clearly identified the limits of the trapped area on site using high visibility flagging tape.
- (e) The program will utilise the following trapping methodologies:
 - (i) Pitfall traps/funnel traps
 - (ii) Small (Type A) Elliott traps – installed both on the ground and on platforms on the trunks of trees;
 - (iii) Medium (Type B) Elliott traps – installed both on the ground and on platforms on the trunks of trees; and
 - (iv) Cage traps
 - (v) All traps will be baited with the universal mixture of peanut butter, honey and rolled oats.
 - (vi) Under scrubbing
 - (vii) Once each area has been trapped, and the extent of the trapped area clearly identified the groundcover and midstorey will be cleared utilising a slasher with a mulching head attachment or similar. Any hollow-bearing trees and/or other significant habitat features identified during the initial site inspection will be retained. All under scrubbing works will be completed with a suitably qualified fauna spotter/catcher in attendance.

Clearing non-habitat trees

- (f) After under scrubbing of each area is complete, non-habitat trees (i.e. trees other than those identified as habitat trees) will be cleared and stockpiled for mulching. Clearing of non-habitat trees will only occur where their removal will not impact on identified habitat trees (e.g. canopies do not interconnect with habitat trees).

Hollow inspection and removal

- (g) After under scrubbing and clearing on non-habitat trees, an elevated work platform or cherry-picker will be used in conjunction with a chainsaw operator and suitably qualified fauna spotter/catcher to inspect and remove hollows as necessary prior to habitat tree felling. This method involves the fauna spotter/catcher inspecting each of the potential habitat features (usually hollows, dreys and arboreal termite nests) to determine the presence of arboreal fauna. This process is detailed following the step by step basis below:
 - (i) The fauna spotter/catcher (with arborist unless the fauna spotter/catcher is a qualified chainsaw operator) will inspect each visible hollow or potential habitat resource (i.e. ringtail possum drey) identified in each tree using the cherry-picker. This is usually carried out by looking into hollows with the

assistance of a small torch, however, burrow and bore-scopes can also be useful for deep hollows.

- (ii) If fauna is located within a hollow, a piece of towel or rag will be firmly laced in the entrance to prevent the wildlife from escaping as in most cases arboreal fauna become aware of the presence of the fauna spotter/catcher and may attempt to flee the nesting/denning hollow due to a perceived threat. If an occupied ringtail possum drey is encountered, the fauna spotter/catcher should quietly approach (i.e. avoid contacting other branches) the drey in the cherry-picker bucket and physically capture the possum by placing the entire drey in a catch bag or only the possum if it emerges from the drey.
- (iii) Once the hollow entrance has been secured the arborist or fauna spotter/catcher will cut the entire hollow limb off below the cavity where the branch remains solid. In circumstances where a hollow continues into the main stem of the tree, a small window will be carefully cut into the hollow, allowing the fauna spotter/catcher to plug the hollow above and below the window, then the hollow limb removed and lowered to the ground in sections.
- (iv) When the fauna has been safely secured within its hollow, the entire limb can then be placed in the cherry-picker bucket or lowered to the ground using ropes depending on the size of the limb.
- (v) This limb will then be placed in a cool, quiet location until translocation to the recipient habitat site, when at dusk the hollow entrance is re-opened to allow the fauna to emerge of its own accord.
- (h) A written report will be provided to Council within two weeks of the completion of clearing that addresses the following:
 - (i) The length of clearing time.
 - (ii) Animal trapping prior to and during clearing.
 - (iii) Animal relocations.
 - (iv) Fauna injuries and euthanisations.
 - (v) Monitoring findings from nest boxes
- (i) All native bee hives of the genera *Tetragonula* (syn *Trigona*) and/or *Austroplebia* are to be recovered during any vegetation clearing on the subject site for relocation into the Vegetation Protection Covenants of the Master Plan; and/or recovered and "boxed-up" (if damaged) for later installation into Council Bushland and Esplanade Reserves.

**(Refer to Advisory Note)*

71. Vegetation must only be removed or disturbed in accordance with a fauna management plan prepared by a qualified person* and endorsed by Council.

**(Refer to Advisory Note)*

Bushfire Management

72. A copy of the endorsed Overall Site Bushfire Management Plan must be provided to the nearest fire authority.
73. Development applications made within the Master Plan area must be accompanied by a site-specific bushfire hazard assessment, management plan and evacuation plan, prepared by a qualified person* and in accordance with the endorsed Overall Site Master Bushfire Management Plan and the *Planning scheme policy for the bushfire hazard overlay code*.
74. All development and works must be carried out in accordance with the endorsed Overall Site Bushfire Management Plan and a site-specific bushfire management plan prepared by a qualified person* and endorsed by Council.

*(Refer to Advisory Note)

ENVIRONMENTAL HEALTH

Event Management

75. Events that occur within the Master Plan area must undertaken in accordance with a Development Permit for Material Change of Use and the following:

Event Type	Maximum Number of Patrons	Duration	Number
Major Event	5001- 15000*	7am-10pm	2 per annum
Minor Event	350-5000	7am-6pm	12 per annum

**Note: major events exceeding 15,000 patrons may be permitted only through a material change of use approval supported by relevant assessment reports including a traffic impact assessment report and noise impact assessment report for the maximum size of the events proposed on site.*

76. An Event Management Plan must be submitted to Council for endorsement at least eight (8) weeks prior to the public promotion and ticket sales of each event that occurs within the Master Plan area. Among other things as may be required by Council, each Event Management Plan must:
- incorporate a traffic and pedestrian management plan, including any temporary road closures, taxi ranks and public transport;
 - incorporate a noise management plan, that:
 - addresses all potential noise impacts in accordance with the Planning scheme policy for the nuisance code;
 - identifies how the potential impacts of noise from the event will be managed to satisfy the requirements of the *Environmental Protection Act 1994* and *Environmental Protection (Noise) Policy 2019*;
 - identifies any acoustic mitigation measures that may need to be put in place to achieve compliance with the requirements of the *Environmental Protection Act 1994* and *Environmental Protection (Noise) Policy 2019*. Acoustic mitigation measures may include, but not be limited to acoustic barriers, earthen berms, restrictions on hours of operation, restrictions on low frequency noise, broadband acoustic absorption for live entertainment stage areas, patron management.
 - incorporate a complaints management procedure to be followed and managed by the site operator;

- (d) incorporate a consultation management plan that details the nature and forms of consultation to be carried out, and who is responsible for undertaking consultation, and timing of consultation at least 30 days prior to the event;
 - (e) identify how the various aspects and potential adverse impacts of the event will be managed;
 - (f) demonstrate how all necessary services, facilities and amenities will be provided, including power supply, potable water, solid waste, toilets and waste water management;
 - (g) incorporate provision of relevant music, food and liquor licences;
 - (h) identify risk assessment, workplace health and safety and general patron safety measures;
 - (i) address bushfire management;
 - (j) address transport and access issues by a plan approved by Council, Department of Transport and Main Roads and Queensland Police Service;
 - (k) address water quality management in accordance with the requirements of the *Environmental Protection (Water) Policy 2019*;
 - (l) incorporate an emergency management plan, which outlines suitable communication and evacuation procedures, including traffic management, during an emergency on the site (including bushfire, flood and landslide);
 - (m) incorporate first aid procedures;
 - (n) identify site and patron security and event officials;
 - (o) incorporate owners consent and relevant insurances for all activities;
 - (p) identify management of night lighting and temporary signage and fencing;
 - (q) include provisions to avoid potential harm to koalas on the site during an event, including restricting domestic animals being brought to the site and restricting vehicle speeds during events;
 - (r) establish a priority contact phone number for local residents during events to report security issues, noise complaints, traffic issues or other event-related issues;
 - (s) be consistent with the requirements of the Master Plan Code and the relevant provisions of any past approvals;
 - (t) include new and improved practices that have been developed as a result of the experiences that have occurred in the conduct of previous events;
 - (u) be prepared in consultation with relevant authorities including the Queensland Police Service, Sunshine Coast Council, the Department of Transport & Main Roads and where necessary and the Queensland Fire and Rescue Service;
 - (v) be implemented as approved including any variations or conditions imposed.
77. Where an endorsed Event Management Plan is applicable to more than one event, Council must be provided an opportunity upon request to review and direct changes to the respective management plans having regard to the operation of and any complaints received during the previous events.

Acoustic Amenity

78. Acoustic measures and treatments must be incorporated into the layout, design and construction of all development within the Master Plan area in accordance with the

assumptions and conclusions of the endorsed Overall Site Noise Impact Assessment Report.

79. The Noise Impact Assessment report listed within this development approval must be amended to address the following requirements and resubmitted to Council prior to the submission of any related application for Material Change of Use, Reconfiguring a Lot or Operational Work*:
- (a) noise limits for *Major Events* must be established for $L_{Aeq(5min)}$ dB(A) and $L_{CEQ(5min)}$ dB(C) parameters measured at the mixing desk (located 30 metres from the stage), such that the noise criteria in Section 6.4 of the Report is achieved. These limits must also be included in Section 9 of the Report
 - (b) noise from *Minor Events* must not exceed the Acoustic Quality Objectives in the *Environmental Protection Noise Policy 2019* measured at a noise sensitive receptor
 - (c) remodelling of noise predictions incorporating wind data assimilation
 - (d) assessment and consideration of major events exceeding 15,000 patrons where proposed by the applicant.

The amended Noise Impact Assessment must be incorporated into the endorsed Overall Site Noise Impact Assessment Report.

*(Refer to Advisory Note)

80. Noise during *Major Events* must be tested for compliance at regular intervals by a qualified person* against the criteria required in Condition 79(a) above at the mixing desk area and at the boundary of closest sensitive receptors. Compliance testing must be undertaken in accordance with the latest version of the Department of Environment and Science - *Noise Measurement Manual*. A summary report of the compliance testing must be submitted to Council within 5 days after each *Major Event*, which includes the following:
- (a) testing results that demonstrate compliance with the noise criteria required by Condition 79(a) above, both at sensitive receivers and at the mixing desk area(s) located 30 metres from the stage(s)
 - (b) date and time of testing, and information relating to the performing artist at the time of testing
 - (c) weather conditions at the time of testing
 - (d) site plan showing the location of all compliance testing and sensitive receptors
 - (e) information relating to any complaints made regarding noise during the event
 - (f) discussion, conclusions and recommendations
81. Where an acoustic barrier is required to mitigate noise impacts, a continuous screening buffer must be planted in front of the acoustic barrier for its entire length, and must incorporate sufficient plant foliage to conceal the barrier, soften its appearance and break its linear nature.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	Sara At DSDMIP South East Qld (North) Regional Office PO Box 1129 Maroochydore Qld 4558 Mydas2 At (https://Prod2.Dev-Assess.Qld.Gov.Au/Suite/) Email:Seqnorthsara@dilgp.Qld.Gov.Au	<p>Planning Regulation 2017:</p> <ul style="list-style-type: none"> - 10.3.4.3.1 Clearing native vegetation - 10.8.2.3.1.1 Queensland heritage place (on or near a Queensland heritage place) - 10.8.2.3.2.1 Queensland heritage place (on or near a Queensland heritage place) - 10.9.4.1.1.1 Infrastructure - state transport infrastructure - 10.9.4.2.4.1 State transport corridors and future State transport corridors - 10.16.2.3.1.1 SEQ regional landscape and rural production area or SEQ Rural living area - tourist activity or sport and recreation activity - 10.16.6.4.1.1 SEQ regional landscape and rural production area or SEQ Rural living area - urban activity 	The agency provided its response on 9/9/2019 (reference No. 1709-1659 SRA).

DEVELOPMENT PLANS

The following development plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
		<i>Big Pineapple Master Plan</i>	13/11/2019
120	B	<i>Figure 1, Big Pineapple Master Plan – Plan Area</i> , prepared by Place Design Group	05/11/2019
121	B	<i>Figure 2, Big Pineapple Master Plan Zoning Plan</i> , prepared by Place Design Group	05/11/2019
122	B	<i>Figure 3, Big Pineapple Master Plan Precinct Plan</i> , prepared by Place Design Group	05/11/2019
123	B	<i>Figure 4, Big Pineapple Master Plan Heights Plan</i> , prepared by Place Design Group, as amended in red by Council	05/11/2019
124	B	<i>Figure 5, Big Pineapple Master Plan Native Vegetation Area Plan</i> , prepared by Place Design Group	05/11/2019
125	B	<i>Figure 6, Big Pineapple Renewal Development Intensity Plan</i> , prepared by Place Design Group	05/11/2019
126	B	<i>Figure 7, Big Pineapple Master Plan Boundary Landscape and Building Setback Plan</i> , prepared by Place Design Group	05/11/2019
127	B	<i>Figure 8, Big Pineapple Master Plan Vehicle Movement Plan</i> , prepared by Place Design Group	05/11/2019
128	B	<i>Figure 9, Big Pineapple Master Plan Pedestrian Movement Plan</i> , prepared by Place Design Group	05/11/2019

REFERENCED DOCUMENTS

The following documents are required to be amended, prior to becoming Referenced Documents for the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
QB042-01F02	A	Noise Impact Assessment, prepared by Renzo Tonin Ron Rumble	28/8/17
Amendments		<ul style="list-style-type: none"> Amend to reflect the requirements of Condition 79 of this Decision Notice 	

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

Aboriginal Cultural Heritage Act 2003

- There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

The *ACH Act* establishes a cultural heritage duty of care which provides that: "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage." It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Unit on 1300 378 401 to discuss any obligations under the *ACH Act*.

Easements and Future Works over External Land

- Should the conditions of this development approval require easements or works to be undertaken over land external to the site, Council recommends that easement and works requirements are negotiated with the relevant land owner/s prior to advancing to detailed design stages of the development to avoid unexpected costs or delays. To discuss easement or works requirements over Council owned or controlled land, please liaise directly with Council's Property Management Unit and note that compensation may be payable.

Other Laws and Requirements

- This approval relates to development requiring approval under the *Planning Act 2016* only. It is the applicant's responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth legislation or Council local law, prior to carrying out the development. Information with respect to other Council approvals, licences or permits may be found on the Sunshine Coast Council website (www.sunshinecoast.qld.gov.au). For information about State and Commonwealth requirements please consult with these agencies directly.

Infrastructure Charges

4. Infrastructure charges, determined in accordance with Council's Infrastructure Charges Resolution, will apply to future development approvals required by this Preliminary Approval.

Resubmission of Amended Documents Required

5. The conditions of this development approval require resubmission of the referenced Acoustic Report to Council with amendments. Please address the amended document/s to Council's Planning Assessment Unit with the reference no. MCU17/2064, separate to any operational works application. To avoid delays and assessment issues with the operational works application, it is recommended the document be resubmitted prior to lodgement of any operational works application. Should the amended document not be submitted, the applicant is advised that a preliminary approval may be issued in lieu of a development permit for the operational works.

Unitywater Advice

6. The site is outside Unitywater's Future Sewerage Connection Area, and as such no provision is being made to either extend the reticulation network or to allow a future connection to service this site.
7. The site is within Unitywater's Connection Area. Upgrade of the water supply infrastructure may be required to meet the demands of the use. Normal Connection Application practices would apply in regard to any upgrade to the water supply system and a network hydraulic assessment may be required to accompany applications.

URBAN DESIGN

Preparation of Public Art Master Plan

8. The conditions of this development approval require submission of a Public Art Master Plan (PAMP) to Council. The PAMP and documentation submitted to Council must:
 - (a) document the conceptual framework and artistic vision (e.g. themes / image / identity aims)
 - (b) identify building structures and areas of the site suitable for artwork (e.g. building faces, retaining walls, awnings, shelter structures, landscaped areas, and street furniture such as seating/benches)
 - (c) identify opportunities for art (e.g. entry statements, signature works, integrated art options or community art projects)
 - (d) identify integrated and sophisticated design methods
 - (e) identify and document varied and interesting materials and methodologies
 - (f) identify and document designs for longevity, low-maintenance and graffiti-proofing
 - (g) identify community engagement strategies.

Qualified Person

9. For the purpose of preparing a subtropical design performance statement, a qualified person is considered to be an independent Architect, registered with the Board of Architects of Queensland, or equivalent independent professional consultant, with a minimum of three (3) years current experience in the field of passive climatic design for the subtropics.

10. For the purpose of preparing an energy and sustainability performance statement, a qualified person is considered to be either an assessor in National Australian Built Environment Rating System or Green Building Council of Australia, Green Star, who is either:
 - (a) a Registered Professional Engineer of Queensland (RPEQ) with full NABERS or Green Star Assessment Accreditation and a minimum of three (3) years current experience in the field of Energy Efficiency Assessment and Certification; or
 - (b) a Registered Professional Energy Efficiency consultant with full NABERS or Green Star Assessment Accreditation and a minimum of three (3) years current experience in the field of Energy Efficiency Assessment and Certification
11. For the purpose of preparing a public art master plan, a qualified person is considered to be an arts consultant/artist with a minimum of three (3) years current experience in the field of public art.

ENGINEERING

Lodgement of Bonds

12. All bonds, including bank guarantees, must be accompanied by a completed bond lodgement form (available at <https://www.sunshinecoast.qld.gov.au/Development/Development-Applications/Development-and-Building-Bonds>). The completed form ensures Council has the necessary details to register bonds against the correct development or building works, and returns the bond to the correct entity upon completion. Council will not be able to receipt the bond without the completed form.

Qualified Person

13. For the purpose of preparing a geotechnical report, and for certifying geotechnical stability for the development, a qualified person is considered to be a person who:
 - (a) is a Registered Professional Engineer of Queensland (RPEQ)
 - (b) has a degree in civil engineering or engineering geology
 - (c) has a minimum of five (5) years experience in the field of geotechnical engineering or engineering geology.
14. For the purpose of certifying rainwater collection tanks for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ) or the holder of a relevant QBCC licence.
15. For the purpose of certifying flood levels for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ) experienced in hydraulics and hydrology.

Pre-Design Meeting Services

16. Council offers a free pre-design meeting service specifically for operational works applications. Applicants are encouraged to utilise this service prior to the submission of their operational works application to ensure that their application is not held up by avoidable design issues. It is anticipated that the pre-design meeting will ultimately assist in fast tracking the assessment of an operational works application once it is lodged with Council as a result of design and application issues being resolved or substantially resolved prior to the application being submitted. For more information on this service or to book a pre-design meeting please visit Council's website or contact (07) 5475 PLAN.

Building and Construction Industry (Portable Long Service Leave) Levy ("Qleave")

17. The QLeave levy must be paid prior to the issue of a Development Permit for Operational Works where required. Council will not be able to issue a development approval for operational works without receipt of details that the Levy has been paid. QLeave contact: 1800 803 491 (free call) or (07) 3212 6844.

Co-ordination of Operational Works Assessments

18. Additional application fees apply to operational work applications where the different aspects of the works are lodged separately. Significant savings in application fees will result if all works are lodged in a single application.

Preparation of a Preliminary Construction Management Plan

19. For each precinct, a preliminary construction management plan must be submitted with the operational works application and must address the following:
- (a) traffic management during all aspects of the construction phase including:
 - (i) a traffic management control plan in accordance with the *Manual of Uniform Traffic Control Devices (MUTCD)* detailing all temporary signage and traffic control measures prior to construction
 - (ii) maintenance of safe pedestrian access for the areas affected by the works during and after daily construction has ceased
 - (iii) proposed fencing to the site during the construction phase of the development
 - (iv) approval of the traffic management control plan by the Department of Transport and Main Roads (TMR) for any works on State-controlled roads
 - (v) provision for worker car parking
 - (b) maintenance and protection of water quality and existing drainage lines through the construction site, through the implementation of appropriate erosion and sediment control measures
 - (c) works programme identifying key components of the works and their respective durations
 - (d) establishment of a communication protocol with the general public, adjoining owners, emergency services and local businesses to advise of agreed construction times, impacts on traffic, services and other relevant issues
 - (e) identification of complaint management procedures including:
 - (i) contact details for the on-site manager
 - (ii) dispute resolution procedures

Note: It is acknowledged that the preliminary construction management plan will be a draft document requiring finalisation upon appointment of the principal contractor employed to construct the works and a final document will be required to be submitted at the pre-start meeting for the project.

Design of Private Infrastructure

20. All private infrastructure for the development must be designed to meet the planning scheme requirements unless otherwise agreed by the relevant authority.

Bioretention Basin Educational Signage

21. Suggested wording for the permanent educational signage required by this development approval is as follows:

"BIORETENTION BASIN - This bioretention basin reduces the pollution of our waterways by reducing the amount of heavy metals, litter, suspended solids, and nutrients discharged to (insert name of receiving waters)".

LANDSCAPE AND ECOLOGY

Harvesting of Timber

22. Trees of value for harvesting/milling/woodturning subject to clearing to facilitate this development must be recovered for milling (if economically viable) and/or mulched; hollow logs and tree root stumps and large rocks are to be incorporated into the revegetation/offset planting areas at the rate of approximately 20 tonne per hectare.

Qualified Person

23. For the purpose of preparing an arborist report, a qualified person is considered to be a person with either:
- (a) ISA certification; or
 - (b) a Diploma of Arboriculture in addition to a minimum of three (3) years current experience in the field of arboriculture.
24. For the purpose of preparing a rehabilitation plan, a qualified person is considered to be a landscape architect or ecologist with a minimum of three (3) years current experience in the field of landscape design.
25. For the purpose of preparing a fauna management plan, a qualified person is considered to be an ecologist with a minimum of three (3) years current experience in the field of fauna assessment and management.
26. For the purpose of preparing a bushfire management plan, and for certifying compliance with the bushfire requirements of this development approval, a qualified person is considered to be an ecologist with a minimum of three (3) years current experience in the field of bushfire assessment and management.
27. For the purpose of preparing a Landscape Masterplan or Concept Plan, a qualified person is considered to be a landscape architect, landscape designer and/or horticulturist with a minimum of three (3) years current experience in the field of landscape design.
28. For the purpose of preparing an arborist report, a qualified person is considered to be a person with either:
- (a) ISA certification; or
 - (b) a Diploma of Arboriculture in addition to a minimum of three (3) years current experience in the field of arboriculture.

ENVIRONMENTAL HEALTH

Qualified Person

29. For the purpose of certifying acoustic matters or treatments for the development, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland (RPEQ);
 - (b) an environmental consultant with a minimum of three (3) years current experience in the field of acoustics.

Food Premises

30. Where the approved use includes a food premise, in accordance with the *Food Act 2006* and the *Food Standards Code* the premises must be registered and the operator licensed. Please contact Council's Healthy Places Unit via the Customer Service Centre for further information in respect of a licence.

On Site-Effluent Treatment and Disposal – ERA 63

31. The establishment of a waste water treatment and disposal system for the site requires a permit to be obtained from Council under the *Plumbing and Drainage Act 2018*. An Effluent Disposal Report prepared by an accredited Site & Soil Evaluator for the On-Site Sewerage Facility will be required. The system must be designed in accordance with the *Queensland Plumbing and Wastewater Code* (Department of Housing and Public Works, 2019) Sections F1 and Part 2 and AS1547:2012 - On-site Domestic Wastewater Management. An operation and maintenance management plan will be required as a part of the Site & Soil Evaluation report. Where an effluent disposal system's design capacity exceeds twenty-one (21) to one-hundred (100) Equivalent Persons for a site, an Environmental Authority is required to be obtained from the Department of Environment & Science.

Environmental Harm

32. *The Environmental Protection Act 1994* requires that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Contact Council or the Department of Environment & Science for further information with respect to *Environmental Protection Act 1994* requirements.

Environmentally Relevant Activities

33. *The Environmental Protection Act 1994* prescribes specific Environmentally Relevant Activities (ERA) that require a Development Approval and/or Environmental Authority in order to be carried out on land. The administration and enforcement responsibility for ERAs is divided between State and Local Government. It is unlawful for a person to carry out an ERA without an Environmental Authority granted by the Administering Authority. Contact the Department of Environment & Science for further information on ERAs.

PROPERTY NOTES

Not applicable.

VARIATION APPROVAL

A variation approval under the *Planning Act 2016* has been granted. Variations from the planning scheme that are applicable to any future development application over the premises are identified in this approval.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permits for Material Change of Use, Reconfiguring a Lot, Operational Work and Building Work to establish the Big Pineapple Master Plan are required as a result of this approval.

SUBMISSIONS

There were 42 Properly Made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each Properly Made submission is provided and attached.

INCONSISTENCY WITH EARLIER APPROVAL

Not applicable.

ENVIRONMENTAL AUTHORITY

Not applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

OTHER DETAILS

If you wish to obtain more information about Council's decision, please refer to the approval package for the application on Council's Development.i webpage at www.sunshinecoast.qld.gov.au, using the application number referenced herein.