



Department of  
State Development,  
Manufacturing,  
Infrastructure and Planning

RA6-N  
SARA reference: 1709-1659 SRA  
Council reference: MCU17/2064  
Applicant reference: 1115110

9 September 2019

Chief Executive Officer  
Sunshine Coast Regional Council  
Locked Bag 72  
Sunshine Coast Mail Centre Qld 4560  
mail@sunshinecoast.qld.gov.au

Attention: Ms Renee Saunders

Dear Ms Saunders

## SARA response—The Big Pineapple Renewal, Nambour Connection Road, Woombye

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning (the department) on 23 November 2017.

### Response

Outcome: Referral agency response - Preliminary approval (with conditions)

Under section 56(2)(b)(ii) of the *Planning Act 2016*, the department requires the assessment manager to approve different variations to those sought:

- Allow the area of land identified in the Big Pineapple Renewal Master Plan to have the effect of being located within the Tourism zone of the *Sunshine Coast Planning Scheme 2014* for the purpose of:
  - Categorising development as prohibited, assessable or accepted development
  - Specifying the categories of assessment required for different types of assessable development
  - Setting out the matters (assessment benchmarks) that the assessment manager must assess assessable development against

South East Queensland (North) regional  
office  
Mike Ahern Building, Level 3, 12 First  
Avenue, Maroochydore  
PO Box 1129, Maroochydore QLD 4558

Item 8.2 Development Application - Preliminary Approval for Material Change of Use to establish an integrated tourist facility at Nambour Connection Road, Aird Lane, and Garrad Road, Woombye  
Attachment 2 Concurrence Agency Response

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- Approve the Big Pineapple Renewal Master Plan Report dated February 2019 as amended in red
- Approve alternative tables of assessment and assessment benchmarks as set out within the Big Pineapple Local Plan dated 29 July 2019.

Date of response: 9 September 2019

Conditions: The conditions in **Annexure 1** must be attached to any development approval.

Advice: Advice to the applicant is in **Annexure 2**.

Reasons: The reasons for the referral agency response are in **Annexure 3**.

### Development details

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Description:	Preliminary approval that includes a variation request	Material change of use of premises to vary the effect of the <i>Sunshine Coast Planning Scheme 2014</i> (Integrated Tourist Facility)
SARA role:	Referral agency	
SARA trigger:	<p>Schedule 10, Part 3, Division 4, Table 3 (Planning Regulation 2017)—Development application for a material change of use involving clearing of native vegetation</p> <p>Schedule 10, Part 8, Division 2, Subdivision 3, Table 1 (Planning Regulation 2017)—Development application for development on a Queensland heritage place</p> <p>Schedule 10, Part 8, Division 2, Subdivision 3, Table 2 (Planning Regulation 2017)—Development application for a material change of use on a lot that contains a Queensland heritage place or on a lot that shares a common boundary with a Queensland heritage place</p> <p>Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 (Planning Regulation 2017) Development application for a material change of use for purposes stated in and exceeding the thresholds in schedule 20 of the Planning Regulation 2017</p> <p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017)—Development application for a material change of use within 25m of a state-controlled road</p> <p>Schedule 10, Part 16, Division 2, Subdivision 3, Table 1 (Planning Regulation 2017)—Development application for a material change of use of premises for a tourist activity or sport and recreation activity in the SEQ regional landscape and rural production area</p> <p>Schedule 10, Part 16, Division 6, Subdivision 4, Table 2 (Planning Regulation 2017)—Development application for a material change of use of premises for an urban activity in the SEQ regional landscape and rural production area</p>	
SARA reference:	1709-1659 SRA	
Assessment manager:	Sunshine Coast Regional Council	
Street address:	6, 43, 55, 63, 76, 79, 84, 85, 91 and 104 Nambour Connection Road, 77, 83, 87 91 and 105 Aird Lane and 52 Garrad Road, Woombye	
Real property description:	Lots 2, 11 and 197 CG2939, Lot 1 RP101860, Lots 1 and 2 RP154927, Lot 1 RP27796, Lot 2 RP111181, Lot 2 RP111446, Lots 1	

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and 2 RP168426, Lot 2 RP228921, Lot 2 RP27899, Lot 3 C311179,  
Lot 544 CG3592, Lot 5 RP205097 and Lot 1 RP130151

Applicant name: Big Pineapple Corp Pty Ltd c/- Place Design Group

Applicant contact details: Mr Nick Holt  
PO Box 419  
Fortitude Valley QLD 4006  
brisbane@placedesigngroup.com

State-controlled road access permit: This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved
- Reference: TMR17-022672
- Date: 22 August 2019

If you are seeking further information on the road access permit, please contact the North Coast District Development Assessment Team within the Department of Transport and Main Roads on (07) 5451 7055 or via email North.Coast.IDAS@tmr.qld.gov.au.

## Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules). Copies of the relevant provisions are in **Annexure 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Celeste Bownds, Senior Planning Officer, on (07) 5352 9707 or via email SEQNorthSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Rachel Hunter  
**Director-General**

cc: Big Pineapple Corp Pty Ltd c/- Place Design Group, brisbane@placedesigngroup.com

Enc: Annexure 1 - Referral agency conditions  
Annexure 2 - Advice to the applicant  
Annexure 3 - Reasons for referral agency response  
Annexure 4 - Representations about a referral agency response  
Annexure 5 - Approved plans and specifications

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**Annexure 1—Referral agency conditions**

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Annexure 5)

No.	Conditions	Condition timing
<b>Preliminary approval – Material change of use</b>		
Clearing native vegetation—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Natural Resources, Mines and Energy to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	The clearing of native vegetation under this development approval is limited to the areas identified as Area A (A1-A21), Area B (B1-B11) and Area C (C1-C2) as shown on attached Technical Agency Response Plan, reference: TARP 1709-1659 SRA, Sheets 1 – 8, Date: 8 April 2019.	At all times
2.	For Precinct 1 enter into an agreed delivery arrangement to deliver an environmental offset in accordance with the <i>Environmental Offsets Act 2014</i> to counterbalance the significant residual impacts (SRI) on the matters of state environmental significance being: <ul style="list-style-type: none"> <li>(a) 1.15 ha of regional ecosystem 12.9-10.14 that is an SRI on remnant vegetation that is essential habitat; and</li> <li>(b) 0.19 ha of regional ecosystem 12.3.5 that is an SRI on remnant vegetation that is essential habitat; and</li> <li>(c) 0.01 ha of regional ecosystem 12.3.2 that is an SRI on remnant vegetation that is essential habitat; and</li> <li>(d) 0.2 ha of regional ecosystem 12.9-10.14 that is an SRI on remnant vegetation located within a defined distance from the defining banks of a relevant watercourse or relevant drainage feature; and</li> <li>(e) 0.01 ha of regional ecosystem 12.3.5 that is an SRI on remnant vegetation located within a defined distance from the defining banks of a relevant watercourse or relevant drainage feature.</li> </ul>	Prior to commencing any works that impact on the prescribed environmental matter
3.	For Precinct 2 enter into an agreed delivery arrangement to deliver an environmental offset in accordance with the <i>Environmental Offsets Act 2014</i> to counterbalance the significant residual impacts (SRI) on the matters of state environmental significance being: <ul style="list-style-type: none"> <li>(a) 5.1 ha of regional ecosystem 12.9-10.14 that is an SRI on remnant vegetation that is essential habitat; and</li> <li>(b) 0.1 ha of regional ecosystem 12.3.1 that is an SRI on remnant vegetation that is essential habitat; and</li> <li>(c) 0.19 ha of regional ecosystem 12.9-10.14 that is an SRI on remnant vegetation located within a defined distance from the defining banks of a relevant watercourse or relevant drainage feature.</li> </ul>	Prior to commencing any works that impact on the prescribed environmental matter
4.	For Precinct 3 enter into an agreed delivery arrangement to deliver an environmental offset in accordance with the <i>Environmental Offsets</i>	Prior to commencing any works that impact

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	<p><i>Act 2014</i> to counterbalance the significant residual impacts (SRI) on the matters of state environmental significance being:</p> <p>(a) 0.18 ha of regional ecosystem 12.9-10.14 that is an SRI on remnant vegetation that is essential habitat; and</p> <p>(b) 0.03 ha of regional ecosystem 12.9-10.14 that is an SRI on remnant vegetation located within a defined distance from the defining banks of a relevant watercourse or relevant drainage feature; and</p> <p>(c) 0.1 ha of regional ecosystem 12.9-10.14 that is an SRI on remnant vegetation intersecting a wetland.</p>	on the prescribed environmental matter
5.	For Precinct 5 enter into an agreed delivery arrangement to deliver an environmental offset in accordance with the <i>Environmental Offsets Act 2014</i> to counterbalance the significant residual impact (SRI) on the matter of state environmental significance being: 0.03 ha of regional ecosystem 12.9-10.14 that is an SRI on remnant vegetation that is essential habitat.	Prior to commencing any works that impact on the prescribed environmental matter
6.	For Precinct 6 enter into an agreed delivery arrangement to deliver an environmental offset in accordance with the <i>Environmental Offsets Act 2014</i> to counterbalance the significant residual impact (SRI) on the matter of state environmental significance being:	Prior to commencing any works that impact on the prescribed environmental matter
	<p>(a) 0.01 ha of regional ecosystem 12.9-10.14 that is an SRI on remnant vegetation that is essential habitat; and</p> <p>(b) 0.01 ha of regional ecosystem 12.9-10.14 that is an SRI on remnant vegetation intersecting a wetland.</p>	
Queensland heritage place—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment and Science to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
7.	<p>The development on and adjoining the Queensland heritage place must be carried out generally in accordance with:</p> <p>(a) Table 13: Hierarchy of significant elements and values, as amended in red; and</p> <p>(b) Policies 27-42 and Policy 43 within Section 6.2 Managing Change, as amended in red</p> <p>within The Big Pineapple Conservation Management Plan, prepared by Australian Heritage Specialists Pty Ltd, Date: 05/07/19, revision 4.</p>	At all times
8.	<p>(a) Have the following documents prepared by a member of ICOMOS Australia:</p> <p>i. an archival recording comprising photographs and measured drawings of the existing Big Pineapple (former Sunshine Plantation); and</p> <p>ii. a scope of work document for the archival recording in accordance with the technical requirements of the Archival Recording of Heritage Places guideline, prepared by the Department of Environment and Heritage Protection under section 173 of the <i>Queensland Heritage Act 1992</i>.</p> <p>(b) The photographic recording, as referenced in the Archival Recording of Heritage Places guideline, must include images of elements of cultural heritage significance, a key plan or plans,</p>	(a) - (d) Prior to the commencement of works

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	<p>an index sheet, a photographic report and photographic images submitted in JPEG format or TIFF format.</p> <p>(c) The measured drawings, as referenced in the Archival Recording of Heritage Places guideline, must include plans, elevations, sections, and details of elements of cultural heritage significance including topography and vegetation present on the site.</p> <p>(d) Submit:</p> <ol style="list-style-type: none"> <li>i. The scope of work document for the archival recording to Environmental Services and Regulation, Department of Environment and Science at palm@des.qld.gov.au; and</li> <li>ii. A digital copy of the archival recording to Environmental Services and Regulation, Department of Environment and Science at palm@des.qld.gov.au; and</li> <li>iii. A copy of the archival recording to the John Oxley Library.</li> </ol>	
9.	<p>The development must maintain or enhance the cultural heritage significance of the views and vistas from Vantage Points A-D within and to the Big Pineapple (former Sunshine Plantation) as identified in:</p> <ul style="list-style-type: none"> <li>• Section 3.2.9 Vantage Points; and</li> <li>• Figure 58: Views and vistas, primary vantage points within The Big Pineapple Conservation Management Plan, prepared by Australian Heritage Specialists Pty Ltd, Date: 05/07/19, revision 4.</li> </ul> <p>The development must be undertaken generally in accordance with Figure 16: Heritage Framework of the Big Pineapple Renewal Master Plan Report, prepared by Place Design Group, dated February 2019 and received on 08/02/19, as amended in red, and ensure:</p> <ol style="list-style-type: none"> <li>(a) Views to heritage elements of exceptional and high significance are not obscured; and</li> <li>(b) The Big Pineapple structure remains prominent as a landmark tourist attraction and new structures must not distract attention from the Big Pineapple structure or be perceived to be of greater height than the Big Pineapple structure; and</li> <li>(c) New buildings and structures must not obscure, impede or dominate the silhouette of features of exceptional and high significance within views from Vantage Points A and B.</li> </ol>	At all times
10.	<p>The pineapple plantations and orchard are to be reconstructed in the areas identified in Appendix C – Recommended Locations for Reconstructed Pineapple Plantations within The Big Pineapple Conservation Management Plan, prepared by Australian Heritage Specialists Pty Ltd, Date: 05/07/19, revision 4.</p>	Prior to the commencement of use and to be maintained at all times
11.	<p>(a) Have the following documents prepared in accordance with the Burra Charter, 2013:</p> <ol style="list-style-type: none"> <li>i. Landscape Heritage Master Plan that:</li> </ol>	(a) and (b) Prior to submission of the first subsequent application

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	<ul style="list-style-type: none"> <li>• manages landscape features and views within the site; and</li> <li>• is endorsed by a landscape architect that is an ICOMOS member to be in accordance with the Burra Charter, 2013</li> </ul> <p>ii. Signage and Moveable Heritage Assessment that:</p> <ul style="list-style-type: none"> <li>• manages items of movable heritage; and</li> <li>• is endorsed by an ICOMOS member to be in accordance with the Burra Charter, 2013</li> </ul> <p>iii. Interpretation Plan that:</p> <ul style="list-style-type: none"> <li>• demonstrates a comprehensive approach to interpretation of the significance of the heritage place; and</li> <li>• is endorsed by an ICOMOS member to be in accordance with the Burra Charter, 2013</li> </ul> <p>iv. Conditions Assessment that prioritises necessary conservation works.</p> <p>(b) Submit the documents required in part (a) to Environmental Services and Regulation, Department of Environment and Science at palm@des.qld.gov.au.</p>	<p>for a development permit for:</p> <ul style="list-style-type: none"> <li>• development on a Queensland heritage place; or</li> <li>• a material change of use on a lot that shares a common boundary with a Queensland heritage place</li> </ul>
<p>State transport infrastructure—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:</p>		
<p>12.</p>	<p>Road access locations are to be maintained at their existing location and standard between Nambour Connection Road and:</p> <ul style="list-style-type: none"> <li>• Lot 1 on RP154927</li> <li>• Lot 2 on RP154927</li> <li>• Lot 197 on CG2939</li> <li>• Lot 2 on RP111446</li> <li>• Lot 11 on CG2939</li> <li>• Lot 544 on CG3592</li> <li>• Lot 1 RP130151.</li> </ul>	<p>At all times prior to the construction of the works required under Condition 13 and Condition 14</p>
<p>13.</p>	<p>(a) The road access is to be located at the existing access approximately 100 metres east of the Nambour Connection Road / Garrad Road / Shultz Road intersection generally in accordance with Figure 21: Overall Concept Plan of the Big Pineapple Renewal Master Plan Report, prepared by Place Design Group, dated February 2019 and received on 08/02/19.</p> <p>(b) Road access works must be provided on Nambour Connection Road generally in accordance with Figure 14: Required intersection configuration of the Big Pineapple Renewal at Nambour Connection Road, Woombye State-Controlled Road Impacts, prepared by Holland Traffic Consulting Pty Ltd, reference 15.s.40.12, dated 14/05/19 and comprise:</p> <ul style="list-style-type: none"> <li>i. a signalised three leg intersection with six through lanes on Nambour Connection Road of a minimum of 500 metres length on both the approach and departure lanes at the intersection</li> <li>ii. the additional eastbound departure lane is to be continuous to the Bruce Highway / Nambour</li> </ul>	<p>(a) – (c) Prior to the commencement of any use north of Nambour Connection Road that exceeds 15% of the development as shown in Table 7: Estimated visitation of the Big Pineapple Renewal across the first 10 years of operation within the Big Pineapple Renewal at Nambour Connection Road, Woombye State-Controlled Road Impacts, prepared by Holland Traffic</p>

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	<p>Connection Road / Maroochydore Road interchange upgrade project works</p> <ul style="list-style-type: none"> <li>iii. closure of the existing informal service road that services the northern bus stop and undertake the bus stop infrastructure works as required under Condition 25</li> <li>iv. the western leg configuration:             <ul style="list-style-type: none"> <li>o three through lanes</li> <li>o left slip lane of 60 metres excluding tapers; and</li> <li>o right turn pocket of 120 metres excluding tapers, with painted chevron installed until the southern leg is constructed</li> </ul> </li> <li>v. the eastern leg configuration:             <ul style="list-style-type: none"> <li>o three through lanes</li> <li>o two right turn pockets of 100 metres and 130 metres, excluding tapers</li> </ul> </li> <li>vi. the northern leg configuration:             <ul style="list-style-type: none"> <li>o a left turn lane of 80 metres excluding tapers, with painted chevron installed until the southern leg is constructed</li> <li>o a left turn continuous lane extending for a minimum of 80 metres</li> <li>o a through lane of 80 metres excluding tapers</li> <li>o a right turn lane of 60 metres excluding tapers</li> </ul> </li> <li>vii. provision for a southern leg with a configuration of:             <ul style="list-style-type: none"> <li>o a left slip lane of 60 metres excluding tapers</li> <li>o a continuous through lane</li> <li>o a right turn lane of 70 metres excluding tapers</li> </ul> </li> <li>viii. a median on the western leg extending past the intersection of Nambour Connection Road / Shultz Road and Garrad Road</li> <li>ix. advanced warning flashing signs for eastbound traffic on the western approach</li> <li>x. new speed signs reducing the posted speed limit to 80km/h</li> <li>xi. traffic signal cycle time that is coordinated with the traffic signals on the Bruce Highway / Nambour Connection Road / Maroochydore Road interchange</li> <li>xii. a design of 90km/h for a posted speed limit of 80km/h.</li> </ul> <p>(c) The road works must be designed and constructed in accordance with the Department of Transport and Main Roads Road Planning and Design Manual and Manual of Traffic Control Devices.</p>	<p>Consulting Pty Ltd, reference 15.s.40.12, dated 14/05/19.</p>
<p>14.</p>	<ul style="list-style-type: none"> <li>(a) The road access is to be located at the existing access approximately 100 metres east of the Nambour Connection Road / Garrad Road / Shultz Road intersection generally in accordance with Figure 21: Overall Concept Plan of the Big Pineapple Renewal Master Plan Report, prepared by Place Design Group, dated February 2019 and received on 08/02/19.</li> <li>(b) Road access works must be provided on Nambour Connection Road generally in accordance with Figure 14: Required</li> </ul>	<p>(a) - (c) Prior to the commencement of any use south of Nambour Connection Road except for Precinct 5 – Major Event Space and Precinct 4 – Travel Centre OR prior to</p>



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	<p>intersection configuration of the Big Pineapple Renewal at Nambour Connection Road, Woombye State-Controlled Road Impacts, prepared by Holland Traffic Consulting Pty Ltd, reference 15 s.40.12, dated 14/05/19 and comprise:</p> <ul style="list-style-type: none"> <li>i. a signalised four leg intersection with six through lanes on Nambour Connection Road of a minimum of 500 metres length on both the approach and departure lanes at the intersection</li> <li>ii. the additional eastbound departure lane is to be continuous to the Bruce Highway / Nambour Connection Road / Maroochydore Road interchange upgrade project works</li> <li>iii. closure of the existing informal service road that services the northern bus stop and undertake the bus stop infrastructure works as required under Condition 25</li> <li>iv. the western leg configuration:             <ul style="list-style-type: none"> <li>o three through lanes</li> <li>o left slip lane of 60 metres excluding tapers; and</li> <li>o right turn pocket of 120 metres excluding tapers</li> </ul> </li> <li>v. the eastern leg configuration:             <ul style="list-style-type: none"> <li>o three through lanes</li> <li>o a left slip lane of 60 metres, excluding tapers</li> <li>o two right turn pockets of 100 metres and 130 metres, excluding tapers</li> </ul> </li> <li>vi. the northern leg configuration:             <ul style="list-style-type: none"> <li>o a left turn lane of 80 metres excluding tapers</li> <li>o a left turn continuous lane extending for a minimum of 80 metres</li> <li>o a through lane of 80 metres excluding tapers</li> <li>o a right turn lane of 60 metres excluding tapers</li> </ul> </li> <li>vii. the southern leg configuration:             <ul style="list-style-type: none"> <li>o a left slip lane of 60 metres</li> <li>o a continuous through lane</li> <li>o a right turn lane of 70 metres excluding tapers</li> </ul> </li> <li>viii. a median on the western leg extending past the intersection of Nambour Connection Road / Shultz Road and Garrad Road</li> <li>ix. advanced warning flashing signs for eastbound traffic on the western approach</li> <li>x. new speed signs reducing the posted speed limit to 80km/h</li> <li>xi. traffic signal cycle time that is coordinated with the traffic signals on the Bruce Highway / Nambour Connection Road / Maroochydore Road interchange</li> <li>xii. traffic signal phasing for the northern and southern approaches to the intersection that operate on alternate cycles</li> <li>xiii. a design of 90km/h for a posted speed limit of 80km/h.</li> </ul> <p>(c) Road works at the Nambour Connection Road / Aird Lane intersection to close the intersection and remove and make good the Aird Lane connection to Nambour Connection Road.</p> <p>(d) Either:</p>	<p>2023, whichever occurs first</p> <p>(d) Prior to the commencement of any Precinct with access to Garrad Road</p> <p>(e) At all times</p>
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	<ul style="list-style-type: none"> <li>i. Road works comprising an auxiliary left turn treatment must be provided on Nambour Connection Road at the intersection of Nambour Connection Road and Garrad Road; or</li> <li>ii. No access to Garrad Road is provided for any adjoining Precinct.</li> </ul> <p>(e) The road works must be designed and constructed in accordance with the Department of Transport and Main Roads Road Planning and Design Manual and Manual of Traffic Control Devices.</p>	
15.	The use of Precinct 4 – Travel Centre must not commence until the Department of Transport and Main Roads Bruce Highway / Nambour Connection Road / Maroochy Road interchange upgrade works are completed and open to traffic.	As detailed in the condition
16.	The development must provide 'primary pedestrian connectivity' and 'secondary pedestrian connectivity' generally in accordance with Figure 21: Overall Concept Plan of the Big Pineapple Renewal Master Plan Report, prepared by Place Design Group, dated February 2019 and received on 08/02/19.	Prior to the commencement of use and to be maintained at all times for the relevant development stage
17.	<p>(a) The development must provide a disability access compliant, grade separated pedestrian crossing over the Nambour Connection Road generally in accordance with the Figure 21: Overall Concept Plan of the Big Pineapple Renewal Master Plan Report, prepared by Place Design Group, dated February 2019 and received on 08/02/19 and the Department of Transport and Main Roads Road Planning and Design Manual and Manual of Traffic Control Devices.</p> <p>OR</p> <p>(b) Submit RPEQ certification to the North Coast District Development Assessment Team (North.Coast.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads including:</p> <ul style="list-style-type: none"> <li>i. Plans certified by an RPEQ that demonstrate the existing pedestrian overpass is in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i>, the Department of Transport and Main Roads Road Planning and Design Manual and Bridge Design and Assessment Criteria;</li> <li>ii. Certification of inspection of the existing structure in accordance with the Department of Transport and Main Roads Structures Inspection Manual 2016 by a suitably qualified expert endorsed by the Department of Transport and Main Roads.</li> </ul>	<ul style="list-style-type: none"> <li>(a) Prior to the commencement of any use and to be maintained at all times</li> <li>(b) Prior to the commencement of any use and to be maintained at all times prior to the construction of the works required under Condition 18</li> </ul>

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18.	The development must provide a disability access compliant, grade separated pedestrian crossing over the Nambour Connection Road generally in accordance with the Figure 21: Overall Concept Plan of the Big Pineapple Renewal Master Plan Report, prepared by Place Design Group, dated February 2019 and received on 08/02/19 and the Department of Transport and Main Roads Road Planning and Design Manual and Bridge Design and Assessment Criteria.	Prior to the construction of the works required under Condition 13 and to be maintained at all times
19.	<p>(a) A Transport Management Plan must be prepared by a RPEQ for visitor transportation between the northern and southern sites and pedestrian connectivity and given to the North Coast District Development Assessment Team (North.Coast.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads.</p> <p>(b) The Transport Management Plan must address the operation of the private shuttle bus, demonstrate how visitors will be able to travel safely to and from the southern and northern sites and how safe and direct pedestrian connectivity to the bus stops will be maintained prior, during and following construction of the signalized intersection, grade separated pedestrian overpass and relocated bus stops.</p> <p>(c) The site operations must be in accordance with the Transport Management Plan.</p>	<p>(a) and (b) Prior to the commencement of any use</p> <p>(c) At all times</p>
20.	<p>(a) Any existing vehicular property access that is not the access approved under Condition 13 that is located between Lot 1 on RP154927, Lot 2 on RP154927, Lot 197 on CG2939, and Lot 5 on RP205097 and Nambour Connection Road must be permanently closed and removed.</p> <p>(b) Any table drain between the pavement edge and the property boundary must be reinstated in accordance with the Department of Transport and Main Roads Road Planning and Design Manual and at no cost to the Department of Transport and Main Roads.</p>	(a) and (b) At the time of construction of the works required under Condition 13
21.	<p>(a) The applicant must register reciprocal access easements on the titles of the existing lots for the shared access north of Nambour Connection Road.</p> <p>(b) The applicant must provide to the North Coast District Development Assessment Team (North.Coast.IDAS@tmr.qld.gov.au) of the Department of Transport and Main Roads a copy of Registration Confirmation Statement/s and easement registration dealing number/s as evidence of the registration of the easement/s referred to in part (a) of this condition.</p>	(a) and (b) Within 60 business days of the completion of the works required under Condition 13
22.	<p>(a) Any existing vehicular property access that is not the access approved under Condition 14 that is located between Lot 3 on C311179, Lot 544 on CG3592, Lot 2 on CG2939, Lot 1 RP130151, Lot 11 on CG2939, Lot 2 on RP111446, Lot 1 on RP27796, Lot 2 on RP168426, Lot 2 on RP111181, Lot 1 on RP101860 and Lot 2 on RP228921 and Nambour Connection Road must be permanently closed and removed.</p> <p>(b) Any table drain between the pavement edge and the property boundary must be reinstated in accordance with the Department</p>	(a) and (b) At the time of construction of the works required under Condition 14

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	of Transport and Main Roads Road Planning and Design Manual and at no cost to the Department of Transport and Main Roads.	
23.	<p>(a) The applicant must register reciprocal access easements on the titles of the existing lots for the shared access south of Nambour Connection Road.</p> <p>(b) The applicant must provide to the North Coast District Development Assessment Team (North.Coast.IDAS@tmr.qld.gov.au) of the Department of Transport and Main Roads a copy of Registration Confirmation Statement/s and easement registration dealing number/s as evidence of the registration of the easement/s referred to in part (a) of this condition.</p>	(a) and (b) Within 60 business days of the completion of the works required under Condition 14
24.	<p>(a) Submit a detailed drawing prepared by a RPEQ to the North Coast District Development Assessment Team (North.Coast.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads that demonstrates the following can be provided:</p> <ol style="list-style-type: none"> <li>i. passenger loading zones and/or dedicated taxi facilities located parallel to the kerb and adjacent to the entrance of uses listed in Section 7.4.1, Chapter 7 – Taxi Facilities of the TransLink Public Transport Infrastructure Manual (PTIM) 2015</li> <li>ii. parking bays in passenger loading zones and/or dedicated taxi facilities in accordance with AS2890.5 - Parking facilities, Part 5: On-street parking with at least one parking bay in each passenger loading zone and/or dedicated taxi facility being of a length and width suitable for use by people with disabilities in accordance with AS1428.1 - Design for access and mobility and AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities</li> <li>iii. two taxi zone signs R5-21, placed at either end of the taxi rank, and taxi zone line marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls where dedicated taxi facilities are provided</li> <li>iv. passenger loading zones sign posted with Regulatory Sign, "Special Loading Zone", "Passenger 2 minute", drawing number R5-Q04, prepared by the Department of Transport and Main Roads, dated 20/03/2017 and revision C</li> <li>v. lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements; and</li> <li>vi. accessibility in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i>.</li> </ol>	<p>(a) As part of a subsequent application for a development permit for a material change of use for the stage/s of the development that will include uses listed in Section 7.4.1, Chapter 7 – Taxi Facilities of the TransLink Public Transport Infrastructure Manual (PTIM) 2015</p> <p>(b) Prior to the commencement of use of the stage/s of the development that will include uses listed in Section 7.4.1, Chapter 7 – Taxi Facilities of the TransLink Public Transport Infrastructure Manual (PTIM) 2015</p>

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	(b) Undertake the passenger loading zone and/or dedicated taxi facility works generally in accordance with the detailed drawing required by part (a) of this condition.	
25.	<p>(a) Submit a detailed drawing prepared by a RPEQ to the North Coast District Development Assessment Team (North.Coast.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads that:</p> <ol style="list-style-type: none"> <li>i. identifies the location or relocation of each existing bus stop in the pair 'Nambour Connection Rd at Big Pineapple, Woombye' (TransLink ID: 700169, Hastus ID: 301834 and TransLink ID: 700124, Hastus ID: 301833) on the site's Nambour Connection Road frontage in accordance with the Public Transport Infrastructure Manual 2015 and the Transport Operations (Road Use Management – Road Rules) Regulation 2009</li> <li>ii. demonstrates that each bus stop in item (i) is upgraded to at least an Intermediate bus stop standard in an indent bay in accordance with the TransLink Public Transport Infrastructure Manual (PTIM) 2015</li> <li>iii. demonstrates that each bus stop in item (i) can be designed in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1993</i></li> <li>iv. provides a disability compliant, grade separated pedestrian access across Nambour Connection Road with footpaths connecting to each bus stop identified in item (i).</li> </ol> <p>(b) Undertake the bus stop infrastructure works generally in accordance with the detailed drawing required by part (a) of this condition.</p>	<p>(a) As part of a subsequent development application for a development permit for a material change of use for the first stage of development</p> <p>(b) Prior to the commencement of any use north of Nambour Connection Road exceeding 15% of development or Year 4 as described in Table 7: Estimated visitation of the Big Pineapple Renewal across the first 10 years of operation within the Big Pineapple Renewal at Nambour Connection Road, Woombye State-Controlled Road Impacts, prepared by Holland Traffic Consulting Pty Ltd, reference 15.s.40.12, dated 14/05/19, or prior to the commencement of any use south of Nambour Connection Road except for Precinct 5 - Major Event Space and Precinct 4 – Travel Centre, or 2023, whichever occurs first</p>
26.	Prior to the provision of the new signalised intersection, for events of less than 1,000 attendees, all access to the site south of Nambour Connection Road must be restricted to the left-in / left-out car park access.	At all times during an event
27.	(a) A Transport Management Plan must be prepared by a RPEQ for each event of between 1,000 and 4,999 attendees at any one time and given to the North Coast District Development.	(a) and (b) Prior to the commencement of use for Precinct 5 – Major Event Space

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	<p>Assessment Team (North.Coast.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads.</p> <p>(b) The Transport Management Plan must demonstrate how attendees will be able to travel to and from the venue safely and efficiently with consideration given to emergency management, lay-by, car parking, and passenger queuing and loading and the like.</p> <p>(c) The management of events must be in accordance with the Transport Management Plan.</p>	(c) At all times during an event
28.	<p>(a) A Transport Management Plan must be prepared by a Registered Professional Engineer of Queensland (RPEQ) for each event of 5,000 attendees or more at any one time and given to the North Coast District Development Assessment Team (North.Coast.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads.</p> <p>(b) The Transport Management Plan must address all modes of transport (urban bus services, taxis, ride share, private coaches/buses, private vehicles, active transport and the like) and demonstrate how attendees will be able to travel to and from the venue safely and efficiently with consideration given to emergency management, lay-by, car parking, and passenger queuing and loading and the like.</p> <p>(c) The management of events must be in accordance with the Transport Management Plan.</p>	<p>(a) and (b) Prior to the commencement of use for Precinct 5 – Major Event Space</p> <p>(c) At all times during an event</p>
29.	<p>(a) A Transport Management Plan must be prepared for Precinct 4 – Travel Centre and given to the North Coast District Development Assessment Team (North.Coast.IDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads.</p> <p>(b) The Transport Management Plan must address access to the Holiday Park by large recreational vehicles, including caravans and RVs, and demonstrate how visitors will be directed to access the site using alternative routes to the right turn lane on Nambour Connection Road into Aird Lane.</p> <p>(c) The site operations must be in accordance with the Transport Management Plan.</p>	<p>(a) and (b) Prior to the commencement of use for Precinct 4 – Travel Centre</p> <p>(c) At all times</p>
30.	<p>(a) Stormwater and flood management for the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ol style="list-style-type: none"> <li>i. create any new discharge points for stormwater runoff onto the state-controlled road</li> <li>ii. interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road</li> <li>iii. surcharge any existing culvert or drain on the state-controlled road</li> <li>iv. reduce the quality of stormwater discharge onto the state-controlled road.</li> </ol>	(a) and (b) At all times
31.	(a) Noise attenuation measures to achieve the following noise criteria for accommodation activities must be provided:	Prior to commencement of any

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	<ul style="list-style-type: none"> <li>i. External noise criteria at all facades of the building envelope:                             <ul style="list-style-type: none"> <li>o ≤60 dB(A) L<sub>10</sub> (18 hour) façade corrected (measured L<sub>90</sub> (8 hour) free field between 10pm and 6am ≤40 dB(A))</li> <li>o ≤63 dB(A) L<sub>10</sub> (18 hour) façade corrected (measured L<sub>90</sub> (8 hour) free field between 10pm and 6am &gt;40 dB(A))</li> </ul> </li> <li>ii. Internal noise criteria:                             <ul style="list-style-type: none"> <li>o ≤35 dB(A) L<sub>eq</sub> (1 hour) (maximum hour over 24 hours)</li> </ul> </li> <li>iii. External noise criteria in outdoor spaces for passive recreation:                             <ul style="list-style-type: none"> <li>o ≤57 dB(A) L<sub>10</sub> (18 hour) free field (measured L<sub>90</sub> (18 hour) free field between 6am and 12 midnight ≤45 dB(A))</li> <li>o ≤60 dB(A) L<sub>10</sub> (18 hour) free field (measured L<sub>90</sub> (18 hour) free field between 6am and 12 midnight &gt;45dB(A)).</li> </ul> </li> </ul> <p>(b) Any noise barrier required under part (a) must be designed and constructed in accordance with:</p> <ul style="list-style-type: none"> <li>i. Chapter 5 Specifications MRS15 and MRTS15 of the Department of Transport and Main Roads Road Traffic Noise Management Code of Practice; and</li> <li>ii. Part 13 of the Department of Transport and Main Roads Standard Drawings Road Manual.</li> </ul>	<p>use and to be maintained at all times</p>
<p>32.</p>	<p>Any excavation, filling/backfilling/compaction, retaining structures, bridges, tunnels and other works involving ground disturbance must not:</p> <ul style="list-style-type: none"> <li>(a) encroach upon or de-stabilise or cause damage to the state-controlled road, including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impact</li> <li>(b) adversely impact on the state-controlled road through the addition or removal of lateral loads or additional surcharge load</li> <li>(c) adversely impact on the state-controlled road through groundwater seepage or disturbance.</li> </ul>	<p>At all times</p>

## Annexure 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , the Planning Regulation 2017 or the State Development Assessment Provisions (SDAP) version 2.1. If a word remains undefined it has its ordinary meaning.
2.	<p><b>Environmental offsets</b></p> <p>Note: the following information may assist if utilising the financial settlement offset calculator available from <a href="https://apps.des.qld.gov.au/offsets-calculator/?calculate=financial">https://apps.des.qld.gov.au/offsets-calculator/?calculate=financial</a></p> <ul style="list-style-type: none"> <li>• Bioregion: Southeast Queensland</li> <li>• Subregion: Sunshine Coast - Gold Coast Lowlands</li> <li>• Matter group: regional ecosystem</li> </ul>
3.	<p><b>Queensland Heritage Place</b></p> <p>Building work on or adjoining the Queensland heritage place is assessable development and will require a development permit under the <i>Planning Act 2016</i> unless an exemption certificate under the <i>Queensland Heritage Act 1992</i> has been given for the development.</p>
4.	<p><b>Compliance with Condition 11</b></p> <p>To assist in complying with the requirements of Condition 11:</p> <ul style="list-style-type: none"> <li>• The Landscape Conservation Management Plan should: <ul style="list-style-type: none"> <li>○ Include an assessment of the cultural heritage significance of the existing vegetation and landscape features within the Queensland Heritage Register (QHR) boundary with reference to The Big Pineapple Conservation Management Plan, prepared by Australian Heritage Specialists Pty Ltd, Date: 05/07/19, revision 4 and the QHR entry for the Big Pineapple (former Sunshine Plantation)</li> <li>○ Include policies to guide future development that would conserve the significance as identified with recommendations for new works that would appropriately conserve the cohesiveness and representativeness of the complex, and a strategy that would ensure the original extent of plantations can be interpreted in any new works within key views. Policies should also be included that would guide the appropriate location of new structures and their scale to ensure key views will not be adversely affected.</li> </ul> </li> <li>• The Signage and Moveable Heritage Assessment should: <ul style="list-style-type: none"> <li>○ Include a survey of all existing signage and moveable items within the QHR boundary with reference to The Big Pineapple Conservation Management Plan, prepared by Australian Heritage Specialists Pty Ltd, Date: 05/07/19, revision 4 and the QHR entry for the Big Pineapple (former Sunshine Plantation)</li> </ul> </li> <li>• The Interpretation Plan should: <ul style="list-style-type: none"> <li>○ Include recommendations for a cohesive approach to new works within the boundaries of the state heritage place to ensure new signage, materials and other features will not confuse or obscure the significance of the Big Pineapple (former Sunshine Plantation)</li> </ul> </li> <li>• The Condition Assessment of the features of exceptional and high significance as identified in The Big Pineapple Conservation Management Plan, prepared by Australian Heritage Specialists Pty Ltd, Date: 05/07/19, revision 4 should: <ul style="list-style-type: none"> <li>○ Identify conservation works that would protect these features from deterioration as well as any work of a minor nature that would enhance their long-term conservation such as soil remediation and maintenance of significant finishes.</li> </ul> </li> </ul>
5.	<p><b>Ancillary works and encroachments</b></p> <p>In accordance with Section 50(2) and Schedule 6 of the <i>Transport Infrastructure Act 1994</i> (TIA) and Part 5 and Schedule 1 of the <i>Transport Infrastructure (State-Controlled Roads) Regulation 2006</i>, written approval is required to carry out ancillary works and encroachments on a state-controlled road. These development conditions do not constitute such an approval. Contact the Department of Transport and Main Roads (DTMR) via email <a href="mailto:North.Coast@tmr.qld.gov.au">North.Coast@tmr.qld.gov.au</a> to make an application for a Road Corridor Permit under section 50(2) of the TIA to carry out</p>



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	ancillary works and encroachments. Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, buildings/shelters, vegetation clearing, landscaping and planting.
6.	<p><b>Road works approval</b></p> <p>Under section 33 of the TIA, written approval is required from DTMR to carry out road works on a state-controlled road. Contact DTMR via email <a href="mailto:North.Coast@tmr.qld.gov.au">North.Coast@tmr.qld.gov.au</a> to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road works approval process takes time – contact DTMR well in advance to ensure that gaining approval does not delay construction.</p>
7.	<p><b>Public utility works and connection approval</b></p> <p>Any works and/or connections are required to public utility services within a state-controlled road reserve, approval must be given by the DTMR under the relevant public utility legislation (electricity, water/sewer, telecommunication), and in accordance with DTMR technical standards (TN163). Approvals must be obtained prior to commencing any utility works within the state-controlled road reserve. Please contact the Public Utility Team within DTMR via email <a href="mailto:North.Coast@tmr.qld.gov.au">North.Coast@tmr.qld.gov.au</a> for further information on the application and approval process.</p>

### Annexure 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

**The reasons for the department's decision are:**

- The development application seeks a preliminary approval to vary the effect of the planning scheme and material change of use to carry out master planned development in accordance with the Big Pineapple Local Plan (the local plan), incorporating a range of tourism, accommodation and food production uses over six precincts.
- The development will result in clearing of 6.77 hectares of Category B regulated vegetation which is mapped as essential habitat for the purpose of clearing for a firebreak.
- Impacts on regulated vegetation have been avoided and minimised where possible.
- The development is expected to have a significant residual impact on the matter of state environmental significance being regulated vegetation and an environmental offset is required in accordance with the *Environmental Offsets Act 2014*.
- The site is located entirely within the regional landscape and rural production area land use classification under the South East Queensland Regional Plan 2017, also known as *ShapingSEQ*. However, it is in close proximity to the rural living area and urban footprint that are located on the eastern side of the Bruce Highway.
- The development is generally consistent with the goals, elements and strategies of *ShapingSEQ*.
- The proposed sport and recreation activities are consistent with the matters and criteria set out in the Planning Regulation 2017.
- The locational requirements of the urban activities are considered to require their location outside the urban footprint.
- The premises will be appropriately serviced by all necessary infrastructure, including transport, and a suitable workforce will be available.
- The use is compatible with the physical characteristics of the premises and with the use of other premises in the surrounding area.
- The premises have particular characteristics that are necessary for the carrying out of the development, and the development could not reasonably be located on premises in the urban footprint that have the particular characteristics.
- There is a community and economic need for the development.
- There is an overriding need, in the public interest, for the material change of use to be carried out.
- The site contains a state heritage place, the Big Pineapple (former Sunshine Plantation).
- The development application has demonstrated through the heritage conservation management plan that the development will minimise and mitigate unavoidable detrimental impacts on the cultural heritage significance of the state heritage place.
- The development will provide opportunities for public appreciation of the cultural heritage significance of the state heritage place through reuse as a tourist attraction. The tourist attraction use is compatible with the ongoing conservation management of the state heritage place.
- Earthworks will be required to manage stormwater, access roads, parking and the creation of building pads. A condition is imposed to ensure that any earthworks required do not adversely impact on the state-controlled road.
- There is no proposed vehicle access to the Bruce Highway.
- Conditions are imposed to ensure that the location, design and construction of the signalised intersection on Nambour Connection Road will ensure no worsening of stormwater and flooding impacts, and that the safety and efficiency of the state-controlled road is maintained.
- The Garrad Road and Schulz Road intersections with Nambour Connection Road will cause safety issues following construction of the signalised intersection. To ensure no worsening of operating conditions on the state-controlled road network, conditions are imposed to require the construction of a median to restrict movements from these local roads to left-in left-out movements only.

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- Construction of the fourth leg of the signalised intersection will involve extension of Aird Lane and the Aird Lane / Nambour Connection Road intersection will no longer be required. A condition is imposed to require closure of the intersection as part of construction works that involve the fourth leg of the intersection.
- The development involves noise sensitive uses including a resort complex, short-term accommodation, caretaker's accommodation and a tourist park. The site is affected by the transport noise corridors for the Bruce Highway and Nambour Connection Road. A condition is imposed to ensure that external and internal noise criteria for noise sensitive uses are met.
- The existing bus stops on Nambour Connection Road will require temporary removal during construction and permanent relocation. A condition is imposed to require that both the westbound and eastbound bus stops are relocated to a location near the existing grade separated crossing over Nambour Connection Road.
- Pedestrian connectivity to the grade separated pedestrian bridge on either side of Nambour Connection Road must be maintained, including during the construction of the proposed development. A condition is imposed to ensure that pedestrian access to public transport infrastructure is maintained.
- The development will be an attractor of public transport use and generate an increased demand for urban bus stops on a day to day operational basis. Conditions are imposed that require the existing bus stop pair servicing the site are upgraded to a minimum standard for an intermediate stop and require either the retention and upgrade of the existing pedestrian overpass or development of a new grade separated crossing.
- The major event space will have patronage of up to 15,000 people for an event. Conditions are imposed that require Transport Management Plans to be prepared for events to ensure the demand for public passenger transport during the operational phase of the development are met.
- The development includes tourist attractions, short-term accommodation, events and entertainment uses where demand for taxi facilities will be generated. A condition is imposed to ensure that taxi facilities are provided to accommodate the demand generated by the development.

**Material used in the assessment of the application:**

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.1), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system
- *ShapingSEQ*.

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**Annexure 4— Representations about a referral agency response**

## Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules<sup>1</sup> regarding **representations about a referral agency response**

### Part 6: Changes to the application and referral agency responses

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#### 28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
  - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
  - (c) the applicant has given written agreement to the change to the referral agency response.<sup>2</sup>
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
  - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

## Part 7: Miscellaneous

### 30 Representations about a referral agency response

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.<sup>3</sup>

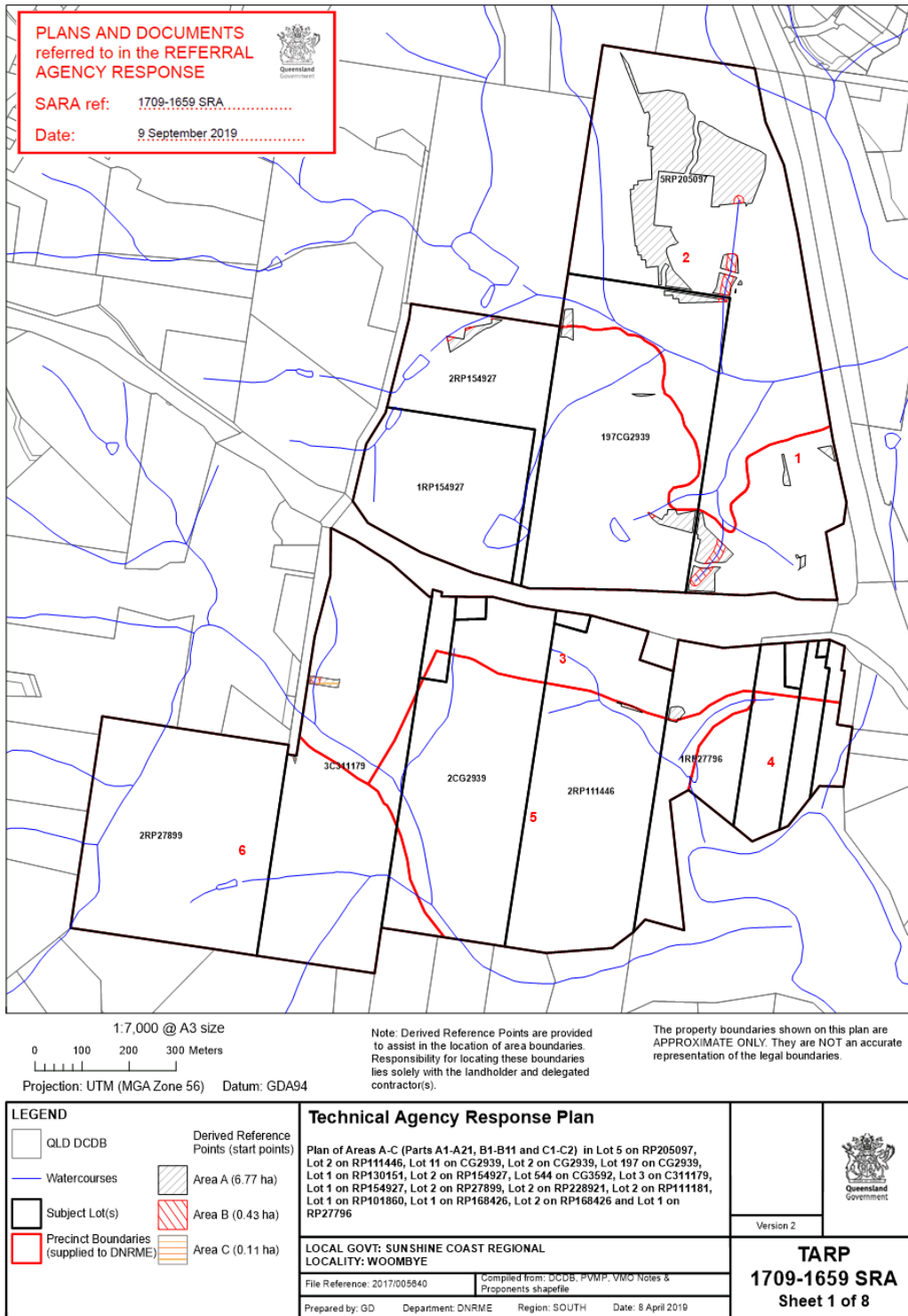
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<sup>3</sup> An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

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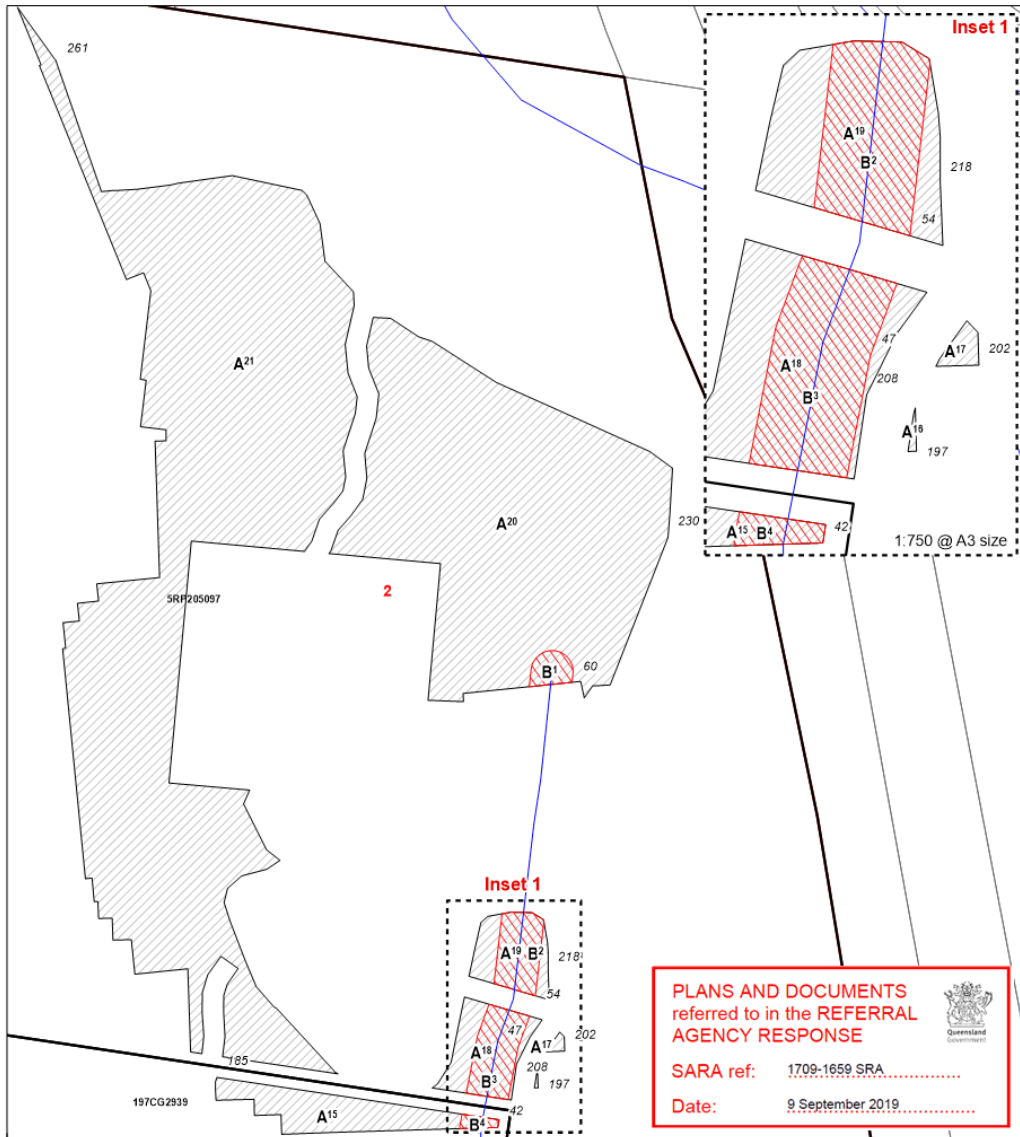
**Annexure 5—Approved plans and specifications**

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Item 8.2 Development Application - Preliminary Approval for Material Change of Use to establish an integrated tourist facility at Nambour Connection Road, Aird Lane, and Garrad Road, Woombye  
Attachment 2 Concurrence Agency Response

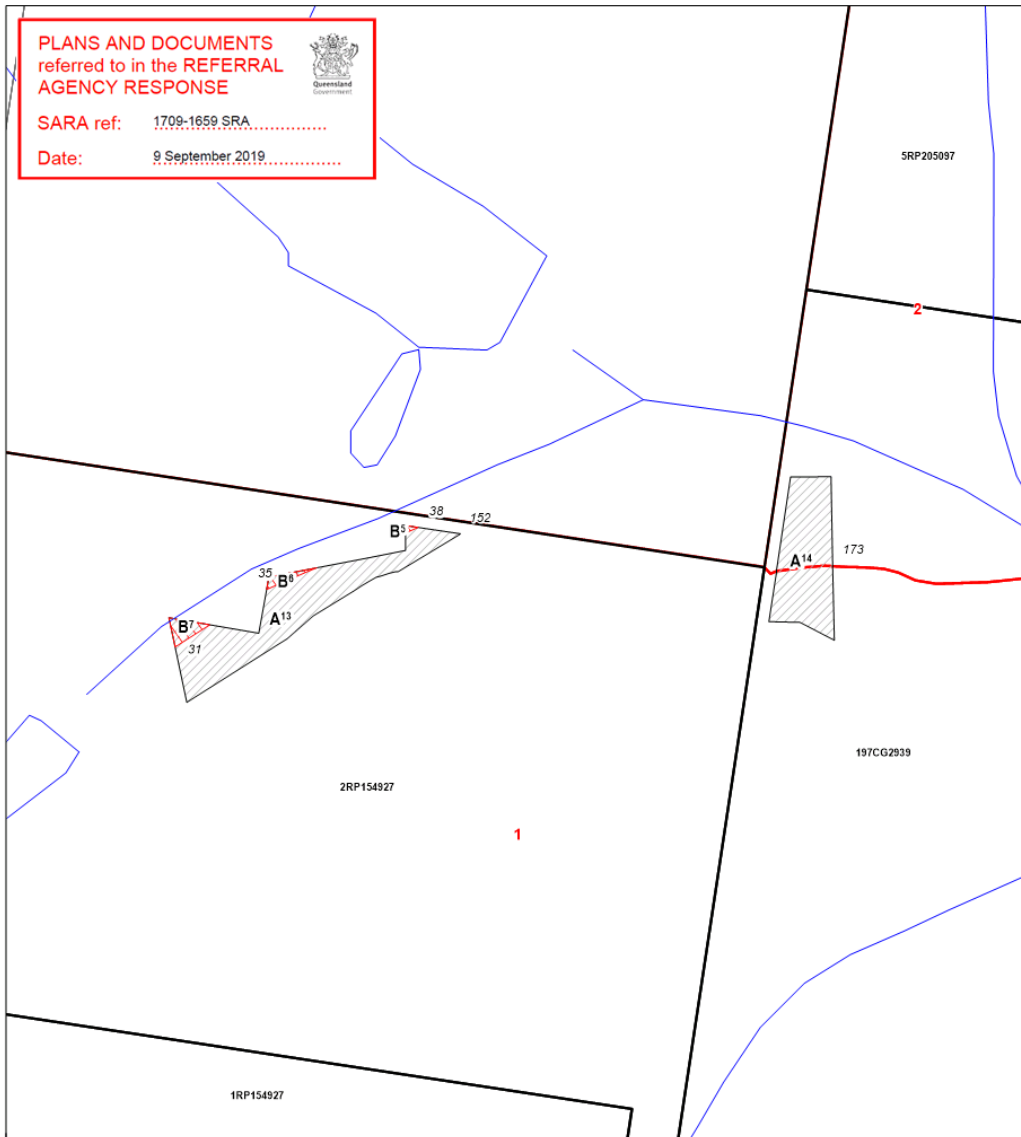


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0 50 100 150 Meters  
Projection: UTM (MGA Zone 56) Datum: GDA94

Note: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> QLD DCDB</li> <li><span style="border-bottom: 1px solid blue; width: 15px; margin-right: 5px;"></span> Watercourses</li> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subject Lot(s)</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Precinct Boundaries (supplied to DNRME)</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-left: 1px dashed black; border-right: 1px dashed black; margin-right: 5px;"></span> Derived Reference Points (start points)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> Area A (6.77 ha)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f0f0f0; border: 1px solid black; margin-right: 5px;"></span> Area B (0.43 ha)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> Area C (0.11 ha)</li> </ul>	<p><b>Technical Agency Response Plan</b></p> <p>Plan of Areas A-C (Parts A1-A21, B1-B11 and C1-C2) in Lot 5 on RP205097, Lot 2 on RP111446, Lot 11 on CG2939, Lot 2 on CG2939, Lot 197 on CG2939, Lot 1 on RP130151, Lot 2 on RP154927, Lot 544 on CG3592, Lot 3 on C311179, Lot 1 on RP154927, Lot 2 on RP27899, Lot 2 on RP228921, Lot 2 on RP111181, Lot 1 on RP101860, Lot 1 on RP168426, Lot 2 on RP168426 and Lot 1 on RP27796</p> <p>LOCAL GOVT: SUNSHINE COAST REGIONAL LOCALITY: WOOMBYE</p> <p>File Reference: 2017/005640      Compiled from: DCDB, PUMP, VMO Notes &amp; Proponents shapefile</p> <p>Prepared by: GD      Department: DNRME      Region: SOUTH      Date: 8 April 2019</p>	<div style="text-align: center;">                   Queensland Government             </div> <p style="text-align: center;">Version 2</p> <div style="text-align: center;"> <p><b>TARP</b></p> <p><b>1709-1659 SRA</b></p> <p><b>Sheet 2 of 8</b></p> </div>
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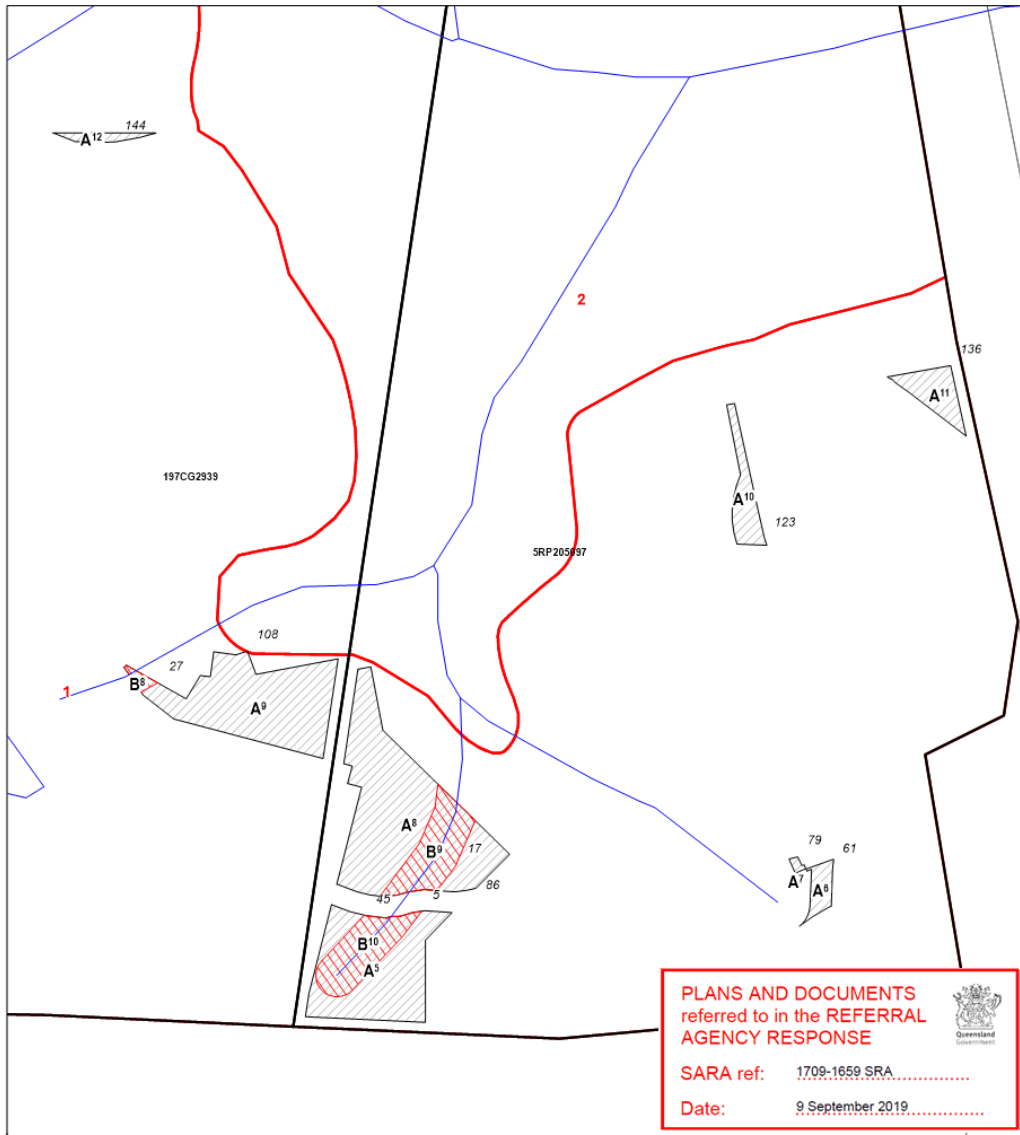


1:1,500 @ A3 size  
 0 50 100 Meters  
 Projection: UTM (MGA Zone 56) Datum: GDA94

Note: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.


<b>LEGEND</b> □ QLD DCDB — Watercourses □ Subject Lot(s) □ Precinct Boundaries (supplied to DNRME) ● Derived Reference Points (start points) ▨ Area A (6.77 ha) ▩ Area B (0.43 ha) ▪ Area C (0.11 ha)	<b>Technical Agency Response Plan</b> Plan of Areas A-C (Parts A1-A21, B1-B11 and C1-C2) in Lot 5 on RP205097, Lot 2 on RP11446, Lot 11 on CG2939, Lot 2 on CG2939, Lot 197 on CG2939, Lot 1 on RP130151, Lot 2 on RP154927, Lot 544 on CG3592, Lot 3 on C311179, Lot 1 on RP154927, Lot 2 on RP27899, Lot 2 on RP228921, Lot 2 on RP111181, Lot 1 on RP101860, Lot 1 on RP168426, Lot 2 on RP168426 and Lot 1 on RP27796		 Version 2
	LOCAL GOVT: SUNSHINE COAST REGIONAL LOCALITY: WOOMBYE File Reference: 2017/005640 Prepared by: GD Department: DNRME Region: SOUTH Date: 8 April 2019 Compiled from: DCDB, PUMP, VMO Notes & Proponents shapefile		
TARP 1709-1659 SRA Sheet 3 of 8			

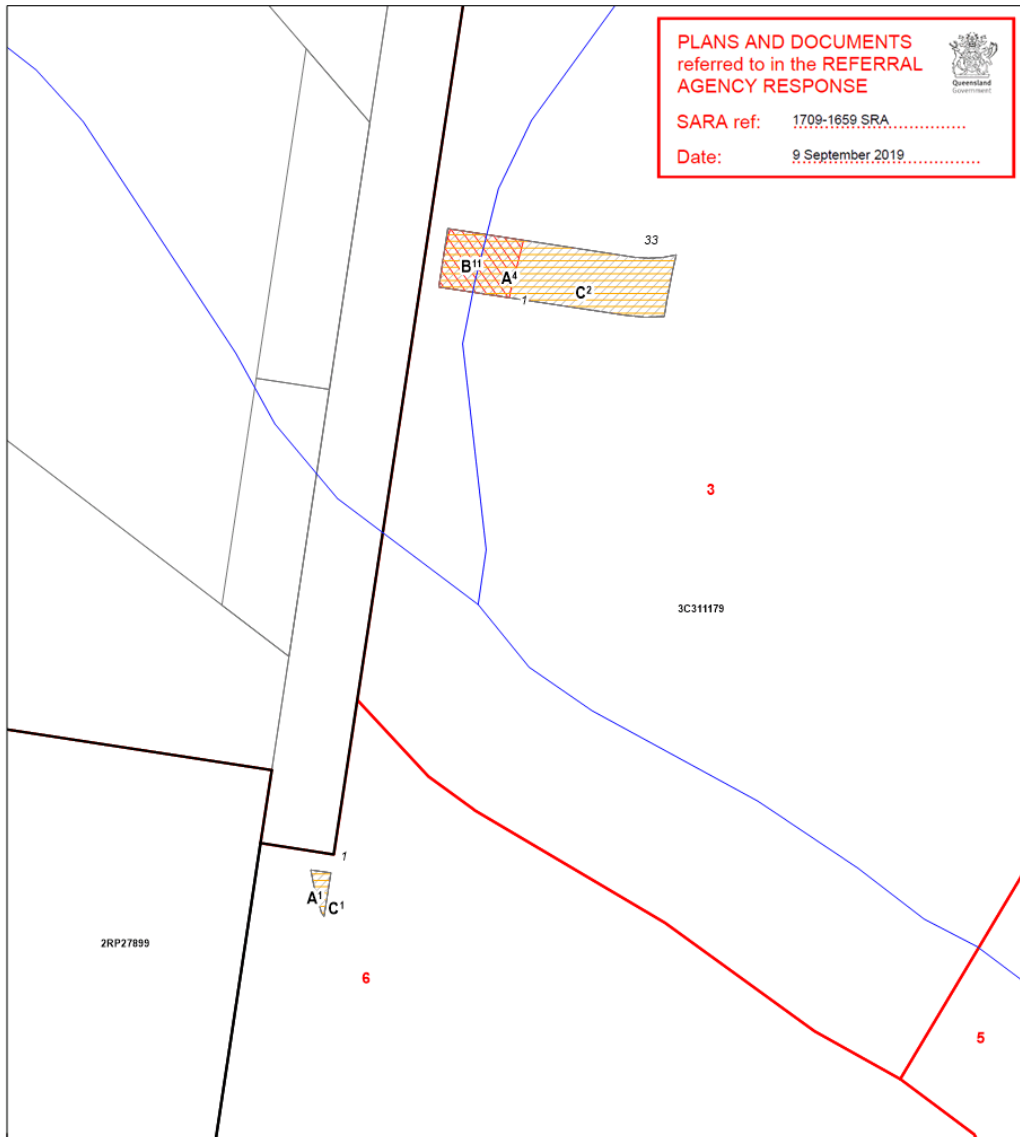


1:1,750 @ A3 size  
 0 50 100 150 Meters  
 Projection: UTM (MGA Zone 56) Datum: GDA94

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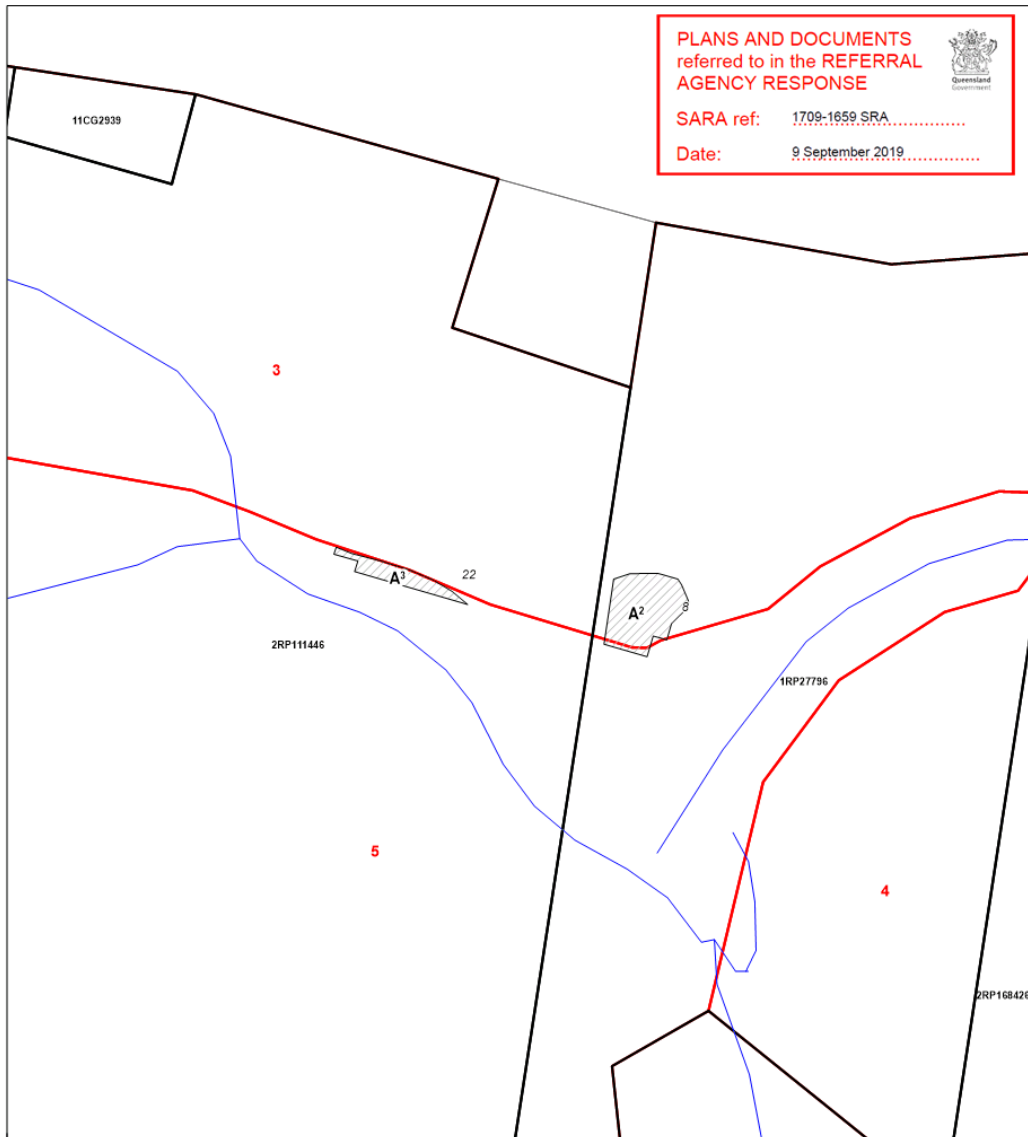
1:1,000 @ A3 size  
0 50 Meters

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1:1,500 @ A3 size  
 0 50 100 Meters  
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<b>LEGEND</b> □ QLD DCDB — Watercourses □ Subject Lot(s) □ Precinct Boundaries (supplied to DNRME) ● Derived Reference Points (start points) ▨ Area A (6.77 ha) ▩ Area B (0.43 ha) ▪ Area C (0.11 ha)		<b>Technical Agency Response Plan</b> Plan of Areas A-C (Parts A1-A21, B1-B11 and C1-C2) in Lot 5 on RP205097, Lot 2 on RP111446, Lot 11 on CG2939, Lot 2 on CG2939, Lot 197 on CG2939, Lot 1 on RP130151, Lot 2 on RP154927, Lot 544 on CG3592, Lot 3 on C311179, Lot 1 on RP154927, Lot 2 on RP27899, Lot 2 on RP228921, Lot 2 on RP111181, Lot 1 on RP101860, Lot 1 on RP168426, Lot 2 on RP168426 and Lot 1 on RP27796		 Version 2
LOCAL GOVT: SUNSHINE COAST REGIONAL LOCALITY: WOOMBYE		<b>TARP</b> <b>1709-1659 SRA</b> Sheet 6 of 8		
File Reference: 2017/005640 Prepared by: GD Department: DNRME Region: SOUTH Date: 8 April 2019		Compiled from: DCDB, PUMP, VMO Notes & Proponents shapefile		

Development Application - Preliminary Approval for Material Change of Use to establish an integrated tourist facility at Nambour Connection Road, Aird Lane, and Garrad Road, Woombye

Attachment 2 Concurrence Agency Response

Derived Reference Points
Projection: UTM (MGA Zone 56)
Datum: GDA04
All GPS points continue sequentially when labels are missing

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 1709-1659 SRA
Date: 9 September 2019

Table with columns: Area, Point, Easting, Northing. It lists derived reference points for various areas (A1 to A6) across multiple points (1 to 140).

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Projection: UTM (MGA Zone 56) Datum: GDA04

LEGEND: QLD DCDB, Watercourses, Subject Lot(s), Precinct boundaries. Technical Agency Response Plan: Plan of Areas A-C (Parts A1-A21, B1-B11 and C1-C2) in Lot 5 on RP205097, Lot 2 on RP11446, Lot 11 on CG2939, Lot 2 on CG2939, Lot 197 on CG2939, Lot 1 on RP130151, Lot 2 on RP154927, Lot 544 on CG3592, Lot 3 on C311179, Lot 1 on RP154927, Lot 2 on RP228921, Lot 2 on RP111181, Lot 1 on RP101860, Lot 1 on RP168426, Lot 2 on RP168426 and Lot 1 on RP27796. LOCAL GOVT: SUNSHINE COAST REGIONAL LOCALITY: WOOMBYE. File Reference: 2017/005840. Prepared by: GD. Department: DNRME. Region: SOUTH. Date: 8 April 2019. TARP 1709-1659 SRA Sheet 7 of 8.

Derived Reference Points  
 Projection: UTM (MGA Zone 56)  
 Datum: GDA(94)  
 All GPS points continue sequentially when labels are missing

Area	Point	Easting	Northing	Area	Point	Easting	Northing
B11	1	499629	7049591	C1	1	499581	7049435
B11	2	499610	7049594	C1	2	499579	7049424
B11	3	499613	7049609	C1	3	499579	7049424
B11	4	499633	7049606	C1	4	499577	7049431
B10	5	499471	7049842	C1	5	499577	7049432
B10	6	499463	7049831	C1	6	499576	7049436
B10	7	499439	7049805	C1	7	499581	7049435
B10	8	499436	7049803	C2	33	499663	7049602
B10	9	499430	7049802	C2	34	499667	7049602
B10	10	499424	7049805	C2	35	499671	7049602
B10	11	499421	7049811	C2	36	499674	7049602
B10	12	499423	7049817	C2	37	499674	7049598
B10	13	499444	7049841	C2	38	499672	7049590
B10	14	499455	7049839	C2	39	499671	7049586
B10	15	499461	7049840	C2	40	499666	7049586
B10	16	499471	7049842	C2	41	499661	7049586
B9	17	499488	7049864	C2	42	499610	7049594
B9	18	499479	7049852	C2	43	499613	7049610
B9	19	499473	7049853	C2	44	499663	7049602
B9	20	499465	7049852				
B9	21	499460	7049850				
B9	22	499452	7049850				
B9	23	499470	7049874				
B9	24	499478	7049892				
B9	25	499479	7049903				
B9	26	499497	7049886				
B8	27	499346	7049951				
B8	28	499339	7049946				
B8	29	499330	7049958				
B8	30	499346	7049951				
B7	31	499305	7050323				
B7	32	499302	7050334				
B7	33	499319	7050332				
B7	34	499305	7050323				
B6	35	499341	7050346				
B6	36	499342	7050351				
B6	37	499362	7050355				
B5	38	499300	7050371				
B5	39	499396	7050369				
B5	40	499395	7050372				
B5	41	499300	7050371				
B4	42	499499	7050408				
B4	43	499481	7050407				
B4	44	499482	7050414				
B4	45	499499	7050412				
B4	46	499499	7050408				
B3	47	499508	7050446				
B3	48	499504	7050421				
B3	49	499484	7050424				
B3	50	499489	7050451				
B3	51	499495	7050466				
B3	52	499514	7050462				
B3	53	499508	7050446				
B2	54	499516	7050470				
B2	55	499497	7050476				
B2	56	499501	7050509				
B2	57	499505	7050510				
B2	58	499515	7050510				
B2	59	499520	7050508				
B1	60	499534	7050619				
B1	61	499514	7050617				
B1	62	499514	7050625				
B1	63	499517	7050631				
B1	64	499523	7050634				
B1	65	499529	7050633				
B1	66	499534	7050627				
B1	67	499534	7050624				
B1	68	499534	7050619				

**PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE**

SARA ref: 1709-1659.SRA.....

Date: 9 September 2019.....

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File Reference: 2017/005640 Prepared by: GD Department: DNRME Region: SOUTH Date: 8 April 2019		<b>TARP</b> <b>1709-1659 SRA</b> Sheet 8 of 8	

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1709-1659 SRA

Date: 9 September 2019



Amended in red by SARA on 9 September 2019

# The Big Pineapple

## Conservation Management Plan

For The Big Pineapple Corporation

July 2019





Australian Heritage Specialists Pty Ltd

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Document Verification	
Project	NAMBOUR Big Pineapple Renewal
Project Number	17034
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Client	Big Pineapple Corporation

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1	13/08/2018	Report for issue	JP	BG
2	15/01/2019	Update	JP, BG, GB	LG
3	25/02/2019	Update SARA review	AA, JP	BG
4	05/07/2019	for issue (prev. updated 17/05/19)	BG, JP	BG



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~~3.2.8 The Zoo~~

~~The zoo is located in the north-eastern corner of the Heritage Precinct on the site of the old orchards. The zoo consists of a large wire-fenced compound which houses smaller animal enclosures in themed-zones. The zoo includes a South American Trail zone, an African Plains zone, an Asian rainforest zone, and an Australian Outback zone. The Australian Outback zone includes a presentation park, a café, and a nocturnal animal exhibit.~~

## 3.2.9 Vantage Points

The Big Pineapple Complex holds an impressive overall aesthetic, based upon a concentration of key views and vistas along the Heritage Boundary frontage. These capture a combination of highly significant built and landscape elements from within the site and from along Nambour Connection Road including the pineapple structure, the main building complex, the former pineapple plantations and the Plantation Train.

The following vantage points are identified because they capture a collective viewshed of multiple high value elements within the tourism precinct. The following built and landscape elements as 'exceptional' and 'high' gradings:

Exceptional Grading

- Pineapple Structure (external & location)
- Pineapple Plantations (former frontage location)

High Grading

- Main Complex Building (appearance, use & location)
- Plantation Train (train & carriages, route, plantation station)

Other elements identified within this area are graded as Moderate, Low or None.

The primary views and vistas, including their associated vantage points are outlined below:

**Table 5:** Primary Views and Vistas

Vantage Point	Views and Vistas
A – Nambour Connection Rd	Nambour Connection Road travelling west includes a primary view shed of the big pineapple structure, main building complex and former pineapple plantations.
B – Site Boundary	The slip road off Nambour Connection Road along the site boundary to the east of the current bus stop. Includes closer views of the former pineapple plantations, sugar cane plantations, train and track with the pineapple structure and main complex in the background.
C – Pineapple structure	Atop the pineapple structure provides a panoramic view of the wider complex and landscape.
D – Concrete Pathway	At the eastern end of the central pathway that runs through the former plantations. Provides a view of the elevations, facing upwards towards the former plantations, main building complex and pineapple structure.



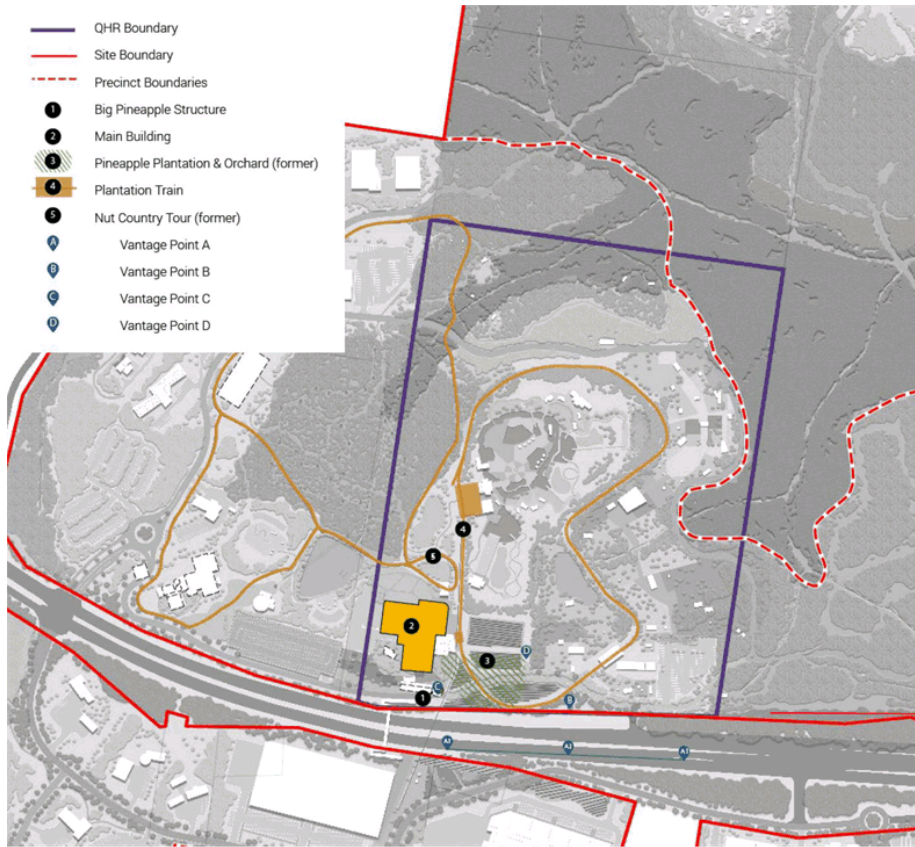


Figure 58: Views and vistas, primary vantage points, (Google Earth Pro, 2018).

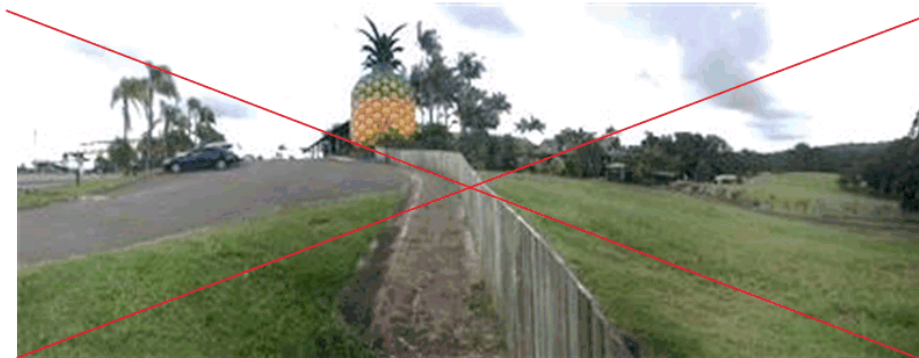


Figure 59: Vantage Point B, noting recent installation of intrusive paling fence (AHS, 2018)

A detailed assessment of significant views and vistas is included in Appendix D (Place Design Group 2019).



Table 13: Hierarchy of significant elements and values (AHS 2019)

Built/Landscape	Area	Element	Grading	Comments
The Big Pineapple Heritage Precinct (QHR Boundary)				
Built Elements	Pineapple Structure	<del>Location</del>	<del>Exceptional</del>	<del>The structure is considered to be of principal importance and a fundamentally significant element of the complex since its opening. The pineapple structure is specifically located to be visibly striking to passing traffic, and is surrounded by contributing landscapes, including the former frontage plantations, associated sloping terrain and rainforest.</del>
		External	Exceptional	The pineapple structure is the single most important aspect of the site and is largely intact (other than a slight relocation in Phase 2).
		Internal	High	The use of the space internally as an interpretive display is of high significance. The internal educative displays depicting pineapple cultivation are of high significance, however, any moveable heritage referring to the Golden Circle Canary is considered to be of lesser significance. The displays are in poor condition generally.
		Surrounding Garden	Intrusive	Vegetation and palm trees surrounding the base and northern flank of the pineapple structure obscure and restrict key views and vistas of the structure from within the site and from along Nambour Connection Road. Additionally, the palm trees are taller than the 'big' pineapple structure which diminishes the visual and conceptual impact of the most significant element of the site.
	Entrance Pavilion	Pavilion	<del>Moderate</del> High	<del>The entrance pavilion is a prominent element, providing shelter and a food kiosk for visitors. The structure is a contemporary addition to the original design concept and not considered to be a fundamental element of the complex overall, apart from the congregational function it provides. The size of the structure impairs on views of the pineapple and main building complex to a degree. The food kiosk and retail store is a temporary activity since the closure of the complex and not considered to be significant. While it is not an original structure it has been an integral element of the visitor experience for some time. The use of the structure as the main structure should be maintained. Removing one bay of the pavilion would not impact significance and would be an improvement as the proximity of the structure to the Big Pineapple structure impairs views of the Big Pineapple structure and main buildings to a degree.</del>
	Main Building Complex	<del>Use</del>	<del>High</del>	<del>The use of the building for agri-tourist purposes is of high significance, including use for retail, promotion, functions and food service activities.</del>
		Appearance (Design Theme)	High	The Polynesian theme, evidenced predominantly by the building(s) overall appearance and form, including projected gables and open plan design, thatched ceiling, and glazed (louvred) gables internally, is of high significance as it pertains to the complex's original concept which has been maintained throughout all phases of the place's history generally.
		<del>Location</del>	<del>High</del>	<del>The location of the building on the main hillside, is a prominent and early feature within the complex, including some views to and from the overall site. The circulation of visitors through the retail building down to the train, former pineapple plantation and Animal Farm form an integral and important aspect of the complex's history.</del>
		Verandahs	Moderate	The materiality of the verandahs is not significant. The general form and extent of the verandahs is significant in providing an opportunity to survey the attractions and landscape from the building(s), which is an important function for the main building complex.
		Internal fit-out	High Moderate.	<del>Punkah fans and signage are considered to be of high significance.</del> Limited internal fabric holds intrinsic value within the internal spaces, apart from <del>some moveable signage and</del> displays in the restaurant building, thatched ceilings and the punkah fan, which are considered to be of moderate significance. All internal fit out for kitchens, food service, restaurant, toilets, seating and retail areas are not considered to hold any intrinsic heritage value. This aspect will require more detailed analysis. Significant features to be conserved include the punkah fans and other distinctive evidence of its agri-tourism use as evidenced predominantly by the building's Polynesian theme which includes its open plan design, thatched ceiling and glazed (louvred) gables internally.
		Western Extension	Low	The western extension within the main building complex, including loading bay and Besser block construction and the Sunset Room detracts from the original form, scale and design intent of the main building complex.
		Eastern Garden	Intrusive	Tall vegetation and palm trees in the garden along the eastern side of the main building complex restrict key views and vistas of the building from within the site and from along Nambour Connection Road.
	Former Caretaker's Cottage	Building	Low	Although the former caretaker's cottage is found to date from the initial phase, it has been heavily altered and does not contribute substantially to the historical understanding of the place's use as an agri-tourist attraction.
	Train Shed	Shed and Tunnel	High	The Train Shed and its associated use as a tunnel and workshop are important elements for the complex and a key part of the plantation train attraction, including its design to replicate a train station (noting it has received a number of alterations to enable the experience to be maintained over the various phases). <del>The aspects experienced as part of the visitor experience are of high significance.</del>
Gazebo	Building	None	The gazebo to the north of the building complex, next to the Nut Country Tour office, is a contemporary addition (c.1990s) and holds no relevant historic use or function.	
Perimeter	Fencing	Intrusive	The vertical timber paling fence and the metal wire fence along the southern boundary of the Heritage Precinct to the west of the bus stop are contemporary additions which detract from the rural character setting. They also restrict key views and vistas of the former pineapple plantations, the main building complex, the Plantation Train and the pineapple structure from along Nambour Connection Road.	
		Intrusive	There are a number of plantings along the southern boundary fence line to the east of the pineapple structure which restrict key views and vistas of the former pineapple plantations, the main building complex, the Plantation Train and the pineapple structure from along Nambour Connection Road. <del>Prior to removal, it must be confirmed that these plantings are not remnant amenity landscape plantings that should be conserved.</del>	
Landscape Elements	Views and Vistas	Vantage Point A – Nambour Connection Road (see section 3.2.9)	Exceptional	The primary views and vistas outlined in section 3.2.9 (see Appendix D) are of exceptional significance as they provide the prominent views of the key elements of the Big Pineapple Heritage Precinct. The visual attraction of the Big Pineapple structure, main building complex and the former pineapple plantation from the roadside reinforces the original design concept and development of agri-tourism attraction now known as The Big Pineapple.  Vantage Point A: the views from the Nambour Connection road travelling west towards the Big Pineapple and displays the prominent vista of the big pineapple structure, main building complex, and former frontage plantations. This vantage point is a significant original design feature and is therefore graded as exceptional.



Built/Landscape	Area	Element	Grading	Comments
Landscape Elements (Cont)		Vantage Point B – Site Boundary (Slip Road. See section 3.2.9)	Exceptional	Vantage Point B: from the Nambour Connection road along the boundary to the east of the bus stop, includes closer views of the, former plantations and train route, and a closer view of the pineapple structure and main building complex in the background. This is a prime viewing location which is regarded to be exceptional.
		Vantage Point C – Pineapple Structure (see section 3.2.9)	High	Views from the top of the pineapple structure across the broader complex and landscape are regarded to have high significance as they provide primary views and vistas which are part of the original design concept for the site. Access is via stairs with limited DDA opportunities.
		Vantage Point D – Concrete Pathway in Plantations (see section 3.2.9)	High	Amongst the former plantations, the central pathway that runs east provides a prominent viewing location towards the pineapple structure. This vantage point is an original design feature and a prominent view and is therefore deemed to have high significance.
	Pineapple Plantations (former)	Frontage Location	Exceptional	Directly east and north-east of the pineapple structure are remnant pineapple plantations which are of exceptional significance (See Appendix C). These former plantations line the main hillock slope on the northern side of the Nambour Connection Road and lead the eye up to the main building complex and pineapple structure. Former plantations in this location are of exceptional significance as it provided road-side vistas which enticed tourists to stop at the tourist destination. <b>The existing condition of the area, including landform and any other evidence of its former plantation use is important to an understanding of the place and is integral to key views.</b>
		<del>Contained Within Train-Circuit</del> Tree Plantings	<del>Moderate</del> Intrusive	<del>Remnant former plantations that are located within the train circuit are of moderate significance compared to the plantings within the frontage (See Appendix C).</del> The section of recent tree plantings located to the south of the concrete path that connects the Plantation Train tour office to the Children’s Animal Farm obscures interpretations of the space as a former pineapple plantation and restricts key views and vistas and of the of the former pineapple plantations, the main building complex and the pineapple structure from within the site and from along Nambour Connection Road.
	Plantations (former)	<b>Within the boundaries of the state heritage place</b>	<b>Moderate</b>	<b>Remnant former plantations that are included within the boundaries of the state heritage place are of moderate significance. The existing condition of the area, including landform and any other evidence of its former plantation use is less prominent though still important to an understanding of the place and is integral to key views.</b>
	Orchards (remnant)	Species and Location	Moderate	Remnant orchards (citrus, persimmon, avocado) contribute to the agri-tourist experience at the site, however the majority of plantings have been lost through the closure of the complex in 2010 and the construction of the Zoo. <b>Where a tree is an orchard species, it should be retained and conserved in its current location.</b>
	Orchards (former)	Species and Location	Low	The location and any remaining evidence of former orchard groves within the QHR boundary are difficult to interpret and the extent of former orchards is generally unknown. Therefore, former orchards hold diminished heritage value. <b>The existing condition of the area, including landform and any other evidence of its former orchard use is less prominent though still important to an understanding of the place and is an important component of key views.</b>
	Sub-Tropical Rainforest	Rainforest	High	Rainforest vegetation patterns have been largely undisturbed by site use and contribute to the overall educational experience of the site. Parts of the Plantation Train railway and Nut Country Tour track are directed through the sub-tropical rainforest. As a prominent and valued natural element within the overall complex, the rainforest is considered to be of high significance from a heritage perspective, due to its contribution to the landscape and setting of the place.
	Plantation Train	Track Route	High	The plantation train route is an important early attraction which is intact and remains in use. The route was specifically set out to provide key views and vistas of the surrounding site and is therefore considered to be of high significance.
		Train and Carriages	High	The model of the current train engine and carriages are related to Phase 1 and is designed to look like a sugar cane train. This aesthetic is consistent with the original concept design for the complex and is therefore considered of high significance.
		Plantation Station	High	The Plantation Station is located directly east of the building complex and is the main train stop where visitors first embark on the train ride. <b>The visual and functional relationships between the Plantation Station, ticket office, Main Building Complex and the former plantation extents are of high significance.</b>
		Ticket Office	Low	The ticket office appears to have been rebuilt several times over the years. No longer in use.
		Koala Station	Moderate	The Koala Station is located between the animal farm and zoo, near the eastern QHR Remaining in use.
		Vegetation	Intrusive	The section of mature vegetation located within the southern bend of the Plantation Train circuit is not an important element. It restricts key views and vistas of the former pineapple plantations, the main building complex and the pineapple structure from within the site and from along Nambour Connection Road.
Nut Country Tour	Route	High	The route of the Nut Country Tour is of high significance. The route was used as an educative journey to teach tourists about the agricultural processes of cultivation, harvesting, processing and packaging. It links the significant Big Pineapple building complex to the wider associative features and elements outside the QHR boundary. (The tour office and part of Nut Country route is located within the QHR boundary).	
	Tour Office	Moderate	The Nut Country Tour office, located north of the restaurant building, relates to Phase 2 and demonstrates expansion of the primary use of the site as a tourist destination. It is regarded as having moderate heritage significance, although limited fabric of ‘intrinsic’ historic value is exhibited.	
Animal Farm	Use	High	The Animal Farm was originally developed as a petting farm attraction for children to experience the animal rearing aspects of agricultural practices. It has been a primary attraction of the site since opening. The Animal Farm emphasises the historical aspect of livestock farming at the site and its association with agricultural practices and agri-tourist attraction.	
	Animal Barn	Moderate	The Animal Barn is a main built feature of the animal farm from the early phase of the complex, although receiving significant alterations since construction.	
	Animal Enclosure Extensions	Intrusive	The extension of animal enclosures into what was originally sugar cane plantations has obscured the original interpretation of the space as a plantation and has degraded key views and vistas of the Heritage Boundary frontage from within the site and from along Nambour Connection Road.	



Built/Landscape	Area	Element	Grading	Comments
	Zoo	Built and Location	None	The zoo is a later attraction / Phase 3 addition to the site (formally Alma Park Zoo). The location and infrastructure of the zoo on the site has no significance. The adjacent Billabong also has no heritage significance.
<u>Broader Site</u>				
Big Pineapple Complex	Access and Parking	Northern Slip Road	Moderate	The slip road that runs east from the front of the entrance pavilion, parallel with the Nambour Connection Road is of moderate significance. The road is part of Phase 1 and provided ease of access, as well as allowing visitors to stop and enjoy one Vantage Point B (see section 3.2.9) for primary views and vistas.
		Entrance Car Park	Moderate	The entrance carpark, immediately in front and to the west of the entrance pavilion, is considered to have moderate significance.
		Footbridge	Low	The footbridge is of low significance as relates to Phase 2 and represents a phase of development and enhancement for the Sunshine Plantation.
		Northern Car Park	None	The northern car park has no heritage significance.
		Southern Car Park	None	The southern car park has no heritage significance.
	Macadamia	Nut Country Tour Route	High	Although sections of the Nut Country Tour track are outside of the QHR boundary, the Nut Country Tour track-route is of high significance.
		Big Macadamia Structure	Moderate	Although not located within the QHR boundary, the Big Macadamia is symbolic of Phase 2 enhancements and represents the increased popularity for the complex.
		Macadamia Plantations	Low	Remnant macadamia orchards are of low significance as they relate to Phase 2 and are not essential in understanding the original concept of the site.
	Tomorrow's Harvest Greenhouse	Structure and Use	None	An associated feature of the Nut Country Tour, the Nut Factory added to the educative experience of the site, demonstrating the processing of harvested crops. Located outside of the QHR boundary, the factory is of moderate significance.
	Sheds	Structure and Use	None	The Tomorrow's Harvest Greenhouse pertains to Phase 2, is dilapidated and in poor condition and has no intrinsic heritage value.
	Broader site	Signage and Displays Related To Agri-Tourism	In accordance with the significance as determined by a survey of these features	A comprehensive survey of these features must be conducted to determine their significance. These features will include restaurant signage, the interior educative elements within the Big Pineapple Structures, moveable elements and landscape elements such as directional signage etc.





- ~~**Policy 21:** Any changes that occur to the future use of The Big Pineapple must be consistent with the significance of the place.~~
- ~~**Policy 22:** All usage should be planned to protect the place's cultural heritage values and must not involve changes to the spatial arrangement of elements that are considered to have exception or high values, including the pineapple structure, building complex, train track and parts of the former plantation.~~
- ~~**Policy 23:** Any detailed proposals for change to the broader site must be supported by a Landscape Master Plan. This Landscape Master Plan must be assisted by a Heritage Specialist that is an ICOMOS Australia member or otherwise qualified to assess the cultural significance of the place.~~
- ~~**Policy 24:** The main building complex should continue to be used for retail, hospitality and display purposes.~~
- ~~**Policy 25:** Early surviving attractions, including the Plantation Train and Animal Farm should remain in operation.~~

#### ~~6.2.2 Change Informed by Significance~~

~~The understanding of the levels of significance helps introduce the flexibility necessary for the management of change, including future master planning initiatives:~~

- ~~**Policy 26:** Any new developments at The Big Pineapple must seek to avoid impact on the heritage significance of the place.~~

**Policy 27:** Elements of Exceptional significance must ~~not be impacted and all fabric and/or usage should~~ be retained and conserved. Conservation actions must only include: maintenance, preservation, restoration and reconstruction as defined in the Burra Charter (2013).

If any other alteration to or removal of these elements is required there must be no prudent and feasible alternative to the proposal.

**Policy 28:** Elements of high significance must be retained and conserved. Conservation actions must prioritize: maintenance, preservation, restoration and reconstruction as defined in the Burra Charter. There are only limited opportunities for adaptation and any adaptation must be reversible and must avoid detrimental impact on the significance of the place and minimise and mitigate impacts that cannot be avoided. If alteration to, or removal of, High elements is required, an archival recording must be conducted.

**Policy 29:** Elements of Moderate significance should be retained and conserved. Should opportunities for adaptation be considered, these should be reversible and must avoid detrimental impact on the significance of the place **and minimise and mitigate impacts that cannot be avoided. Strategies to retain only a representative portion of the feature/s may be appropriate in certain circumstances.**

~~If adaptation or change is necessary, more changes are permissible than that of the fabric and/or usage to elements of higher significance. Ensure that suitable cross-sections of fabric and values remain present within the site and consider cumulative impacts. Removal of the element should only be undertaken if no prudent and feasible alternative exists and the overall outcome would not impact or cause damage to more significant fabric and/or uses.~~



- Policy 30:** *Elements of low significance should be maintained and conserved. These elements may be altered and may be removed where it is demonstrated change would improve overall significance ~~or where reconstruction in accordance with the Burra Charter would be inappropriate~~. Any change must not impact or cause damage to more significant fabric and/or uses.*
- Policy 31:** *Elements of no significance may be removed or altered. Any change must not impact or cause damage to more significant fabric and/or uses.*
- Policy 32:** *Existing elements of intrusive heritage value should be removed as soon as an opportunity arises.*
- Policy 33:** *The more significant a concept, fabric, relationship, space or vista, the more rigour and care should be exercised in preparing proposals that may affect the place – the objective being to ensure that any new work will not reduce, but instead reinforce, the identified significance of the place.*

### ~~3.3 Design Guidelines~~

~~The evidence of the way the complex has been used as an agri-tourism destination survives particularly in the significant elements remaining across the site. The agri-tourism aspect is pivotal to the place's significance.~~

- Policy 34:** *The overarching Polynesian theme should be retained for the main building complex, including general form and scale externally, gabled roof with glazed (louvred) gables and thatched bamboo ceilings internally for the retail and restaurant buildings.*
- Policy 35:** *No new buildings or structures that obscure, impede or dominate exceptional or high elements, specifically the pineapple structure, main building (eastern and southern elevations), exceptional or high views and vistas, and former plantations (east of the main building) should be introduced.*
- Policy 36:** *If required, new buildings and structures should be prioritised to the west and north west, adjacent to the main building complex.*
- Policy 37:** *The former pineapple plantation with road frontage should be re-planted with pineapples and maintained as a key component of the place (see Appendix C).*
- Policy 38:** *Views and vistas that are rated as exceptional or high significance ~~should~~ must be maintained and enhanced (see section 3.2.9).*
- Policy 39:** *The sense of a working fruit growing farm should be retained and fruit orchards replanted where possible (see Appendix C).*
- Policy 40:** *The general route of the Nut Country Tour track should be considered for retention, generally in keeping with the original course.*
- Policy 41:** *Unless they have been identified as being significant, any trees obstructing the view of exceptional or high elements should be removed and new plantings must be carefully positioned to ensure key views are not detrimentally impacted.*



~~6.2.3 Interpretation~~~~The Burra Charter outlines that if the significance of a place should be explained through interpretation.~~

**Policy 42:** Any detailed proposals for change must be supported by an interpretation strategy that proposes a comprehensive framework for the interpretation of the history of The Big Pineapple, as well as the fabric and setting of the heritage place. The interpretation strategy must include guidance on appropriate and coordinated materials for any interpretive installation to ensure the complex maintains its cohesiveness.

~~**Policy 43:** The interpretation of The Big Pineapple precinct should be an evolving and developing process and seek to enhance its associations with redundant attractions, including (as example only), adaptive reuse of redundant elements such as the Nutmobile trail or Big Macadamia structure.~~

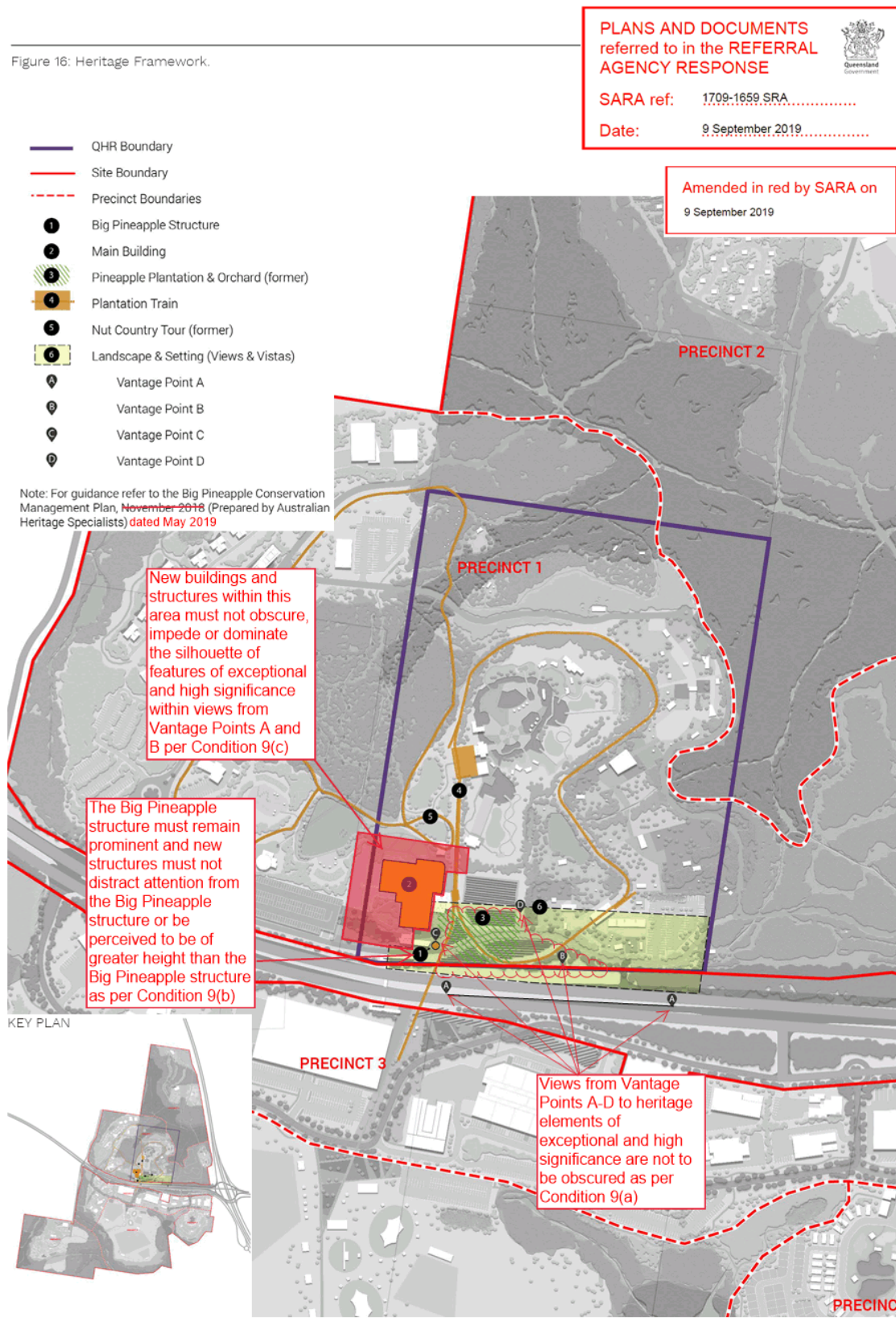
**Policy 44:** Existing display boards and signage from earlier phases should be considered for retention for interpretation during any refurbishments and must be treated in accordance with their significance as determined by a survey of these features.

~~**Policy 45:** Further Opportunities for interpretation should be identified in the landscape Masterplan, including reconstruction of 'food to plate' initiatives which were previously an important part of the complex.~~~~6.3 Priority Works~~~~6.3.1 Upgrade of the Big Pineapple Complex~~~~The buildings, elements and attractions located within the Big Pineapple Complex are found to be in a poor condition, due to the previous closure of the complex in 2010 and limited subsequent use. The place requires urgent upgrade so that it can become a viable agritourism venture once again. This will require significant upgrade and refurbishment to the overall complex.~~~~A Master plan is currently being prepared to plan the future use and revitalisation of the site, including the Big Pineapple Heritage Precinct and adjoining areas. The Master Plan must be guided by this Conservation Management Plan during all phases of planning, to ensure that the heritage values of the place are properly considered and maintained.~~~~**Policy 46:** A Master plan should be prepared to consider necessary upgrades for the Big Pineapple Complex. This should be prepared as a priority.~~~~**Policy 47:** A Master plan should consider the significance of the place and associated conservation objectives outlined by the CMP, including master planning opportunities and approval obligations outlined in Section 5.~~~~**Policy 48:** The Masterplan should consider the heritage values of the place while allowing for change and adaptation, in consultation with the significance assessment, design guidelines and conservation policies of this report.~~~~**Policy 49:** The Action Plan (Section 7.3) should be implemented as the recommended program to maintain The Big Pineapple Precinct. Items of HIGH priority work ideally should be undertaken as part of a single, coordinated program if possible.~~

Appendix C – Recommended Locations for Reconstructed Pineapple Plantations

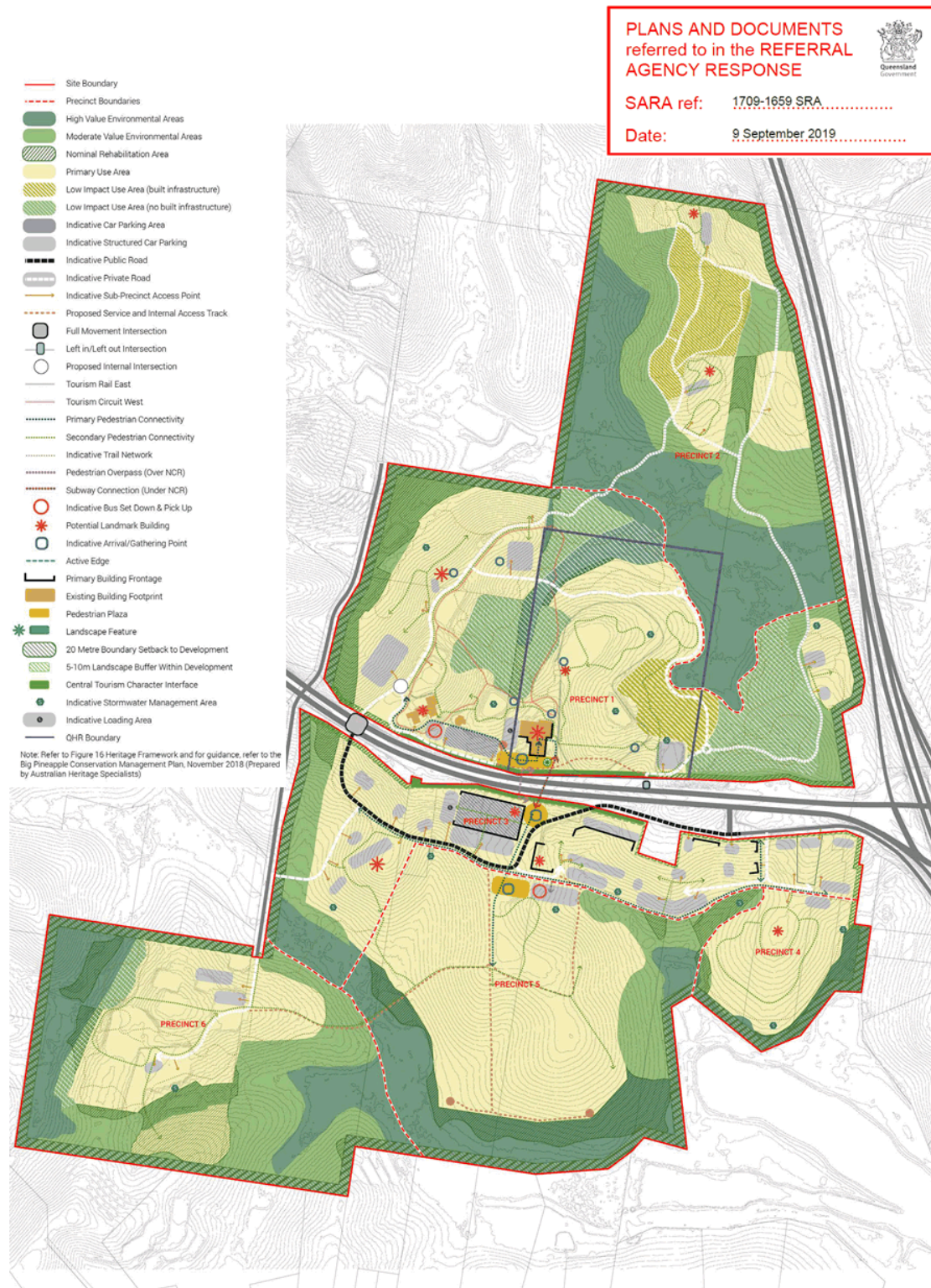


Figure 16: Heritage Framework.



7.3 Overall Concept Plan

Figure 21: Overall Concept Plan.




Scale: 1:10,000

Scale: 1:10,000

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~~Intersection capacity analysis using the Sidra package indicates that a signalised intersection layout as depicted schematically in Figure 10 would be required. Notes have been added to Figure 14 to highlight important elements. In addition, it should be noted that the turn lane lengths shown in Nambour Connection Road do not include allowance for deceleration lengths so will need to be adjusted accordingly at the design stage. Some lane lengths on the northern and southern approaches could also be adjusted at the detailed phase to suite projected queuing requirements.~~

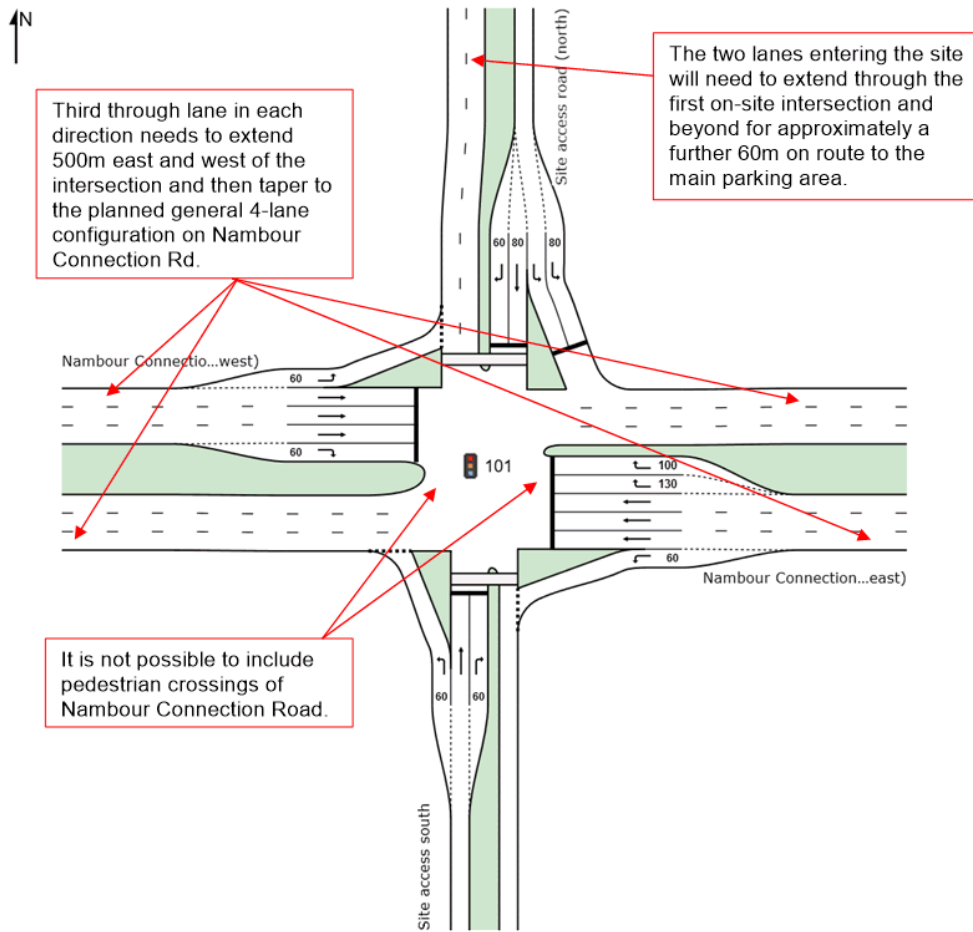


Figure 14: Required intersection configuration

~~TMR have advised that the traffic signals to be installed at the upgraded Bruce Highway interchange with Nambour Connection Road are planned to operate on a traffic signal cycle time of 90 seconds. For coordination of operation with the proposed new traffic signal controlled intersection, it will be important that the proposed intersection operates on the same 90 second traffic signal cycle time. That has been adopted as an input to this capacity assessment.~~

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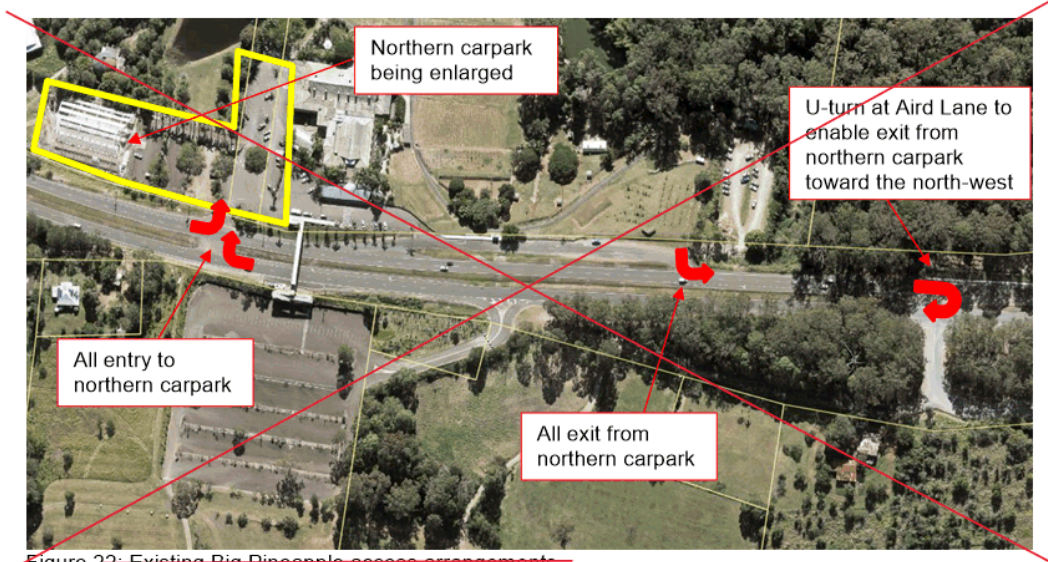


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~~7.0 Assessment of when signalised access will be required~~

~~The existing priority controlled access arrangements for the Big Pineapple are shown in Figure 22.~~



~~Figure 22: Existing Big Pineapple access arrangements~~

~~There will come a time when the existing access arrangements for the Big Pineapple do not have capacity to satisfactorily accommodate projected traffic flows.~~

~~It is assumed in this analysis that the northern carpark will be expanded sufficiently to accommodate demands for parking on the northern side of the Nambour Connection Road, such that overflow parking in the existing southern parking area is not required on a regular basis.~~

~~Ultimate visitation demands for the master plan are summarised in Section 4.1, based on information contained in the Foresight Partners Ltd report dated September 2018.~~

~~HTC have now been supplied with additional staged implementation information as shown in Table 7. It is understood that this information has also been supplied to the State as part of a grant application process.~~

Table 7: Estimated visitation of the Big Pineapple Renewal across the first 10 years of operation

Precinct	GFA	Rooms	Location	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
				30/06/2019	30/06/2020	30/06/2021	30/06/2022	30/06/2023	30/06/2024	30/06/2025	30/06/2026	30/06/2027	30/06/2028
Market / low impact industry	1	2500	North	40,000	40,000	131,640	133,615	135,619	197,653	331,348	443,563	461,371	490,774
Low impact industry	1	5000	North										
Zoo	1		North	12,456	14,678	15,846	16,142	16,443	16,748	40,839	41,528	42,227	42,937
Waterpark	1		North					42,000	48,300	55,545	63,877	73,458	84,477
Treetops	1		North	18,300	21,356	24,378	24,834	25,297	25,768	48,045	48,856	49,679	50,514
Short term accom (incl. below)	1	200	North										
Nature based Tourism	2	80	North					18,889	26,759	30,773	35,389	40,697	46,802
Wholesale Market (shop)	3	10000	South								10,000	12,500	
Service Station	3	1200	South						35,000	36,750	38,588	40,517	42,543
Short Term Accommodation - RV Park	3	370	South				14,000	16,000	18,428	18,281	18,281	18,281	18,302
Low impact industry - uses for example: winery, warehouse, cold rooms, production	3	30300	South									15,000	19,500
Short Term Accommodation - RV Park	4	235	South				18,281	18,281	18,428	18,281	18,281	18,281	18,302
Festivals - refer notes below	5		South				4,500	6,250	8,750	8,750	10,000	12,500	15,000
Educational camping group	6	235	South					19,245	22,132	25,452	29,269	33,660	38,709
			North	70,756	76,034	171,864	174,591	219,358	288,467	475,777	597,823	626,735	668,702
			South				36,781	59,776	102,737	107,514	114,419	148,239	164,856
<b>TOTAL MASTERPLAN</b>				<b>70,756</b>	<b>76,034</b>	<b>171,864</b>	<b>197,372</b>	<b>263,134</b>	<b>372,776</b>	<b>565,009</b>	<b>693,961</b>	<b>756,693</b>	<b>815,256</b>

Notes:

- Festivals will not become permanent use until June 2023
- All festival traffic prior will be managed under temporary permit
- note assumed vehicles are 25% of festival capacity
- low impact industry (south) assumes 10,000m2 will be built by 2027 equating to 30,000 visitors in year 9
- note as per regulations in the regional plan - the service station GFA includes canopy area and handstand





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FEBRUARY 2019

# Big Pineapple Renewal Master Plan Report

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## 8.4 Precinct 4 - Travel Centre

### Precinct Intent

Precinct 4 is situated on the eastern portion of the southern site with proximity to Aird Lane and the public movement network of the broader site. Although it is near the Bruce Highway it enjoys a vegetated backdrop to the east, south and west that physically and visually separates it from adjoining uses. The majority of the precinct is cleared of vegetation, with a central high point the topography gently falls away to the adjoining gully systems. The sense of enclosure and physical characteristics make the precinct ideal for generally self contained uses that can benefit from the lack of through traffic.

Precinct 4 has relative proximity to the nearby food production and festival areas of the southern site, therefore pedestrian-cycle movement should be accommodated to provide high quality linkages to other nearby destinations and attractors. These routes should run parallel to major gullies, environmental areas and roadways as required.

### Objectives

- » Provide complementary activities and uses that can effectively support and enhance the overall tourism experience.

- » Incorporate recreation, accommodation and tourism based activities that encourage visitation to other parts of the site,
- » Utilise the precincts sense of enclosure to benefit the uses that are adopted.

### Use & Activity

The precinct is well placed to take advantage of its proximity to the adjoining vehicular movement network to service road based holiday travelers whether it be caravans, recreational or conventional vehicles. A holiday park or similar form of short term accommodation that can cater for travelers attracted by ease of access from the highway would be desirable uses. ~~Alternative uses that may also be suitable include potential expansion of the adjoining food production areas located within Precinct 3C, in the event of this the use and character guidance for Precinct 3C should be applied.~~

Table 4 sets out the preferred land uses within Precinct 4.

### Character

Any proposed development should reflect a sub-tropical character that references the Sunshine Coast context. Linkages to the rural and hinterland backdrop should be acknowledged in any architectural and landscape response.

Table 4: Precinct 4 Preferred Land Uses

PRECINCT 4 PREFERRED LAND USES (noted as defined Planning Scheme uses)
Short-term accommodation
Tourist park
Food and drink outlet <sup>1</sup>
Shop <sup>1</sup>
Major sport and entertainment facility
Park
<sup>1</sup> Where associated with Short-term accommodation, Tourist attraction or Major sport and entertainment facility use.

Superseded by agreed version  
dated 29 July 2019

## ~~10 Introduction~~

~~The Big Pineapple Local Plan (Local Plan), specifies the ways that the Sunshine Coast Planning Scheme 2014 (Planning Scheme) is varied by:~~

- ~~1. Categorising development;~~
- ~~2. Specifying the categories of assessment required;~~
- ~~3. Setting out the matters (the assessment benchmarks) that the assessment manager must assess assessable development against;~~

~~For the purpose of this variation request and any approval, the Planning Scheme is also further varied so that any part of the subject site that is not zoned Tourism will be treated as being included in the Tourism zone for the purpose of:~~

- ~~1. The operation of any applicable code other than the Big Pineapple Local Plan Code;~~
- ~~2. To the extent that the Planning Scheme is varied by the Local Plan categorising development, specifically for the purpose of categorising development and setting out the matters (the assessment benchmarks) that the assessment manager must assess assessable development against~~

~~The Big Pineapple Local Plan Area (Plan Area) is comprised of those lots set illustrated on Figure 2 Site Plan.~~

### ~~10.1 Purpose and structure~~

- ~~1. The purpose of the Local Plan is to provide a regulatory tool for the implementation of the Big Pineapple Renewal Master Plan. The Local Plan is comprised of the following parts:
 
  - ~~a. Tables of Assessment; and~~
  - ~~b. Big Pineapple Local Plan Code.~~~~
- ~~2. The provisions of the Local Plan form part of a Preliminary Approval for a MCU for a Variation Request affecting the Planning Scheme. The Local Plan has been prepared to exist as a regulatory tool that varies the requirements of the Planning Scheme regarding:
 
  - ~~a. Setting the level of assessment for particular types of development;~~
  - ~~b. Clarifying the applicability of planning scheme codes to particular types of development; and~~
  - ~~c. Providing for assessment of development against the Big Pineapple Local Plan code.~~~~

### ~~10.2 Definitions~~

- ~~1. For the Local Plan, references to defined uses, activity groups, industry thresholds and administrative definitions are consistent with Schedule 1 of the Planning Scheme unless otherwise specified within this Local Plan.~~
- ~~2. This Local Plan provides the following definitions:~~

***Building height***

*(a) the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including any load-bearing antenna, aerial, chimney, flagpole or the like; or*

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## 10 Introduction

The Big Pineapple Local Plan (Local Plan), specifies the ways that the Sunshine Coast Planning Scheme 2014 (Planning Scheme) is varied by:

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9 September 2019

1. Categorising development.
2. Specifying the categories of assessment required.
3. Setting out the matters (the assessment benchmarks) that the assessment manager must assess assessable development against.

For the purpose of this variation request and any approval, the Planning Scheme is also further varied so that any part of the subject site that is not zoned Tourism will be treated as being included in the Tourism zone for the purpose of:

1. The operation of any applicable code other than the Big Pineapple Local Plan Code.
2. To the extent that the Planning Scheme is varied by the Local Plan categorising development, specifically for the purpose of categorising development and setting out the matters (the assessment benchmarks) that the assessment manager must assess assessable development against

The Big Pineapple Local Plan Area (Plan Area) is comprised of those lots set illustrated on Figure 2 Site Plan.

### 10.1 Purpose and structure

1. The purpose of the Local Plan is to provide a regulatory tool for the implementation of the Big Pineapple Renewal Master Plan. The Local Plan is comprised of the following parts:
  - a. Tables of Assessment; and
  - b. Big Pineapple Local Plan Code.
2. The provisions of the Local Plan form part of a Preliminary Approval for a MCU for a Variation Request affecting the Planning Scheme. The Local Plan has been prepared to exist as a regulatory tool that varies the requirements of the Planning Scheme regarding:
  - a. Setting the level of assessment for particular types of development;
  - b. Clarifying the applicability of planning scheme codes to particular types of development; and
  - c. Providing for assessment of development against the Big Pineapple Local Plan code.

### 10.2 Definitions

1. For the Local Plan, references to defined uses, activity groups, industry thresholds and administrative definitions are consistent with Schedule 1 of the Planning Scheme unless otherwise specified within this Local Plan.
2. This Local Plan provides the following definitions:

*Food tourism or produce related use*

*A land use activity that involves the production, processing, assembly, packaging, distribution, and sale of food, produce or tourism related product. Example include, but not limited to bakeries, breweries, coffee roasting, dairy and fresh produce distribution, markets, wineries, tourist information and services.*

### 10.3 Application

1. This Local Plan applies to accepted and assessable development located within the Plan Area, as indicated in Figure 2 Site Plan, where deemed to be consistent with the Big Pineapple Renewal Master Plan, February 2019 or otherwise changed and approved.
2. The tables of assessment included as Section 11 identify the level of assessment for development within the Plan Area that is consistent with the Master Plan.
3. A use not listed in Section 11 is an inconsistent use and is not intended to occur in the Plan Area<sup>1</sup>
4. The codes that may be relevant to the assessment of development in this Plan Area are listed in the tables of assessment within Section 11.
5. Where Planning Scheme codes are identified as relevant assessment criteria, the relevant version applicable is the Planning Scheme current at the time of lodgement of the Development Application.

### 10.4 Interpretation

If any inconsistency exists between the provisions of the Local Plan and the Planning Scheme, the provisions of the Local Plan prevail to the extent of the inconsistency.

#### 10.4.1 Consistent and inconsistent development

A Material Change of Use identified in Section 11 as being Accepted development or Code assessable development is development consistent with the planning intent for the Big Pineapple Renewal Master Plan. A Material Change of Use specified in Section 11 as being Impact assessable development is deemed to be consistent with the planning intent for the Big Pineapple Renewal Master Plan where it accords with the intent expressed for the relevant precinct, as well as the Purpose and Overall Outcomes of the Local Plan Code.

A Material Change of Use is development inconsistent with the planning intent for the Big Pineapple Renewal Master Plan where:

1. specified in Section 11 as being Impact assessable development, but not according with the intent expressed for the relevant precinct, as well as the Purpose and Overall Outcomes of the Local Plan Code, or
2. the use is not categorised by Section 11 for the relevant precinct, or
3. the use is categorised by Section 11 for the relevant precinct, but the development does not meet the requirements for the category of development specified.

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<sup>1</sup> The following types of development are considered to be inconsistent with the local plan and with the Big Pineapple Renewal Master Plan: any use not specified in section 11.4 Categories of assessment, and industrial activities in Precinct 3 (Table 9) where not classified as either accepted or code assessable development.

## 11 Tables of Assessment

### 11.1 Preliminary

The tables in this part identify the level of assessment and assessment criteria for development within the Local Plan area.

### 11.2 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 within:
  - a. The subject site of the Local Plan;
  - b. A precinct of the Local Plan; and
  - c. An overlay (where applicable).
3. The assessment benchmarks for development, including:
  - a. Big Pineapple Local Plan Code; and
  - b. Any applicable codes under the Planning Scheme. Generally including:
    - i. Use codes;
    - ii. Other development codes; and
    - iii. Overlay codes.

### 11.3 Determining category of assessment and assessment benchmarks

The process for determining the category for assessment is:

1. Establish the use by reference to the use definitions within Schedule 1 of the Planning Scheme.
2. Identify the:
  - a. Relevant precinct, by reference to Figure 23 Precinct Plan or otherwise changed and approved;
  - b. Relevant overlay(s) (if applicable), by reference to the overlay mapping in the Planning Scheme.
3. Determine the category of assessment, assessment benchmarks (for assessable development) and requirements (for accepted development) by reference to the tables in Section 11.4 Categories of Assessment.
4. Where the Local Plan Code is listed as a requirement for accepted development:
  - a. assessment is to be conducted against the acceptable outcomes in the Code; or
  - b. where an acceptable outcome is not present, assessment is to be conducted against the relevant performance outcome; and
  - c. where the relevant acceptable outcomes or performance outcomes are not met, the use will become assessable development (code assessable).
5. A use not listed in Section 11.4 Categories of Assessment as either accepted development or assessable development subject to code or impact assessment is an inconsistent use and will not be subject to assessment against the Local Plan<sup>2</sup>.

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<sup>2</sup> The following types of development are considered to be inconsistent with the local plan and with the Big Pineapple



## 11.4 Categories of assessment

The following tables identify the applicable categories of assessment and assessment benchmarks<sup>3</sup> for development within the Local Plan for making a Material Change of Use, Building Work, Reconfiguring a Lot and Operational Work.

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Renewal Master Plan: any use not specified in section 11.4 Categories of assessment, and industrial activities in Precinct 3 (Table 9) where not classified as either accepted or code assessable development.

<sup>3</sup> Where the Local Plan Code is listed as a requirement for accepted development, assessment is to be conducted against the acceptable outcomes in the Code. Where an acceptable outcome is not present, assessment is to be conducted against the relevant performance outcome.

11.4.1 Categories of assessment – Material change of use

The following tables identify the categories of assessment within the Plan Area for making a Material Change of Use of premises.

Table 7 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
All development listed in this table	Impact assessable if: <ul style="list-style-type: none"> <li>– exceeding the maximum precinct GFA or thresholds identified in Table 15: Maximum precinct GFA and accommodation thresholds; or</li> <li>– exceeding the maximum building height on Figure 17: Maximum building heights; or</li> <li>– not otherwise specified.</li> </ul>	<ul style="list-style-type: none"> <li>– Big Pineapple local plan code</li> <li>– The planning scheme</li> </ul>
<b>Accommodation activities</b>		
Caretaker's accommodation	Accepted development if not on Lot 2 on RP154927 (which includes Title changes)	<ul style="list-style-type: none"> <li>– Caretaker's accommodation code</li> </ul>
Nature based tourism	Accepted development if:- <ul style="list-style-type: none"> <li>– not involving building work; or</li> <li>– in an existing building.</li> </ul>	<ul style="list-style-type: none"> <li>– Big Pineapple local plan code</li> <li>– Transport and parking code</li> </ul>
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>– Big Pineapple local plan code</li> <li>– Nature and rural based tourism code</li> <li>– Landscape code</li> <li>– Nuisance code</li> <li>– Safety and security code</li> <li>– Stormwater management code</li> <li>– Sustainable design code</li> <li>– Transport and parking code</li> <li>– Waste management code</li> <li>– Works, services, and infrastructure code</li> </ul>
Resort complex	Accepted development if:- <ul style="list-style-type: none"> <li>– not involving building work; or</li> <li>– in an existing building; and</li> <li>– not on Lot 2 on RP154927 (which includes Title changes).</li> </ul>	<ul style="list-style-type: none"> <li>– Big Pineapple local plan code</li> <li>– Transport and parking code</li> </ul>

	Code assessment if not otherwise specified and not on Lot 2 on RP154927 (which includes Title changes).	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Multi-unit residential uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Short-term accommodation	Code assessment if not on Lot 2 on RP154927	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Multi-unit residential uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
<b>Business activities</b>		
Food and drink outlet	Accepted development if:- <ul style="list-style-type: none"> <li>- Not involving building work; or in an existing building;</li> <li>- not high volume convenience; and</li> <li>- associated with one or more of the following uses:-                             <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Resort complex;</li> <li>(iii) Short-term accommodation;</li> <li>(iv) Tourist park;</li> <li>(v) Tourist attraction.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>

	Code assessment if associated with one or more of the following uses:- (i) Nature based tourism; (ii) Resort complex; (iii) Short-term accommodation; (iv) Tourist park; (v) Tourist attraction	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Function facility	Accepted development if:- <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- associated with one or more of the following uses:-</li> </ul> <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Resort complex;</li> <li>(iii) Short-term accommodation;</li> <li>(iv) Tourist park;</li> <li>(v) Tourist attraction.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>
	Code assessment if associated with one or more of the following uses:- (i) Nature based tourism; (ii) Resort complex; (iii) Short-term accommodation; (iv) Tourist park; (v) Tourist attraction.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Market	Accepted development if:- Not involving building work or increase in GFA	<ul style="list-style-type: none"> <li>- Market code</li> </ul>
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Market code</li> </ul>

Office	Accepted development if:- <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- associated with one or more of the following uses:-                             <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Resort complex;</li> <li>(iii) Short-term accommodation;</li> <li>(iv) Tourist park;</li> <li>(v) Tourist attraction.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parkingcode</li> </ul>
	Code assessment if associated with one or more of the following uses:- <ul style="list-style-type: none"> <li>(i) Tourist attraction;</li> <li>(ii) Nature based tourism;</li> <li>(iii) Resort complex;</li> <li>(iv) Short-term accommodation;</li> <li>(v) Tourist park.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and securitycode</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parkingcode</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Shop	Accepted development if:- <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- associated with, and ancillary to one or more of the following uses: -                             <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Resort complex;</li> <li>(iii) Short-term accommodation;</li> <li>(iv) Tourist park;</li> <li>(v) Tourist attraction.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>
	Code assessment if associated with one or more of the following uses:- <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Resort complex;</li> <li>(iii) Short-term accommodation;</li> <li>(iv) Tourist park;</li> <li>(v) Tourist attraction.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and securitycode</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parkingcode</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>

Tourist attraction	Accepted development if:- <ul style="list-style-type: none"> <li>- involving a temporary use<sup>4</sup>; or</li> <li>- not involving building work; or</li> <li>- in an existing building.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
<b>Industry activities</b>		
Low impact industry	Accepted development if:- <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- involving a <i>food tourism or produce related use</i>.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Industry uses code</li> <li>- Transport and parking code</li> </ul>
	Code assessment, where involving a food tourism or produce related use.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Industry uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Medium impact industry	Accepted development if: - <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- involving a food tourism or produce related use.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Industry uses code</li> <li>- Transport and parking code</li> </ul>

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<sup>4</sup> Temporary use as defined by the *Planning Regulation 2017*.  
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	Code assessment, where involving a food tourism or produce related use.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Industry uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Warehouse	Accepted development if:- <ul style="list-style-type: none"> <li>- Not involving building work, or</li> <li>- in an existing building; and</li> <li>- involving a <i>food tourism or produce related use</i>.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Industry uses code</li> <li>- Transport and parking code</li> </ul>
	Code assessment, where involving a <i>food tourism or produce related use</i> .	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Industry uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Sport and recreation activities		
Park	Accepted development	N/A
Other activities		
Utility installation	Accepted development if for a <i>local utility</i> .	N/A
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Utility code</li> </ul>
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Telecommunications facility code</li> </ul>
Substation	Accepted development if for a <i>local utility</i> .	N/A
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Utility code</li> </ul>

Table 8 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
All development listed in this table	Impact assessable if: <ul style="list-style-type: none"> <li>- exceeding the maximum precinct GFA or thresholds identified in Table 15: Maximum precinct GFA and accommodation thresholds; or</li> <li>- exceeding the maximum building height on Figure 17: Maximum building heights; or</li> <li>- not otherwise specified within this Table.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- The planning scheme</li> </ul>
<b>Accommodation activities</b>		
Caretaker's accommodation	Accepted development	<ul style="list-style-type: none"> <li>- Caretaker's accommodation code</li> </ul>
Nature based tourism	Accepted development if: <ul style="list-style-type: none"> <li>- not involving building work; or</li> <li>- in an existing building.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Nature and rural based tourism code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Tourist park	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Relocatable home park and tourist park code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>



Short-term accommodation	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Multi-unit residential uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Business activities		
Food and drink outlet	Accepted development if:- <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- not high volume convenience; and</li> <li>- associated with one or more of the following uses:-                         <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Tourist park;</li> <li>(iii) Tourist attraction.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>
	Code assessment if associated with one or more of the following uses:- <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Tourist park;</li> <li>(iii) Tourist attraction.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Shop	Accepted development if:- <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- associated with one or more of the following uses:-                         <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Tourist park;</li> <li>(iii) Tourist attraction.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>

	Code assessment if associated with one or more of the following uses:- (i) Nature based tourism; (ii) Tourist park; (iii) Tourist attraction.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Tourist attraction	Accepted development if:- - involving a temporary use <sup>5</sup> ; or - not involving building work; or - in an existing building.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
<b>Sport and recreation activities</b>		
Park	Accepted development	N/A
<b>Other activities</b>		
Utility installation	Accepted development if for a local utility.	N/A
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Utility code</li> </ul>
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Telecommunications facility code</li> </ul>
Substation	Accepted development if for a local utility.	N/A
	Code assessable	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Utility code</li> </ul>

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<sup>5</sup> Temporary use as defined by the *Planning Regulation 2017*.  
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Table 9 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
All accommodation activities, business activities, sport and recreation activities, rural activities and other activities listed in this table	Impact assessable if: <ul style="list-style-type: none"> <li>– exceeding the maximum precinct GFA or thresholds identified in Table 15: Maximum precinct GFA and accommodation thresholds; or</li> <li>– exceeding the maximum building height on Figure 17: Maximum building heights; or</li> <li>– not otherwise specified within this Table.</li> </ul>	<ul style="list-style-type: none"> <li>– Big Pineapple local plan code</li> <li>– The planning scheme</li> </ul>
<b>Accommodation activities</b>		
Caretaker's accommodation	Accepted development	<ul style="list-style-type: none"> <li>– Caretaker's accommodation code</li> </ul>
Short-Term accommodation	Code assessment	<ul style="list-style-type: none"> <li>– Big Pineapple local plan code</li> <li>– Multi-unit residential uses code</li> <li>– Landscape code</li> <li>– Nuisance code</li> <li>– Safety and security code</li> <li>– Stormwater management code</li> <li>– Sustainable design code</li> <li>– Transport and parking code</li> <li>– Waste management code</li> <li>– Works, services, and infrastructure code</li> </ul>
Tourist Park	Code assessment	<ul style="list-style-type: none"> <li>– Big Pineapple local plan code</li> <li>– Relocatable home park and tourist park code</li> <li>– Landscape code</li> <li>– Nuisance code</li> <li>– Safety and security code</li> <li>– Stormwater management code</li> <li>– Sustainable design code</li> <li>– Transport and parking code</li> <li>– Waste management code</li> <li>– Works, services, and infrastructure code</li> </ul>
Nature based tourism	Accepted development if: <ul style="list-style-type: none"> <li>– not involving building work; or</li> <li>– in an existing building.</li> </ul>	<ul style="list-style-type: none"> <li>– Big Pineapple local plan code</li> <li>– Transport and parking code</li> </ul>

	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Nature and rural based tourism code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
<b>Business activities</b>		
Bar	<p>Accepted development if:-</p> <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- associated with one or more of the following uses:-                             <ul style="list-style-type: none"> <li>(i) Short-term accommodation;</li> <li>(ii) Low impact industry;</li> <li>(iii) Medium impact industry;</li> <li>(iv) Warehouse;</li> <li>(v) Major sport, recreation and entertainment facility;</li> <li>(vi) Winery.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>
	<p>Code assessment if associated with one or more of the following uses:-</p> <ul style="list-style-type: none"> <li>(i) Short-term accommodation;</li> <li>(ii) Low impact industry;</li> <li>(iii) Medium impact industry;</li> <li>(iv) Warehouse;</li> <li>(v) Major sport, recreation and entertainment facility;</li> <li>(vi) Winery.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>

Food and drink outlet	<p>Accepted development if:-</p> <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- not high volume convenience; and</li> <li>- associated with one or more of the following uses:-                             <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Short-term accommodation;</li> <li>(iii) Market;</li> <li>(iv) Tourist attraction;</li> <li>(v) Low impact industry;</li> <li>(vi) Medium impact industry;</li> <li>(vii) Rural industry;</li> <li>(viii) Warehouse;</li> <li>(ix) Major sport, recreation and entertainment facility;</li> <li>(x) Winery.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>
	<p>Code assessment if associated with one or more of the following uses:-</p> <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Short-term accommodation;</li> <li>(iii) Market;</li> <li>(iv) Tourist attraction;</li> <li>(v) Low impact industry;</li> <li>(vi) Medium impact industry;</li> <li>(vii) Rural industry;</li> <li>(viii) Warehouse;</li> <li>(ix) Major sport, recreation and entertainment facility;</li> <li>(x) Winery.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Function facility	<p>Accepted development if:-</p> <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- associated with one or more of the following uses:-</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>

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"> <li>(i) Nature based tourism;</li> <li>(ii) Short-term accommodation;</li> <li>(iii) Service station;</li> <li>(iv) Tourist attraction;</li> <li>(v) Low impact industry;</li> <li>(vi) Medium impact industry;</li> <li>(vii) Rural industry;</li> <li>(viii) Warehouse;</li> <li>(ix) Major sport, recreation and entertainment facility;</li> <li>(x) Winery.</li> </ul>	
	<p>Code assessment if associated with one or more of the following uses:-</p> <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Short-term accommodation;</li> <li>(iii) Service station.</li> <li>(iv) Tourist attraction;</li> <li>(v) Low impact industry;</li> <li>(vi) Medium impact industry;</li> <li>(vii) Short-term accommodation;</li> <li>(viii) Rural industry;</li> <li>(ix) Warehouse;</li> <li>(x) Major sport, recreation and entertainment facility;</li> <li>(xi) Winery.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Market	Accepted development	- Market code

Office	<p>Accepted development if:-</p> <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- involving a <i>food tourism or produce related use</i>.</li> </ul> <p>Code assessment, where involving a <i>food tourism or produce related use</i>.</p>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul> <ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Service Station	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple development code</li> <li>- Service station code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Shop	<p>Accepted development if:-</p> <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- associated with one or more of the following uses:-                             <ul style="list-style-type: none"> <li>(i) Low impact industry;</li> <li>(ii) Medium impact industry;</li> <li>(iii) Short-term accommodation;</li> <li>(iv) Rural industry;</li> <li>(v) Warehouse;</li> <li>(vi) Major sport, recreation and</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>

	entertainment facility. (vii) Winery.	
	Code assessment if associated with one or more of the following uses:- (i) Low impact industry; (ii) Medium impact industry; (iii) Short-term accommodation; (iv) Rural industry; (v) Warehouse; (vi) Major sport, recreation and entertainment facility; (vii) Winery.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Tourist attraction	Accepted development if:- <ul style="list-style-type: none"> <li>- involving a temporary use<sup>6</sup>; or</li> <li>- not involving building work; or</li> <li>- in an existing building.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> <li>-</li> </ul>
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Industrial activities		

<sup>6</sup> Temporary use as defined by the *Planning Regulation 2017*.



Low impact industry	Accepted development if: - <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- involving a <i>food tourism or produce related use</i>.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Industry uses code</li> <li>- Transport and parking code</li> </ul>
	Code assessment, where: - <ul style="list-style-type: none"> <li>- involving a <i>food tourism or produce related use</i>, and</li> <li>- not exceeding the maximum precinct GFA identified in Table 15.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Industry uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Medium impact industry	Accepted development if: - <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- involving a <i>food tourism or produce related use</i>.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Industry uses code</li> <li>- Transport and parking code</li> </ul>
	Code assessment, where: - <ul style="list-style-type: none"> <li>- involving a <i>food tourism or produce related use</i>, and</li> <li>- not exceeding the maximum precinct GFA identified in Table 15.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Industry uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Warehouse	Accepted development if:- <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- involving a <i>food tourism or produce related use</i>.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Industry uses code</li> <li>- Transport and parking code</li> </ul>

	Code assessment, where: - - involving a <i>food tourism or produce related use</i> , and - not exceeding the maximum precinct GFA identified in Table 15.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Industry uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
<b>Sport and recreation activities</b>		
Major sport and entertainment facility	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Sport and recreation uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Park	Accepted development	N/A
<b>Rural activities</b>		
Cropping	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Rural uses code</li> </ul>
Rural industry	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Rural industry code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Winery	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Rural uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
<b>Other activities</b>		

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Utility installation	Accepted development if for a <i>local utility</i> .	N/A
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Utility code</li> </ul>
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Telecommunications facility code</li> </ul>
Substation	Accepted development if for a <i>local utility</i> .	N/A
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Utility code</li> </ul>

Table 10 Categories of assessment – Material change of use – Precinct 4 Travel centre precinct

MATERIAL CHANGE OF USE – PRECINCT 4 TRAVEL CENTRE PRECINCT		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
All development listed in this table	Impact assessable if: <ul style="list-style-type: none"> <li>- exceeding the maximum precinct GFA or thresholds identified in Table 15: Maximum precinct GFA and accommodation thresholds; or</li> <li>- exceeding the maximum building height on Figure 17: Maximum building heights; or</li> <li>- not otherwise specified within this Table.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- The planning scheme</li> </ul>
<b>Accommodation activities</b>		
Caretaker's accommodation	Accepted Development	<ul style="list-style-type: none"> <li>- Caretaker's accommodation code</li> </ul>
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Multi-unit residential uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Tourist park	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Relocatable home park and tourist park code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
<b>Business activities</b>		

Food and drink outlet	Accepted development if:- <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- not high volume convenience; and</li> <li>- associated with one or more of the following uses:-                             <ul style="list-style-type: none"> <li>(i) Short-term accommodation;</li> <li>(ii) Tourist park;</li> <li>(iii) Major sport, recreation and entertainment facility.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>
	Code assessment if associated with one or more of the following uses:- <ul style="list-style-type: none"> <li>(i) Short-term accommodation</li> <li>(ii) Tourist park;</li> <li>(iii) Major sport, recreation and entertainment facility.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Shop	Accepted development if:- <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- associated with one or more of the following uses:-                             <ul style="list-style-type: none"> <li>(i) Short-term accommodation;</li> <li>(ii) Tourist park;</li> <li>(iii) Major sport, recreation and entertainment facility.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>
	Code assessment if associated with one or more of the following uses:- <ul style="list-style-type: none"> <li>(i) Short-term accommodation</li> <li>(ii) Tourist park;</li> <li>(iii) Major sport, recreation and entertainment facility.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Sport and recreation activities		

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Major sport and entertainment facility	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Sport and recreation uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Park	Accepted development	N/A
Other activities		
Utility installation	Accepted development if for a local utility.	N/A
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Utility code</li> </ul>
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Telecommunications facility code</li> </ul>
Substation	Accepted development if for a local utility	N/A
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Utility code</li> </ul>

Table 11 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 development and requirements for accepted development
All development listed in this table	Impact assessable if: <ul style="list-style-type: none"> <li>- exceeding the maximum precinct GFA or thresholds identified in Table 15: Maximum precinct GFA and accommodation thresholds; or</li> <li>- exceeding the maximum building height on Figure 17: Maximum building heights; or</li> <li>- not otherwise specified within this Table.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- The planning scheme</li> </ul>
<b>Accommodation activities</b>		
Caretaker's accommodation	Accepted development	<ul style="list-style-type: none"> <li>- Caretaker's accommodation code</li> </ul>
Nature based tourism	Accepted development if: <ul style="list-style-type: none"> <li>- not involving building work; or</li> <li>- in an existing building.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Nature and rural based tourism code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Resort complex	Accepted development if: <ul style="list-style-type: none"> <li>- not involving building work; or</li> <li>- in an existing building.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>

	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Multi-unit residential uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Multi-unit residential uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Tourist park	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Relocatable home park and tourist park code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
<b>Business activities</b>		
Bar	Accepted development if:- <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- associated with one or more of the following uses:-                             <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Major sport, recreation and entertainment facility;</li> <li>(iii) Winery.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>



	Code assessment if associated with one or more of the following uses:- (i) Nature based tourism. (ii) Major sport, recreation and entertainment facility; (iii) Winery.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Food and drink outlet	Accepted development if:- <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- not high volume convenience; and</li> <li>- associated with one or more of the following uses:-  <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Rural industry;</li> <li>(iii) Wholesale nursery;</li> <li>(iv) Major sport, recreation and entertainment facility;</li> <li>(v) Winery.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>
	Code assessment if associated with one or more of the following uses:- (i) Nature based tourism; (ii) Rural industry; (iii) Wholesale nursery; (iv) Major sport, recreation and entertainment facility; (v) Winery.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>

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Shop	Accepted development if:- <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- associated with one or more of the following uses:-                             <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Rural industry;</li> <li>(iii) Wholesale nursery;</li> <li>(iv) Major sport, recreation and entertainment facility;</li> <li>(v) Winery.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>
	Code assessment if associated with one or more of the following uses:- <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Tourist park;</li> <li>(iii) Rural industry;</li> <li>(iv) Wholesale nursery;</li> <li>(v) Major sport, recreation and entertainment facility;</li> <li>(vi) Winery.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
<b>Sport and recreation activities</b>		
Major sport and entertainment facility	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Sport and recreation uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Park	Accepted development	N/A
<b>Rural activities</b>		
Cropping	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Rural uses code</li> </ul>

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Rural industry	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Rural industry code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Winery	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Rural uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Other activities		
Utility installation	Accepted development if for a <i>local utility</i> .	N/A
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Utility code</li> </ul>
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Telecommunications facility code</li> </ul>
Substation	Accepted development if for a <i>local utility</i> .	N/A
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Utility code</li> </ul>

Table 12 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 or assessment	Assessment benchmarks and requirements for development
All development listed in this table	Impact assessable if: <ul style="list-style-type: none"> <li>- exceeding the maximum precinct GFA or thresholds identified in Table 15: Maximum precinct GFA and accommodation thresholds; or</li> <li>- exceeding the maximum building height on Figure 17: Maximum building heights; or</li> <li>- not otherwise specified within this Table.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- The planning scheme</li> </ul>
<b>Accommodation activities</b>		
Caretaker's accommodation	Accepted development	<ul style="list-style-type: none"> <li>- Caretaker's accommodation code</li> </ul>
Nature based tourism	Accepted development if:- <ul style="list-style-type: none"> <li>- not involving building work; or</li> <li>- in an existing building.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>
	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Nature and rural based tourism code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Tourist park	Accepted development if:- <ul style="list-style-type: none"> <li>- not involving building work; or</li> <li>- in an existing building.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>

	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Relocatable home park and tourist park code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
<b>Business activities</b>		
Food and drink outlet	<p>Accepted development if:-</p> <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- not high volume convenience; and</li> <li>- associated with one or more of the following uses:-                             <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Tourist park;</li> <li>(iii) Tourist attraction;</li> <li>(iv) Rural industry;</li> <li>(v) Wholesale nursery;</li> <li>(vi) Winery.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>
	<p>Code assessment if associated with one or more of the following uses:-</p> <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Tourist park;</li> <li>(iii) Tourist attraction;</li> <li>(iv) Rural industry; Wholesale nursery;</li> <li>(v) Winery.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>

Shop	Accepted development if:- <ul style="list-style-type: none"> <li>- Not involving building work; or</li> <li>- in an existing building; and</li> <li>- associated with one or more of the following uses:-                             <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Tourist park;</li> <li>(iii) Tourist attraction;</li> <li>(iv) Rural industry;</li> <li>(v) Wholesale nursery;</li> <li>(vi) Winery.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>
	Code assessment if associated with one or more of the following uses:- <ul style="list-style-type: none"> <li>(i) Nature based tourism;</li> <li>(ii) Tourist park;</li> <li>(iii) Tourist attraction;</li> <li>(iv) Rural industry;</li> <li>(v) Wholesale nursery;</li> <li>(vi) Winery.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Tourist attraction	Accepted development if:- <ul style="list-style-type: none"> <li>- involving a temporary use<sup>7</sup>; or</li> <li>- not involving building work; or</li> <li>- if in an existing building.</li> </ul>	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Transport and parking code</li> </ul>
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Sport and recreation activities		
Park	Accepted development	N/A
Rural activities		
Cropping	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Rural uses code</li> </ul>

<sup>7</sup> Temporary use as defined by the *Planning Regulation 2017*.  
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Rural industry	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Rural industry code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Wholesale nursery	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Rural uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Winery	Code assessment	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Rural uses code</li> <li>- Landscape code</li> <li>- Nuisance code</li> <li>- Safety and security code</li> <li>- Stormwater management code</li> <li>- Sustainable design code</li> <li>- Transport and parking code</li> <li>- Waste management code</li> <li>- Works, services, and infrastructure code</li> </ul>
Other activities		
Utility installation	Accepted development if for a <i>local utility</i> .	N/A
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Utility code</li> </ul>
Telecommunications facility	Code assessable	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Telecommunications facility code</li> </ul>
Substation	Accepted development if for a <i>local utility</i> .	N/A
	Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>- Big Pineapple local plan code</li> <li>- Utility code</li> </ul>

11.4.2 Categories of assessment – Reconfiguring a lot

No variation to the Planning Scheme.

11.4.3 Categories of assessment – Building work

No variation to the Planning Scheme.

11.4.4 Categories of assessment – Operational work

No variation to the Planning Scheme.



## 11.4.5 Categories of assessment – Overlays

The following tables identify where an overlay changes the categories of assessment from that stated in tables 7-12 of this document and the relevant assessment benchmarks.

Table 13 Categories of assessment - Overlays

ASSESSMENT CRITERIA FOR OVERLAYS		
Development subject to overlay	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Biodiversity, waterways and wetlands overlay</b>		
All development	No change	- Biodiversity areas overlay code
<b>Bushfire hazard overlay</b>		
All development	No change	- Bushfire hazard overlay code; or - an approved bushfire management plan and emergency management and evacuation plan, where available.
<b>Height of buildings and structures overlay</b>		
Material change of use if exceeding the maximum height specified for the site on Figure 17- Building heights plan <sup>8</sup>	Impact assessment	- Big Pineapple local plan code - The planning scheme
<b>Heritage and character areas overlay</b>		
Material change of use, if the change of use will result in building work involving demolition, relocation or removal of a heritage place and where carried out in accordance with policy 27, policy 28, and policy 29 in the conservation management plan Revision 4 prepared by AHS dated 5 July 2019	No change	- Heritage and character areas overlay code - Conservation management plan Revision 4 prepared by AHS dated 5 July 2019
Material change of use, if the change of use will result in building work involving demolition, relocation or removal of a heritage place and where not carried out in accordance with policy 27, policy 28, and policy 29 in the conservation management plan Revision 4 prepared by AHS dated 5 July 2019	Impact assessment	- Heritage and character areas overlay code - Conservation management plan Revision 4 prepared by AHS dated 5 July 2019

<sup>8</sup> Figure 17- Building heights plan and corresponding assessment benchmarks within the Big Pineapple local plan code are intended to replace the Height of buildings and structures overlay mapping and code.

## 12 Big Pineapple local plan code

### 12.1 Preliminary

1. Local Plan codes are codes for assessment where identified as an applicable code in section 11 Categories of assessment.
2. The following are the codes contained within the Local Plan:
  - a. Big Pineapple local plan code
3. The following supporting material may guide the assessment of development within this Local Plan:
  - a. Big Pineapple Renewal Master Plan Report, February 2019 or otherwise changed and approved
  - b. Big Pineapple Conservation Management Plan, 5 July 2019 or otherwise changed and approved
4. The following are Planning Scheme development codes that may also be applicable within the Local Plan Area:
  - a. Caretaker's accommodation code
  - b. Industry uses code<sup>9</sup>
  - c. Market code<sup>9</sup>
  - d. Multi-unit residential uses code
  - e. Nature and rural based tourism code<sup>9</sup>
  - f. Relocatable home park and tourist park code<sup>9</sup>
  - g. Rural uses code
  - h. Rural industry code
  - i. Service station code<sup>9</sup>
  - j. Sport and recreation uses code
  - k. Telecommunications facility code
  - l. Utility code
  - m. Advertising devices code
  - n. Landscape code
  - o. Nuisance code
  - p. Reconfiguring a lot code
  - q. Safety and security code
  - r. Stormwater management code
  - s. Sustainable design code
  - t. Transport and parking code<sup>9</sup>
  - u. Vegetation management code<sup>9</sup>
  - v. Waste management code
  - w. Works, services and infrastructure code

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<sup>9</sup> Only to the extent where provisions are not varied by the Big Pineapple local plan code.

5. The following are Planning Scheme overlay codes that may also be applicable within the Local Plan Area:
- a. Acid sulfate soils overlay code
  - b. Airport environs overlay code
  - c. Bushfire hazard overlay code<sup>10</sup>
  - d. Biodiversity areas overlay code<sup>9</sup>
  - e. Flood hazard overlay code
  - f. Heritage and character areas overlay code
  - g. Landslide hazard and steep land overlay code
  - h. Regional infrastructure overlay code
  - i. Scenic amenity overlay code
6. To remove any doubt those Planning Scheme codes not listed under sections 4 and 5 above are not applicable to development carried out under this Local Plan.

## 12.2 Big Pineapple local plan code

### 12.2.1 Application

This code applies to accepted and assessable development identified as requiring assessment against the code in the tables of assessment in section 11 Categories of assessment.

### 12.2.2 Purpose

1. The purpose of the Big Pineapple local plan code is to provide for the implementation of the Big Pineapple Renewal Master Plan in delivering the development of the Big Pineapple as an integrated tourism, entertainment, and leisure hub for the Sunshine Coast.
2. The purpose of the Big Pineapple local plan code will be achieved through the following overall outcomes:
  - 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 and setting / landscape;
    - ii. Showcasing the Sunshine Coast lifestyle and produce;
    - iii. Providing Sunshine Coast and Queensland's premier outdoor event space; and
    - iv. Providing a contemporary tourism and agri-tourism and entertainment offering for the Sunshine Coast and Queensland;
  - b. development provides for a range of accommodation, business, industry, sport and recreation and rural activities including, but not limited to<sup>11</sup>:
    - i. Major sport, recreation and entertainment facility;
    - ii. Tourist attraction;

<sup>10</sup> Only to the extent where provisions are not varied by the Big Pineapple local plan code

<sup>11</sup> For guidance refer to Tables 1-6 within Part 2 of the Master Plan Report for specific precinct preferred land uses.

- iii. Nature based tourism;
  - iv. Tourist park;
  - v. Resort complex;
  - vi. Short term accommodation;
  - vii. Service station;
  - viii. Low impact industry;
  - ix. Medium impact industry;
  - x. Market
  - xi. Shop;
  - xii. Warehouse;
  - xiii. Winery; and
  - xiv. Any ancillary uses required to support specified activities.
- c. development makes a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design<sup>12</sup>;
- d. development is of a scale and intensity that is aligned with the overall objectives of the Master Plan and that enhances the role of the Big Pineapple as an integrated tourism, entertainment and leisure hub;
- e. development exhibits a high standard of design that contributes positively to the overall character of the broader site and appeals to tourists and other visitors;
- f. 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;
- g. development incorporates a high level of amenity, personal health and safety and protection for property;
- h. development provides for the management of the site's environmental values through the<sup>13</sup>:
- i. preservation of High value environmental areas and wherever practicable avoids impact to Moderate value environmental areas; and
  - ii. enhancement and rehabilitation of Environmental areas.
- i. development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, steep land, landslide hazard and bushfire hazard;
- j. development incorporates appropriate arrangements for the provision of movement, access, parking, and public transport to meet the needs of the use<sup>14</sup>;
- k. 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;
- l. 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;
- m. development is provided with an appropriate level of services and infrastructure that maintains public health, ensures the safety of buildings and works and avoids as far as practicable, or where avoidance is not practicable, otherwise mitigates, negative impacts on the natural environment;

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<sup>12</sup> For guidance refer to Figure 50 Overall Landscape Intent and Figure 21 Overall Concept Plan within Part 2 Master Plan Report

<sup>13</sup> For guidance refer to Figure 13 Development Intensity Framework and Figure 12 Environmental Areas Framework within Part 2 Master Plan Report

<sup>14</sup> For guidance refer to Figure 14 Vehicle Movement Framework and Figure 15 Pedestrian Movement Framework within Part 2 Master Plan Report

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- n. development protects the visual amenity of Nambour Connection Road as a scenic route by providing an orderly and integrated layout of development with a high standard of urban design and areas of visually prominent landscape<sup>15</sup>;
- o. Master Plan objectives will be realised through the coordinated development of the site within the following precincts:
  - i. The Big Pineapple experience;
  - ii. Nature based tourism (north)
  - iii. Big Pineapple food innovation hub;
  - iv. Travel centre;
  - v. Major event space; and
  - vi. Nature based tourism (south).
- p. Development is consistent with the Precinct intent, Objectives, Use and Activity and Character defined by the Big Pineapple Renewal Master Plan Report, February 2019 or otherwise changed and approved, for each Precinct<sup>16</sup>.

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<sup>15</sup> For guidance refer to Figure 50 Overall Landscape Intent within Part 2 Master Plan Report

<sup>16</sup> Refer to Section 8 of the Master Plan Report for guidance on the desired intent and outcomes for each precinct.

12.2.3 Criteria for assessment

Table 14 Big Pineapple local plan code – requirements for accepted development and performance outcomes and acceptable outcomes for assessable development.

Performance Outcomes		Acceptable Outcomes	
<b>Master Plan and Land Uses – all development</b>			
PO1	<p>Development is aligned with Big Pineapple Renewal Master Plan by:</p> <ul style="list-style-type: none"> <li>(a) enhancing the Big Pineapple as an integrated tourism, entertainment and leisure hub;</li> <li>(b) incorporating a high quality of built form and landscape design whilst maintaining important heritage aspects of the site where required;</li> <li>(c) responding to the physical characteristics and constraints of land, including ecological values, flooding, steep land, landslide hazard and bushfire hazard; and</li> <li>(d) ensuring through its design, location, construction and operation that noise emissions do not adversely impact on surrounding sensitive land uses.</li> </ul>	<p>AO1.1</p> <p>AO1.2</p> <p>AO1.3</p> <p>AO1.4</p> <p>AO1.5</p>	<p>Development is for a land use specified in the Preferred Land Use Table for the relevant Master Plan Precinct.</p> <p>Development is in accordance with Figure 18 Setbacks</p> <p>Development is generally consistent with Figure 21 Overall Concept Plan.</p> <p>Development does not involve activities that would cause noise related environmental harm and is consistent with the recommendations within the Noise Impact Assessment Report prepared by Ron Rumble dated 28 August 2017.</p> <p>Development is located within the Primary Use Area identified on Figure 13 Development Intensity Framework.</p> <p>OR</p> <p>Where development is located within the Low Impact Use Area identified on Figure 13 Development Intensity Framework, it:</p> <ul style="list-style-type: none"> <li>(a) is for a low scale and intensity use consistent with Figure 17 Building Heights and Precinct intent;</li> <li>(b) is designed to sensitively respond to the physical site characteristics; and</li> <li>(c) avoids and minimises clearing of vegetation.</li> </ul> <p>Note: Refer to the following tables within Part 2 Master Plan Report for precinct preferred land use:</p> <ul style="list-style-type: none"> <li>- Table 1: Precinct 1 Preferred Land Use</li> <li>- Table 2: Precinct 2 Preferred Land Use</li> <li>- Table 3: Precinct 3 Preferred Land Use</li> <li>- Table 4: Precinct 4 Preferred Land Use</li> <li>- Table 5: Precinct 5 Preferred Land Use</li> <li>- Table 6: Precinct 6 Preferred Land Use</li> </ul>
PO2	<p>Development does not exceed the relevant thresholds in Table 15 Maximum precinct GFA and accommodation thresholds.</p>		<p>No acceptable outcome.</p>
<b>Precinct character &amp; design</b>			
PO3	<p>Development is consistent with the Master Plan and the relevant Precinct, or Sub- Precinct, particularly the defined:</p> <ul style="list-style-type: none"> <li>(a) Precinct Intent</li> <li>(b) Objectives</li> <li>(c) Use and Activity</li> </ul>	<p>AO3.1</p>	<p>Development is consistent with Figure 21 Overall Concept Plan</p>

Performance Outcomes		Acceptable Outcomes			
	(d) Character  Note: Refer to section 8 of the Big Pineapple Renewal Master Plan for details of Precinct and Sub-Precinct intent, objectives, use and activity and character descriptions.				
P04	Buildings and structures are of a height that: (a) Do not dominate the landscape (b) Does not impact on the amenity of adjoining uses; (c) Is consistent with the height of existing buildings; (d) Allows for creative and unique design of tourist attraction rides and associated structures; and (e) Protects the views of the Big Pineapple structure.	AO4.1	The maximum height of a permanent building or structure does not exceed the maximum height specified on Figure 17- Building heights Plan.		
P05	Development provides for the provision of movement, access, parking, and public transport to meet the needs of the use.	AO5.1	Development is consistent with Figure 14 Vehicle Movement Framework and Figure 15 Pedestrian Movement Framework.		
P06	Landscaping is provided in accordance with the Landscape character zones specified on Figure 50 Overall Landscape Intent.	AO6.1	Landscaping is consistent with the Landscape intent for the relevant Landscape character zone.  Note: Refer to section 9 of the Big Pineapple Renewal Master Plan for details of the Landscape intent and landscape character zones.		
P07	Development conserves and enhances the heritage significance of the Big Pineapple and the features of exceptional, high and moderate significance specified on Figure 16 Heritage Framework.  Note: Refer to the Big Pineapple Conservation Management Plan Revision 4 dated 5 July 2019 for design response to primary heritage features.		No acceptable outcome		
P08	Development within Precinct 3 Big Pineapple Food Innovation Hub: (a) incorporates a range of building types and sizes; and (b) does not exceed the maximum site cover or building floor plate stated below:		No acceptable outcome.		
	Sub Precinct			Maximum Site Cover <sup>17</sup>	Maximum Building Floor Plate
	3A			50%	5000m <sup>2</sup>
	3B			50%	19,000m <sup>2</sup>
3C	50%	6000m <sup>2</sup>			

<sup>17</sup> Maximum total site cover for all development within the relevant sub-precinct.  
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Performance Outcomes		Acceptable Outcomes	
P09	Development within Precinct 3 Big Pineapple Food Innovation Hub: (a) is easily accessible and legible, particularly for pedestrians; and (b) designs and locates vehicle loading and unloading and outdoor storage areas to be unobtrusive.	AO9.1  AO9.2	Development ensures that the main pedestrian entry to the building is: (a) easily identifiable; (b) clearly visible; (c) directly accessible from the street key pedestrian networks; and (d) designed to include entrance foyers, display windows or sales windows that are orientated towards key movement networks.  Vehicle loading and unloading and outdoor storage areas are: (a) orientated away from key movement networks; and (b) screened (whether by building bulk, vegetation, topography or other means) to minimise visual impact.
Where involving Nature based tourism accommodation facilities or Tourist park			
P010	Accommodation facilities are located in a manner which is sensitive to site constraints and characteristics which aligns with the precinct intent and provides guests with a high-quality living environment.	AO10.1	Accommodation facilities are located on a site: - (a) which has an area and dimensions capable of a well-designed and integrated facility with a 3m separation of any other cabin or tent; and (b) provides access to public or private road as indicated in Figure 21: Overall concept plan.
P011	The size, scale, and density of accommodation facilities: (a) is appropriate to its setting; (b) does not detract from the character and amenity of the site; and (c) provides for the management of site environmental values.	AO11.1	For cabin and camping accommodation:- (a) the gross floor area of each cabin does not exceed 100m <sup>2</sup> ; (b) the total gross floor area of all buildings associated with the operation of the camping ground and cabin accommodation (excluding cabins themselves) does not exceed 1000m <sup>2</sup> ; and (c) development is focused within areas of the site that are already impacted or disturbed from historical land use activity.
P012	Cabin and tent sites are provided with adequate access to amenities for day-to-day living.	AO12.1	For cabin and camping accommodation: (a) Cabin accommodation is self-contained; (b) Camping accommodation is designed with toilet, shower and laundry amenities located with 100m of each site; (c) Laundry and clothes drying facilities are provided for guests; and (d) A common area or buildings may be provided for dining and entertainment.
Where involving industrial activities			
P013	The use is associated with a <i>food tourism or produce use</i> .		No acceptable outcome provided
P014	Development showcases the products processed, assembled, packaged, or distributed on the premises through integrated retail sales, service of food and produce or other tourism activities.	AO14.1	On-site retail sales or service of food and produce comprises at least 10% of the gross floor area of the premises.





Performance Outcomes		Acceptable Outcomes	
PO18	Where clearing of native vegetation within Environmental Areas cannot practicably be avoided, development: - <ul style="list-style-type: none"> <li>(a) minimises adverse impacts on the ecological values to the greatest extent practicable; and</li> <li>(b) provides a biodiversity offset for the area that is affected by the development that:                             <ul style="list-style-type: none"> <li>(i) results in ecological restoration works within the immediately surrounding area of the impact;</li> <li>(ii) results in the re-establishment of known (or potentially occurring) flora communities or species of conservation significance and supporting habitats through direct plantings or ecological restoration works including associated fauna habitats;</li> <li>(iii) results in a net environmental benefit;</li> <li>(iv) is located within an identified <i>Environmental offset area</i> on- site, or another site that has a nexus with the development site or a site that is within a rehabilitation focus area;</li> <li>(v) is supported by appropriate management and funding arrangements to ensure the ongoing viability of the offset.</li> </ul> </li> </ul>	AO18.1	Development does not involve clearing of native vegetation. OR Where clearing of native vegetation within Environmental Areas cannot practicably be avoided, development: - <ul style="list-style-type: none"> <li>(a) limits the loss of native vegetation to the smallest possible area;</li> <li>(b) incorporates siting and design measures to protect and retain ecological values to the greatest extent practicable;</li> <li>(c) is undertaken in a manner that                             <ul style="list-style-type: none"> <li>(i) prevents soil degradation and controls erosion, slippage and sedimentation;</li> <li>(ii) minimises impacts on native fauna; and</li> <li>(iii) minimises impacts landforms, steep land and aesthetics.</li> </ul> </li> <li>(d) provides a biodiversity offset in accordance with the requirements set out in the Vegetation Management Code and Planning scheme policy for biodiversity offsets of the Sunshine Coast Planning Scheme.</li> </ul> <p>Note: The offset requirements of the Sunshine Coast Planning Scheme apply until they become inconsistent with another State or Federal Offset policy (i.e. Queensland Environmental Offsets Policy).</p>
PO19	Effective measures are implemented during the construction and operation of development within or adjacent to Open Space Areas to protect fauna that is sensitive to disturbance from noise, vibration or light.	AO19.1  AO19.2  AO19.3	Any noise, vibration or dust generated during the construction and operational phases of development is managed to ensure it does not have an adverse impact on Open Space Areas.  Lighting associated with development does not contribute to an unacceptable level of illuminance for light sensitive species which or at the boundary of Open Space Areas.  Light spill may be minimised through the use of sensitive lighting (e.g. low sodium bulbs) and be shielded by curtains to retain light to the area of activity only.
Development adjacent to mapped Environmental Areas (Refer Figure 12 – Environmental Areas Framework)			
PO20	Development is sufficiently separated and setback from Environmental Areas to minimise edge impacts.	AO20.1	Development does not occur within 10m of Environmental Areas.
Where development involves the clearing of Vegetation			

Performance Outcomes		Acceptable Outcomes	
P021	Development first avoids, then minimises and mitigates impacts to koala habitat.	AO21.1	Development avoids clearing of non-juvenile koala habitat trees. OR Where loss of <i>non-juvenile koala habitat trees</i> cannot practicably be avoided, an offset is provided at a rate of 3 koala habitat trees is provided for each <i>non-juvenile koala habitat tree</i> lost or a Financial Contribution per the <i>Queensland Environmental Offsets Policy</i> (section 4.3.10)
		AO21.2	Development provides for safe and appropriate koala movement and mitigates any potential threats or risks to koalas.
		AO21.3	Development design complies with the Koala Sensitive Design Guideline: A guide to koala sensitive design measures for planning and development activities, Queensland Government (Department of Environment and Heritage) 2012.
		AO21.4	Development provides that during construction phases:- (a) measures are incorporated into construction practices to not increase the risk of death or injury to koalas; (b) native vegetation that is cleared in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated; and (c) public access ways are located and designed to avoid disturbance of koala habitat through measures such as exclusion fencing and devices, signage and designated access points.
		AO21.5	Development incorporates landscaping treatments/embellishments that provide food, shelter and movement opportunities for koalas, consistent with the site layout and development design.
		AO21.6	Development avoids increasing the risk of koala and vehicular interaction by appropriately designed road networks.

Table 15 Maximum precinct GFA and accommodation thresholds

Defined use thresholds	Maximum precinct GFA and accommodation
<b>Precinct 1 Big Pineapple Experience Precinct</b>	
Nature based tourism (accommodation) Resort complex	200 rooms 40 cabins
Short-term accommodation	
Tourist park	
Market	2500m <sup>2</sup>
Low impact industry	5000m <sup>2</sup>
Medium impact industry	
Warehouse	
<b>Precinct 2 Nature Based Tourism (North) Precinct</b>	
Nature based tourism Tourist park	80 cabins
Short-term accommodation	
<b>Precinct 3 Big Pineapple Food Innovation Hub</b>	
Shop	10 000m <sup>2</sup>
Tourist park	150 cabins
Short-term accommodation	220 camping sites
Service station	1200m <sup>2</sup>
Low impact industry	30 300m <sup>2</sup>
Medium impact industry	
Warehouse	
Winery	
<b>Precinct 4 Travel Centre Precinct</b>	
Tourist park	50 cabins
Short-term accommodation	185 camping sites
<b>Precinct 5 Major Event Space Precinct</b>	
Nature based tourism	100 rooms
Resort complex	
Short-term accommodation	225 camping sites
Tourist park	125 cabins
<b>Precinct 6 Nature Based Tourism (South) Precinct</b>	
Nature based tourism Tourist park	97 cabins 138 camping sites

Note: Table 15 and the maximum precinct GFA and accommodation thresholds does not include existing GFA for existing lawful uses for the purposes of calculating maximum precinct GFA and accommodation thresholds level of assessment triggers under Section 11.