



DETAILED ASSESSMENT REPORT

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| SUMMARY SHEET | | | | | |
|---|---|-----------------|-----------------|-----------------|----------------|
| APPLICATION DETAILS | | | | | |
| Applicant: | Big Pineapple Corporation Pty Ltd | | | | |
| Owner: | Big Pineapple Corporation Pty Ltd | | | | |
| Consultant: | Place Design Group Pty Ltd | | | | |
| Proposal: | Preliminary Approval for Material Change of Use (Variation Request to vary the effect of the <i>Sunshine Coast Planning Scheme 2014</i>) to establish an integrated tourist facility. | | | | |
| Properly Made Date: | 15/11/2017 | | | | |
| Information Request Date: | 22/11/2017 | | | | |
| Information Response Received Date: | 14/09/2018 | | | | |
| Public Notification Dates: | The application was publicly notified for 30 days between 24 September and 6 November 2018 in accordance with the requirements of the <i>Planning Act 2016</i> . | | | | |
| Number of Submissions: | A total of 42 submissions were received, of which 36 were Properly Made. Of the Properly Made submissions, 12 were against the proposed development, 23 were for the proposed development, and 1 was unable to be determined. | | | | |
| State Referral Agency Response Date: | 9/9/2019 | | | | |
| Decision Due Date: | 29/10/2019 | | | | |
| PROPERTY DETAILS | | | | | |
| Division: | 5 | | | | |
| Property Address: | 6, 43, 55, 63, 76, 79, 84, 85, 91 and 104 Nambour Connection Road, 77, 83 (2 parcels), 87, 91 and 105 Aird Lane, and 52 Garrad Road, Woombye | | | | |
| RP Description: | <table border="0"> <tr> <td>Lot 5 RP 205097</td> <td>Lot 1 RP 154927</td> </tr> <tr> <td>Lot 2 RP 111446</td> <td>Lot 2 RP 27899</td> </tr> </table> | Lot 5 RP 205097 | Lot 1 RP 154927 | Lot 2 RP 111446 | Lot 2 RP 27899 |
| Lot 5 RP 205097 | Lot 1 RP 154927 | | | | |
| Lot 2 RP 111446 | Lot 2 RP 27899 | | | | |

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|------------------------------------|--|--|
| | Lot 11 CG 2939 Lot 2 CG 2939 Lot 197 CG 2939 Lot 2 RP 154927 Lot 544 CG 3592 Lot 3 C 311179 | Lot 2 RP 228921 Lot 2 RP 111181 Lot 1 RP 101860 Lot 1 RP 168426 Lot 2 RP 168426 Lot 1 RP 27796 Lot 1 RP 130151 |
| Land Area: | 170.45ha | |
| Existing Use of Land: | Big Pineapple tourist facility and associated agricultural land | |
| STATUTORY DETAILS | | |
| Planning Scheme: | Sunshine Coast Planning Scheme 2014 (3 July 2017) | |
| SEQRP Designation: | Regional landscape and rural production area | |
| Strategic Plan Designation: | Rural enterprise and landscape area | |
| Master Plan Area | Not applicable. | |
| Zone: | Rural zone and Tourism zone | |
| Assessment Type: | Impact – Variation Request | |

PROPOSAL:

The application seeks a Preliminary Approval for Material Change of Use (Variation Request to vary the effect of the *Sunshine Coast Planning Scheme 2014*) to establish an integrated tourist facility.

The Variation Request covers the entirety of the site made up of the historic Big Pineapple tourist attraction and seeks to vary the planning scheme such that the whole of the site would be treated as though it were in the Tourism zone (rather than the Rural zone) for the purposes of the planning scheme. Variation to the range of uses ordinarily permitted in the Rural/Tourism zones is sought, as well as variation to the building height and native vegetation maps contained in the planning scheme.

The proposal seeks to include a Master Plan definition of a 'food tourism or produce related use' to ensure that industrial uses proposed for food manufacturing activities, are appropriately tied to food production/agri-tourism uses, rather than stand alone industrial activities. The definition is as follows:

Food tourism or produce related use

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

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

The application seeks to provide an assessment framework for the future development of the site by introducing a new Master Plan, being the Big Pineapple Master Plan and Tables of Assessment for the Master Plan area, which make development within the Master Plan area code assessable. The application does not seek to authorise any assessable development to take place, and future development permits would be required for all future uses on the site in accordance with the Master Plan (except those which have been identified as being accepted development).

Future applications for development permits would be subject to assessment against the provisions of the *Big Pineapple Master Plan*, the relevant use codes and the prescribed other development codes of the Sunshine Coast Planning Scheme 2014. Applicable overlay codes would continue to apply to any new development, including the *Height of buildings and structures overlay code* and the *Biodiversity, waterways and wetlands overlay code*, noting that it is intended that the relevant maps within these codes are replaced by site specific maps which have been created as part of the Master Plan.

The Big Pineapple Master Plan Area (Plan Area) subject to the proposed Variation Request is comprised of those lots shown below:

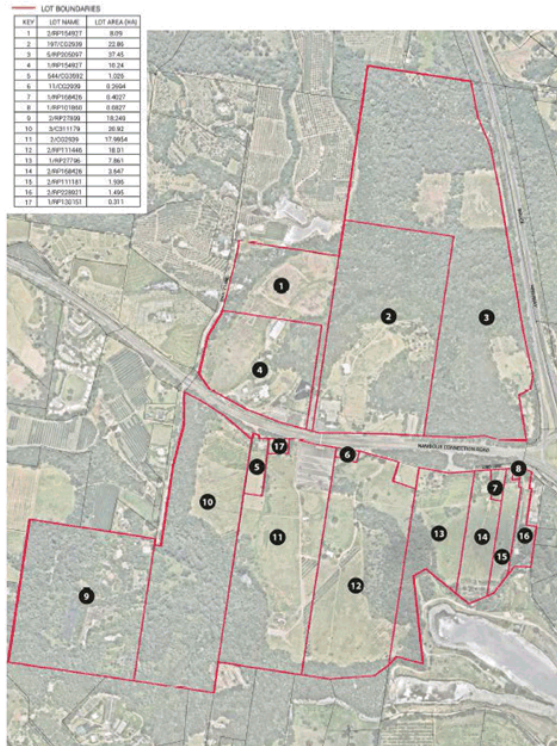


Image 1: Area subject to Variation Request

An excerpt of the Overall Concept Plan is shown below:

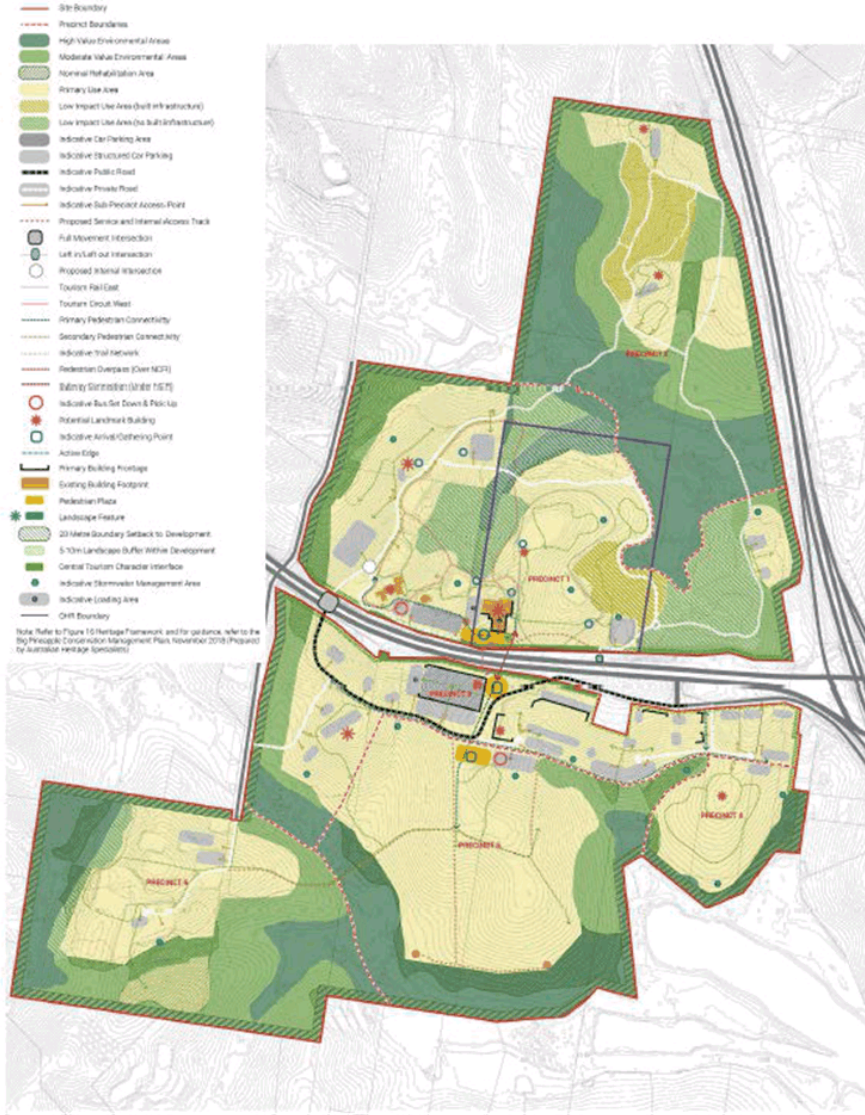


Image 2: Overall concept plan

Master Plan Precincts

The overall development site has been broken into six (6) Precincts, which each have a slightly different tourism or food production focus. The northern portion of the site includes Precincts 1 and 2 and is primarily focused around the Big Pineapple tourism experience within Precinct 1, and nature-based tourism uses within Precinct 2.

The southern portion of the site includes Precincts 3 to 6 and is primarily focused around food, tourism and produce related uses (which could include markets, food and beverage manufacturing, warehousing and retail sale of produce), the major event space and a variety of supporting tourist accommodation uses. A service station is proposed in Precinct 3c.

An excerpt of the Overall Precinct Plan is shown below:

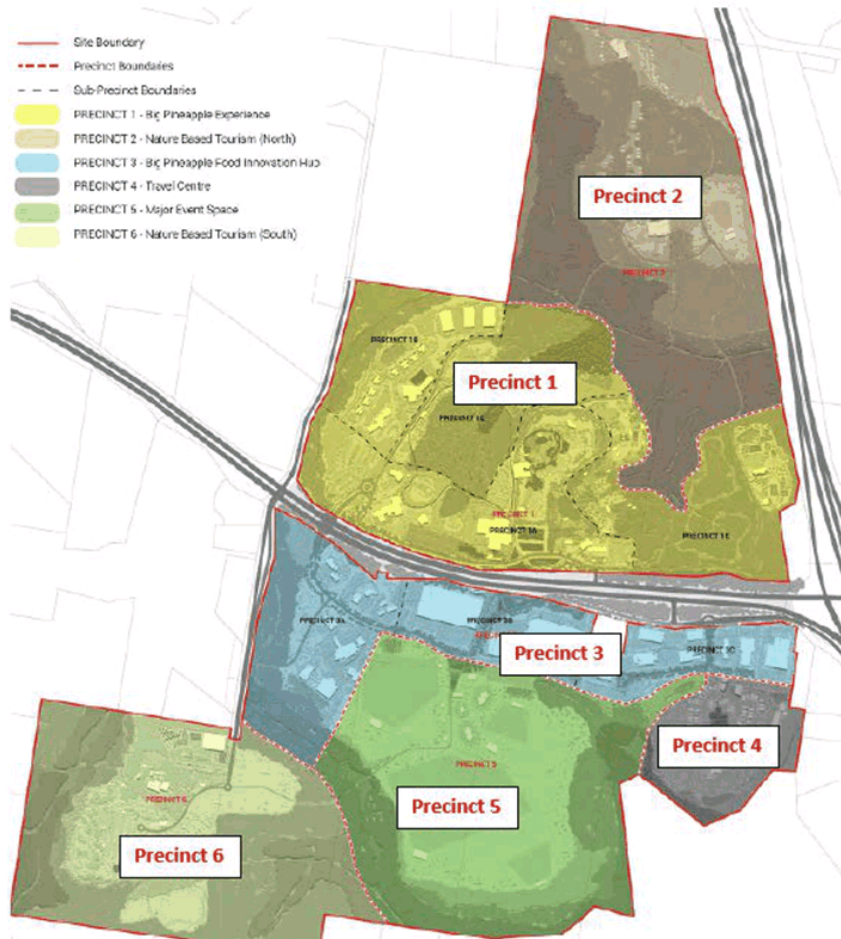


Image 3: Overall precinct plan

A summary of the proposed precincts, including their intent and desired uses is provided below:

Precinct 1 – the Big Pineapple Experience

The focus of Precinct 1 is to maintain the historic tourism and heritage values associated with the original Big Pineapple development. This precinct is located on the northern side of Nambour Connection Road and presently comprises the existing Big Pineapple building, and heritage listed pineapple structure. The existing zoo, high ropes course and existing agricultural outbuildings are located within Precinct 1.

Proposed building heights within Precinct 1 range from 8.5m to 15m. The Master Plan contains detailed assessment provisions for the regulation of the proposed uses.



Table 1 below outlines the permitted uses and maximum Gross Floor Areas proposed in Precinct 1:

Table 1: Maximum Floor Area Caps for Precinct 1

| Defined use | Maximum precinct GFA and accommodation thresholds |
|---|---|
| Precinct 1 Big Pineapple Experience Precinct | |
| Overall Precinct GFA (applicable to any use, excluding a use in the Residential activity group) | 9,000m ² * *excluding GFA for existing buildings at the time of approval of the Big Pineapple Plan amounting to 7,800m ² |
| Nature based tourism (accommodation) | 200 rooms |
| Resort complex | 40 cabins |
| Short-term accommodation | |
| Office | 1,500m ² |
| Shop | 1,500m ² |
| Low impact industry | 6,000m ² |
| Medium impact industry | |
| Function facility | |
| Tourist attraction | |
| Market | |
| Food and drink outlet | |

It is envisaged that this precinct provides for:

- the highest intensity of tourism uses and the core tourist attractors within the Master Plan area;
- maintains the prominence of the original Big Pineapple structure and plantation building and surrounds as the focal point of the overall Master Plan area;
- Provides a high quality entry statement or boulevard treatment that creates a sense of arrival to the overall Master Plan area, and establishes a legible access network having a strong connection between the new signalised intersection and the original Big Pineapple building precinct; and

- A dedicated, grade-separated pedestrian movement link across Nambour Connection Road to Precinct 3 to be maintained at all times;

Important components of Precinct 1 include a potential future multi-deck car park in the location of the old hydroponic growing structure (adjacent to the east bound lane of Nambour Connection Road) and the replacement, or upgrade, of the existing grade separated pedestrian crossing as required by the Department of Transport and Main Roads. A bus stop must be provided in proximity to the crossing. A new signalised intersection on Nambour Connection Road must be provided. This intersection must provide for 3 lanes of through traffic in both directions and cater for three legs (east/west and north) initially, and four legs at a later stage.

The list of uses envisaged in the Precinct is as follows:

- Nature based tourism
- Resort Complex
- Short term accommodation
- Tourist attraction
- Market
- Caretakers accommodation
- Food and drink outlet (if not a high volume convenience restaurant, with a capacity not exceeding 60 patrons and within 100m of a nominated primary use)
- Function facility
- Office (for a site management entity, food and agribusiness association or ancillary component of another approved use)
- Shop (for souvenirs, gifts or products showcasing Sunshine Coast produce, with a maximum floor area of 150m², and located within 100m of a nominated Primary Use)
- Low impact industry (if for a *Food, tourism or produce related use*); or
- Medium impact industry (if for a *Food, tourism or produce related use*).

Precinct 2 - Nature Based Tourism (North)

The focus of Precinct 2 is to maintain a built form and landscape character that reflects the rainforest and rural setting of the area, using small building footprints which are of a low impact nature. This precinct would incorporate mainly low scale tourist attraction and accommodation uses, with potential for an educational establishment facility to accommodate activities like a cooking school or school camp facility.

Proposed building heights within Precinct 2 range from 8.5m to 10m. The Master Plan contains detailed assessment provisions for the regulation of the proposed uses.

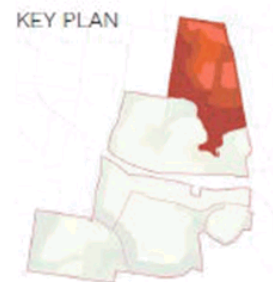


Table 2 below outlines the permitted uses and maximum Gross Floor Areas proposed in Precinct 2:

Table 2: Maximum Floor Area Caps for Precinct 2

| Precinct 2 Nature Based Tourism (North) Precinct | |
|---|---------------------|
| Overall Precinct GFA (applicable to any use, excluding a use in the Residential activity group) | 2,000m ² |
| Nature based tourism (accommodation) Short-term accommodation Tourist park | 80 cabins |
| Food and drink outlet Tourist attraction Educational establishment | 2,000m ² |

The list of uses envisaged in the Precinct is as follows:

- (a) Nature based tourism
- (b) Short term accommodation
- (c) Tourist attraction
- (d) Educational establishment (for a cooking school or similar, not for a primary, secondary or tertiary school, nor a general training institution)
- (e) Caretakers accommodation
- (f) Food and drink outlet (if not a high volume convenience restaurant, with a capacity not exceeding 60 patrons and within 100m of a nominated primary use)

Precinct 3 – Big Pineapple Food Innovation Hub

The focus of Precinct 3 is the creation of a food tourism hub, which provides for a diverse range of food tourism, production and associated activities that showcase and reinforce the agribusiness, primary production and agritourism industry sectors on the Sunshine Coast. The Precinct is intended to maintain a secondary role to the primacy of the original Big Pineapple structure and plantation building and maintain the scenic and rural based character values of the site as viewed from Nambour Connection Road. The precinct may incorporate a wholesale food market, food production business incubator facilities and a service station.

Proposed building heights within Precinct 3 range from 8.5m to 15m. The Master Plan contains detailed assessment provisions for the regulation of the proposed uses.



Table 3 below outlines the permitted uses and maximum Gross Floor Areas proposed in Precinct 3:

Table 3: Maximum Floor Area Caps for Precinct 3

| Precinct 3 Big Pineapple Food Innovation Hub | |
|---|----------------------|
| Overall Precinct GFA (applicable to any use, excluding a use in the Residential activity group) | 41,500m ² |
| Short-term accommodation | 150 cabins |
| Tourist park | 220 camping sites |
| Nature based tourism (accommodation) | |
| Office | 2,000m ² |
| Service station | 1,200m ² |
| Shop | 5,000m ² |
| Market | 30,300m ² |
| Low impact industry | |
| Medium impact industry | |
| Warehouse | |
| Rural industry | |
| Winery | |
| Market | 5,000m ² |
| Function facility | |
| Food and drink outlet | |
| Tourist attraction | |
| Bar | |
| Major sport, recreation and entertainment facility | |

The list of uses envisaged in the Precinct is as follows:

- (a) Caretakers accommodation
- (b) Nature based tourism
- (c) Short term accommodation
- (d) Market
- (e) Tourist attraction
- (f) Low impact industry (if for a *Food, tourism or produce related use*)
- (g) Medium impact industry (if for a *Food, tourism or produce related use*)
- (h) Warehouse (if for a *Food, tourism or produce related use*)
- (i) Major sport, recreation and entertainment facility (only if for a music, sporting, tourism or food related event, and not exceeding 2 major events, and 12 minor events per year, and directly associated with a Major sport, recreation and entertainment facility in Precinct 5)
- (j) Rural industry
- (k) Winery
- (l) Caretakers accommodation
- (m) Tourist Park

(n) Bar (where not exceeding 200m² floor area, not creating amenity impacts and where located within 100m of a nominated primary use)

(o) Food and drink outlet (if not a high volume convenience restaurant, with a capacity not exceeding 60 patrons and within 100m of a nominated primary use)

(p) Function facility

(q) Service station (one only, within Precinct 3c and with a maximum gross floor area of 1200m²)

(r) Shop (for souvenirs, gifts or products showcasing Sunshine Coast produce, with a maximum floor area of 150m², and located within 100m of a nominated Primary Use)

(s) Office (for a site management entity, food and agribusiness association or ancillary component of another approved use)

(t) Cropping

Important infrastructure components of Precinct 3 include the provision of a public through road connection, from Aird Lane through the development site to the new signalised intersection. Precinct 3 is envisaged to contain a permanent stage structure for music events, and must contain the grade separated overpass from Precinct 1. It is likely that additional car parking facilities would be provided in discreet locations throughout Precinct 3.

Precinct 4 – Visitor Accommodation Precinct

The focus of Precinct 4 is to provide for tourist accommodation activities that complement, encourage and accommodate visitation to other parts of the Master Plan area.

Proposed building heights within Precinct 4 range from 8.5m to 10m. The Master Plan contains detailed assessment provisions for the regulation of the proposed uses.

The following uses are envisaged in the Precinct:

(a) Short term accommodation

(b) Tourist park

(c) Caretakers accommodation

(d) Food and drink outlet (if not a high volume convenience restaurant, with a capacity not exceeding 60 patrons and within 100m of a nominated primary use)

KEY PLAN



Table 4 below outlines the permitted uses and maximum Gross Floor Areas proposed in Precinct 4:

Table 4: Maximum Floor Area Caps for Precinct 4

| Precinct 4 Visitor Accommodation Precinct | |
|---|--------------------------------|
| Overall Precinct GFA (applicable to any use, excluding a use in the Residential activity group) | 750m ² |
| Short-term accommodation Tourist park | 50 cabins 185 camping sites |
| Food and drink outlet | 750m ² |

The applicant proposes that a Tourist park for the purposes of a recreational vehicle park would likely be established in this precinct.

Precinct 5 - Major Event Space

The focus of Precinct 5 is to provide a dedicated event space for the staging of events like the Big Pineapple Music Festival and similar events which range in size from minor (2,000 persons) to major (15,000 persons). The intention is to create a flexible outdoor festival and event space, with tourist attraction and accommodation uses permitted where they would not detract or take away from a primarily outdoor open space character with a scenic backdrop.



Proposed building heights within Precinct 5 range from 8.5m to 15m. The Master Plan contains detailed assessment provisions for the regulation of the proposed uses.

Table 5 below outlines the permitted uses and maximum Gross Floor Areas proposed in Precinct 5:

Table 5: Maximum Floor Area Caps for Precinct 5

| Precinct 5 Major Event Space | Nature based tourism Short term accommodation Tourist attraction Major sport and entertainment facility Cropping Rural industry Winery | Caretakers accommodation Tourist park Bar Food and drink outlet |
|------------------------------|--|--|
| | | |

The Major event Space would contain a permanent stage structure.

The following uses are envisaged in the precinct:

- (a) Nature based tourism
- (b) Short term accommodation
- (c) Tourist attraction
- (d) Major sport, recreation and entertainment facility (only if for a music, sporting, tourism or food related event, and not exceeding 2 major events, and 12 minor events per year)
- (e) Cropping
- (f) Rural industry
- (g) Winery
- (h) Caretakers accommodation
- (i) Tourist park
- (j) Bar (where not exceeding 200m² floor area, not creating amenity impacts and where located within 100m of a nominated primary use)
- (k) Food and drink outlet (if not a high volume convenience restaurant, with a capacity not exceeding 60 patrons and within 100m of a nominated primary use)

Precinct 6 - Nature Based Tourism (South)

The focus of Precinct 6 is to provide for low impact tourist attraction, accommodation and educational facilities set within a vegetated setting. This precinct is primarily hidden from Nambour Connection Road, being in the south western corner of the site, and is accessed from Garrad Road. The precinct currently contains an old wholesale nursery which is likely to be reinstated.

Proposed building heights within Precinct 6 range from 8.5m to 10m. The Master Plan contains detailed assessment provisions for the regulation of the proposed uses.

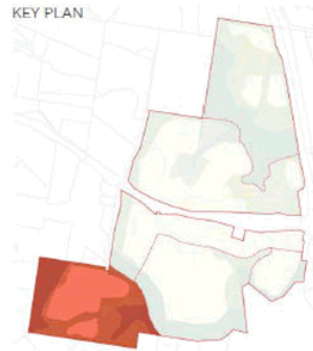


Table 6 below outlines the permitted uses and maximum Gross Floor Areas proposed in Precinct 6:

Table 6: Maximum Floor Area Caps for Precinct 6

| | | |
|---|--|---|
| Precinct 6 Nature Based Tourism (South) | Nature based tourism Tourist attraction Educational establishment Cropping Rural industry Wholesale nursery Winery | Caretakers accommodation; or Food and drink outlet |
|---|--|---|

The following uses are envisaged in the precinct:

- (a) Nature based tourism
- (b) Tourist attraction
- (c) Educational establishment (for a cooking school or similar, not for a primary, secondary or tertiary school, nor a general training institution)
- (d) Cropping
- (e) Rural industry
- (f) Wholesale nursery
- (g) Winery
- (h) Caretakers accommodation; or
- (i) Food and drink outlet (if not a high volume convenience restaurant, with a capacity not exceeding 60 patrons and within 100m of a nominated primary use).

The detailed regulating provisions of the Master Plan document provide that exceeding the nominated floor space caps, and exceeding the nominated building would trigger impact assessment.

Plans have been supplied which indicate conceptual road layouts, conceptual precinct layouts, conceptual landscape buffers and building footprints. The building footprints in particular are only a conceptual representation of how the ultimate development may be carried out. There is no certainty at this stage as to the ultimate development outcome of each precinct, nor building locations. All future development on the site in accordance with the Master Plan would be subject to future development permits.

SITE DETAILS:

Site Features and Location

| SITE AND LOCALITY DESCRIPTION | |
|--------------------------------------|--|
| Land Area: | 170.45ha |
| Existing Use of Land: | Historic tourist attraction, and surrounding rural land |
| Road Frontage: | <ul style="list-style-type: none"> • Approximately 736m to Nambour Connection Road on the northern side • Approximately 1.13km to Nambour Connection Road and Aird Lane on the southern side |
| Significant Site Features: | The State heritage listed Big Pineapple structure is located on the northern side of Nambour Connection Road. The site contains significant mapped vegetation. |
| Topography: | The land form is undulating, with heavily vegetated slopes as well as gently rolling hills which provide a pleasant rural outlook. |
| Surrounding Land Uses: | Predominantly rural, and rural residential landuses, including dwelling houses, grazing and small areas of cropping production. |

The location of the subject site in relation to its surrounds is shown below:

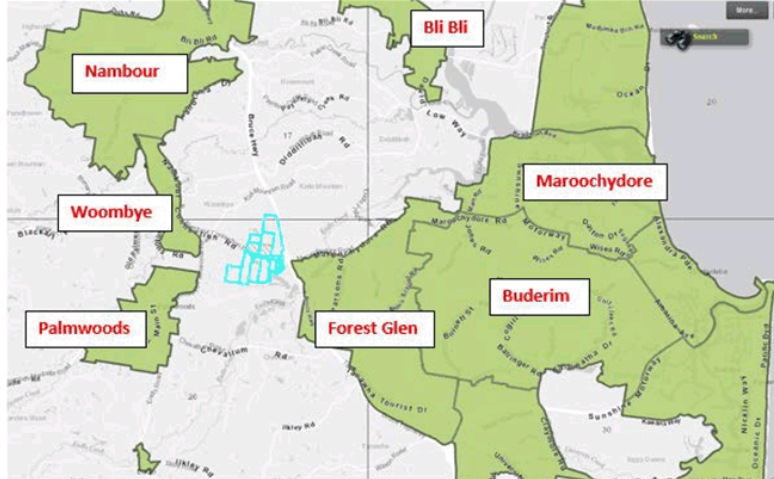


Image 2: Street map location plan showing context of site (site highlighted in blue)

Development History of Site

- 1971 The Big Pineapple opened as an agri-tourism initiative. The use was established prior to the first planning scheme for Maroochy Shire taking effect, and therefore is considered to be a lawfully established use on the site.
- 1978 Council approval for the Macadamia Nut Processing Facility located adjacent to the Big Pineapple.
- 1983 Council approval for the conversion of the existing dwelling on the Macadamia Nut Factory site to an office.
- 1986 Council approval for a major redevelopment and expansion of the Big Pineapple (Sunshine Plantation) including an addition to the car parking area on the opposite side of the Nambour Connection Road (then Bruce Highway).

The application comprised the following elements:

- Modifications and additions to the existing main building
- Relocation of the "Pineapple"
- Construction of a pedestrian overpass
- Construction of a new reception/information centre
- Establishment of a hydroponics building
- Establishment of a new glasshouse
- Rearrangement of the car parking areas on both sides of the highway.
- 1993 Council approval for a new Macadamia Nut Factory Drying Shed and Relocation of Existing Silos.
- 1995 Council approval for a Subdivision by Lease.
- 2018 Council approval for a high ropes course (MCU17/2134) within the Big Pineapple site.

ASSESSMENT:**Framework for Assessment**Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following categorising instruments may contain assessment benchmarks applicable to development applications:

- the *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any temporary Master Planning instrument
- any variation approval

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks Related to the *Planning Regulation 2017*

The *Planning Regulation 2017* (the Regulation) prescribes assessment benchmarks that the application must be carried out against, which are additional or alternative to the assessment benchmarks contained in council's Planning Scheme. These assessment benchmarks may be contained within:

- the SEQ Regional Plan and Part E of the State Planning Policy, to the extent they are not appropriately integrated into the Planning Scheme; and
- Schedule 10 of the Regulation.

| PLANNING REGULATION 2017 DETAILS | |
|--|---|
| Applicable Assessment Benchmarks: | <u>State Planning Policy</u> <ul style="list-style-type: none"> • Part E |

South East Queensland Regional Plan

The development is located outside the Urban Footprint, within the Regional Landscape and Rural Production area of the South East Queensland Regional Plan. The Planning Regulation 2017 prohibits 'urban activities' within the Regional Landscape and Rural Production area, and this aspect of the proposal has therefore been assessed by the Department of State Development, Manufacturing, Infrastructure and Planning.

The Department have determined that the extent of the floor area proposed for 'urban activities' (40,300m² within Precinct 3) is consistent with the outcomes expressed and sought to be achieved by the South East Queensland Regional Plan, notwithstanding the location of the site outside the urban footprint.

State Planning Policy

Since the time the *Sunshine Coast Planning Scheme* commenced on 21 May 2014, a new State Planning Policy came into effect on 3 July 2017 and must be considered for development assessment to the extent the State Planning Policy is inconsistent with the planning scheme.

Bushfire

The State Planning Policy contains bushfire mapping that covers a wider area than Council's mapping, and contains assessment benchmarks for Natural Hazards, Risk and

Resilience which cover bushfire prone areas. These benchmarks seek to ensure that development avoids natural hazard areas, or mitigates the risk to people and property to an acceptable, or tolerable level, whilst not hindering disaster management capabilities or increasing the severity of the threat.

It is considered that the application has appropriately dealt with the bushfire constraint by largely siting the development in existing cleared areas (with the exception of the nature based tourism components in the northern and southern extremities of the site). The northern nature based tourism component is in proximity to State Government mapped vegetation and the State Government vegetation assessment has therefore given regard to the extent of clearing required to create an appropriate, and safe development site for such a use in a bushfire prone area. The southern nature based tourism site is not mapped by the State Government vegetation mapping and has therefore been assessed by Council against the State Planning Policy mapping.

Overall, the proposed conceptual plans are considered to be acceptable with regard to the assessment benchmarks in the State Planning Policy for Natural Hazards, with further assessment being necessitated at the stage of development permits being sought for specific uses on the site.

Water Quality

The State Planning Policy contains assessment benchmarks pertaining to water quality which will be triggered at the time of submission of each development application for a specific use made under the Big Pineapple Master Plan. For example, a material change of use for an urban purpose involving premises 2500m² or greater, which would result in impervious area greater than 25% of the net developable area will trigger assessment. It is considered that future development applications would be able to comply with the assessment benchmarks at future stages.

Agriculture

The State Planning Policy contains assessment benchmarks pertaining to agriculture which are relevant for Class A and Class B mapped land. Whilst the subject site is mapped in this way, the proposed development seeks to maintain rural uses such as cropping as code assessable uses in the Master Plan area.

The recommended Master Plan document seeks to introduce controls that would limit land fragmentation, land use incompatibility and building footprints relative to the context of the large site area. These controls have been recommended to retain rural character as much as possible, but will add resilience to agricultural land capabilities over the long term, through potential future technological advances and innovation. Aspects of the proposal rely on the productive capabilities of the site, and the proposal is therefore seen to be consistent with the benchmarks that relate to the facilitation of opportunities for complementary uses which do not reduce agricultural productivity such as on farm processing, and farm gate sales and the like. It is further noted that the State Government have required that areas of previously existing pineapple plantations are to be reinstated on site, thus reintroducing components of dedicated agricultural use.

Overall, it is considered that the proposal is generally consistent with the policy intent of the State Planning Policy and does not conflict with any of the identified State interests, subject to imposition of conditions and further, detailed assessment at the time that development permits are sought for specific land-uses on the site.

PRELIMINARY APPROVAL INVOLVING A VARIATION REQUEST

Planning Act 2016

Under section 61 of the *Planning Act 2016*, a preliminary approval can include a request for a variation approval, which varies the effect of a local planning instrument on premises the subject of the approval. A variation approval may establish the category of assessment and assessment benchmarks for development the subject of the application and any related development and prevails over a local planning instrument to the extent of any inconsistency until:

- (a) development under the Big Pineapple Master Plan is completed
- (b) the commencement of a future planning scheme or an amendment to a planning scheme that integrates and reflects the provisions of the Big Pineapple Master Plan document, or
- (c) 31 December 2034.

This type of Preliminary Approval may establish specific assessment provisions that will then apply in assessing any future development applications relating to the land. A preliminary approval may seek to:

- vary or add the provisions of a relevant code; or
- vary the level of assessment and assessment benchmarks for future applications.

Section 61 of the *Planning Act 2016* requires that when assessing a variation request, the assessment manager must consider the following:

- (a) *the result of the assessment of that part of the development application that is not the variation request; and*
- (b) *the consistency of the variations sought with the rest of the Planning instrument that is sought to be varied; and*
- (c) *the effect the variations would have on submission rights for later development applications, particularly considering the amount and detail of information included in, attached to, or given with the application and available to submitters; and*
- (d) *any other matter prescribed by regulation.*

The following assessment of these matters is provided:

- (a) The proposal seeks a Variation Request in order to vary the effect of the planning scheme with regard to the provisions of the Rural zone, the Height of buildings and structures overlay map, and the Biodiversity, waterways and wetlands overlay map, and to introduce a new Master Plan to provide an assessment framework for the future development of the site. The application does not seek to otherwise vary the operation of the planning scheme, and does not authorise assessable development to take place without the issue of a further development permit.
- (b) The proposal does not otherwise raise any inconsistencies or conflicts with the planning scheme as all parts of the scheme not mentioned in (a) above (for example, the standard codes and standards of the Sunshine Coast Planning Scheme 2014) would continue to apply to the site as though it were located in the tourism zone. Further, the drafting of the Variation Request documents (the Master Plan) is consistent with the planning scheme in terms of the use of the same terminology, layout and formatting, so as to minimise interpretation issues created by the administration of the Master Plan.

- (c) While the variation request does introduce a range of uses into the Rural zone that would not ordinarily be expected in this zone, these variations have not been expanded since the application first underwent public notification and as such, community awareness of the proposed variations is not likely to have changed.

The proposed range of uses does introduce some land use activities which would not ordinarily be envisaged in the Rural zone and would ordinarily trigger impact assessment. For example:

- Industrial uses (for the purposes of food, tourism or produce related uses)
- Commercial uses, including shop, office, bar, food and drink outlet
- Major sport, recreation and entertainment facility

The Master Plan contains sufficient regulating parameters to limit the scale of these uses and tie them to tourism/food production uses on the site such that they would operate at a scale which is reduced from their standard operation in a centre zone. For example, industrial activities are only permitted where they are for the purposes of food, tourism or produce related uses, and shops are only permitted where they are a secondary use to an established nominated primary use (or a primary use proposed in the same development application) and are within reasonable proximity of the nominated primary use.

Development applications for industrial or commercial activities which are not associated with a food tourism or produce related use, or a nominated primary use would remain impact assessable, and subject to public notification as per standard statutory process. It is considered that the Master Plan provisions contain appropriate protections to ensure that all proposed uses operate in a manner that does not create any adverse amenity impacts for surrounding residents and submitters and thus would not impact on submission rights for later development applications, despite the proposed lower level of assessment.

- (d) The assessment of the other matters prescribed by regulation are contained elsewhere in this report.

Assessment Benchmarks Related to the Planning Scheme

The following sections relate to the provisions of the Planning Scheme.

| PLANNING SCHEME DETAILS | |
|---|--|
| Planning Scheme: | <i>Sunshine Coast Planning Scheme (3 July 2017)</i> |
| Strategic Framework Land Use Category: | Rural enterprise and landscape area |
| Master Plan Area: | Not applicable. |
| Zone: | <i>Tourism zone and Rural zone</i> |
| Consistent/Inconsistent Use: | Not applicable. |
| Applicable Assessment Benchmarks: | The whole of the Sunshine Coast Planning Scheme 2014 is applicable for this impact assessable application. |

Strategic Framework

The Strategic Framework is an Assessment Benchmark for Impact Assessable applications and considers the following matters:

- Settlement Pattern
- Economic Development
- Transport
- Infrastructure and Services
- Natural Environment
- Community Identity, Character and Social Inclusion
- Natural Resources
- Natural Hazards

The proposal overall provides for the expansion of an existing, historical tourist attraction from the existing Tourism zone, into surrounding rural land that makes up the land owned by the Big Pineapple Corporation.

An assessment against the relevant provisions of the Strategic Framework is provided below.

Theme 1 – Settlement Pattern

The Strategic framework identifies the Big Pineapple site as a man-made tourism focus area. The proposed development sets out to renew and enhance the Big Pineapple tourist attraction in a manner that is generally consistent with the intended settlement pattern contained within Theme 1. The site is partly included in the existing Tourism zone, and the applicant has advised that this zoned area is not sufficient to realise the full land use potential of the Big Pineapple as an integrated tourism, entertainment, and leisure hub.

The proposed application seeks to ensure that the rural and natural qualities of the site will be upheld through the Master Plan, particularly within precincts identified for nature based tourism, outdoor leisure and entertainment and environmental protection (and enhancement). These activities would generally not be inconsistent with the historical use of the site.

The Master Plan intent is aligned with the food and agri-tourism history of the site and does not seek to provide urban activities such as residential development. During the assessment process, Council sought independent external economic advice which confirmed that (subject to the proposed floor space caps and scale limiters), the development would not compromise the function of the Sunshine Coast activity centre network, nor lead to an out of centre commercial outcome.

The proposal is therefore considered to be consistent with Theme 1 of the Strategic Framework.

Theme 2 - Economic Development

The Economic Development theme of the Strategic Framework identifies the site as a Big Pineapple site as a man-made tourism focus area and contains a number of overall key concepts including the provision of competitive and attractive tourism focus areas, and the provision of high value business, investment and employment opportunities (particularly in the agri-business sector) with which the proposed development is consistent.

The Strategic Outcomes of the theme provides that tourism, sport and leisure related activities offer unique and world class tourism, sport and leisure experiences and products as well as major events; and creative industries and cultural and community activities occur across the region in activity centres, tourism focus areas and other locations as appropriate.

Element 5 of the Economic Development theme is specific to Tourism and tourism focus areas. The Specific outcomes seek that tourist oriented activities are concentrated within tourism focus areas, and that these areas should provide for unique tourism and leisure opportunities with varied visitor accommodation options.

The development seeks to deliver an integrated tourist facility with visitor accommodation options that build upon the historical agri-tourism use of the site, and seeks to attract tourism investment, major events and agri-business related business opportunities in a coordinated setting. It can therefore be seen that the proposal is consistent with the Economic Development theme of the Strategic Framework.

Theme 5 – Natural Environment

Whilst comprising a primarily urban development outcome, the proposal includes the provision of generous landscape buffers, ecological rehabilitation areas and offsetting for any required clearing in existing environmental areas on site. Conditions would be recommended which protect around 87 hectares (including 14 hectares of vegetation rehabilitation) of significant vegetation on the site in perpetuity through a vegetation covenant. This is considered to comprise a net environmental benefit through the long term protection of vegetation. The proposal can therefore be considered to be consistent with Strategic Outcome (f) of the Natural Environment theme as shown below:

(f) The natural environment is protected and enhanced in a way that maintains and improves biodiversity, ecological processes, habitat and habitat connectivity, landscape character and amenity, economic and community wellbeing, resilience and capacity to evolve and adapt to the predicted impacts of climate change.

Theme 6 - Community identity, character and social inclusion

This part of the Strategic Framework identifies the site as having a character comprised of a rural setting and high value scenic area. Theme 6 identifies a number of the views that are available from the site as regionally significant landscape features (Mount Mellum, Blackall Range, Buderim escarpment).

It has therefore been imperative to protect these views as much as possible through the assessment and it is considered that the proposed building setbacks, landscape buffers and Nambour Connection Road viewshed exclusion areas achieve the objectives of the Strategic Framework. These matters will be discussed in further detail in this report.

Theme 7 – Natural Resources

The strategic outcomes of Theme 7 of the strategic framework theme seek that natural resources continue to make a significant contribution to the regional economy and the wellbeing of the community by retaining the capacity of the Sunshine Coast to meet a significant proportion of its own needs in terms of a number of items including a strong capability for local food production.

The proposal upholds this outcome with the continued focus on local food production and the intent for wineries, cropping and other rural uses to operate from the site under the Master Plan.

Assessment of Variation Request

The following key issues have been the focus of assessment of the Variation Request.

Changes to Categories of Assessment (Master Plan Uses and Land Use Compatibility)

The variation request seeks to treat the subject site as though it is located in the Tourism zone. The applicant has proposed the introduction of a number of additional uses that would ordinarily not be permitted or expected in either zone.

Most of the applicant's proposed uses are already identified in the planning scheme as consistent uses, or potentially consistent uses for the *Rural zone*. Those that are not included in the rural zone (as either consistent, or potentially consistent uses), but proposed at the Big Pineapple site are listed below:

- *Office* (Precincts 1 and 3)
- *Shop* (Precincts 1 and 3)
- *Low impact industry* (Precincts 1 and 3)
- *Medium impact industry* (Precincts 1 and 3)
- *Warehouse* (Precincts 1 and 3)
- *Bar* (Precincts 3 and 5)
- *Major sport, recreation and entertainment facility* (Precincts 3 and 5)

It is important to note that a number of consistent rural uses have not been included in the Master Plan as code assessable uses by the applicant, for example *Extractive industry*, *Transport depot* (where involving the storage of not more than 2 vehicles), *Intensive animal industry*, *Intensive horticulture* and *Rural workers accommodation*. These uses would be subject to impact assessment. In this way, the application proposes to tailor uses to the site that are compatible with, and supportive of the proposed food production, agri-tourism and leisure theme for the site.

The main assessment focus relating to the proposed land uses has been regarding the proposed office, shop and industrial uses. The applicant proposes that these uses would be 'secondary uses' that support the 'primary uses' within the Master Plan area. It has been critical to appropriately link these proposed uses to agri-tourism activities through the Master Plan provisions in order to avoid these uses operating alone, and potentially creating a situation that conflicts with the centres hierarchy of the Planning Scheme. These issues are discussed in detail below.

Office

Concern was raised with including 'office' as a standalone use without appropriate regulating parameters to avoid general office tenants which are unrelated to the historic tourism use of the site moving into the commercial tenancies with no connection to the Master Plan objectives.

Ordinarily, 'office' would be an ancillary component of a parent use for the purposes of on site administration (such as an industrial use), and would occupy a small space within the same building, of around 10% of the floor area of the parent use (Acceptable outcome AO12 of the *Industry uses code*). The onsite retail sale of goods can be permitted as ancillary to a parent industrial use, with a similar floor area restriction (AO13 of the *Industry uses code*). This matter has been discussed at length with the applicant and the applicant has maintained a desire for office space to be included as a separate land use, but has accepted that it must be *directly associated with and subordinate to a nominated primary*

use that is already established on the site or included in the same development application. The applicant has agreed to the inclusion of a total floor space cap of 1500m² in Precinct 1 and 2000m² in Precinct 3. Exceeding the cap would trigger impact assessment for any application for this use.

Further, the Master Plan code contains the following protections against the establishment of standalone commercial businesses in any office tenancy:

- Performance Outcome PO56:

Development for an Office is either:

- (a) for the headquarters of the Big Pineapple Corporation or other overall site management entity for the Local Plan area; or*
- (b) for a membership based network or advocacy association representing the food and agribusiness or agri-tourism industries; or*
- (c) the ancillary component of another approved use and co-located with that use either within the same building or in a separate building located less than 100m distance from that use; or*
- (d) within a separate building that accommodates the centralised and co-located component office or administrative parts of multiple existing approved uses within the Local Plan area.*

The above protections are considered sufficient to ensure that any office uses on the site are bonafide for the purposes of the administrative functions of any consistent parent use, or for the administration of the Big Pineapple Corporation or food and agri-business industry organisation.

Shop

The issues surrounding the 'shop' definition are similar to that of an office, and have been treated generally in the same way. It is not the intention that the Big Pineapple site functions as a centre zone, whereby separate, standalone shops for unrelated products or services are located. It is acknowledged that a 'shop' could be a bonafide 'ancillary' component of some parent uses, such as a gift shop for a tourist attraction. The applicant has sought more certainty about the extent of the permitted shop operations, to enable more than 'ancillary' uses, but still linked to parent uses. As with the office definition above, a 'shop' is only recommended to be permitted where it is a secondary use linked to a parent use and is *directly associated with and subordinate to a nominated primary use that is already established on the site or included in the same development application.* The applicant has agreed to the inclusion of a total floor space cap of 1500m² in Precinct 1 and 5000m² in Precinct 3 (noting that the 5000m² cap is regulated by the State Government). Exceeding the cap would trigger impact assessment for any application for this use.

Further, the Master Plan code contains the following protections against the establishment of standalone shops as follows:

- Performance Outcome PO57:

Development for a Shop:

- (a) sells souvenirs, gifts or products produced within the Plan Area or a food or beverage product showcasing Sunshine Coast produce; and*
- (b) involves small format tenants each having a gross lettable area of no more than 150m²; and*

- (c) maintains a focus on locally produced products and is not occupied by a franchised or other nationally branded business or tenant; and
- (d) is either:
- (i) located within 100 metres of the approved building containing the nominated primary use for which the Shop must be directly associated with and subordinate to, as relevant to the particular precinct; or
 - (ii) located within the Sunshine Plantation building in Precinct 1 or wholesale market located within Precinct 3.

As with office, the above provisions would enable sufficient protection that the site would not establish as an out of centre shopping district, or contain standalone shops retailing products that are not connected to the historical agri-tourism use of the site.

Industrial uses (Low impact industry, Medium impact industry and Warehouse)

Around 40,300m² floor area has been approved by the State Government to comprise development for 'urban purposes' under the South East Queensland Regional Plan in Precinct 3. A floor space cap has been imposed by the State Government in the Master Plan to ensure the total overall floor space stays below the agreed State threshold. The list of permitted uses to comprise the 'urban purposes' floor area up to the 40,300m² cap are listed below:

- Low impact industry (if for a *Food, tourism or produce related use*)
- Medium impact industry (if for a *Food, tourism or produce related use*)
- Warehouse (if for a *Food, tourism or produce related use*)
- Shop (for a total floor space of 5000m² in Precinct 3, for souvenirs, gifts or products showcasing Sunshine Coast produce, with a maximum floor area of 150m², and located within 100m of a nominated Primary Use)
- Rural industry
- Winery
- Market
- Function facility
- Food and drink outlet
- Tourist attraction
- Bar (where not exceeding 200m² floor area, not creating amenity impacts and where located within 100m of a nominated primary use)
- Major sport, recreation, recreation and entertainment facility (only if for a music, sporting, tourism or food related event, and not exceeding 2 major events, and 12 minor events per year).

The uses which comprised the greatest assessment focus in this list are the industrial uses, Bar and the Major sport, recreation and entertainment facility. All of these activities would ordinarily be subject to impact assessment in the Rural zone.

The introduction of the '*Food tourism and produce related use*' definition is intended to manage concerns about the standalone operation of industrial activities without a genuine connection to agri-tourism or food tourism activities. This definition is intended to remedy an emerging perceived incompatibility of various forms of clean food production businesses in typical industrial areas elsewhere in the region. The proposal attempts to deal with the incompatibility of food manufacturing with industrial uses through the creation of a dedicated food hub with a distribution centre, wholesale market and opportunities for

food related businesses of a variety of scales to co-locate and take advantage of coordinated services and facilities.

The proposed *Food tourism and produce related use* definition is shown below:

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

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

The proposed Master Plan seeks to make industrial activities (*Low and medium impact industry and Warehouse*) code assessable only where 'involving a *Food tourism or produce related use*'.

Where not involving these activities, industrial uses would remain impact assessable, and an inconsistent use in the local plan area.

The following provisions seek to regulate the operation of industrial activities on the site:

- Overall outcome (d)
(d) rural and allied business and industrial activities developed on the site are secondary to and directly support the role and function of the site as a tourist destination, and only occur where involving a Food tourism or produce related use.
- Performance Outcome PO53 (no acceptable outcome provided)

Development for a use in the industrial activity group:

(a) Is only for a food tourism or produce use; and

(b) involves a tourism interface open to members of the general public to experience or view parts of the production process and showcasing the products processed, assembled, packaged, or distributed on the premises, comprising at least 10%, but nor more than 30%, of the gross floor area of the premises.

Note: Examples of tourism activities for the purposes of this Performance Outcome may include factory tours and demonstration workshops.

It is considered that the measures above would provide appropriate protection from the establishment of typical, standalone industrial development on the site (which should continue to be located in existing industrial zoned areas).

Bar

The applicant has proposed to include the Bar use as a code assessable, consistent use within the Master Plan area. A Bar is only recommended to be code assessable where it has a floor area which does not exceed 200m².

The following specific provisions to regulate the impacts of a bar are proposed:

- Performance Outcome PO58:

Development for a Bar:

(a) maintains operating hours that provide a satisfactory level of acoustic amenity for surrounding sensitive land uses and that are appropriate for and compatible with the character and setting of the location; and

(b) involves small format tenants each having a gross lettable area of no more than 200m²; and

(c) is located within 100 metres of the approved building containing the nominated primary use for which the Bar must be directly associated with and subordinate to, as relevant to the particular precinct.

Note: A Bar is identified as a secondary use under this Big Pineapple Master Plan. This code contains performance outcomes identifying the primary uses for each Precinct.

It is considered that the above provisions would sufficiently guide the future development of Bar uses on the site, such that they are small in scale and associated with a nominated primary use.

Major sport, recreation and entertainment facility

The definition of a Major sport, recreation and entertainment facility is as follows:

- *Premises with large scale built facilities designed to cater for large scale events including Major sport, recreation, conference and entertainment events.*

Instead of impact assessment, the Master Plan proposes that a *Major sport, recreation and entertainment facility* use be code assessable where for music events or sporting events, where not involving permanent buildings, other than stage structures, and where not exceeding a total of 2 single day major events and 12 single day minor events per calendar year.

The proposal is to entrench the Big Pineapple Festival and other similar events occurring on the site as a key component of the tourism focus of the Master Plan. The main issues associated with this type of use are noise and amenity impacts. The majority of acoustic issues will be relevant at the time that future applications for Material Change of Use for Major sport, recreation and entertainment facility uses are proposed. It is therefore imperative that the Tables of Assessment within the Master Plan include the relevant code requirements that relate to acoustic amenity, and that any additional applicable noise criteria required are included, such that they can be applied and assessed at later application stages.

Acoustic Impact Assessment for a Major Sport, Recreation and Entertainment Facility

The relevant key aspects that relate to acoustic amenity at this Master Planning stage are as follows:

- Amplified music – major/minor events (e.g. Big Pineapple festival, beer/cider festivals)
- Amplified music - within enclosed entertainment uses (e.g. taverns/brewery)
- Open onsite car parking activity noise
- Theme park ride noise
- Mechanical plant and equipment noise
- Road traffic noise for accommodation uses

The site is generally well buffered from surrounding rural residential land and Council's Environmental Health Officer has advised that it is expected that each future use would be capable of achieving the relevant noise criteria in accordance with the planning scheme requirements and the *Environmental Protection Act 1994* statutory requirements, subject to design and operational restrictions.

This advice is based on the submitted Noise Impact Assessment. The assessment has indicated that the ambient acoustic environment is dominated by rural noise such as birds, insects, wind, and road traffic noise from the surrounding State transport corridors (Bruce Highway, Nambour Connection Road), with moderately low background levels representative of typical rural residential areas.

The Noise Impact Assessment has provided relevant noise criteria, and undertaken conceptual modelling to assess compliance for noise emissions at the nearest potentially affected noise sensitive receptors.

The following noise criteria has been adopted in the Noise Impact Assessment:

| Criteria | Comment |
|---|--|
| <i>Environmental Protection (Noise) Policy 2008 - Acoustic Quality Objectives</i> | Planning Scheme Policy for the Nuisance Code Advice and Guidance for Performance Outcomes PO1, PO2 and PO3. |
| <i>Environmental Protection (Noise) Policy 2008 – Background Creep</i> | Environment Protection Policy Noise requirement to avoid the progressive continual increase in ambient levels over time. |
| Section 440X <i>Environmental Protection Act 1994 – Open Air Events</i> | Statutory noise requirement for <i>Open Air Events</i> ¹ (<i>Exempted if it's a Licensed Premises</i>) |
| Office of Liquor and Gaming Regulation - <i>Liquor Act 1992</i> | Statutory noise requirements for Liquor Licensed Premises. |
| State Development Assessment Provisions | To address noise intrusion onto the site from existing State road noise |

1. **open-air event** means an open-air competition, concert, display, race or other activity.

By Council accepting these criteria, an upper limit for the land use planning noise levels across the entire Master Plan development site would be set.

Section 440X of the *Environmental Protection Act 1994* sets a statutory limit of 70 dB(A) for open air events, at a noise sensitive receptor. This limit must not be exceeded at any time, and will be experienced at a receptor for the entire duration of a major event. The highest noise levels established from the site are expected during a major open air event (15,000 patrons or more). Two of these events have been proposed per annum. The Noise Impact Assessment report modelling (from the Big Pineapple Festival 2017) established the following highest sound pressure levels at sensitive receptors (NOTE: generally these sensitive receptors being the closest experience the highest sound pressure levels recorded. It is considered that compliance at these receptors will achieve compliance at all other nearby sensitive receptors further away):

| Receptor | Location | Noise Level dB(A) | Background Level dB(A) Comparison | |
|----------|----------------|-------------------|-----------------------------------|---------|
| R1 | 2 Garrad Road | 72 | Day: 39 | Eve: 37 |
| R4 | 26 Garrad Road | 70 | | |
| R5 | 50 Garrad Road | 75 | | |

Notably, receptor R31, being the excluded land parcel at 119 Aird Lane, and 151 Winston Lane (R19 - being the next closest receiver), recorded predictions of around 64 dB(A) each, which comply with the above criteria.

As can be seen above, the Noise Impact Assessment modelling established that section 440X (*Environmental Protection Act 1994*) statutory limit of 70 dB(A) would generally be exceeded, and would require source noise levels to be reduced in order to achieve the noise limit. When compared with the existing background noise levels, for the most exposed receptor (R5), this noise would be 36 – 38 dB(A) above the background level, which is considered very high.

Therefore overall, the Noise Impact Assessment modelling has demonstrated that a major open air event can be accommodated on the development site, and comply with section 440X of the *Environmental Protection Act 1994*, subject to reduction in source noise levels such that the 70 dB(A) limit is achieved.

An overarching condition is recommended to set the upper limit for noise from major outdoor events at a level that maintains the 70 dB(A) target at the nearest sensitive receptors. In order to define this level, the applicant must undertake further noise assessment and update the submitted Noise Impact Assessment. Minor events (up to 5000 patrons) are not considered to pose the same risks for noise impacts, and will be required to comply with the standard *Environmental Protection Noise Policy 2019* measured at a noise sensitive receptor.

In addition to the above technical parameters, best practice noise management entails restricting the location, frequency, duration and size of events, as well as finish times. The approach needs to balance the need to protect the community from unreasonable noise impacts, and community expectations for an enjoyable concert experience for a temporary major open air event.

As such, the recommended Master Plan document contains detailed provisions to regulate the impacts of such a use, including the scale (patronage) and duration of events in a combination of Acceptable outcomes and Performance outcomes. For example, the scale and duration of events are recommended to be limited as follows:

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

**Note: major events exceeding 15,000 patrons may be permitted only where specifically supported by a traffic management plan and noise impact assessment report endorsed by Council.*

Additionally, any application for a music event would need to satisfy the following Master Plan provisions:

- Acceptable outcome AO63.1

Development for a Major sport and entertainment facility:

(a) *does not involve permanent buildings other than stage structures;*

(b) *per calendar year, is limited to a total of:*

- 2 single-day major events of up to 15,000 persons; and*
- 12 single-day minor events of up to 5,000 persons.*

Note: Major events exceeding 15,000 patrons may only be permitted where specifically supported by a traffic and noise impact assessment report endorsed by Council.

- Acceptable outcome AO63.2

Development for a Major sport and entertainment facility is of a type that involves

(a) music events

(b) sporting events

(c) an event associated with a tourism use or a food tourism or produce related use.

- Acceptable outcome AO63.3

Development for a Major sport and entertainment facility is undertaken in accordance with an approved noise impact assessment report and noise management plan that identifies appropriate mitigation measures for all noise sources introduced by the development.

- Performance outcome PO63

Development for a Major sport and entertainment facility is of a type, scale, building form, intensity and frequency that is:

(a) compatible with the character of the area;

(b) does not adversely impact on the amenity of surrounding sensitive land uses;

(c) does not create adverse traffic impacts;

(d) is consistent with site capacity and surrounding infrastructure; and

(e) incorporates a connection to food production or tourism uses carried out in the Plan Area.

There are other acceptable outcomes and performance outcomes which require events to be conducted in accordance with approved event management, and traffic management plans.

It is considered that in combination, the above regulatory measures (inclusive of the recommended conditions) would appropriately regulate acoustic impacts on the site and as such, there are no significant implications of including the *Major sport, recreation and entertainment facility* use as code assessable in the Master Plan area. A future development application would be required for the specific event uses, and this application would be subject to further assessment in relation to operational matters.

KEY ASSESSMENT CONSIDERATIONS

Changes to Categories of Assessment (Overlays)

The application proposes to replace the below planning scheme maps with revised mapping provided by the applicant:

- Height of Buildings and Structures Overlay Map (within the *Height of buildings and structures overlay code*); and
- Native Vegetation Overlay Map (within the *Biodiversity, waterways and wetlands overlay code*).

Excerpts from these maps are provided below:

FIGURE 4: BIG PINEAPPLE MASTER PLAN HEIGHTS PLAN

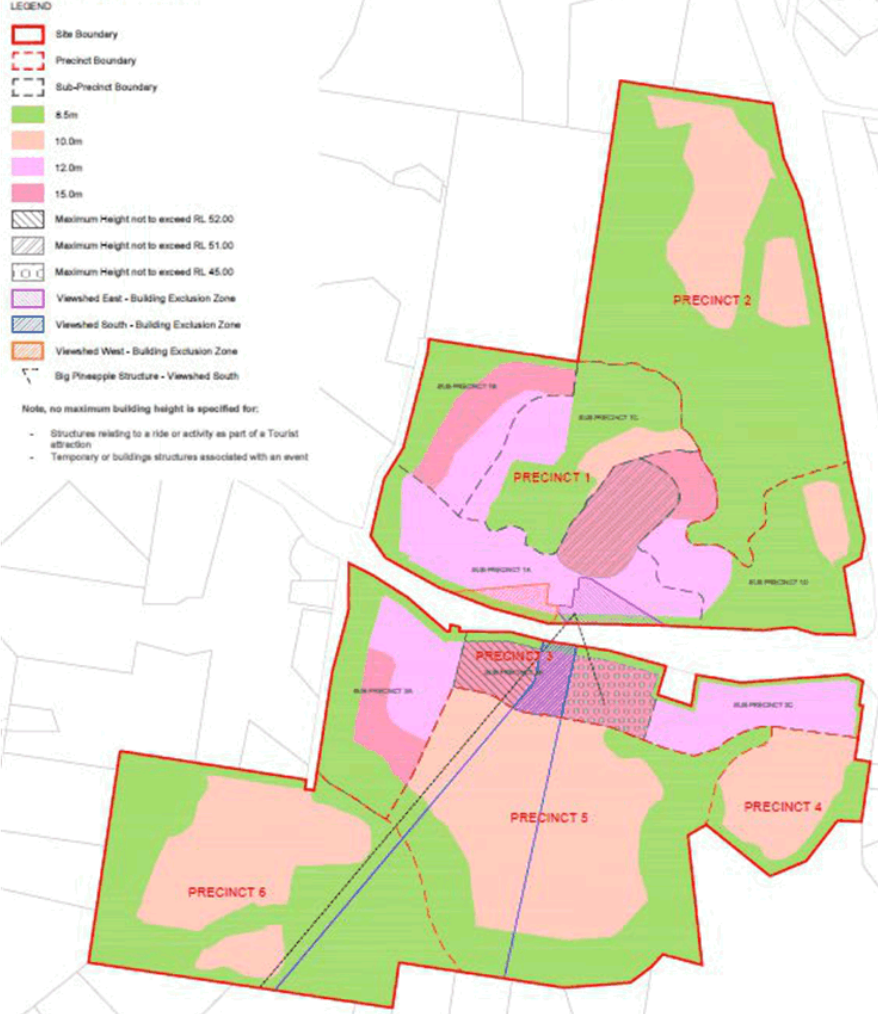


Image 3: Replacement Height of Buildings and Structures Overlay Map

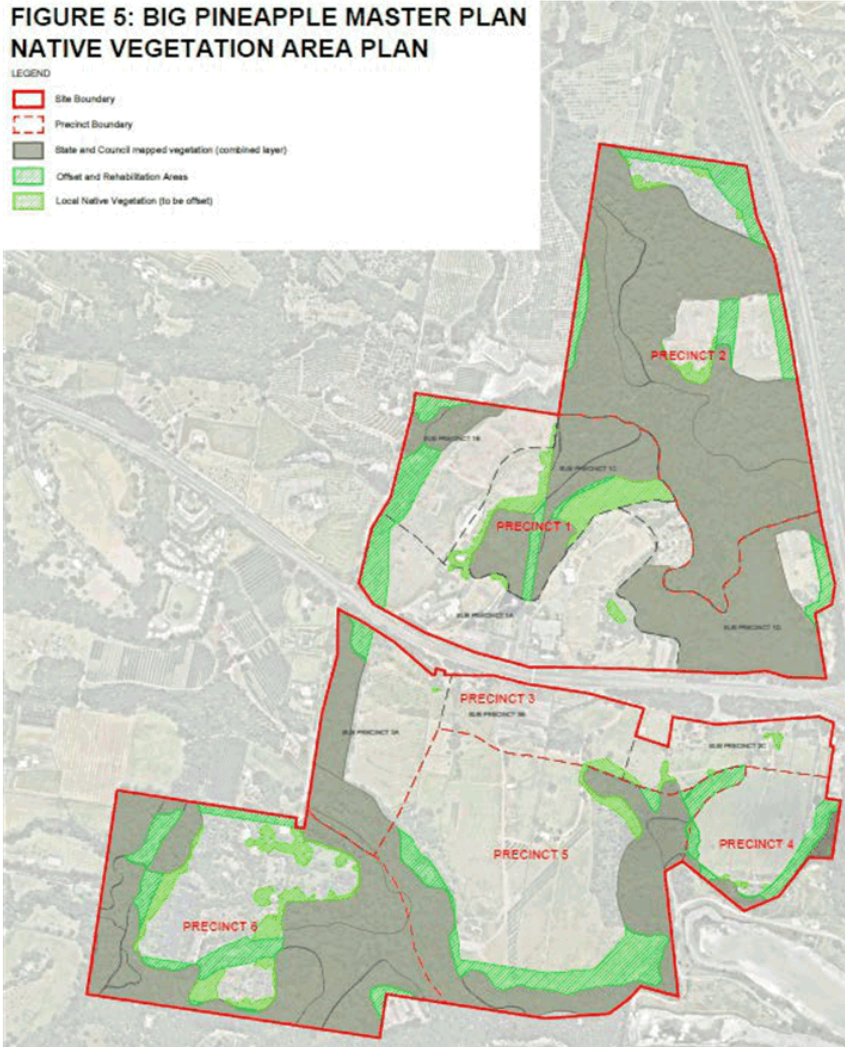


Image 4: Replacement Native Vegetation Overlay Map

It is proposed to vary the operation of the Heritage and character areas overlay map to preclude heritage assessment by Council where assessment is triggered by the State as a concurrence agency for heritage matters. This is consistent with the State Government position of removing overlapping State and Local functions with respect to heritage assessment.

Notably, the *Height of buildings and structures overlay code* and *Biodiversity, waterways and wetlands overlay code* would continue to apply in their entirety. The below excerpt from the proposed Master Plan document details the specific operation of the replacement maps:

2.4.3 Categories of assessment – Overlays

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

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

Council's specialist technical staff have reviewed the revised building height and native vegetation mapping in detail and all relevant issues have been discussed in this report. The replacement mapping is site specific and is suitable to replace the current planning scheme maps and be referenced within the Master Plan.

Scenic Amenity and View Protection

Preserving visual amenity, in particular views to the pineapple structure, as well as long range views from Nambour Connection Road to surrounding rural land and significant viewpoints has been a critical part of the assessment.

- Building Heights and Maintenance of Views to Big Pineapple structure and plantation building

Views to the big pineapple structure and plantation building from the eastern approach of the site along Nambour Connection Road are unlikely to be compromised by the proposed development. The pineapple structure is located on a high point of the site and would remain visually prominent on the basis of its location. As the pineapple is a State heritage listed structure, the State Government have applied a stringent set of conditions which require the pineapple to maintain its visual primacy at all times, with no structures constructed in vicinity that would appear to be higher. The State have conditioned that an area of pineapple plantation in front of the pineapple structure (when viewed from the eastern approach) be reinstated and maintained in perpetuity. This would effectively quarantine this area of the site from future development.

Views to the big pineapple structure and plantation building from the western approach of the site along Nambour Connection Road have the potential to be impacted by the proposal, in particular the proposed multi-deck car park located in the location of the previous hydroponic growing structure (indicative image shown below, marked with blue cross with view directions shown by blue arrows).

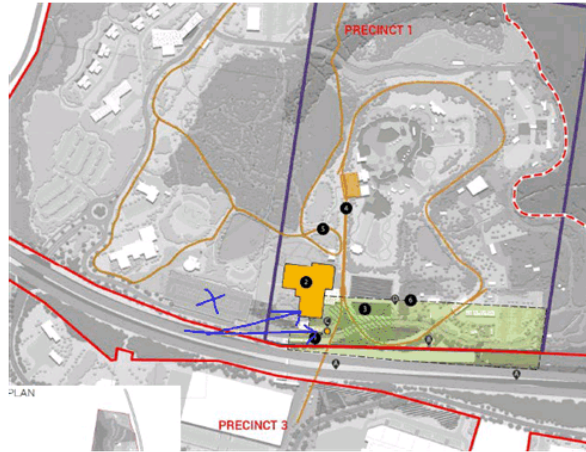


Image 5: Western approach views to Pineapple and Plantation building

To deal with this, the new building heights map has adopted a Building Exclusion zone in this area (except for a car park in specific circumstances) as shown below:

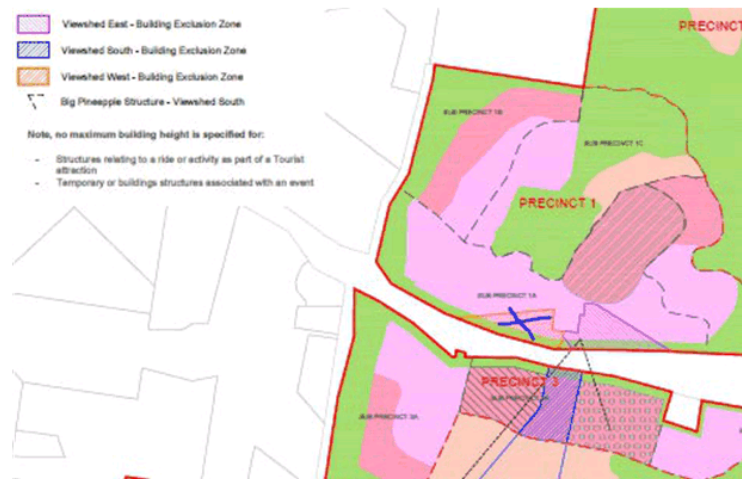


Image 6: Building Exclusion zone to protect views from the west

The map has corresponding provisions in the Master Plan to ensure that any car parking structure in the area is set back from the road frontage and does not impede views of the Pineapple structure or plantation building, as follows:

- Acceptable outcome AO16

Development protects significant views from both an east and west direction to the Big Pineapple structure and plantation building as viewed from Nambour Connection Road.

- Performance outcome PO16

Development conserves and enhances the heritage significance of the Big Pineapple, Sunshine Planation building, Macadamia nut building and features of exceptional, high and moderate significance.

- Performance Outcome PO5

Areas marked as 'Viewshed East', 'Viewshed West' and 'Viewshed South' do not contain any new buildings or structures with the exception of:

(a) upgrade works associated with the pedestrian overpass bridge over Nambour Connection Road.

(b) A carpark structure on the northern side of Nambour Connection Road in the location indicatively marked as Structured Carpark Location on Figure 6 Big Pineapple Renewal Development Intensity Plan:

- (i) the height to the roof does not exceed the adjacent road level of Nambour Connection Road*
 - (ii) the top of the roof is not used for parking cars nor any purpose other than landscaping or temporary or semi-permanent activities*
 - (iii) the structure, including activities, handrails, lift overruns and other features on the top of the structure does not obstruct views of the original Big Pineapple and plantation building as viewed from Nambour Connection Road users.*
- (c) the structure is setback a minimum of 10 metres from the road boundary.*

The above provisions apply to the overall Master Plan area and the structure of the Master Plan is such that assessment against the performance outcome is required for any proposal for a car park in this location. In the event that a proposal fails the performance outcome, assessment would be carried out against the overall outcomes of the Master Plan code. In relation to protection of views to the historic pineapple structure and plantation building, the code contains the following overall outcome:

(l) development maintains the exclusion of buildings, structures and car parking areas from parts of the site identified as being environmentally sensitive, and from areas necessary to preserve open space, in order to reduce urban built form dominance, protect scenic character and protect important viewsheds.

It is considered that there is sufficient protection in the above controls, coupled with the State Government's conditions to maintain and enhance the historic views to the Big Pineapple structure and plantation building.

- Building Height and Assessment of Surrounding Views to Significant Viewpoints and rolling hills

Assessment of the application has indicated that there are a number of significant views, both short range of the surrounding rural hillsides and long range views of local features which require protection to ensure the rural landscape setting of the site is maintained. These views are listed below:

- Blackall Ranges
- Buderim Mountain
- Wilkes Knob
- Mossy Hill Mountain
- Bald Knob
- Mount Mellum
- Rural rolling hills in the immediate vicinity of the subject site.

To protect these views, a multi-faceted approach has been utilised, using a combination of building height measures, building exclusion measures, building design measures, landscape buffering and screening and Master Plan provisions which provide high level protection for the retention of significant views.

The base line for the approach has been a 3D model which has utilised existing views and vegetation to identify important view corridors. The model has then analysed different building locations and heights in proximity to these views and demonstrated locations where buildings should be completely restricted, or buildings could be allowed, subject to height limits informed by the model itself. In some cases the height limits are greater than those proposed by the applicant in the initial application.

The main concern has been the protection of a view corridor towards the south and west, when viewed from the Pineapple structure, the pedestrian overpass and Nambour Connection Road. A viewshed building exclusion area has been developed and is recommended for this area, which would have the effect of protecting this view from all three viewpoints. The location and height of a potential wholesale food market building in proximity to the viewshed area has the potential to impact adversely on these views and the assessment of this issue has required considerable negotiation between assessment staff and the applicant.

It is accepted that the below viewshed area and corresponding building height of 15m (from ground level) for a building in this location would sufficiently protect this view corridor, noting however that the viewshed will not be able to protect some views of the Blackall Range for a vehicle travelling west on Nambour Connection Road. Long distance views above the building would be maintained from the Big Pineapple structure itself and the pedestrian overpass. This assessment is made in light of the existing Tourism zoning, with corresponding 15m height limit that exists at present within the southern viewshed area.

The Building Heights plan is shown below:

FIGURE 4: BIG PINEAPPLE MASTER PLAN HEIGHTS PLAN

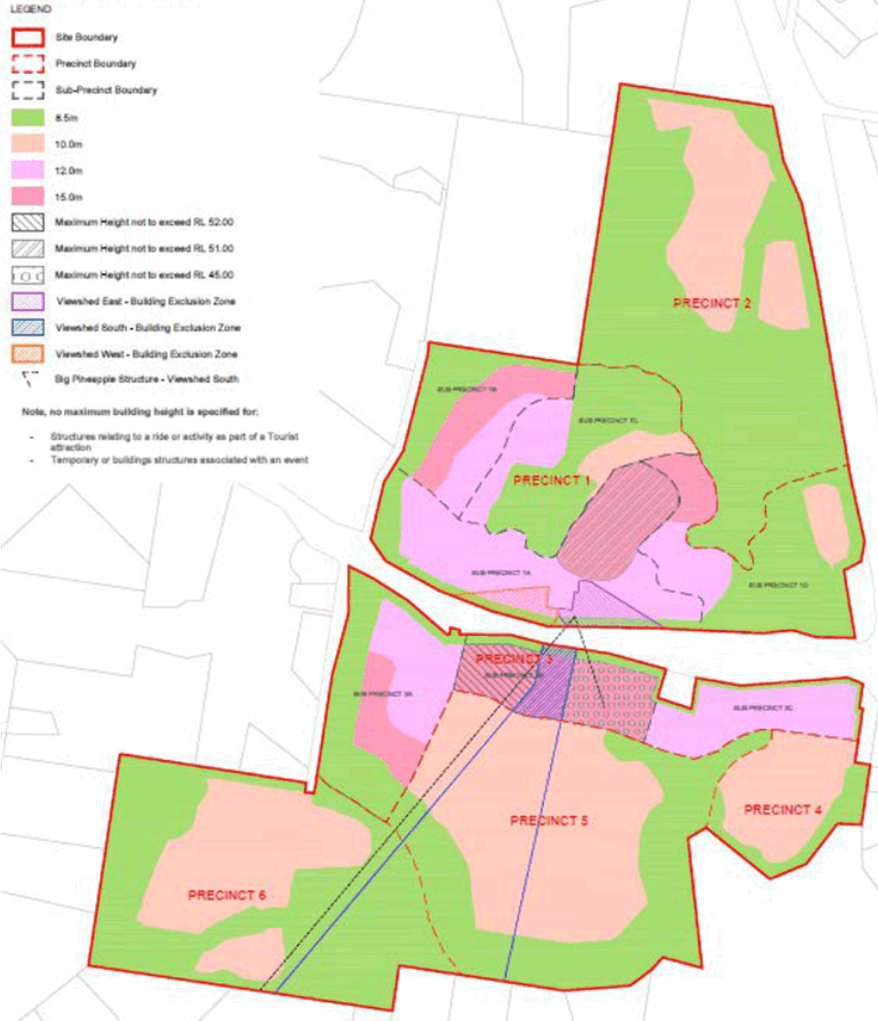


Image 7: Replacement Height of Buildings and Structures Overlay Map



Image 8: Excerpt from Building Heights Plan showing viewshed exclusion areas. The southern viewshed areas is highlighted in blue.

The existing Height of buildings and structures overlay code would continue to apply to development under the Master Plan. Exceeding the building height in a nominated area constitutes a trigger for impact assessable development. In the event that an application were received for impact assessable development on the basis of height, in addition to the existing Height of buildings and structures overlay code, the Master Plan contains the following provisions to encourage a predominantly low rise building form that reflects the overall preferred built form character of the Sunshine Coast. These provisions seek to protect important short and long range views across the subject site.

- Overall outcomes

(j) Development incorporates predominantly low-rise building heights and structures that contribute to the retention of the preferred subtropical rural built form character of the local area and for the Sunshine Coast.

(k) The visual amenity of Nambour Connection Road is protected as a scenic route with an existing rural character through:-

- i. the provision of generous building setbacks and areas of visually prominent landscaping;*
- ii. use of vegetated screening;*
- iii. locating buildings and structures to preserve longer range views;*
- iv. limited and modest signage which is integrated with building forms;*
- v. restricting excessive building widths and lengths; and*
- vi. incorporating high standard building design with predominantly low-rise building heights.*

(l) Development maintains the exclusion of buildings, structures and car parking areas from parts of the site identified as being environmentally sensitive, and from areas necessary to preserve open space, in order to reduce urban built form dominance, and protect scenic character and important view sheds.

- Performance outcome PO5

Areas marked as 'Viewshed East', 'Viewshed West' and 'Viewshed South' do not contain any new buildings or structures with the exception of:

- (a) upgrade works associated with the pedestrian overpass bridge over Nambour Connection Road.*

- (b) *A carpark structure on the northern side of Nambour Connection Road in the location indicatively marked as Structured Carpark Location on Figure 6 Big Pineapple Renewal Development Intensity Plan:*
- (iv) *the height to the roof does not exceed the adjacent road level of Nambour Connection Road*
 - (v) *the top of the roof is not used for parking cars nor any purpose other than landscaping or temporary or semi-permanent activities*
 - (vi) *the structure, including activities, handrails, lift overruns and other features on the top of the structure does not obstruct views of the original Big Pineapple and plantation building as viewed from Nambour Connection Road users.*
- (c) *the structure is setback a minimum of 10 metres from the road boundary.*
- Acceptable outcome AO38.3

For development located within 100m of Nambour Connection Road, buildings are designed, located and oriented such that no building face or elevation has a width fronting Nambour Connection Road of greater than 50m.

- Performance outcome PO17

Development provides for the retention and enhancement of key landscape elements, landmarks and significant views and vistas by:

- (a) *retaining areas of Native Vegetation that contribute to the character setting and sense of place; and*
- (b) *providing sufficient gaps between buildings to avoid an urban wall or corridor effect along Nambour Connection Road and preserve longer range views to natural landmarks such as the Blackall Ranges, Buderim Mountain, Wilkes Knob, Mossy Hill Mountain, Bald Knob, Mount Mellum and grassy rural hillsides; and*
- (c) *establishing and maintaining vegetated buffers that screen and stop any visibility of built infrastructure from the Bruce Highway; and*
- (d) *establishing and maintaining vegetated buffers that appropriately frame and soften the appearance of buildings as viewed from Nambour Connection Road; and*
- (e) *ensuring that car parking areas, including car parking structures are appropriately screened by vegetation and visually unobtrusive as viewed from Nambour Connection Road.*

There are some similar provisions for development in Precincts 1 and 3 as these both run alongside Nambour Connection Road, such as PO38 as follows:

- Performance outcome PO38 (for development in Precinct 3)

Development provides for a built form relationship to the public realm that maintains rural character and visual amenity through:

- (a) *open and spacious design that enables longer range views between built form elements;*
- (b) *a slim profile and space between built form for growth of subtropical landscape, character and articulation*
- (c) *access to attractive views and prevailing cooling breezes;*
- (d) *provision of sufficient road frontage setback space for deep planted landscaping;*

(e) avoiding excessively large building facades; and

(f) allowing adequate spacing between buildings to avoid an urban wall or corridor effect along Nambour Connection Road.

In combination, it is expected that the above provisions will suitably safeguard short range views consisting of rolling hills in a rural backdrop within the subject site itself, and longer range views to surrounding significant viewpoints from the Big Pineapple itself, from the pedestrian overpass and from Nambour Connection Road.

Heritage protection

The Big Pineapple structure, plantation building and Macadamia nut building are locally listed heritage items. The Big Pineapple structure and plantation buildings are also State listed items.

The State Government have issued a detailed concurrence agency response with conditions in relation to ongoing compliance with the approved Conservation Management Plan at all times, including the preparation of additional documents for the archiving and photographic recording of key elements of cultural heritage significance and preparation of a Landscape Heritage Master Plan that manages landscape features and views within the site. The State Government conditions require that:

- views to heritage elements of exceptional, and high significance (as per the Conservation Management Plan) are not obscured;
- the Big Pineapple structure remains prominent as a landmark tourist attraction and new structures must not distract attention from it, nor be perceived to be higher than it;
- new structures must not obscure, impede or dominate the silhouette of features of exceptional and high significance views within the vantage points shown below:

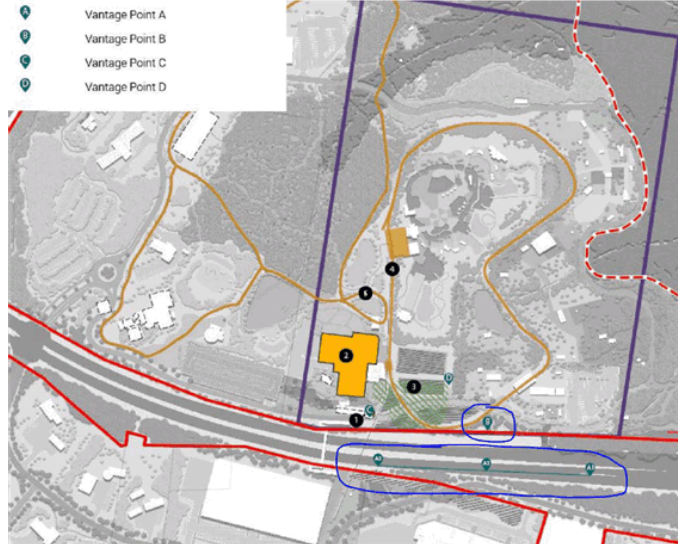


Image 9: Development must protect views from vantage points A and B as required by the State (highlighted in blue)

The State Government conditions require the reinstatement of the pineapple plantation and orchard in the green hatched area as per Image 11 above.

From a local perspective, the planning scheme identifies that the Big Pineapple complex, including the iconic Big Pineapple structure and associated tramway, train, nut mobile, attractions, activities, plantations and buildings, is important in demonstrating the development of agri-tourism and roadside attractions in Queensland.

The Planning Scheme Policy for the Heritage and Character Areas overlay code provides the following:

"The Big Pineapple complex is important in demonstrating the characteristics of an agri-tourism attraction combining the entertainment of tourists with the promotion of the features, facilities and industries of the region. Accommodating a nationally recognised iconic "Big Thing", the complex combines leisure and retail activities and attractions with educational displays and experiences. The plantings of many varieties of fruits, nuts, spice and cane provide a place for visitors to see and learn about tropical agricultural production.

The panoramic layout of the plantation is designed to show visitors from vantage points around the main building complex the diversity of crops grown in the region. The Big Pineapple structure is important in demonstrating the principal characteristics of an outdoor cultural object or "Big Thing" in its fabric and setting.

Positioned on the crest of a hill overlooking the motorway, the Big Pineapple structure is important as a landmark, strikingly visible to passing traffic and provides sweeping views of the surrounding landscape. Within the Big Pineapple complex the plantation's sloping terrain, rainforest and selection of crops provide pleasing vistas for visitors as they tour the place.

As a popular and landmark tourist attraction and through representation in tourist guides and brochures, the Big Pineapple complex is a highly identifiable and recognised place, both nationally and internationally. The Big Pineapple tourist attraction has a special association with thousands of tourists who have experienced road trips on the old Bruce Highway and have enjoyed a stop at the iconic tourist attraction. The Sunshine Plantation also attracted support from the local community, and had close associations with key regional and State agricultural industry associations".

The *Heritage and character areas overlay code* would continue to apply to future development applications for the site. However, where there is an overlap of State and Local heritage assessment functions, the elevation to impact assessment by Council's planning scheme would not occur and these applications would remain code assessable.

An assessment has been carried out against the provisions of the code and the proposed indicative Master Plan is not considered to include features which would prejudice the achievement of the outcomes of the code, nor result in outcomes which detract from the heritage significance of the site. Additionally, the Master Plan contains some overarching provisions which seek to protect heritage and historic values on the site, such as:

- Overall outcome (g)
 - g. Development conserves and enhances the heritage significance of the Big Pineapple, Sunshine Plantation building, macadamia nut and other identified features of exceptional, high and moderate significance.*

- Performance Outcome PO1

Development contributes to achievement of the vision to restore and sustain the profile of the Big Pineapple as a major tourism destination for the Sunshine Coast, in a manner that:

- (a) complements, builds upon and does not detract from the historic tourism and heritage values associated with the original Big Pineapple;*
- (b) showcases the unique Sunshine Coast subtropical lifestyle and culture and local produce;*
- (c) maintains and celebrates the existing rural character of the landscape and setting of the locality;*
- (d) protects the significant biodiversity and other environmental values of the site;*
- (e) does not exceed the maximum precinct GFA or thresholds identified in Table 16: Maximum precinct GFA and accommodation thresholds, nor leads to an out-of-centre commercial destination that competes with, disrupts or compromises other centres in the Sunshine Coast activity centre network; and*
- (f) does not cause environmental nuisance to nearby sensitive receivers.*

- Performance Outcome PO9

Development provides high quality built form architecture and landscaping that:

- (a) considers and protects the setting and landscape characteristics of the site and surrounding locality;*
- (b) incorporates a mixture of small, medium and large buildings that utilise articulation, colour, roof form and materials to soften the bulk of the buildings in the landscape;*
- (c) avoids excessively large building facades and large expanses of blank walls;*
- (d) ensures that the design, colours, materials and finishes of buildings and structures are provided to a high standard and compatible with the rural and natural setting;*
- (e) is sympathetic to the heritage of the Big Pineapple and the South Seas Islander themed buildings;*
- (f) is sympathetic to the rural character and amenity of adjacent precincts and the Nambour Connection Road;*
- (g) incorporates Sunshine Coast subtropical character design features including large roof overhangs and shaded outdoor areas for connected covered walkways and /or sitting areas; and(h) integrates landscaping and deep planted shade trees to enhance the appearance and comfort of development and contribute to the buffering of the adjoining uses and activities.*

Acceptable Outcome AO9.1:

Development provides for the retention and/or adaptive re-use of buildings which have heritage and character significance.

It is therefore considered that the proposed Master Plan appropriately protects the local heritage values outlined above, and would contribute to these values enduring and evolving throughout the life of the Master Plan.

Landscaping and Ecology

- State mapped vegetation

The site supports significant native vegetation and ecosystems which are mapped by both Council and the State Government's mapping systems. The State Government has provided a concurrence agency response in relation to proposed clearing of mapped category A and B vegetation, up to a maximum area of 6.77ha, with any clearing requiring progressive offsetting on site.

- Locally mapped native vegetation

In addition to the State mapped vegetation, Council has significant areas of mapped native vegetation under the *Biodiversity, waterways and wetlands overlay code* which may be cleared as a result of various aspects of the future development. A similar approach, whereby any clearing of mapped vegetation would be progressively offset on site (or a monetary offset paid) is suitable from Council's perspective to deal with clearing of locally mapped vegetation. The below map provides an indication of the mapped vegetation areas (for which offsetting would be required), as well as an overall covenant area to protect the remaining areas of significant vegetation. Appropriate conditions have been recommended by Council's Ecologist to deal with these matters through subsequent applications.

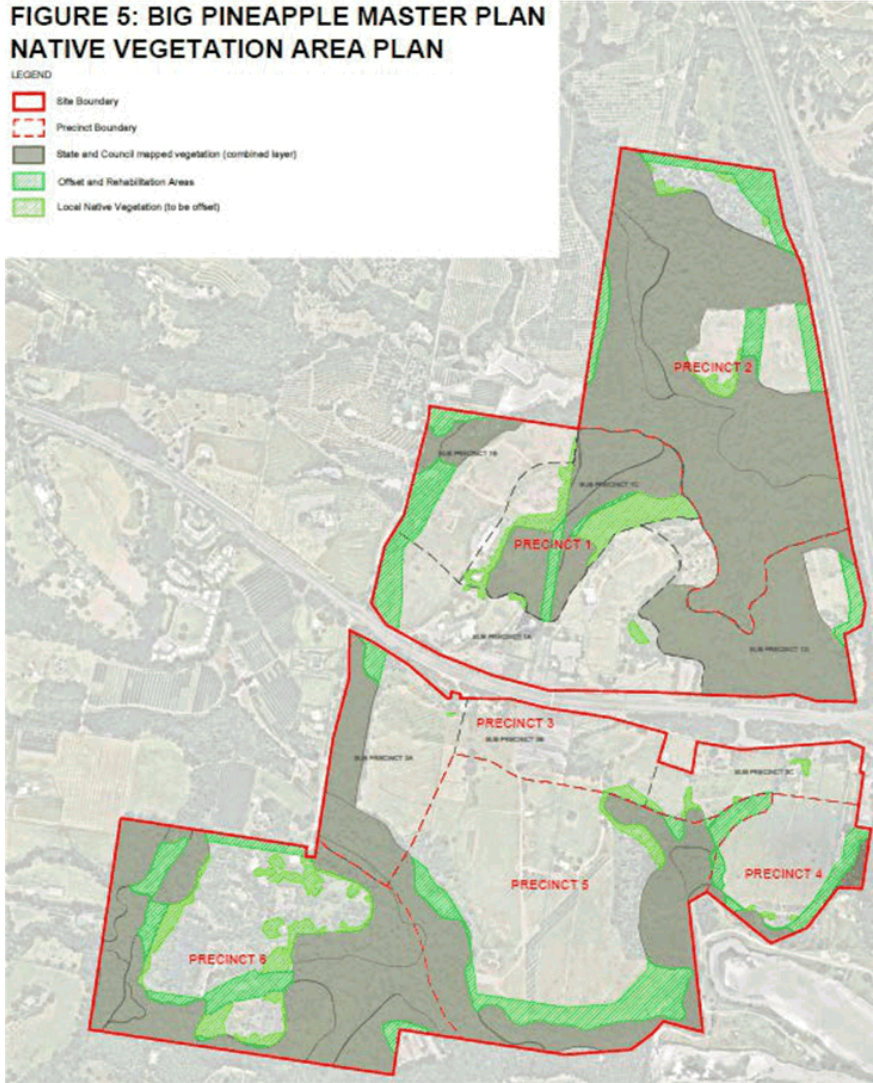


Image 10: Replacement Native Vegetation Areas Plan

Specifically with regard to overall site landscaping, it is relevant to note that the site is covered by Council's *Scenic amenity overlay code* mapping as well as the native vegetation mapping within the *Biodiversity, waterways and wetlands overlay code*.

Performance Outcome PO1 of the *Scenic amenity overlay code* requires the retention of existing vegetation and incorporation of landscape treatments to visually screen and soften built form.

The main area of concern for the incorporation of landscape treatments is the Nambour Connection Road interface along Precinct 3.

The proposed buildings, car parks, manoeuvring areas, service station and other uses associated with Precinct 3 all interface with the Nambour Connection Road and the proposal indicates varying degrees of buffering. The proposed characteristics of the buffering has not been clearly defined within the proposal to date and there is concern that the proposal may result in buildings, roofs and associated roof plant e.g. vents, air conditioning structures etc. being highly visible from the Nambour Connection Road. Such structures by their nature and intensity are not necessarily compatible with the existing rural character. Landscape buffering is therefore valuable in the long term to assist in ameliorating these impacts, however, it should be acknowledged that landscaping will take many years to grow up in height and establish.

Council's Landscape Officer has recommended conditions which provide the general landscape intent for the site and it is noted that the applicant is in agreement that a thoughtful landscaping outcome is necessary to preserve the existing rural character and soften new built form. The focus is on maintaining (and improving) amenity and screening unsightly elements, equipment, etc., using large trees which allow for the maintenance of views to the background while partially screening buildings.

There will be elements of the landscaping which need to be carried out by the developer, prior to any future development application being submitted to Council (primarily to establish the Nambour Connection Road buffers as early as possible to provide time for them to grow) and elements that can be deferred to the time of future development permits for individual uses within the precincts.

The extent of buffering is recommended as follows:

- For Nambour Connection Road, buffer width of 5 metres across the northern frontage of the site, generally in the existing cleared zone (excluding the view line to the Pineapple, prescribed within the Heritage Assessment). This width has been determined so as to maintain view lines through to the background setting, and to the surrounding landscape, but ensuring that the elements that are not considered contributory to the rural landscape are adequately screened and buffered. Five metres is considered the approximate minimum required to allow for the establishment of large Eucalypt species or similar at regular intervals that are typically found in rural landscapes.
- Landscaping to the view lines of the 'Pineapple' should be undertaken to improve the amenity by screening any unsightly elements, and frame the identified view line to the 'Pineapple' with signature trees (while leaving an area open for maintenance of a view).
- For the remainder of the Nambour Connection Road frontage, buffer width of 10 metres on both sides of the road. This width has been specified so as to offer opportunities to retain portions of the existing vegetation that contribute to the scenic route. This includes a 5m wide buffer around the boundary of Lot 1 RP 111446 (the excluded lot).
- For the Bruce Highway, buffer width of 30 metres. This reflects the large amounts of existing vegetation in these areas, and that a 30 metre width would be needed to reserve these trees.
- For the remaining site boundaries, buffer width of 20 metres.
- For Aird Lane, buffer width of 5 metres. This is reflective of the existing vegetation within the Nambour Connection Rd. which provides a substantial buffer corridor.

- For the eastern boundary of Precinct 3 and Precinct 4, buffer width of 10 metres so as to ensure visual amenity at the prominent corner of the site, including buffering to a sensitive adjoining use.

The important aspects of the vegetation protection strategy are recommended as follows:

Overall Site Master Documents

To be submitted and be endorsed by Council prior to lodgement of the first development application within the Master Plan area:

- an Overall Site Rehabilitation and Revegetation Strategy to be prepared for the revegetation and rehabilitation of the areas identified as "Offset and Rehabilitation Areas" on the *Figure 5*. The strategy must include the following:
 - revegetation requirements
 - species utilisation for revegetation, tailored to each precinct of the Master Plan
 - ecological features to avoid and manage
 - staging plan outlining a schedule of timing for the completion of each revegetation area, with priority given to external boundary rehabilitation zones and sensitive receiving environments
 - maintenance requirements
 - monitoring and reporting requirements
- an Overall Site Offset Management Plan for local offsets to Council associated with vegetation clearing in the areas identified as "State and Council Mapped Vegetation (combined Layer)" and "Local Native Vegetation (to be offset)" on *Figure 5*
- an Overall Site Landscape Buffer Strategy for the road and boundary interfaces. The strategy would include (but not be limited to) the following:
 - all boundary landscape, rehabilitation and screening buffers shown on the Approved Plan: *Figure 7*
 - a staging plan outlining a schedule of timing for the completion of each area, with priority given to the delivery of works along both sides of Nambour Connection Road and any sensitive receiving environments (such as Lot 1 RP111446)
 - an analysis of the existing varying land forms and typologies, (e.g. existing vegetation, landform, view lines etc.)
 - a proposed landscape outcome for the varying sections of frontage, defined by typology

Requirements for Future Development Applications

- Prior to the commencement of the first use established in either Precincts 1 or 3, the landscape buffers to Nambour Connection Road and surrounding Lot 1 RP 111446 as shown on *Figure 7* must be completed.
- Prior to the commencement of the first use within each respective Precinct or Sub-precinct containing the identified buffer, the boundary landscape buffers to the Bruce Highway and all external boundaries identified as 'Boundary Rehabilitation' on *Figure 7* must be completed.
- Future development applications made within the Master Plan area must be accompanied by a Landscape Concept Plan prepared by a qualified person*.

- Prior to lodgement of the first development application within each Precinct or Sub-precinct of the Master Plan, the Big Pineapple site management entity must register a vegetation protection covenant pursuant to Section 97A(3)(b) of the Land Title Act 1994 against the titles of all properties overlaid by both the areas identified as "State and Council Mapped Vegetation (combined Layer)" and "Offsets and Rehabilitation Areas" on Figure 5, as pertaining to the particular Precinct or Sub-precinct.
- Any development application made within the Master Plan area that proposes the clearing of native vegetation in the areas identified as "State and Council Mapped Vegetation (combined Layer)" and "Local Native Vegetation (to be offset)" on Figure 5 must provide an offset to Council in accordance with the *Biodiversity, waterways and wetlands overlay code* and the *Planning scheme policy for biodiversity offsets*, unless the clearing is already subject to a State vegetation offset.

Infrastructure and services provision

- Road Network

The application contains a vehicle movement network plan (Image 13 below) which shows indicative road and pedestrian linkages throughout the site, as well as the conceptual location of the intersection upgrade works required by the State Government's Concurrence Agency Response.

The key components of the vehicle movement network are:

- Provision of a new 4 way intersection with 3 through lanes in either direction. The intersection is to be constructed in two stages:
 - 3 leg intersection with northern, eastern and western legs, prior to the commencement of any use north of Nambour Connection Road that exceeds 15% of the estimated visitation targets. The northern leg would flow into Schulz Road through the development site, and the existing Schulz Road intersection would be closed. This section of the road would be a public road.
 - 4 leg intersection (as above, plus inclusion of a southern leg to connect to Aird Lane which would be continued through the development site). This section of the road would be a public road.
- The continuation of Aird Lane through the development site to connect to the new signalised intersection, and provision of internal access from this road to Precinct 6.

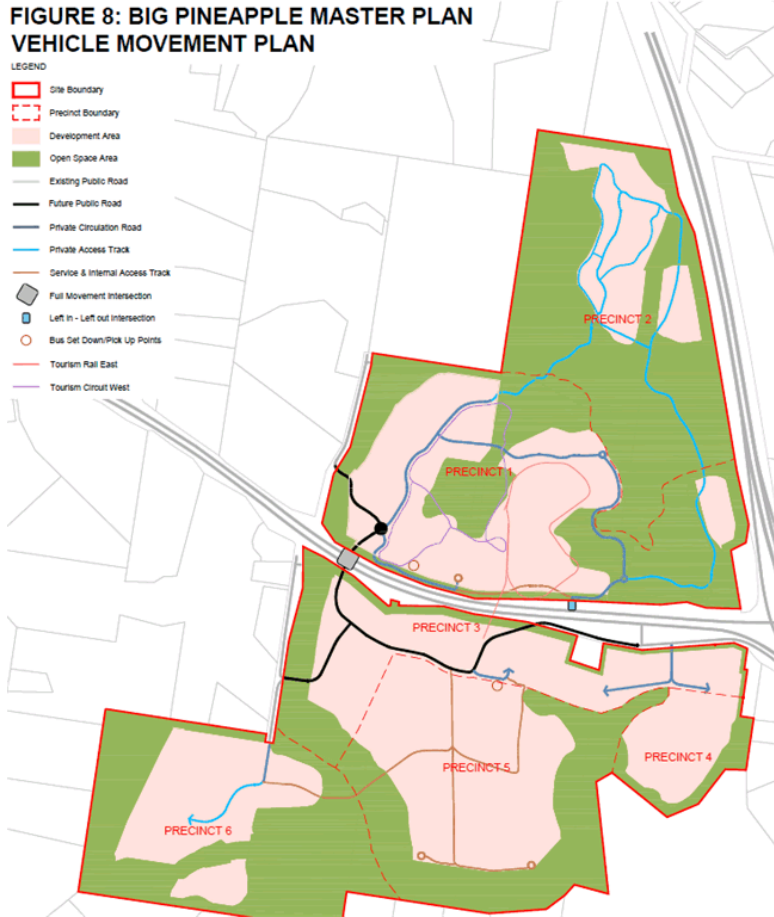


Image 11: Proposed vehicle movement plan, with proposed public roads shown in black.

A number of internal access roads (private roads) are proposed, as shown conceptually on the image above.

- Car parking

The site will be required to contain a number of car parking facilities, the detailed locations of which are not known at this stage. As discussed above, one potential location is in the location of the previous hydroponic growing structure along Nambour Connection Road. It is expected that other facilities will be interspersed around the site as the need arises.

Recommended conditions include the requirement for these parking areas to be contained within the individual precinct plans, and then subject to detailed design at the time at which specific use approvals which require car parking are sought. Overall, a minimum number of parking spaces per precinct is recommended to be provided, as per the below, which generally aligns with the traffic assessment submitted by the applicant:

- Precinct 1 – a minimum of 1, 024 spaces
- Precinct 2 – a minimum of 165 spaces
- Precinct 3 – a minimum of 566 spaces
- Precinct 4 – a minimum of 338 spaces
- Precinct 5 – a minimum of 100 spaces
- Precinct 6 – a minimum of 260 spaces

The Master Plan contains overall provisions about the design of car parking areas, such that they are screened from public roads and located outside of important viewshed areas.

The below image shows an indicative image of the Nambour Connection Road parking area, indicating its level primarily below road level and treated with screening landscaping as well as potentially green sides and a green roof.

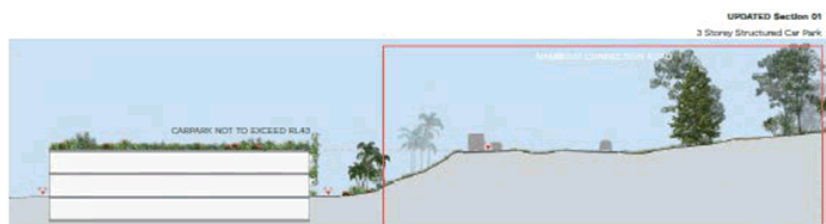


Image 12: Indicative section of Nambour Connection Road car park

- **Water Supply and Sewerage Management**

The site has a reticulated water connection but is outside Unitywater's connections area for reticulated sewer connection.

The water connection is presently under sized and would need to be augmented to suit the future demands of the development, either now or progressively with demand. The augmentation would be guided by an internal network plan to determine the required supply rates. This process would largely be independent of Council, with supply and service being provided by Unitywater. Council's involvement would be limited to the assessment and issue of plumbing permits for the required connection points.

In terms of sewage management, whilst the development represents an urban outcome, the site is located within the Regional Landscape and Rural Production Area under the South East Queensland Regional Plan and is included in the Tourism Zone/Rural Zone (and outside the Urban Growth Management Boundary) under the Sunshine Coast Planning Scheme 2014.

The planning scheme is prefaced on the longstanding position that non-urban areas (e.g. rural and rural residential areas) are not connected to sewer and need to rely upon suitable on-site effluent treatment and disposal systems to deal with waste.

Despite the nature of the development, given the current strategic land use intent for this locality (to remain largely rural in nature), it is not recommended to require the development to connect to sewer.

Conditions are recommended to ensure all onsite treatment and disposal systems are proposed in accordance with best practice environmental standards. Each system will require separate plumbing and environmental licences from Council and the State Government respectively.

- Stormwater Management

Council's Development Engineer has undertaken an assessment of the Master Plan proposal against Council's Stormwater management code. Given the rural nature of the site, it has been determined that stormwater treatment is only to be provided by natural treatment systems (not proprietary systems) which include rainwater tanks for water storage and re-use. All required stormwater management works must be accommodated within the development footprint and not overlap with any buffers or environmental areas.

Appropriate conditions to safeguard these interests are recommended.

- Earthworks

It is likely that the development would require earthworks to ultimately site roads and buildings in accordance with the conditions of this approval. The Master Plan contains provisions to regulate this, as follows:

- Acceptable outcome AO13

Development on sloping sites provides for compact, minimised building footprints and building form that is elevated above the slope to minimise the extent of cut and fill required to accommodate development.

- Performance Outcome PO13

Development is sited and designed in a manner which sensitively responds to local topography.

The conceptual extent of earthworks is required to be shown on the overall Precinct Plans, as required by the recommended conditions for the Preliminary Approval.

Recommended conditions would ensure that earthworks are undertaken in accordance with Operational Works approvals, are contained entirely within the site and precinct property boundaries and would not encroach on vegetated buffer areas. It is noted that the *Landslide hazard and steep land overlay code* would continue to apply to the site. This code seeks outcomes which work with the local topography to sensitively respond to slope constraints and utilise pole design and suspended construction wherever possible.

- Interface with adjoining rural properties

In order to appropriately protect the amenity of surrounding rural properties, the application proposes densely planted landscape buffers to all common boundaries and significant building setbacks. The proposal includes a 5m wide densely landscaped buffer one residential lot on the southern side of Nambour Connection Road which has not been included in the application. This buffer is considered to be sufficient to ameliorate potential visual impacts as a result of the proposed development.

In terms of other neighbouring properties, in most locations, there is considerable vegetation which would be protected under a covenant, such that visual impacts would be minimised.

It is considered that the vegetated buffers and covenant areas provide sufficient separation distance from surrounding rural activities.

- Single Big Pineapple Site Management Entity

To manage the risk of the intent of the Master Plan being eroded over time (and the development losing its meaningful connection to the historical agri-tourism use of the site), it is critical that an overall single site management entity for the Master Plan area is established and maintained for the life of the Master Plan.

In the absence of such a management structure, there is concern that the site may not operate in accordance with the intent described throughout the application, and could evolve over time into an out of centre commercial/retail area with no connection to agritourism or food production.

Conditions are recommended to ensure that all uses operating within the Master Plan area remain in a binding contractual relationship and ongoing land use arrangement with the Big Pineapple site management entity at all times. Records of all contractual relationships and land use arrangements are recommended to be kept on site and provided to Council upon request.

- Submission of Precinct Plans

Because of the conceptual nature of Master Planning, it is critical to establish an additional 'layer' of information to guide the future development of the site (a layer in between the conceptual Master Plan, and detailed development applications for specific uses in each precinct).

To provide this detail (and provide assurance that the precincts would operate in accordance with the higher order concept plans and Master Plan intent), it is recommended the applicant be required to submit detailed precinct plans to Council for endorsement, prior to lodgement of the first development application within each precinct.

Recommended conditions seek that each regulatory Precinct Plan must include an architectural masterplan drawing, or series of drawings, that demonstrate how the land in each Precinct area will be spatially allocated in a way that achieves compliance with the conditions of this Preliminary Approval and the principles and outcomes of the Big Pineapple Master Plan for the respective Precinct.

Each Precinct Plan should include:

- accurate depiction of precinct boundaries and the mapped development limitation areas shown on the Approved Plans
- the location and preliminary design of all roads and pedestrian movement networks including major public plaza areas
- land terrain constraints, and demonstrated minimising of earthworks through preliminary earthwork details showing anticipated cut, fill and retaining walls
- details of all utility infrastructure such as sewage treatment systems and disposal areas
- indicative car parking locations and apportionment of parking provision for individual uses so as to achieve compliance with the conditions of this Preliminary Approval
- staging details of all infrastructure delivery, and integration across precinct boundaries
- lawful points of stormwater discharge and details of required drainage easements
- separation distances provided between buildings and adjoining protected vegetation for maintenance access to built infrastructure and for bushfire separation and environmental protection
- detailed revegetation and conservation areas
- landscape buffer and other planting details, including a master species list categorised into sub headings (e.g. buffer screening, shade, rehabilitation, signature species, shade trees, etc)
- submission of 3 Dimensional CAD modelling for insertion into Council's modelling system

- (l) indicative building placement that is properly informed by all other elements of the Precinct Plan.

A condition is recommended to require that each development application submitted within the Big Pineapple Master Plan area must include details to demonstrate how the proposal accords with the endorsed regulatory Precinct Plans for the respective Precinct.

- Lighting Amenity

Given the buffer distances to adjacent sensitive land, it is not expected that light spill from future uses (including outdoor events) within the Master Plan area would cause environmental nuisance. Subsequent development permits are required for the individual uses within the Master Plan area, and these applications can address potential lighting impacts through detailed design to comply with the relevant Australian Standards.

- Geographic Reference Data Sets

Because the nature of the Master Planning for the proposed development has been informed by the natural topography and site constraints, the mapping which has been created to form part of the overall Master Plan does not follow land parcel boundaries and does not contain straight lines. It has therefore been necessary to establish a set 'location' of all conceptual map lines and features to inform the application of the Master Planning mapping going forward.

As such, it is recommended the applicant be required to submit, prior to lodgement of the first development application within the Master Plan area, electronic and paper-based geographic reference data sets of the polygonal boundaries used in Approved Plans: Figures 3, 4, 5 and 6 to Council for endorsement.

These data sets would then become the single point of truth for regulating application lodgement and assessment within the Master Plan area.

This would enable straightforward assessment of development in proximity to boundaries and site features.

CONSULTATION:

Referral Agency

The application was referred to the Department of State Development, Manufacturing, Infrastructure and Planning in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*.

The department is a concurrence agency for the following matters:

- State Controlled Road matters
- Clearing native vegetation
- Heritage
- SEQ Regional Planning matters (Development outside the urban footprint)

The department responded by letter dated 9 September 2019 providing a detailed Concurrence Agency Response (Reference: 1709-1659 SRA).

The key components of the State response to the above referral matters are:

- State Controlled Road matters

The State have issued conditions in relation to the provision of a new 4 way intersection with 3 through lanes in either direction. The intersection is to be constructed in two stages:

- 3 leg intersection with northern, eastern and western legs, prior to the commencement of any use north of Nambour Connection Road that exceeds 15% of the estimated visitation targets. The northern leg would flow into Schulz Road through the development site, and the existing Schulz Road intersection would be closed. This section of the road would be a public road.
- 4 leg intersection (as above, plus inclusion of a southern leg to connect to Aird Lane which would be continued through the development site). This section of the road would be a public road. The 4 leg intersection must be constructed prior to the commencement of any use on the southern side of Nambour Connection Road except for Precincts 4 and 5 OR prior to 2023, whichever occurs sooner.

The required configuration is shown below:

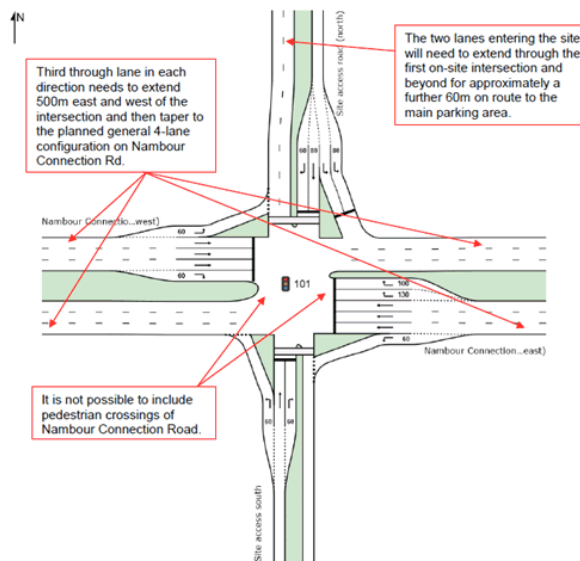


Image 13: Required intersection configuration (annotations by Department of Transport and Main Roads)

If it is proposed to use Garrad Road for any access to the development site, an upgraded left hand turn must be provided from Nambour Connection Road.

Notably, the State Government is permitting Precinct 4 to operate in the absence of the full southern intersection works being undertaken. However, the State Government have conditioned that the use of Precinct 4 must not commence until the entirety of the Department of Transport and Main Roads interchange upgrade works are complete and open to traffic.

The State Government have required that the existing pedestrian overpass be upgraded to achieve disability access standards.

- Clearing native vegetation

The State Government has provided a concurrence agency response in relation to proposed clearing of mapped category A and B vegetation, as shown on Image 16 below.

The clearing of this vegetation has been approved by the State Government up to a maximum of 6.77ha, with any clearing requiring progressive offsetting on site.

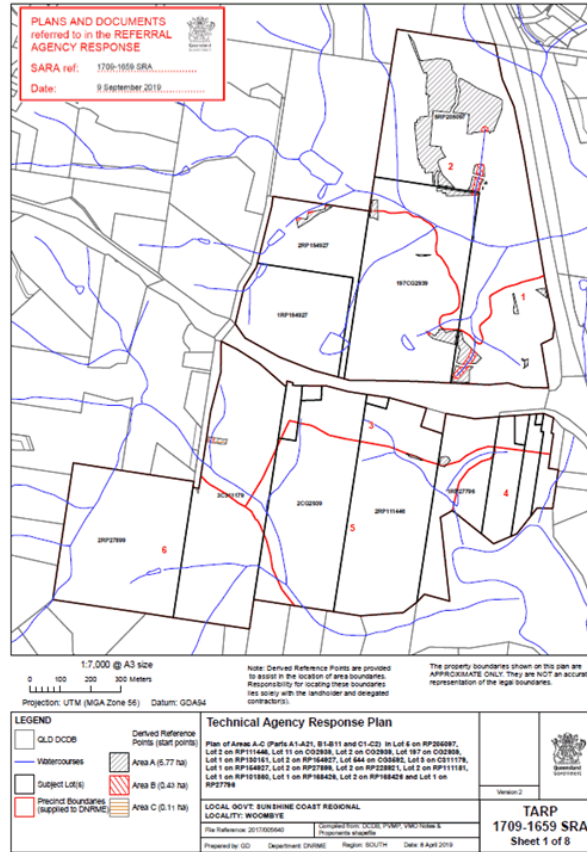


Image 14: Extent of vegetation clearing approved by the State (hatched areas)

• **Heritage**

The State have issued conditions in relation to:

- Ongoing compliance with the approved Conservation Management Plan at all times, including the preparation of additional documents for the archiving and photographic recording of key elements of cultural heritage significance.
- Preparation of a Landscape Heritage Master Plan that manages landscape features and views within the site.
- At all times, the following conditions must be met:
 - views to heritage elements of exceptional, and high significance (as per the Conservation Management Plan) are not obscured;

- the Big Pineapple structure remains prominent as a landmark tourist attraction and new structures must not distract attention from it, nor be perceived to be higher than it;
- new structures must not obscure, impede or dominate the silhouette of features of exceptional and high significance views within the vantage points shown below:

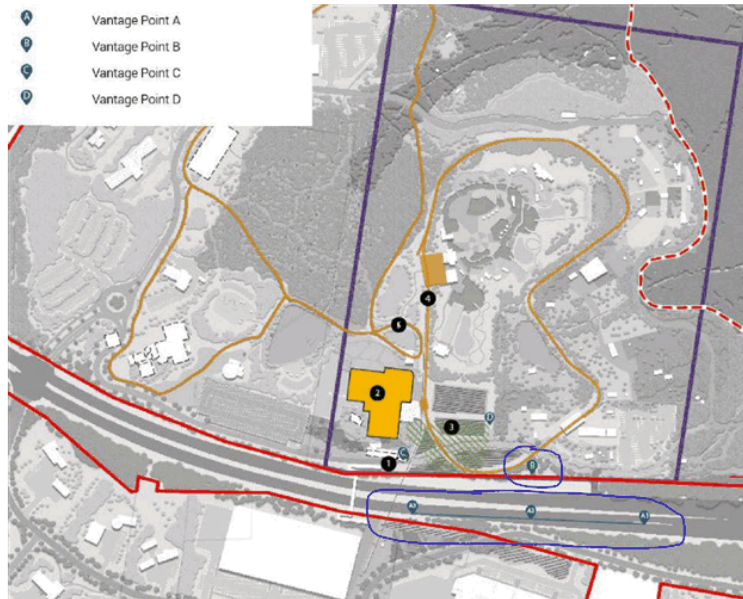


Image 15: Development must protect views from vantage points A and B as required by the State (highlighted in blue)

Appendix C – Recommended Locations for Reconstructed Pineapple Plantations

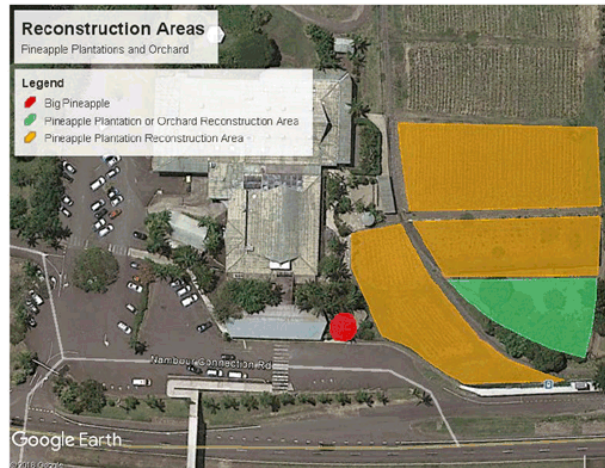


Image 16: Area of pineapple plantation and orchard reconstruction

The State Government conditions require the reinstatement of the pineapple plantation and orchard as per Images 17 and 18 above, prior to the commencement of use, and with the plantings maintained at all times.

- SEQ Regional Planning matters (Development outside the urban footprint)

The development is located outside of the Urban Footprint, within the Regional Landscape and Rural Production area of the South East Queensland Regional Plan. The *Planning Regulation 2017* prohibits urban development within the Regional Landscape and Rural Production area, and this aspect of the proposal has therefore been assessed by the Department of State Development, Manufacturing, Infrastructure and Planning.

The definition of 'urban development' for the purposes of the State assessment generally includes the following aspects of the proposed use:

- Low impact industry
- Medium impact industry
- Warehouse
- Shop
- Office

The Department have determined that the extent of the floor area proposed for the uses above (40, 300m² within Precinct 3) is consistent with the outcomes expressed and sought to be achieved by the South East Queensland Regional Plan, notwithstanding the location of the site outside the urban footprint.

The remainder of the development was considered to constitute generally rural and tourism activities by the Department. These activities are largely consistent with the existing land use zoning and historical use of the site and do not pose any further issues for the Regional Landscape and Rural Production area of the South East Queensland Regional Plan.

Other External Referrals

The application was referred to Unitywater for comments in relation to the proposed onsite treatment of effluent.

The following summary of Unitywater's comments is provided:

Sewerage

The site is outside Unitywater's Future Sewerage Connection Area, and as such no provision is being made to either extend the reticulation network or to allow a future connection to service this site.

Water

There is an existing 150 mm main servicing the site, and the site is within Unitywater's Connection Area. This main may require upgrade to meet the demands of the proposed use. Normal Connection Application practices would apply in regard to any upgrade to the water supply system, and any application may need to be accompanied by a network hydraulic assessment.

Appropriate advisory notes are recommended to ensure the applicant is aware of the above.

Internal Referrals

The application was forwarded to the following internal council specialists:

- Principal Architect, Development Services Branch, Customer Engagement and Planning Services Group
- Urban Designer, Development Services Branch, Customer Engagement and Planning Services Group
- 3D Project Officer, Development Services Branch, Customer Engagement and Planning Services Group
- Principal Development Engineer, Development Services Branch, Customer Engagement and Planning Services Group
- Principal Ecologist, Development Services Branch, Customer Engagement and Planning Services Group
- Landscape Officer, Development Services Branch, Customer Engagement and Planning Services Group
- Environment Officer, Development Services Branch, Customer Engagement and Planning Services Group
- Strategic Planning Branch, Customer Engagement and Planning Services Group
- Plumbing Officer, Development Services Branch, Customer Engagement and Planning Services Group

Their assessment forms part of this report.

Public Notification

The application was publicly notified for 30 days between 24 September and 6 November 2018 in accordance with the requirements of the *Planning Act 2016*.

A total of 42 submissions were received, of which 36 were Properly Made. Of the Properly Made submissions, 12 were against the proposed development, 23 were for the proposed development, and 1 was unable to be determined.

The following table provides a description of the matters raised by the community about the application, together with a statement of how those matters were dealt with in reaching a decision:

| ISSUES | COMMENTS |
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| <p><u>Support for the proposal</u></p> <ul style="list-style-type: none"> • The proposal would maintain a national icon and encourage tourism growth in the region. • The proposal is sustainable and appropriate in scale for the area. • The icon needs to evolve to meet commercial realities and changing markets. • The site used to be a great destination and should be augmented with the addition of more diverse offerings as proposed by the Master Plan. | <p>Council generally concurs with the positive attributes of the proposal for the local economy and broader Sunshine Coast region.</p> |

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| <ul style="list-style-type: none"> • The proposal would inject money back into the local economy and would be an important contributor to regional prosperity. • The site is big enough to encourage visitors to stay more than one day. • The proposed uses are well thought through and complementary. • The proposal is sympathetic to the site constraints, including the topography, heritage and environmental values. • The creation of a physical hub where small and medium businesses are co-located and sharing key infrastructure, services and support, will accelerate growth opportunities for the food and tourism industries, create jobs and stimulate new direct and indirect investment across the region. • The large-scale activation of the Big Pineapple as a food tourism and events destination, will add a compelling value proposition to the exciting food tourism landscape across the region, attracting increasing numbers of national and international visitors. • Supports small business start-ups and food and agri-business on the Sunshine Coast. • Pedestrian and cycle connectivity should be provided. • The proposal has the potential to enhance the Sunshine Coasts' tourism offering and positively support strategies to increase visitation to the region, along with the potential for additional jobs and investment within the Sunshine Coast region. • The local planning scheme does not support agribusiness production. If a food production business wants to establish and expand, they are confined to industrial estates, with incompatible nearby uses. This can mean being situated beside a concrete batching operation, and automotive repairer, including vehicle respraying, and other regulated industry. This is not compatible with organic product and brand positioning as a fresh, healthy food alternative. Therefore the provision of dedicated places for food production at the Big Pineapple will overcome supply constraints allowing other local businesses to expand, flourish, and | |
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| <p>employ more people; while remaining on the Sunshine Coast.</p> <ul style="list-style-type: none"> • The proposal represents an appropriate and highly achievable Master Plan that will generate economic opportunities for the agribusiness sector, along with other sectors, and become a strong generator of local employment. • Suggestion for improved connectivity – external pedestrian and cycle connections to the site should be considered, particularly to the Woombye town centre. • Suggestion for a heritage trail to connect Woombye and the Big Pineapple site. • Suggestion for incorporation of wayfinding signage (in a historical theme) • Suggestion for recognition of pioneering families within the site (such as the Aird’s). Suggestion for retention of the Aird’s house and gravesite. • Suggestion for wider heritage consultation with local families to form a complete heritage picture of the site. | |
| <p><u>Traffic and road impacts</u></p> <ul style="list-style-type: none"> • The proposal would increase peak hour traffic in the area which is already bumper to bumper for approximately 2 kilometres. • Road improvements will likely result in the loss of crossing of Nambour Connection Road from Garrad Road and other further impacts to local residents. • The Recreational Vehicle park would increase traffic in Garrad Road which is currently a gravel road servicing 4 properties. The road already generates excessive dust and forms corrugations after heavy rain. Increased traffic would worsen these impacts and upgraded intersections would result in difficulties accessing properties. • Increased traffic along previously rural roads would compromise safety of property. | <p>The site is located on a State Controlled Road, therefore matters such as traffic volumes and access arrangements are matters for the State. The State Government have issued a concurrence agency response which has conditions pertaining to overall traffic volumes and required threshold points for additional road construction and intersection works. The conditions would result in the removal of the right hand turn which is currently available to the east from Garrad Road. However this is a matter for the Department of Transport and Main Roads. Ultimately, Garrad Road would be redirected through the development site to the new signalised intersection which is likely to result in safety improvements. This would result in traffic generated by Precinct 6 of the development being directed internally through the site (using only part of Garrad Road), such that it would not impact on the full length of properties with frontage to Garrad Road.</p> <p>The Recreational Vehicle park is proposed in Precinct 4, which is accessed off Aird Lane, not Garrad Road. Any use of Garrad Road (from the extent of the new public road connection, through to the end of the road) would trigger road construction improvements, such that the existing</p> |

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| | <p>conditions of dust and corrugations (etc) would be removed.</p> <p>With regard to the Recreational Vehicle park, the State Government have conditioned that it must not be operational until the full extent of the required Bruce Highway/Maroochydore Road interchange construction works are complete and open to traffic. This will ensure that there is sufficient capacity in the State road network to cater for the proposed traffic generation.</p> <p>In relation to the perceived increased property safety risks as a result of additional traffic on previously rural roads, these matters are not prescribed for consideration by the Planning Act and are a matter for Police.</p> |
| <p><u>Environmental impacts</u></p> <ul style="list-style-type: none"> • The ecological report did not identify any animals of significance on the site which is erroneous. • The fauna surveys failed to include Elliott Traps, Hairtraps, Cameras, anabat surveys, spotlighting, frog and reptile and invertebrate surveys and call back recordings. • The development would result in the destruction of native animal habitat (including koala habitat). • Koalas cannot successfully be relocated, the only thing that will protect koalas is to protect their habitat. The proposed development does not do this. • Development of this type should occur in areas which do not contain native fauna. • Native habitat is not appropriately protected on the sunshine coast. • The site contains endangered vegetation and old growth koala habitat. This vegetation should be protected. • Clearing and logging have already occurred on the site. • It is time to value nature as much as profits. • Extreme noise from music festivals is detrimental to local wildlife. • Any road widening as per the AGD report would require the removal of vegetation on the northern side of Nambour Connection Road and along Aird Lane. • State records indicate the presence of endangered tree 'Lenwebbia Sp' (Sunshine Coast Myrtle) in the Wet sclerophyll and rainforest areas of the site, where the proposal seeks to | <p>Council's Ecologists have reviewed the applicant's submission, including the ecological report.</p> <p>Appropriate conditions have been applied which seek to protect the majority of the significant vegetation on the site, and identified offset areas through a vegetation protection covenant. The portion of the vegetation protection covenant within each precinct (or sub-precinct) is to be registered prior to the lodgement of the first development application within each precinct (or sub-precinct). Overall, obtaining the vegetation covenants is considered to result in a net environmental benefit arising from the proposal.</p> <p>Progressive offsetting would be required for any clearing of native vegetation on the site. The offsetting is to occur in the covenant areas, or can be substituted with a monetary contribution.</p> <p>Detailed conditions are recommended in relation to the provision of detailed Fauna Management Plans with all subsequent Material Change of Use applications which seek to clear vegetation, and the use of pre-clearing fauna trapping.</p> <p>It is considered that subject to the recommended conditions of approval, the proposal appropriately protects significant vegetation on the site and minimises the extent of vegetation clearing.</p> <p>The site contains koala habitat areas as defined by the Planning Regulation 2017, however is not mapped as a Koala Assessable Development Area. As such, there is no formal referral triggered and no assessment benchmarks prescribed within the Regulation. Despite this, the land is mapped by Council's native vegetation overlay mapping and vegetation protection</p> |

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| <p>implement a drainage detention basin (particularly in proximity to a rainforest creek east of the Bruce Highway).</p> <ul style="list-style-type: none"> • Specific studies for plant species have not been undertaken. • Stormwater is proposed to be discharged into vulnerable vegetation and waterbodies. • The location of stormwater infrastructure items should be noted specifically at this stage. These items should be contained in the development footprint, not in ecological areas. These items lead to edge effects and ongoing environmental destruction. • There are federally listed endangered rainforests known on the site. • There is a lack of detailed flora & fauna surveys, suggestion that these report findings are incorrect. • No offsets have been proposed. • Some of the remnant vegetation (MSES and MNES) should be dedicated as Conservation Park and Council reserve. • Pollution risk from the presence of a service station in an area of significant water catchment. • The ADG report identifies high erosion risk for the site but has not substantiated this or proposed to mitigate impacts. • The stormwater management report has not mapped the overland flow areas and has not contained a management plan for environmental impacts. • There should be tenure protection of environmental lands. • The amount of clearing likely to be required for bushfire protection is significant. | <p>provisions have been incorporated into the proposed Master Plan.</p> <p>The site is within a protected plants high risk trigger area, and as such was surveyed in compliance with the methodology for survey and mapping of regional ecosystems and vegetation communities in Queensland. The site contains habitat suitable to <i>Lenwebbia Sp'</i> (Sunshine Coast Myrtle) however timed meander surveys did not find this species on the site. Ecological assessments will be undertaken as part of future Material Change of Use development applications and would manage design outcomes to ensure development will avoid impacts to species of conservation significance and offset where required.</p> <p>Endangered regional ecosystem 12.3.1 is recommended to be permanently protected via vegetation protection covenants. This excludes areas approved by the State Government for vegetation clearing.</p> <p>Recommended conditions would ensure that all required stormwater infrastructure would be located within the development footprint, and not in environmental areas.</p> <p>Conditions are recommended to address bushfire management at conceptual master planning stage via an Overall Site Bushfire Management Plan. Each individual Material Change of Use application would be required to address the finer scale bushfire hazard and appropriately manage fire in accordance with a site specific bushfire management plan at the time at which further development permits are sought.</p> |
| <p><u>Land use/rezoning of land</u></p> <ul style="list-style-type: none"> • Tourism uses on rural land are not consistent with community expectations or the existing pattern of development. • The scale of the development is excessive. • The desire to support the revitalisation of the Big Pineapple cannot justify the encroachment of tourist/entertainment uses onto land zoned rural on the southern side of the Nambour Connection Road. There are sufficient areas on the Sunshine Coast that have been zoned for tourist activities and there is no need for the tourist/entertainment uses to be | <p>The <i>Planning Act 2016</i> provides the mechanism for a Variation Request/Preliminary Approval to occur, whereby the provisions of a planning scheme are varied to in circumstances of sufficient merit. In this case, the applicant has followed the correct process for making a Variation Request and all relevant matters have been considered in assessment of the request.</p> <p>The planning application has appropriately demonstrated that there is sufficient need for the proposal and that the expansion of tourism, accommodation, rural activities and food production activities across the greater Big Pineapple site is justified in this case (noting that part of the site is already within the Tourism zone</p> |

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| <p>established on rural land. The introduction of high intensity uses into this area will create adverse impacts that are not in keeping with the community expectation. This is especially true of the proposed major entertainment venue. The approval of a permanent venue to accommodate 15 000 people, with the associated noise and traffic will introduce permanent and unnecessary impacts on the surrounding area.</p> <ul style="list-style-type: none"> • The major entertainment venue, as well as the proposed camping/glamping types uses are completely inconsistent with the existing pattern of development and should not be approved. • The RV park would disturb the peace and tranquillity of surrounding rural properties through amenity impacts and constant movement of people. • Potential reverse amenity impacts on tourism development from existing rural uses such as transport depots, general property maintenance and large family gatherings • Many of the adjoining properties have been long held rural family properties for generations. Entertaining the subject proposal flies in the face of the zoning. • It has been difficult to discern the exact extent of the proposed development. The information is very general, and inaccurate. • The justification for the landmark building on the northern perimeter of the Master Plan area is not adequately made in terms of need, aesthetics or environmental impacts. • The impact of industry type uses on local water catchments and native wildlife and vegetation would be significant. • Interruption of the existing rural lifestyle enjoyed by established residents in the area. • The RV park and service station would create impacts to surrounding properties, as well as potentially contaminating water supply in an area which does not have reticulated water available. • The spirit of legislation in relation to council zoning is to ensure that areas zoned for rural purposes are protected from the severe impacts of large scale developments such as this. | <p>under the Sunshine Coast Planning Scheme 2014. The State Government have issued a Concurrence Agency Response which approves a total floor area for 'urban' purposes of 40,300m². The remainder of the activities on the site are considered to constitute either tourism purposes (for which parts of the site are already zoned), or typical rural uses (which would already be permitted on the site).</p> <p>Recommended conditions are considered to appropriately manage potential acoustic impacts such that noise limits at surrounding residential premises would be limited to within <i>Environmental Protection Act 1994</i> limits for open air events. The recommended conditions also limit the extent of 'major' events to twice per year which is considered to be reasonable given the context of the large site which is well buffered by vegetation.</p> <p>The potential for reserve amenity impacts is not envisaged to be significant, given the extent that the site is buffered by vegetation.</p> |
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| <p><u>Music Festivals & Major Events</u></p> <ul style="list-style-type: none"> • The submitted acoustic reports are incorrect. Sound from music events is clearly audible within property boundaries and homes on adjoining lots and has an extreme impact on comfort and quality of life at these times. • The loud bass noise is particularly debilitating. • Residents often leave during the music events and come back afterwards. This should not be required. • The music festival affects adjoining properties during set up, for the duration of events, and during pack up. • Noise impact and lighting impact from events and festivals in the past has forced residents out of their homes and affects livestock and pets. Effects on livestock can be severe and require veterinary treatment. • Reporting such issues to the music festival management at the time often goes unanswered. • Further impacts from festival goers including damage to property, littering, trespassing and loss of mobile phone reception. • The loss of mobile phone reception impacts on the ability of neighbours to run their business operations and forces them to employ additional staff at additional cost. • The design is based on the operation of the Woodford Folk Festival which only operates once per year in a remote location. • There is the potential for property damage and threat due to increased visitation from music festivals, including people seeking unauthorised entry. There is the increased risk of theft is residents are forced to vacate their houses while the event is on. • The festival doesn't have sufficient security. • Festival traffic is extreme and there are concerns that residents may not be able to access medical care in the event of an emergency during festival times. | <p>Recommended conditions are considered to appropriately manage potential acoustic impacts such that noise limits at surrounding residential premises would be restricted to <i>Environmental Protection Act 1994</i> limits for open air events. The recommended conditions also limit the extent of 'major' events to twice per year which is considered to be reasonable given the context of the large site which is well buffered by vegetation.</p> <p>Matters such as property security are not a matter for consideration under the <i>Planning Act 2016</i> and should be referred to Police.</p> <p>Matters such as mobile phone reception are not a matter for consideration under the <i>Planning Act 2016</i> and should be directed to the relevant service providers.</p> <p>Nambour Connection Road is a State controlled Road and therefore matters to do with traffic capacity etc are matters for the State Government. The State Concurrence Agency Response provided conditions relating to traffic volumes and road upgrades and these are considered appropriate to mitigate traffic concerns.</p> |
| <p><u>Need for the proposal</u></p> <ul style="list-style-type: none"> • The construction of another service station would result in three service stations within a few hundred metres of each-other which is excessive for a | <p>The application has been independently reviewed by an external economic specialist and it is concluded that the recommended conditions with limitations on the type and amount of floor</p> |

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| <p>small area and would impact adversely on the small, locally owned Woombye service station.</p> <ul style="list-style-type: none"> There are existing service stations and 24 hour food centres within a few hundred metres of the proposal. There is not an economic need for these aspects of the proposal. | <p>space would appropriately protect against impacts on the Sunshine Coast Activity Centre Network. It is not expected that impacts of one additional service station in the catchment would be significant. The Master Plan provisions specifically seek to ensure that high volume convenience stores and the like do not operate in the Master Plan area. Recommended conditions would reinforce this.</p> |
| <p><u>Property values</u></p> <ul style="list-style-type: none"> Property values would decrease as a result of the proposed development. | <p>Property values are not a matter for consideration under the <i>Planning Act 2016</i>.</p> |
| <p><u>Consultation</u></p> <ul style="list-style-type: none"> There has been limited contact by the developer to any surrounding residents to discuss the proposal. Council has never contacted any of the adjoining neighbours to discuss any concerns or problems, including prior to the approval of the music festivals. | <p>The application is impact assessable and has been subject to standard statutory public notification in accordance with the provisions of the <i>Planning Act 2016</i>. As the application is a Variation Request, the public notification period was for 30 days (instead of the standard 15 for other impact assessable applications). The public notification obligations under the <i>Planning Act 2016</i> have been satisfied.</p> <p>The existing Big Pineapple music festival has previously been regulated under Temporary Event Permits, and there is an inbuilt community consultation process as part of these applications for larger scale events. The reach and nature of the consultation is generally based on the size and type of event.</p> |

CONCLUSION:

The proposed development seeks Preliminary Approval for a Material Change of Use to override the planning scheme for an integrated tourist facility. Specifically, the Preliminary Approval seeks to override the planning scheme by providing lower levels of assessment for a range of non-residential land uses to complement the historical use of the Big Pineapple site as a tourist attraction and provide opportunities for local food businesses to establish and grow to service the needs of the local population, as well as tourists and visitors.

Appropriate parameters have been established and recommended in relation to the nature, scale and impacts of future development, and additional material change of use applications will be required for the establishment of future uses on the site, in accordance with the Big Pineapple Master Plan. Further, more detailed assessment and regulation can occur by Council at this time.

The proposal has been found to be sufficiently compatible with the existing rural and historic tourist related use of the site, and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions.

The application is therefore recommended for approval.