



## The Big Pineapple Renewal

Big Pineapple Corp sought to redevelop the Big Pineapple tourist attraction and surrounding land holdings (170 ha).

The proposed integrated tourist facility (comprising event space, eco-accommodation, food-tourism hub, zipline and high ropes course, educational elements, on-site camping and RV park, and enhanced Big Pineapple experience) required a whole of site masterplan to guide the redevelopment. Initially, we were engaged to provide ecological due diligence advice for the masterplan, and prepare a PMAV to correct clear errors in the regulated vegetation management map. We were subsequently engaged to complete more detailed ecological assessment, and coordinate bushfire hazard assessment for the development application for preliminary approval. We were also engaged to advise on the need for assessment and approval under the *Environment Protection and Biodiversity Conservation Act 1999*.

### Statutory Context

Desktop assessment suggested the occurrence of Matters of National Environmental Significance, but detailed survey found that these species and communities were absent, or of lesser extent than suggested by high level mapping. As design progresses, and impacts on MNES become more clearly defined, we will be advising on the need for a controlled action referral under the EPBC Act. The development application was for a preliminary approval to override the planning scheme. We were required to provide ecological input to the masterplanning process, and to development of the Big Pineapple local plan.

### Challenges and Solutions

The site is well-vegetated, and desktop mapping suggests the potential occurrence of high ecological values. However, site-specific survey has found that values are lower than expected. We have refined regulated vegetation mapping through the PMAV process, and liaised closely with Council's ecologist to justify alternate environmental protection mapping to that shown by the Sunshine Coast Planning Scheme. Our assessment and strategic environmental management advice has allowed the design team to progress the masterplan with confidence.

### Outcome

There has been an overwhelmingly positive response to the masterplan, and while planning assessment continues, the major environmental management issues have been clarified.

### CLIENT

BIG PINEAPPLE  
CORPORATION

### LOCATION

WOOMBYE,  
SUNSHINE COAST QLD



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