

## High-use / high-impact commercial use of community land

### Location and Activity Assessment – 4.3 – Miscellaneous – Charles Clarke Park

Division 4: Charles Clarke Park and foreshore Mooloolaba		
<b>Pedal Boat Hire</b>		
<b>Assessment against the guiding principles of the Community Land and Complementary Commercial Activity Policy</b>		<b>Officer recommendation: Supported</b>
Does this activity at this location ensure the primary purpose of the land is maintained?	Yes	<p>This location was previously endorsed as a High-use / high-impact commercial use location. However, was not taken up by a prospective business operator in 2019. In July 2020, a new prospective business operator sought approval from council to operate a pedal bike hire business from this location as a Low-use / low-impact permit. This business operator is now seeking an opportunity to operate under a High-use / high-impact permit. Since issuing the Low-use / low-impact permit, there have been no reported issues associated with the business operating at this location.</p> <p>Given the location was previously identified as a High-use / high-impact location and is successfully operating under a Low-use / low-impact permit with no reported issues, it is recommended that this activity and location be included in the 2022-2025 expression of interest process.</p>
Does this activity align with council's vision?	Yes	
Does this activity at this location provide community benefit?	Yes	
What impact does this activity have at this location?	Low	
Does this activity at this location comply with other agencies' requirements?	Yes	
Does this activity at this location compete with existing fixed businesses?	No	
<b>Proposed Business requirements</b>		<b>Existing uses</b>
Pedal Boat Hire, hiring of water bikes (maximum of twelve (12) inflatable water powered Pedal Boats) with all equipment to be removed from council-controlled land, including car parks, at the end of business each day.		<p>Charles Clarke Park at Mooloolaba is on the foreshore of the Mooloolah River and is surrounded by the Mooloolaba Marina. The park is a popular location for locals and is popular for wedding ceremonies.</p> <p>Facilities available: BBQs and shade shelter, car parking, playground, showers and toilets.</p> <p>Existing Low-use / low-impact permit in place for Pedal Boat Hire.</p>

Internal Stakeholder Consultation			
Stakeholder	Comments Received	Supported?	Assessment outcome
<b>Customer Response Branch</b>	Reviewed the documents and requests and have no issues with the proposed additions. No concerns from Response Services for permits to continue with current conditions.	Supported	Support
<b>Economic Development Branch</b>	No issues	Supported	Support
<b>Environmental Operations Branch</b>	22/23 FY scheduled rebuild of the revetment wall at Charles Clarke Park. Permit conditions to include the permit holder that the Environmental Operations Branch will coordinate with the permit to determine suitable area for business to operate during the works period.	Supported with permit conditions to include the permit holder that the Environmental Operations Branch will coordinate with the permit to determine suitable area for business to operate during the works period.	Support
<b>Parks and Gardens Branch</b>	Supported with existing conditions. Current permits in Charles Clarke supported with current park conditions and have caused no issues to date and supported to continue in current locations.	Supported	Support
<b>Property Management Branch</b>	No objection to the proposed activities and locations subject to consultation with the Department of Resources for activities at the following locations: <ul style="list-style-type: none"> <li>Charles Clarke Park, Mooloolaba</li> </ul> The properties listed above are State Reserve land under Council's control as Trustee and compliance with the Department's Secondary use of Trust land under the Land Act 1994 policy is required.	Supported with compliance with the Department's Secondary use of Trust land under the Land Act 1994 policy is required.	Support, subject to compliance with State Legislation.
<b>Major Projects and Strategic Property Branch</b>	Strategic Property have reviewed the proposed locations and have no issues.	Supported	Support
<b>Councillor – Division 4</b>	Supported	Supported	Support

Division 4

Location map for Permit 4.3 – Miscellaneous Business – Pedal Boat Hire - Charles Clarke Park, Mooloolaba  
Proposed new activity and location – replacing previous Stand Up Paddle Lessons

