



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

Location and Activity Assessment – 4.2 – Surf Based Business – Mooloolaba Beach

Division 4: Mooloolaba Beach between Beach Access 182 and 183 – Proposed extension from Beach Access 182 to 194		
Surf Lessons & Elite Surf Coaching		
Assessment against the guiding principles of the Community Land and Complementary Commercial Activity Policy		Officer recommendation: Supported
Does this activity at this location ensure the primary purpose of the land is maintained?	Yes	Given feedback received from internal stakeholders it is determined that this proposal is supported to allow this activity between beach access 182 to 194. Permit conditions to include no surf lessons or elite coaching to occur within the flagged bathing area.
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	
Proposed Business requirements		Existing uses
Learn to Surf Lessons and Elite Surf Coaching, with the number of students per instructor not to exceed eight (8) at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson		Mooloolaba Beach, including the spit beach is very popular and home of the Mooloolaba Surf Life Saving Club with restaurants, cafes and takeaway food outlets nearby. The beach is protected from southerly winds and is a popular location for families with children. The beach is excellent for swimming and is generally calmer than other locations. The beach and surrounding parks are popular for wedding ceremonies, major events and other community events throughout the year.

Internal Stakeholder Consultation			
Stakeholder	Comments Received	Supported?	Assessment outcome
Customer Response Branch	Reviewed the documents and requests and have no issues with the proposed additions.	Supported	Support
Economic Development Branch	The proposal will allow the operator to utilise the calmer areas for learn to surf lessons and utilise the area closer to the Spit in strong surf conditions. The extended area will now go across a designated flagged bathing area that runs 7 days per week all year round at Mooloolaba Spit. The designated bathing area is typically beachside of Urunga Esplanade but can move relative to the day's ocean conditions. The permit will need to include conditions prohibiting the activity within the flagged bathing area and coordinate with the duty lifeguard each day.	Supported with conditions to include surf lessons or elite coaching is prohibited within the flagged bathing area.	Support
Environmental Operations Branch	Reviewed the documents and cannot see any issue with the proposed extension of activity area from BA 182 to 194 for the applicant Learn to Surf Lessons however the permit will need to include conditions prohibiting the activity during renourishing works in the area and coordinate with the Environmental Operations Branch to determine suitable area for business to operate during the renourishment period.	Supported with conditions to include surf lessons or elite coaching prohibiting the activity during renourishing works in the area and coordinate with the Environmental Operations Branch to determine suitable area for business to operate during the renourishment period.	Support
Parks and Gardens Branch	Supported with existing conditions. Current permits in Mooloolaba Beach are supported with current park conditions and have caused no issues to date and supported to continue in current locations.	Supported	Support
Property Management Branch	No concerns with this activity	Supported	Support
Major Projects and Strategic Property	Strategic Property have reviewed the proposed locations and have no issues.	Supported	Support
Councillor – Division 4	Supported	Supported	Support
Councillor – Division 3	Recommend only extending to beach access BA190 rather than BA194 to ensure the commercial activity does not interfere with the flagged bathing reserve areas and access for recreational users.	Supported with amendments	Support, with amendments

Division 4

Location map for Permit 4.2 – Learn to Surf Lessons and Elite Surf Coaching at Mooloolaba Beach, between Beach Access 182 and 183
Proposed extension between Beach Access 182 and 194

