

Agenda

Special Meeting (Commercial Use of Public Land)

Tuesday 5 February 2013

commencing at 11.30am

Council Chambers, Corner Currie and Bury Streets, Nambour

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1 DECLARATION OF OPENING

On establishing there is a quorum, the Chair will declare the meeting open.

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

3 OBLIGATIONS OF COUNCILLORS

3.1 DECLARATION OF MATERIAL PERSONAL INTEREST ON ANY ITEM OF BUSINESS

Pursuant to Section 172 of the *Local Government Act 2009*, a councillor who has a material personal interest in an issue to be considered at a meeting of the local government, or any of its committees must –

- (a) inform the meeting of the councillor's material personal interest in the matter; and
- (b) leave the meeting room (including any area set aside for the public), and stay out of the meeting room while the matter is being discussed and voted on.

3.2 DECLARATION OF CONFLICT OF INTEREST ON ANY ITEM OF BUSINESS

Pursuant to Section 173 of the *Local Government Act 2009*, a councillor who has a real or perceived conflict of interest in a matter to be considered at a meeting of the local government, or any of its committees must inform the meeting about the councillor's personal interest the matter and if the councillor participates in the meeting in relation to the matter, how the councillor intends to deal with the real or perceived conflict of interest.

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4 REPORTS DIRECT TO COUNCIL

4.1 COMMUNITY SERVICES

4.1.1 COMMERCIAL USE OF COUNCIL-CONTROLLED LAND

File No:	Statutory Meetings
Author:	Community Land Permits Project Manager Community Services Department
Appendices:	App A - Proposed Locations and Activities App B - Proposed Fees and Charges
Attachments:	Att 1 - Community Land and Complementary Commercial Activity Policy Att 2 - Community Engagement Report Att 3 - Current Permits Att 4 - Registrations of Interest

PURPOSE

The purpose of this report is to seek council endorsement of the proposed activities and locations for the 2013 High-use / High-impact Commercial Use of Community Land application process.

EXECUTIVE SUMMARY

Council launched the new 2013 High-use / High-impact Commercial Use of Community Land application process, a priority project in council's 2012/2013 Operational Plan, in August 2012.

Council engaged in a Registration of Interest process which closed in late August, 2012, and conducted an extensive community engagement process, based on the activities and locations received during the Registration of Interest process. The community engagement process involved multiple stakeholder groups, including the Mayor and Councillors, council officers, state government agencies, tourism organisations, business operators, prospective business operators, community organisations and the Sunshine Coast community.

Council officers have undertaken activity and location assessments based on the proposed activities and locations, along with taking into consideration the results of the community engagement process.

Please refer to Appendix A for a summary of the proposed locations and activities.

It is proposed that the next phase of the application process be implemented over multiple stages, as follows:

Timeline	Stage
February 2013	Stage 1: Develop the Application Process
March 2013	Stage 2: Advertise the Application Process
April and May 2013	Stage 3: Assessment of Applications
June 2013	Stage 4: Awarding of Permits to Successful Applicants

Should council decide to endorse the proposed recommendations, this will amount to at least 95 permits to be included in the 2013 High-use / High-impact Commercial Use of Community Land application process, and will form the basis of the activities to be advertised in March 2013. It is proposed the application process be open for one month, for the period 1 March to 2 April 2013, allowing all interested parties to submit an application. The application process will be heavily advertised, using both internal and external communication tools, with direct mail to relevant target audiences, including prospective business operators.

Following the advertising of the application process closing on 2 April 2013, an assessment panel will convene to assess all applications received. Applications will be assessed based on the evaluation criteria outlined in the *Community Land and Complementary Commercial Activity Policy*.

The assessment panel will make final recommendations to council in relation to successful applicants. It is noted, permits must be issued in early June 2013.

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “Commercial Use of Council-Controlled Land”;**
- (b) endorse the proposed locations and activities to be included in the 2013 High-use / High-impact Commercial Use of Community Land application process, as outlined in Appendix A (Proposed Locations and Activities);**
- (c) endorse the proposed fees and charges, including the non-refundable application fee, the permit fees, proposed discounts, pro-rata arrangements and payment options, as outlined in Appendix B (Proposed Fees and Charges);**
- (d) endorse the proposed application process for any vacant high-use / high-impact commercial permit locations following the awarding of permits in June 2013;**
- (e) endorse the proposed application process for any new requests for high-use / high-impact commercial activities on council-controlled land; and**
- (f) support the funding of two permanent, level 3 Permit Monitoring Officers to monitor permit compliance for all community land permits, subject to future funding consideration via the annual budget process.**

FINANCE AND RESOURCING

The implementation of the 2013 High-use / High-impact Commercial Use of Community Land application process has been financed from the Community Services Department core budget 2012/2013. The initial budget allocated to the project was \$150,000. Project costs to date have been as follows:

Description	Expenditure (\$)
Employee Costs <ul style="list-style-type: none"> • <i>Project Manager - L7 Contract</i> • <i>Project Support Officer - L3 Officer</i> • <i>2 x Temporary Admin Assistants for a two week period</i> 	\$83,055
Materials & Services <ul style="list-style-type: none"> • <i>Advertising – Stage 1 Registration of Interest & Stage 2: Stakeholder Consultation</i> • <i>Workshops/Forums – Stage 2: Stakeholder Consultation</i> • <i>Legal Advice – Stage 3: Assessment of Locations & Activities</i> 	\$45,107
Total	\$128,162

The ongoing implementation and resourcing of the proposed recommendations will be part of the Community Services core budgets 2012/2013 and 2013/2014. Estimated costs associated with implementing the final stages of the project include the following:

Description	Expenditure (\$)
Employee Costs <ul style="list-style-type: none"> • <i>Project Manager - L7 Contract</i> • <i>Project Support Officer - L3 Officer</i> 	\$80,000
Materials & Services <ul style="list-style-type: none"> • <i>Legals (Land Surveying) - Stage 5: Develop Application Process</i> • <i>Advertising – Stage 6: Advertise Application Process</i> 	\$25,000
Total	\$105,000
Total Cost	\$233,162
Project Budget	\$150,000

In order to manage permit compliance, two officers are currently responsible for the permit monitoring of current permits, and regulating any illegal high impact activities. The employment contract for these two officers ends on 30 June 2013.

Following consultation with industry stakeholders, it was evident that ongoing permit monitoring was necessary following the issuing of permits in June 2013. It was felt by the industry that this model was necessary to maintain public amenity, along with managing permit compliance and regulating illegal high impact activities on community land. It is therefore proposed that additional human resources will be required on a permanent basis, along with the necessary funding for two positions to manage permit compliance for all high-use / high-impact activities. This funding will be required from 1 July 2013, following the current employment contract for the permit monitoring officers ending on 30 June 2013. In addition, it is proposed that these positions also monitor permit compliance for all other functions delivered by the Community Land Permits team. It is expected that costs associated with the permanent placement of two positions will equate to approximately \$120,000 per year.

In an effort to obtain full cost recovery, it is recommended that an application fee be applied, where any interested parties are required to pay a non-refundable application fee to cover costs associated with the assessment of the application. This fee is in line with activity based costing, and consistent with the fee paid by commercial applicants when proposing to hold a high impact event for two days or less. It is proposed that this fee is \$515.00.

As per existing arrangements, successful applicants will be required to pay an annual fee associated with the use of council-controlled land to conduct a business. Given the input received from Industry Stakeholders which indicated they were mostly supportive of being charged a fee per square metre of land occupied, the proposed fees are based on per square metre of land used, along with the location in which the business is taking place. These fees have been structured in line with the existing Footpath Trading Fees, however a reduced fee has been proposed for both the Hastings Street foreshore and Hastings Street Terrace to be in line with those fees for Noosa Junction, Noosaville, Sunshine Beach and Tewantin. The proposed fees and charges are as follows:

Area	Proposed Fee (per square metre)
Cooroy	\$141.00
Former Caloundra local government area	\$ 96.00
Former Maroochy local government area	\$ 95.00
Hastings Street Foreshore	\$236.00
Hastings Street Terrace	\$236.00
Noosa Junction	\$236.00
Noosaville	\$236.00
Peregian Beach	\$155.00
Pomona	\$155.00
Sunshine Beach	\$236.00
Tewantin	\$236.00

Please note, for those locations that are not mentioned above, the closest area has been used to calculate the proposed fee.

Given Industry Stakeholder feedback has indicated that permit flexibility is necessary to ensure safe conditions when conducting a lesson, it has been proposed that region wide activities are supported for learn to surf lessons and elite surf coaching, kite surfing lessons, surfing tours and mobile dog washing. As a result, a region wide fee has been proposed in order to capture the flexibility associated with this type of permit. This fee has been calculated based on an average of the above proposed fees. The proposed fee per square metre is \$187.00.

In addition to the proposed fees, discount rates have been applied to each proposed activity and location based on the amount of time the land is used. For example, some supported activities have the ability to operate on council-controlled land for a full day. Other supported activities are required to remove all equipment from council-controlled land and car parks following each lesson (or activity); however they have the ability to operate any time between 7am and 7pm, seven days a week. Therefore, the following discount rates are proposed in order to cater for the amount of time spent occupying council-controlled land to conduct a business.

Description	Proposed Discount Rate
Full time use of council-controlled land <i>Discount applies to Permitted Activities, where:</i> <ul style="list-style-type: none"> • access to council-controlled land is daily; and • equipment is on council-controlled land during permitted hours only. 	0%
Part time use of council-controlled land <i>Discount applies to Permitted Activities, where:</i> <ul style="list-style-type: none"> • access to council-controlled land is limited, and not an all-day operation; and • equipment is removed from council-controlled land following each lesson, or activity. 	50%

Further to the above discount rates, it is proposed a further discount rate be applied to those permit holders who are awarded more than one permit, and where the permits are awarded for the same type of activity. Therefore, the following discount rate is proposed in relation to multiple permit holders:

Description	Proposed Discount Rate
Multiple permit holders: <i>Discount applies to permits, where:</i> <ul style="list-style-type: none"> • the same permit holder is awarded more than one (1) permit, and • the permits are awarded for the same type of activity. 	25%

CORPORATE PLAN

Corporate Plan Theme: *Robust Economy*

Emerging Priority: 1.2 - Support for local businesses

Strategy: 1.2.3 - Ensure a council regulatory environment which is business friendly and considerate of business needs

Corporate Plan Theme: *Innovation & Creativity*

Emerging Priority: 3.1 - Partnerships and alliances that drive innovation

Strategy: 3.1.1 - Foster partnerships with governments, business and the community to encourage innovation and sustainability

Corporate Plan Theme: *Great governance*

Emerging Priority: 8.1 - Ethical, accountable and transparent decision-making

Strategy: 8.1.1 - Develop and implement a governance framework that provides transparent and accountable processes and enhances council's reputation
8.1.2 - Ensure legislative compliance and awareness

CONSULTATION

Internal and external consultation was a component of the initial stages of the application process, as was community engagement. Details relating to consultation are outlined below. For more specific information regarding the consultation process associated with this report, please refer to the Community Engagement Report, included as Attachment 2.

Internal Consultation

Councillor Consultation

Individual consultation sessions were conducted with all Councillors in the initial stages of the application process.

- Councillor Mark Jamieson (Mayor)
- Councillor Rick Baberowski (Division 1)
- Councillor Tim Dwyer (Division 2)
- Councillor Peter Cox (Division 3)
- Councillor Chris Thompson (Division 4)
- Councillor Jenny McKay (Division 5)
- Councillor Christian Dickson (Division 6)
- Councillor Ted Hungerford (Division 7)
- Councillor Jason O'Pray (Division 8)
- Councillor Steve Robinson (Division 9)
- Councillor Greg Rogerson (Division 10)
- Councillor Russell Green (Division 11)
- Councillor Tony Wellington (Division 12)

Internal Stakeholder Consultation

Stakeholder Forums and follow up meetings and conversations were conducted with council officers, to prepare options and recommendations for council's consideration. The following council departments and branches have been consulted with during the initial stages of the application process:

- Community Services Department (Community Development, Community Facilities, Customer Relations, Community Response)
- Finance & Business (Corporate Governance, Economic Development, Information, Communication & Technology Services, Property & Business, Commercial & Procurement, Financial Services)
- Executive Services (Legal Services)
- Infrastructure Services (Environment Operations, Parks & Gardens, Transport & Engineering Services)
- Regional Strategy & Planning (Planning Assessment, Social Policy, Environment Policy)

External Consultation

External Stakeholder Consultation

Stakeholder Forums involving multiple stakeholder groups were held in August and November 2012. This external consultation involved stakeholders from community organisations, prospective business operators, state government agencies and tourism organisations.

In addition to the Stakeholder Forums, further consultation has taken place with the following external agencies:

- Australian Bureau of Statistics
- Clayton Utz
- Cairns Regional Council
- Department of Justice and Attorney-General (Industrial Relations, Office of Fair Trading)
- Department of National Parks, Recreation, Sport and Racing (Queensland Parks and Wildlife Services)
- Department of Natural Resources and Mines (State Land Management)
- Department of Transport and Main Roads (Maritime Safety Queensland)
- Gladstone Regional Council
- Gold Coast City Council
- Redlands City Council
- Sunshine Coast Destination Limited
- Tourism Noosa
- Prospective business operators

Community Engagement

During September 2012, council conducted an online survey seeking input from the community and visitors to the region interested in having their say about businesses operating on council-controlled public land. In addition, face-to-face surveys were conducted at various locations across the region.

Council conducted phone surveys at random in October 2012 to understand the general opinion of the Sunshine Coast community in relation to commercial businesses operating on their favourite beach or park.

The online and phone surveys were based on the content received during the Registration of Interest process conducted in August 2012.

PROPOSAL

Sunshine Coast community land is already in high demand for the community use it is intended for, and council receives increasing numbers of proposals for commercial activity on this land. Forecasted population growth, increased living densities, a more health-aware and physically active community, and the use of community spaces by the large number of visitors that enjoy the region are all factors contributing to the increased demand.

As outlined in council's *Community Land and Complementary Commercial Activity Policy*, council is committed to ensuring that land set aside for the community is preserved for such community use in accordance with its obligations under the *Land Act 1994*, *Local Government Act 2009* and relevant council local laws.

Council's policy outlines the framework and principles for making decisions about the allocation and use of community land for commercial activities. This policy ensures that community use remains paramount, while allowing for the operation of commercial activities in circumstances that also provide a benefit to the community. Therefore council may consider granting approval for commercial use of community land in line with council's vision.

Tender Process 2010 and Current Permits

In September 2010, council approved a commercial tender process for the awarding of 32 high-use / high-impact permits for defined business types at certain locations until 30 June 2013. Permits were awarded for the following business types:

- Stand up paddle lessons
- Kite surfing lessons
- Surf dance lessons
- Body surfing and beach awareness classes
- Kayak hire and tours
- Catamaran hire
- Beach equipment hire
- Staffed cloakroom
- Stationary location refreshment van
- Mobile beach refreshments
- Guided nature walking tour
- Parachute landings
- Bungee trampoline
- Hire of radio controlled boats.

In addition to the above awarded permits, 14 existing permit holders (issued by the former Caloundra, Maroochy and Noosa Councils) were also extended via council resolution until 30 June 2013. Extended permits were awarded for the following business types:

- Learn to surf lessons
- Kayak hire and tours
- Catamaran hire.

There are seven special cases (sometimes referred to as 'iconic') permit holders that council decided to award permits for 10 years, and in one case for the 'remainder of the Licensee's working life'. Please note, one permit issued is counted as one of the 32 permits awarded in September 2010. Permits were awarded for the following business types:

- Boat hire
- Beach equipment hire
- Stationary location refreshment van
- Mobile beach refreshments
- Parachute landings.

Of the 53 permits issued (32 commercial tenders, 14 extended and 7 iconic permits), 32 permit holders continue to conduct their businesses on council-controlled land. Of these, 25 (commercial tenders and extended permits) will expire on 30 June 2013, with 'iconic' permits expiring in 2019 and 2020. Following the awarding of permits in 2010 and 2011, 20 permit holders have surrendered their permit.

Attachment 3 provides a detailed list of the remaining 32 permits. Please note, of the remaining 32 permits, two permit holders have approval to conduct their business in more than one division. Therefore they have been listed twice in Attachment 3 to highlight the extent of commercial activity in each division.

2013 High-use / High-impact Commercial Use of Community Land application process

In April 2011, Council endorsed changes to the *Commercial Use of Community Land Policy*, including the renaming of the policy to *Community Land and Complementary Commercial Activity Policy*. These changes indicated a need to implement a new application process prior to the expiry of existing permits on 30 June 2013. As a result, council launched the new 2013 High-use / High-impact Commercial Use of Community Land application process, a priority project in council's 2012/2013 Operational Plan, in August 2012.

The purpose was to develop an application process where applicants have the ability to apply to council to conduct high-use / high-impact commercial activities on council-controlled land across the Sunshine Coast region.

The application process has involved multiple stages, these being:

Timeline	Stage
August 2012	Registration of Interest
August to October 2012	Stakeholder Consultation
November to December 2012	Assessment of Activities & Locations
February 2013	Council Endorsement of Proposed Activities & Locations

Please note, the Registration of Interest, Stakeholder Consultation and Assessment of Activities and Locations have been completed, and the outcomes of these have been outlined in this report (Council Endorsement of Proposed Activities and Locations).

Should council endorse the recommendations in this report, it is proposed that the following stages be implemented over the coming months, leading up to the expiry of current permits on 30 June 2013, noting that a further report to council is required:

Timeline	Stage
February 2013	Stage 1: Develop the Application Process
March 2013	Stage 2: Advertise the Application Process
April and May 2013	Stage 3: Assessment of Applications
June 2013	Stage 4: Awarding of Permits to Successful Applicants

Registration of Interest

At the time of launching the application process, prospective business operators interested in conducting a business on council-controlled public land for the period 1 July 2013 to 30 June 2016 were invited to register their interest with council. This process was extensively advertised in both council owned and non-council owned communication tools, resulting in council receiving 95 registrations for a variety of business activities. Refer to Attachment 4 (Registrations of Interest) for further details of received registrations of interest.

Stakeholder Consultation

Following the Registration of Interest process closing in late August 2012, council conducted an extensive community engagement process involving multiple stakeholder groups, including the Mayor and Councillors, council officers, state government agencies, tourism organisations, business operators, prospective business operators, community organisations and the Sunshine Coast community.

Initially, individual consultation sessions took place with the Mayor and Councillors to brief them on the received registrations of interest, and provide an understanding of the process to take place over the following months. These sessions were followed by an Internal and External Stakeholder Forum where participants assisted with conducting an assessment of the proposed activities against the guiding principles of the *Community Land and Complementary Commercial Activity Policy*. Due to some of the proposed activities requiring “permanent fixed infrastructure”, and not meeting the guiding principles of council’s policy, these activities did not proceed through to the next stages of the application process, with prospective business operators being notified of this outcome.

In order to gain input from the Sunshine Coast community based on those proposed activities and locations that initially met the guiding principles, council conducted two different surveys, which consisted of the following:

- online survey targeting the general community and visitors to the region, posted online and conducted face-to-face; and
- phone survey targeting the general community at random.

The surveys were conducted from 10 September to 31 October 2012 as follows:

- online surveys available from 10 to 30 September 2012;
- face-to-face surveys from 22 to 30 September 2012; and
- phone surveys conducted from 4 to 31 October 2012.

The online and face-to-face surveys sought responses from local residents and visitors to the region in relation to what type of businesses they would like to see operating from their favourite beach or park. Residents not in support of businesses operating on council-controlled land were encouraged to provide their feedback by email.

The phone surveys sought a response from local residents to understand whether they were generally supportive of commercial use of council-controlled public land at their favourite beach or park, as well as seeking a response in relation to the types of commercial activities they would be supportive of allowing to operate.

Council received 771 responses (or 0.24% of the Sunshine Coast population) to the online survey, and made contact with 1,346 local residents, with 810 (or 60%) agreeing to take part in the phone survey.

Due to the estimated Sunshine Coast population being 316,858 (Source: 2011 Australian Bureau of Statistics’ Population Census), the number of responses to the online survey is very low. In an effort to understand the opinion of the broader Sunshine Coast community and the level of support for the types of businesses they would like to see operating on their favourite beach or park, the sample size of each area has been assessed to identify how well it may represent the opinion of the broader community, based on the standard deviation of a population of the Sunshine Coast region. The following has been highlighted throughout the results of the survey:

- Above 85% indicates that the sample size has a high level of confidence and the information provided can be considered to accurately represent the opinion of the broader community.
- Less than 85% and more than 70% indicates that the sample size has a medium to low level of confidence and the information provided may not accurately represent the opinion of the broader community.
- Less than 70% indicates that the sample size is too small to represent the opinion of the population with a reasonable level of confidence.

Based on the above analysis, the feedback received from the surveys has been generally positive, with the community being mostly supportive of proposed activities and locations received during the Registration of Interest process. Given that some of the sample sizes are too small to represent the opinion of the population, in some instances survey results for similar locations have been considered to determine recommended locations and activities for commercial use of council-controlled public land.

Background information regarding divisional Location and Activity Assessments have been provided to Councillors and can also be accessed via council's webpage and hyperlinks in this report under the Related Documentation section.

To ensure an equitable and transparent process, prospective business operators (both existing permit holders and non-permit holders) were invited to attend a series of Industry Stakeholder Meetings in October 2012 that were of interest to them. Based on the information received during the Registration of Interest process in August 2012, meetings were categorised as follows:

- Beach Equipment Hire Businesses (included: beach equipment hire, catamaran hire, hire of canoes, kayaks & tinnies, kayak hire & tours, kite surfing hire, staffed cloakroom, stand up paddle hire);
- Stand Up Paddle Businesses (included: kayak & surf ski lessons and stand up paddle lessons);
- Kite Surfing Businesses (included: kite surfing lessons);
- Learn to Surf Businesses (included: elite surf coaching, learn to surf lessons, surf dancing lessons, surfing tours);
- Miscellaneous Businesses (included: amphibious environmental tours, beach jewellery, beach massage, camel safaris, ferry services, horse riding, mobile dog washing, photography, team building activities);
- Skydiving Businesses (included: tandem skydiving/parachute landings);
- Bungee Trampoline Businesses (included: bungee trampoline and flying trapeze); and
- Snacks & Drinks Businesses (included: mobile beach refreshments, mobile refreshment vans and refreshment vans).

These meetings were designed to gain input from industry operators in relation to council's previous commercial use application process, and highlight the issues operators are experiencing as a result of the process.

The following were considered to be top priorities for prospective business operators interested in operating a business on council-controlled land. Further assessment and discussion with relevant stakeholders has provided the following outcomes in relation to these priorities.

Top Priorities	Assessment Outcomes
<p>Permits to be issued for a period longer than three years to allow for long-term planning</p>	<p>The <i>Land Act 1994</i>, stipulates that Trustee Permits must not be for more than three years. Given prospective business operators have indicated they wish to operate from land where council is Trustee, these requirements must be adhered to.</p> <p>Council's local law stipulates that the term of an approval commences on the date the approval is granted and expires the next 30th day of June, unless otherwise specified in the approval.</p> <p>Given the two pieces of legislation differ; it is proposed that Council adopt the same approach when issuing permits on all council-controlled land, and therefore issue a permit for three years.</p>
<p>Ability to sell permits along with the business, if an operator chooses to sell</p>	<p>The <i>Land Regulation 2009</i> (subordinate legislation to the <i>Land Act 1994</i>) stipulates that a Trustee must not allow a permittee to transfer, sublet or mortgage the permittee's right to use the trust land. As Trustee, council is required to ensure these requirements are adhered to.</p> <p>Council's local laws allow for a transfer of approval, however, council's <i>Community Land and Complementary Commercial Activity Policy</i> stipulates that permits are not transferrable.</p> <p>Given council's policy and the <i>Land Act 1994</i> stipulates that permits are not transferrable, it is proposed that this same approach be used within the 2013 application process.</p>
<p>Flexible permit conditions, allowing for roving permit locations to accommodate weather and/or surf conditions</p>	<p>Based on the assessment of activities and locations, it is possible that roving permit locations can be accommodated. However both council's local laws and relevant state legislation stipulate requirements in relation to prohibited activities, and therefore council has an obligation to ensure these are adhered to when considering flexible permit conditions.</p> <p>It is proposed that region wide permits be supported providing flexible permit locations to accommodate weather and/or surf conditions.</p>

Top Priorities	Assessment Outcomes
Access to amenities (toilets, showers and car parking)	<p>Access to amenities, such as toilets and showers is permitted, however it is council's preference that exclusive car parking not be allocated due to the impact this places on already heavily congested parking areas. However, should existing arrangements be in place where exclusive signage has been displayed allocating a car park for a commercial operator, this arrangement may continue.</p> <p>Should an operator require an exclusive car parking space, this will be considered in line with council's local laws.</p>
Access to resources (water and electricity)	<p>It is council's preference that prospective business operators not require access to council resources, such as water and electricity and that any activity requiring these resources be supplied by the operator e.g. a refreshment van be self-sufficient, including the provision of water and electricity.</p> <p>However, should existing arrangements be in place where an operator already has access to these resources, with a separate metre having been installed on council's resources, this arrangement will continue.</p>

A detailed summary following the Industry Stakeholder Meetings is contained within divisional Location and Activity Assessment provided in the Related Documentation section of this report.

In early November 2012, a further Internal and External Stakeholder Forum was held to develop options for the consideration of council in relation to proposed activities and locations for commercial use of community land. Feedback from stakeholders has indicated that it's critical that all proposed activities and locations to be included in the Commercial Use of Community Land application process, and meet the guiding principles of council's policy, including:

- ensures the primary purpose of the land is maintained;
- aligns with council's vision;
- provides community benefit;
- has limited impact on the location;
- complies with other agencies requirements; and
- does not compete with existing, fixed businesses.

As a result of the above, the following key factors have been outlined by Internal and External Stakeholders in relation to proposed recommendations:

Requirement	Legislation
Trustee Permits must not be for more than three years.	<i>Land Act 1994 (Section 60)</i>
Permits should not provide any ability to place “fixed or permanent” structures on council-controlled land. All equipment, including vehicles should be removed from council-controlled land at the end of business each day.	<i>Land Act 1994 and Council Local Laws</i>
Proposed activities and locations must adhere to requirements in relation to prohibited freestyling, surfing and wave jumping.	<i>Transport Infrastructure (Waterways Management) Regulation 2012</i>
Proposed activities and locations must adhere to requirements in relation to no aquatic equipment to be used within a bathing area (flagged area).	Sunshine Coast Regional Council Local Law 6 (Bathing Reserves) 2011, Subordinate Local Law 6
Trustee Permits must not be transferred, sold or leased.	<i>Land Regulation 2009</i>
Proposed activities and locations must not impact on existing businesses operating within the area.	<i>Community Land and Complementary Commercial Activity Policy</i>

Assessment of Activities and Locations

Final assessments of Registrations of Interest have taken place based on the proposed activities and locations. These assessments have involved determining the holding of the land, conflicting land uses and consultation with relevant stakeholders to understand other potential impacts associated with the proposed activity location. Proposed recommendations for those activities and locations to be included in the 2013 High-use / High-Impact Commercial Use of Community Land application process are contained within the divisional Location and Activity Assessments provided in the Related Documentation section of this report. Please refer to Appendix A for a summary of the proposed locations and activities.

Should council decide to endorse the proposed recommendations, this will amount to at least 95 permits to be included in the 2013 High-use / High-impact Commercial Use of Community Land application process, and will form the basis of the activities to be advertised in March 2013. It is proposed the application process be open for one month, for the period 1 March to 2 April 2013, allowing all interested parties to submit an application. The application process will be heavily advertised, using both internal and external communication tools, with direct mail to relevant target audiences, including prospective business operators.

In an effort to cover costs associated with conducting application assessments, it is proposed that a non-refundable application fee be payable by all applicants. In addition, successful applicants will be required to pay an annual fee while operating on council-controlled land. Please refer to the Finance and Resourcing section of this report for more details regarding proposed fees and charges, and Appendix B for a list of proposed fees and charges.

Following the application process closing on 2 April 2013, an assessment panel will convene to assess all applications received. Applications will be assessed in terms of the following qualitative areas as outlined in the *Community Land and Complementary Commercial Activity Policy* (Attachment 1):

- professionalism of operator, including track record;
- additional safety standards based on local weather and geographic conditions;
- quality of equipment, including replacement cycle; and
- any additional contribution to Sunshine Coast tourism and the community.

As a minimum, applicants will be required to meet the following Mandatory Assessment Criteria:

- commitment to giving priority to community use;
- commitment to non-exclusive use of community land;
- commitment to non-transferability of permits;
- providing and undertaking to meet industry safety standards;
- possess the required level of public liability insurance;
- not compete with fixed local businesses;
- commitment to commence full operations within three months from permit being granted;
- commitment to operating regular days and hours;
- commitment to providing local employment;
- pay required permit fees; and
- adhere to all conditions of the permit.

Once an applicant has met the Mandatory Assessment Criteria, applicants will be further assessed on the following Evaluated Assessment Criteria, which are based on the guiding principles of the policy, and will contribute to the overall assessment scoring:

- Professionalism
 - Track record
 - Training and skills
 - Qualifications and memberships
 - Innovation
- Quality of Employment
 - Replacement program
 - Track record
 - Standard of current equipment/proposed initial equipment
- Safety
 - Risk assessment for permit area
 - Above industry standards for special local conditions
- Community
 - Community support given (free services, etc)
 - Involvement in Industry Associations
 - Promotion of tourism on the Sunshine Coast
 - Support for local business and local employment.

The above Evaluated Assessment Criteria will be further developed based on council's endorsement of the proposed activities and locations to be included in the 2013 High-use / High-impact Commercial Use of Community Land application process, prior to the application process being advertised in March 2013.

Following the assessment panel making final recommendations in relation to successful applicants, recommendations will be presented to council for their consideration, prior to the expiry of permits in June 2013.

In addition, it is proposed that site visits take place with each successful applicant in order to confirm approved permit locations with the operator, and any specific requirements in relation to the approved activity. Should the permitted land size be more than the successful applicant requires, the successful applicant will be given an opportunity to seek a reduction in permitted land size, therefore reducing the total annual fees.

Should council not receive an application for an advertised activity, this will be treated as an available commercial permit location and will remain vacant. However, if at any time during the permit period (1 July 2013 to 30 June 2016) council receives any interest in a vacant commercial permit location, the interested operator will be required to submit an application for council's consideration and pay applicable fees. Upon receipt of the application, all relevant stakeholders will be notified, including the Divisional Councillor and the application will be assessed as per the above assessment criteria, and a permit issued should the application meet the necessary criteria.

Further information regarding the proposed timeline and implementation plan associated with the 2013 High-use / High-impact Commercial Use of Community Land application process is outlined within the Implementation section of this report.

Legal

Council manages land that falls into four categories:

1. Freehold land owned by Council
2. Reserves under the control or management of council as Trustee under the *Land Act 1994*
3. Roadways (formed and unformed) other than State controlled roads (*Local Government Act 2009* and the *Transport Operations (Road Use Management) Act 1995*)
4. Pathways, footpaths, bathing reserves and foreshores (Local Laws).

The holding of the land determines the legal framework that applies. Local laws can apply to council freehold and roads, foreshores and bathing reserves and the *Land Act 1994* applies to reserves under that Act that council holds as trustee.

For activities proposed to take place on freehold land, pathways, footpaths, bathing reserves, foreshores and roads, the provisions set out in council's local laws will apply. Applicable local laws include:

- Local Law 1 (Administration) 2011 and Subordinate Local Law 1, Schedule 6 Commercial use of local government controlled areas and roads;
- Local Law 4 (Local government controlled Areas, Facilities, Infrastructure and Roads) 2011 and Subordinate Local Law 4;
- Local Law 5 (Parking) 2011 and Subordinate Local Law 5; and
- Local Law 6 (Bathing Reserves) 2011 and Subordinate Local Law 6.

As Trustee, council is required to adhere to the provisions set out in the *Land Act 1994* regarding Trustee Permits, and therefore must comply with the following conditions:

Section 60 Trustee Permits

1. A trustee may issue a trustee permit for the use of all or part of trust land.
2. A trustee permit must not be inconsistent with the community purpose of the trust land and the requirements prescribed under a regulation.
3. If a trustee is for more than 1 year, the trustee must lodge a copy of the permit for registration in the appropriate register.
4. A trustee permit must not be for more than 3 years.
5. If there is a registered mandatory standard terms document that applies generally to trustee permits –
 - a. A trustee must not issue a trustee permit under this section unless the standard terms document forms part of the trustee permit; and
 - b. The trustee permit is of no effect if the document does not form part of the trustee permit.
6. Subsection (5) applies to a trustee permit whether or not it is required to be registered.

In addition, the *Land Regulation 2009* states the following requirements in relation to Trustee Permits:

Part 2 Reserves and deeds of grant in trust

Division 2 Trustee permits and trustee leases

Subdivision 1 Requirements for trustee permits

Section 13 Requirements for trustee permits – Act, s 60

1. This sections prescribes, for section 60 (2) of the Act, the requirements with which a trustee permit must not be inconsistent.
2. A trustee permit for the use of all or part of trust land –
 - a. must state that the Minister or the trustee must give the permittee 28 days notice of the Minister's or the trustee's intention to cancel the permit; and
 - b. may not be issued for a part of the trust land that is subject to a trustee lease; and
 - c. must not allow the construction of structural improvements; and
 - d. may allow the modification or use of structural improvements existing when the permit is issued; and
 - e. if there is a management plan for the trust land under section 48 of the Act – must be consistent with the management plan; and
 - f. must state that it is a condition of the permit that the permittee holds the permit so that the trust land may be used for the community purpose for which it was reserved or granted in trust without under interruption or obstruction; and
 - g. must state the permittee's permitted use of the trust land; and
 - h. must not give a right
 - i. to renew the permit; or
 - ii. to be given a more secure tenure over the trust land; and
 - i. must not allow the permittee to transfer, sublet or mortgage the permittee's right to use the trustee land.

Given trustee land has been included in the Registrations of Interest received from prospective business operators, council as trustee has an obligation to ensure that these requirements are adhered to, and therefore this has been taken into consideration when determining the proposed activities and locations to be included in the 2013 High-use / High-impact Commercial Use of Community Land application process. These requirements will also be detailed on permits issued to successful applicants.

Activities proposed within the Cooloola Recreation Area (the area stretching from Noosa North Shore to Rainbow Beach) is managed by the Department of National Parks, Recreation, Sport and Racing and governed by the provisions outlined in the *Recreation Areas Management Act 2006*. As a result of this legislation the following proposed activities will require approval from the Department of National Parks, Recreation, Sport and Racing:

- Kite Surfing Lessons (Noosa River – Frying Pan)
- Learn to Surf Lessons (Noosa North Shore)

Proposed activities to take place within Sunshine Coast waterways must be in accordance with the provisions set out in the *Transport Infrastructure (Waterways Management) Regulation 2012*, and the *Transport Operations (Marine Safety) Regulation 2004* regarding the Noosa River Marine Zone (Schedule 14A). This state legislation makes particular reference to prohibited activities such as freestyling, surfing and wave jumping. In an effort to confirm whether proposed activities received through the Registration of Interest process were considered to be prohibited activities, further clarification was sought from Maritime Safety Queensland. The State has advised as follows in relation to prohibited activities on Sunshine Coast waterways:

“A strict interpretation of the “watercraft” definition would include newer activities like kite surfing. And if they are “surfing, wave jumping or freestyling” in accordance with that definition then they are prohibited from certain areas, as defined in the Transport Infrastructure (Waterways Management) Regulation 2012.” And,

“The Noosa River requirements were overtaken by the Marine Zone established for the Noosa River at the request of council. As part of reducing regulatory duplication, the waterways management provisions have been dropped as its dealt with by the Noosa River Marine Zone, as defined in Schedule 14A in the Transport Operations (Marine Safety) Regulation 2004”.

As a result of the recent changes to the *Transport Infrastructure (Waterways Management) Regulation 2012*, and the advice from Maritime Safety Queensland, the following proposed activities have been supported by council officers, however the approval will be subject to the successful applicant obtaining approval from the state government confirming that permission had been granted for a commercial operation to occur in this area:

- Kite Surfing Lessons, Bulcock Beach – Happy Valley (existing permit)
- Kite Surfing Hire Centre, Bulcock Beach – Happy Valley
- Learn to Surf Lessons, Bulcock Beach – Happy Valley (existing permit)
- Kite Surfing Lessons, Golden Beach
- Kite Surfing Hire Centre, Golden Beach.

With the assistance of external lawyers, consideration has been given as to whether the concept of ‘commercial’ use is triggered in circumstances where a business has its operations at an appropriately zoned premises but, by necessity or otherwise, part of the business activity is carried out on community land. Some local skydiving businesses may be an example.

‘Commercial use’ of the land is a use which concerns the exchange of goods or services for money or other consideration with the intent of making a profit. It does not mean that all elements of the enterprise need to be undertaken on the community land. If any element of the business enterprise occurs on community land such that it is reasonable to conclude the community land is *used* for supplying a service for profit, the requirement for a commercial use permit is triggered. It does not matter that other activities that are part of the business enterprise take place on other land or that any payment for goods or services occurs on other land.

Possible De-amalgamation

Should the outcome of the upcoming referendum result in de-amalgamation of the former Noosa local government area, it is anticipated that the new Noosa Council will be required to carry forward the issued permits for the remainder of the permit period.

Policy

The *Community Land and Complementary Commercial Activity Policy* articulates council's position on community land and commercial activity by balancing the needs of the community with the demand for commercial activity. The policy is consistent with the themes and objectives of the Corporate Plan 2009 – 2014 and is in line with appropriate legislation.

The policy has also been drafted so that it is consistent with council's endorsed policy framework, as it is divided into strategic level policy and associated operational procedures. The implementation of these procedures is the primary responsibility of the Community Services Department.

Risk

Possible risks associated with the implementation of the 2013 application process and mitigation strategies include the following:

Risk	Mitigation
Key stakeholders miss important communication and key messages regarding the project and the application process, resulting in significant media attention.	Detailed communication plan has been developed, taking into consideration the multiple and diverse ways of communicating and ensuring key messages are delivered to appropriate audiences.
Assessment of applications results in incorrect recommendations being put forward.	Assessment criteria to be clearly documented and adequate training is provided to the assessment panel.
Existing permit holders dissatisfied with the process and implementation of the policy.	Ensure open and transparent communication is provided to key stakeholders to alleviate concerns.
Council endorsement not received in February 2013 to proceed with implementation of application process.	Ensure detailed information is provided to the Mayor and Councillors allowing for an informed decision to be made in February 2013.
Permits are not awarded prior to 30 June 2013.	Ensure commitment to proposed timeline and relevant stakeholders are advised of key dates, leading to new permits being awarded prior to the expiry of existing permits.
Applicants are not successful in obtaining a permit.	Ensure a reviewable decision process is in place, as per council's local laws.

Previous Council Resolution

Special Meeting, 18 April 2011 (SM11/17)

That Council delegate to the Chief Executive Officer to progress the matter as discussed in confidential session.

Special Meeting, 28 June 2011 (SM11/54)

That Council note the matters raised in confidential session.

Ordinary Meeting, 29 June 2011 (OM11/171)

That Council:

- (a) adopt the fees (Appendix A) Commercial Activities on Community Land – Fees 2011/2012 as an amendment to the Register of General Cost-recovery Fees and Commercial Charges 2011/2012; and*
- (b) resolve that in relation to those fees to which Section 97 of the Local Government Act 2009 apply:*
 - (i) the applicant is the person liable to pay these fees; and*
 - (ii) the fee must be paid at or before the time the application is lodged.*

Related Documentation

Related documentation to this report is as follows:

- Corporate Plan 2009 – 2014
- Council's Local Laws
- *Land Act 1994*
- *Land Regulation 2009*
- *Local Government Act 2009*
- *Recreation Areas Management Act 2006*
- Sunshine Coast Community Plan
- Sunshine Coast Economic Development Strategy 2010 - 2014
- Sunshine Coast Open Space Strategy 2011
- Sunshine Coast Social Infrastructure Strategy 2011
- *Transport Infrastructure (Waterways Management) Regulation 2012*
- *Transport Operations (Marine Safety) Regulation 2004*

In addition, the following divisional Location and Activity Assessments provide a final assessment based on the Registrations of Interest that were received in August 2012. These assessments have involved determining the holding of the land, conflicting land uses and consultation with relevant stakeholders to understand other potential impacts associated with the proposed activity location. The documents can be viewed by clicking on the below hyperlinks. Please note, no Registrations of Interest were received for Division 5, and therefore a Location and Activity Assessment does not exist for this division.

- [Division 1 – Location and Activity Assessment](#)
- [Division 2 – Location and Activity Assessment](#)
- [Division 3 – Location and Activity Assessment](#)
- [Division 4 – Location and Activity Assessment](#)
- [Division 6 – Location and Activity Assessment](#)
- [Division 7 – Location and Activity Assessment](#)
- [Division 8 – Location and Activity Assessment](#)
- [Division 9 – Location and Activity Assessment](#)
- [Division 10 – Location and Activity Assessment](#)
- [Division 11 – Location and Activity Assessment](#)
- [Division 12 – Location and Activity Assessment](#)
- [Region Wide – Location and Activity Assessment](#)

Critical Dates

- Council resolution (SM11/17) requires implementation of a new application process prior to the expiry of existing permits on 30 June 2013.
- To meet this timeframe, it is proposed that the application process be advertised from 1 March to 2 April 2013.
- Assessment of applications to take place during April and May 2013.
- Permits to be awarded to successful applicants in June 2013, prior to the expiry of existing permits on 30 June 2013.

Implementation

In order to implement the recommendations as outlined in this report, it is proposed that the following stages be implemented over the coming months:

Timeline	Stage
February 2013	<p>Stage 1: Develop the Application Process Council officers will develop an application process following feedback received from the consultation stages and in line with the guiding principles of the policy. Application Fees will be a component of the application process and based on council's recommendation.</p>
March 2013	<p>Stage 2: Advertise the Application Process The application process will be advertised through a variety of methods, these being:</p> <ul style="list-style-type: none"> • Online Communication tools (intranet, website, e-news, social media) • Print Media (media releases, advertising in local papers) • Spotlight Radio
April and May 2013	<p>Stage 3: Assessment of Applications A panel (Assessment Panel) of industry experts will be formed to carry out the assessment of the applications received. The panel will consist of professionals from diverse industries. Applications will be assessed based on the criteria outlined within the Proposal of this report.</p>
June 2013	<p>Stage 4: Awarding of Permits to Successful Applicants Following final recommendations being made by the Assessment Panel, recommendations will be presented to council for their consideration. Upon endorsement from council, permits will be issued to the successful applicants for three (3) years. Successful applicants for those areas that fall under the legal framework where the Land Act applies will be registered with relevant external agencies. Council officers will notify the successful applicants of the application process outcomes. Where successful applicants choose not to accept council's offer to conduct a business on council controlled land, council will make an offer based on the results of Stage 3: Assessment of Applications. This will involve council awarding a permit to the 2nd best applicants, if appropriate.</p>
July 2013 and ongoing	<p>Stage 5: Compliance and Monitoring Compliance and monitoring of the high-use / high-impact commercial activities on community land will be in accordance with Council's Compliance and Enforcement Policy. In the event where a successful business operator chooses not to continue operating their business during the permit period, or their permit is revoked due to continual breaches of their permit, and the remaining permit period is more than 12 months, council will advertise a further application process seeking applications from prospective business operators wishing to conduct the vacant commercial activity from the vacant location.</p>

Timeline	Stage
July 2013 to June 2016	<p>Stage 6: New Requests for High-use / High-impact Activities Should a request be received from a prospective business operator wishing to conduct a commercial activity on council-controlled land following the awarding of permits in June 2013, and the proposed commercial activity is a new concept, Council will consider the application. The application will need to include an Impact Assessment based on the proposed activity and location, and must be in line with the application process advertised in March 2013. Assessment of the application will be consistent with Stage 3: Assessment of Applications, with the Assessment Panel's recommendation being presented to council for their consideration. Any permits awarded for new requests will be valid for the duration of the remaining permit period.</p>
July 2013 to June 2016	<p>Stage 7: Vacant Permit Locations and Activities Should council not receive an application for an advertised activity, this will be treated as an available commercial permit location and will remain vacant. However, if at any time during the permit period (1 July 2013 to 30 June 2016) council receives any interest in a vacant commercial permit location, the interested operator will be required to submit an application for council's consideration and pay applicable fees. Upon receipt of the application, all relevant stakeholders will be notified, including the Divisional Councillor and the application will be assessed based on the criteria outlined in council's policy. The Assessment Panel's recommendations will be presented to council for their consideration.</p>

High-use / High-impact Commercial Use of Community Land
Appendix A (Proposed Locations and Activities)



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Acknowledgements

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Disclaimer

Information contained in this document is based on available information at the time of writing. All figures and diagrams are indicative only and should be referred to as such. While the Sunshine Coast Regional Council has exercised reasonable care in preparing this document it does not warrant or represent that it is accurate or complete. Council or its officers accept no responsibility for any loss occasioned to any person acting or refraining from acting in reliance upon any material contained in this document.

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Appendix A (Proposed locations and activities)

Proposed locations and activities – Division 1

Proposed locations and activities – Division 1

Reference	Activity category	Permitted activity	Permitted location	Permitted land size (sqm)	Permitted hours of operation	Proposed fee per sqm	Proposed discount rate	Total fee
1.1	Snacks & Drinks Business	Refreshment Van, offering hot and cold beverages and pre-packaged goods from a self-sufficient vehicle, including provision of water and electricity. Vehicle to be removed from council-controlled land, including car parks, at the end of business each day	Pioneer Park, Landsborough	12	7 days per week, 7am to 7pm	\$96	0%	\$1,152

Proposed locations and activities – Division 2

Proposed locations and activities – Division 2

Reference	Activity category	Permitted activity	Permitted location	Permitted land size (sqm)	Permitted hours of operation	Proposed fee per sqm	Proposed discount rate	Total fee
2.1	Beach Equipment Hire Business	Beach Equipment Hire (Kite Surf Hire and Stand Up Paddle Hire), with all equipment to be removed from council-controlled land, including car parks, at the end of business each day **Approval subject to the successful applicant supplying proof of state government approval for the use of Pumicestone Passage for the purpose of conducting kite surf hire and stand up paddle hire	Bulcock Beach (Happy Valley), between Beach Access 293 & 296	18	7 days per week, 7am to 7pm	\$96	0%	\$ 1,728
2.2	Surf Based Business	Kite Surfing Lessons, with up to four (4) students and two (2) kites flying at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson **Approval subject to the successful applicant supplying proof of state government approval, for the use of Pumicestone Passage for the purpose of conducting kite surfing lessons	Bulcock Beach (Happy Valley), between Beach Access 293 & 296	30	7 days per week, 7am to 7pm	\$96	50%	\$ 1,440
2.3	Surf Based Business	Learn to Surf Lessons, with the number of students 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 **Approval subject to the successful applicant supplying proof of state government approval, for the use of Pumicestone Passage for the purpose of conducting learn to surf lessons	Bulcock Beach (Happy Valley), between Beach Access 293 & 296	18	7 days per week, 7am to 7pm	\$96	50%	\$ 864
2.4	Miscellaneous Business	Tandem Skydiving & Parachute Landings, with all equipment to be removed from council-controlled land, including car parks, following each landing	Bulcock Beach (Happy Valley), between Beach Access 293 & 296	50	7 days per week, 7am to 7pm	\$96	50%	\$ 2,400
2.5	Snacks & Drinks Business	Refreshment Van, offering hot and cold beverages and pre-packaged goods from a self-sufficient vehicle, including provision of water and electricity. Vehicle to be removed from council-controlled land, including car parks, at the end of business each day	Happy Valley Car Park, Bulcock Beach	12	7 days per week, 7am to 7pm	\$96	0%	\$ 1,152
2.6	Surf Based Business	Learn to Surf Lessons & Elite Surf Coaching, with the number of students 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	Dicky Beach north of Annr Street, between Beach Access 261 and 262	18	7 days per week, 7am to 7pm	\$96	50%	\$ 864

Reference	Activity category	Permitted activity	Permitted location	Permitted land size (sqm)	Permitted hours of operation	Proposed fee per sqm	Proposed discount rate	Total fee
2.7	Surf Based Business	Learn to Surf Lessons, with the number of students 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	Dicky Beach, between Beach Access 263 and 267	18	7 days per week, 7am to 7pm	\$96	50%	\$ 864
2.8	Beach Equipment Hire Business	Beach Equipment Hire (Kite Surf Hire and Stand Up Paddla Hire), with all equipment to be removed from council-controlled land, including car parks, at the end of business each day **Approval subject to the successful applicant supplying proof of state government approval for the use of Pumicestone Passage for the purpose of conducting kite surf hire and stand up paddle hire	Golden Beach, adjacent to house number 89 Esplanade, Golden Beach	18	7 days per week, 7am to 7pm	\$96	0%	\$ 1,728
2.9	Surf Based Business	Kite Surfing Lessons with up to four (4) students and two (2) kites flying at any one time and Stand Up Paddla Lessons, with the number of students not to exceed eight (8) at any one time, with all equipment to be removed from council-controlled land, including car parks, following each lesson **Approval subject to the successful applicant supplying proof of state government approval for the use of Pumicestone Passage for the purpose of conducting kite surfing lessons and stand up paddle lessons	Golden Beach, adjacent to house number 89 Esplanade, Golden Beach	30	7 days per week, 7am to 7pm	\$96	50%	\$ 1,440
2.10	Miscellaneous Business	Amphibious Environmental Tours, with two (2) tours per day, commencing at 9am and 2pm, with LARC vehicle to be removed from council-controlled land, including car parks, following each tour. **Approval subject to the submission of an engineer's report from the successful applicant, confirming the structural capacity of the existing reinforced concrete ramp is suitable for a fully loaded LARC, along with providing to council a \$20,000 bank guarantee to contribute to any potential damage to the Short Street Boat Ramp, as a result of LARC operations	Leach Park Car Park and Short Street Boat Ramp, Golden Beach	25	6 days per week, and not on a Sunday, 8am to 5pm	\$96	50%	\$ 1,200
2.11	Snacks & Drinks Business	Refreshment Van, offering hot and cold beverages and pre-packaged goods from a self-sufficient vehicle, including provision of water and electricity. Vehicle to be removed from council-controlled land, including car parks, at the end of business each day	Leach Park Car Park, Golden Beach	12	7 days per week, 7am to 7pm	\$96	0%	\$ 1,152
2.12	Miscellaneous Business	Beach Massage including tanning, waxing and sunscreen services, including a 3m x 3m shade structure, with all equipment to be removed from council-controlled land, including car parks, at the end of business each day	Kings Beach, adjacent to Access 284 & 285	12	7 days per week, 7am to 7pm	\$96	0%	\$ 1,152

Reference	Activity category	Permitted activity	Permitted location	Permitted land size (sqm)	Permitted hours of operation	Proposed fee per sqm	Proposed discount rate	Total fee
2.13	Surf Based Business	Learn to Surf Lessons, with the number of students 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	Kings Beach, between Beach Access 283 & 291	18	7 days per week, 7am to 7pm	\$96	50%	\$ 864
2.14	Miscellaneous Business	Tandem Skydiving & Parachute Landings, with all equipment to be removed from council-controlled land, including car parks, following each landing	Kings Beach, between Beach Access 290 & 291	50	7 days per week, 7am to 7pm, between the months of May and August, excluding school holidays and public holidays	\$96	50%	\$ 2,400
2.15	Miscellaneous Business	Staffed Cloakroom, including a 3m x 3m shade structure and all equipment to be removed from council-controlled land, including car parks, at the end of business each day	Kings Beach, between Beach Access 287 and 288	12	7 days per week, 7am to 7pm	\$96	0%	\$ 1,152
2.16	Miscellaneous Business	Bungee Trampoline, with provision of bungee trampoline equipment to be placed on council-controlled land for duration of permit period	Kings Beach Fountain area	25	7 days per week, 7am to 7pm	\$96	0%	\$ 2,400
2.17	Miscellaneous Business	Tandem Skydiving & Parachute Landings, with all equipment to be removed from council-controlled land, including car parks, following each landing	Moffat Beach, between Tooway Creek & Beach Access 272	50	7 days per week, 7am to 7pm	\$96	50%	\$ 2,400
2.18	Beach Equipment Hire Business	Kayak Hire & Tours, with up to eight (8) kayaks to be stored on a trailer when not in use and all equipment to be removed from council-controlled land, including car parks, at the end of business each day	Moffat Beach Boat Ramp & Beach Foreshore, Moffat Beach	18	7 days per week, 7am to 7pm	\$96	0%	\$1,728

High-use / High-impact Commercial Use of Community Land Appendix A (Proposed Locations and Activities)

Proposed locations and activities – Division 4

Proposed locations and activities – Division 4

Reference	Activity category	Permitted activity	Permitted location	Permitted land size (sqm)	Permitted hours of operation	Proposed fee per sqm	Proposed discount rate	Total fee
4.1	Surf Based Business	Learn to Surf Lessons and Elite Surf Coaching, with the number of students 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	Alexandra Headlands Beach, between Beach Access 156 & 163	18	7 days per week, 7am to 7pm	\$95	50%	\$855
4.2	Miscellaneous Business	Staffed Cloakroom, with 3m x 3m shade structure and all equipment to be removed from council-controlled land, including car parks, at the end of business each day	Alexandra Headland Beach, 50m south of Beach Access 160	12	7 days per week, 7am to 7pm	\$95	0%	\$1,140
4.3	Snacks and Drinks Business	Refreshment Van, offering hot and cold beverages and pre-packaged goods from a self-sufficient vehicle, including provision of water and electricity. Vehicle to be removed from council-controlled land, including car parks, at the end of business each day	Alexandra Headland Car Park, top of Alex Hill	12	7 days per week, 7am to 7pm	\$95	0%	\$1,140
4.4	Surf Based Business	Learn to Surf Lessons and Elite Surf Coaching, with the number of students 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	Buddina Beach, between Beach Access 204 & 209	18	7 days per week, 7am to 7pm	\$96	50%	\$864
4.5	Miscellaneous Business	Staffed Cloakroom, with 3m x 3m shade structure and all equipment to be removed from council-controlled land, including car parks, at the end of business each day	Buddina Beach, Beach Access 222	12	7 days per week, 7am to 7pm	\$96	0%	\$1,152
4.6	Beach Equipment Hire Business	Beach Equipment Hire, including watercraft, however no powered vessels, with all equipment to be removed from council-controlled land, including car parks, at the end of business each day	Mooloolaba Beach, Beach Access 195	16	7 days per week, 7am to 7pm	\$95	0%	\$1,520
4.7	Surf Based Business	Learn to Surf Lessons and Elite Surf Coaching, with the number of students 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, between Beach Access 182 and 183	18	7 days per week, 7am to 7pm	\$95	50%	\$855
4.8	Snacks and Drinks Business	Refreshment Van, offering hot and cold beverages and pre-packaged goods from a self-sufficient vehicle, including provision of water and electricity. Vehicle to be removed from council-controlled land, including car parks, at the end of business each day	Urunga Esplanade Car Park, Mooloolaba	12	7 days per week, 7am to 7pm	\$95	0%	\$1,140

8 High-use / High-Impact Commercial Use of Community Land Appendix A (Proposed Locations and Activities)

Reference	Activity category	Permitted activity	Permitted location	Permitted land size (sqm)	Permitted hours of operation	Proposed fee per sqm	Proposed discount rate	Total fee
4.9	Surf Based Business	<p>Kayak Lessons, with the number of students 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</p> <p>**Approval subject to the successful applicant supplying proof of state government approval for the use of Mooloolah River for the purpose of conducting kayak lessons.**</p>	Charles Clark Park, Mooloolaba	18	7 days per week, 7am to 7pm	\$95	50%	\$855
4.10	Surf Based Business	<p>Stand Up Paddle Lessons, with the number of students 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</p> <p>**Approval subject to the successful applicant supplying proof of state government approval for the use of Mooloolah River for the purpose of conducting stand up paddle lessons.</p>	Penny Lane Park, Mooloolaba	18	7 days per week, 7am to 7pm	\$95	50%	\$855
4.11	Surf Based Business	Learn to Surf Lessons, with the number of students 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	Point Cartwright, between Beach Access 198 & 199	18	7 days per week, 7am to 7pm	\$95	50%	\$864

Proposed locations and activities – Division 8

Proposed locations and activities – Division 8

Reference	Activity category	Permitted activity	Permitted location	Permitted land size (sqm)	Permitted hours of operation	Proposed fee per sqm	Proposed discount rate	Total fee
8.1	Surf Based Business	Learn to Surf Lessons, including surf awareness, with the number of students 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	Marcoola Beach, between Beach Access 100 & 117	18	7 days per week, 7am to 7pm	\$95	50%	\$ 855
8.2	Miscellaneous Business	Tandem Skydiving & Parachute Landings with all equipment to be removed from council-controlled land, including car parks, following each landing	Marcoola Beach, between Beach Access 104 & 105	60	7 days per week, 7am to 7pm	\$95	50%	\$2,850
8.3	Beach Equipment Hire Business	Beach Equipment Hire (Stand Up Paddle Boards only) with all equipment to be removed from council-controlled land, including car parks, at the end of business each day	Maroochy River, between First Jetty and Boat Shed Restaurant	16	7 days per week, 7am to 7pm	\$95	0%	\$1,520
8.4	Beach Equipment Hire Business	Catamaran Hire, with up to three (3) Catamarans permitted to be onsite for the duration of the permit period	Maroochy River, adjacent to 141 Bradman Avenue, Maroochydhore	30	7 days per week, 7am to 7pm	\$95	0%	\$2,850
8.5	Surf Based Business	Stand Up Paddle Lessons, with the number of students 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	Maroochy River, between First Jetty and Boat Shed Restaurant	18	7 days per week, 7am to 7pm	\$95	50%	\$ 855
8.6	Surf Based Business	Kite Surfing Lessons, with no more than four (4) students and two (2) kites flying at any one time, with all equipment to be removed from council-controlled land, including car parks, following each lesson **Approval subject to the successful applicant supplying proof of state government approval for the purpose of conducting kite surfing lessons at the Maroochy River Mouth	Maroochy River Mouth, northern foreshore	30	7 days per week, 7am to 7pm	\$95	50%	\$1,425
8.7	Snacks & Drinks Business	Refreshment Van, offering hot and cold beverages and pre-packaged goods from a self-sufficient vehicle, including provision of water and electricity. Vehicle to be removed from council-controlled land, including car parks, at the end of business each day	Ocean Street, Maroochydhore	12	Wednesday to Sunday, 9pm to 4am	\$95	50%	\$ 570

10 High-use / High-Impact Commercial Use of Community Land Appendix A (Proposed Locations and Activities)

Reference	Activity category	Permitted activity	Permitted location	Permitted land size (sqm)	Permitted hours of operation	Proposed fee per sqm	Proposed discount rate	Total fee
8.8	Surf Based Business	Learn to Surf Lessons and Elite Surf Coaching, with the number of students 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	Maroochydore Beach, between Beach Access 143 & 146	18	7 days per week, 7am to 7pm	\$95	50%	\$ 855
8.9	Surf Based Business	Stand Up Paddla Lessons, with the number of students 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	Maroochydore Beach, Beach Access 143	18	7 days per week, 7am to 7pm	\$95	50%	\$ 855
8.10	Miscellaneous Business	Staffed Cloakroom, with 3m x 3m shade structure and all equipment to be removed from council-controlled land, including car parks, at the end of business each day	Maroochydore Beach between Beach Access 146-147	12	7 days per week, 7am to 7pm	\$95	0%	\$1,140
8.11	Snacks & Drinks Business	Refreshment Van, offering hot and cold beverages and pre-packaged goods from a self-sufficient vehicle, including provision of water and electricity. Vehicle to be removed from council-controlled land, including car parks, at the end of business each day	Mount Cooloolm Car Park	12	7 days per week, 7am to 7pm	\$95	0%	\$1,140
8.12	Surf Based Business	Learn to Surf Lessons, with the number of students 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	Mudjimba Beach, between Beach Access 117 & 132	18	7 days per week, 7am to 7pm	\$95	50%	\$ 855
8.13	Miscellaneous Business	Tandem Skydiving & Parachute Landings, with all equipment to be removed from council-controlled land, including car parks, following each landing	Mudjimba Beach, between Beach Access 121 & 122	60	7 days per week, 7am to 7pm	\$95	50%	\$2,850
8.14	Miscellaneous Business	Tandem Skydiving & Parachute Landings, with all equipment to be removed from council-controlled land, including car parks, following each landing	Yaroomba Beach, between Beach Access 90 & 92	60	7 days per week, 7am to 7pm	\$95	50%	\$2,850

Proposed locations and activities – Division 9

Proposed locations and activities – Division 9

Reference	Activity category	Permitted activity	Permitted location	Permitted land size (sqm)	Permitted hours of operation	Proposed fee per sqm	Proposed discount rate	Total fee
9.1	Beach Equipment Hire Business	Beach Equipment Hire, including the hire of watercraft from trailer, with all equipment to be removed from council-controlled land, including car parks, at the end of business each day	Coolum Beach, between Beach Access 69 & 81	16	7 days per week, 7am to 7pm	\$95	0%	\$1520
9.2	Surf Based Business	Learn to Surf Lessons and Elite Surf Coaching, with the number of students 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	Coolum Beach, between Beach Access 69 & 81	18	7 days per week, 7am to 7pm	\$95	50%	\$855
9.3	Miscellaneous Business	Staffed Cloakroom, with 3m x 3m shade structure with all equipment to be removed from council-controlled land, including car parks, at the end of business each day	Coolum Beach, 50m south of Beach Access 79	12	7 days per week, 7am to 7pm	\$95	0%	\$1140
9.4	Surf Based Business	Kite Surfing Lessons with up to four (4) students and two (2) kites flying at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson	Between Peregrian Beach, Beach Access 50 & Stumers Creek, Beach Access 69, outside of flagged bathing areas	30	7 days per week, 7am to 7pm	\$95	50%	\$1425
9.5	Surf Based Business	Stand Up Paddle Lessons, with the number of students not to exceed eight (8) at any one time with all equipment to be removed from council-controlled land, including car parks, following each lesson	Coolum Beach (Stumers Creek), between Beach Access 68d and 70	18	7 days per week, 7am to 7pm	\$95	50%	\$855
9.6	Beach Equipment Hire Business	Beach Equipment Hire, including the hire of watercraft, with all equipment to be removed from council-controlled land, including car parks, at the end of business each day	Yaroomba Beach, between Beach Access 85 & 89	16	7 days per week, 7am to 7pm	\$95	0%	\$1520
9.7	Surf Based Business	Learn to Surf Lessons, including surf awareness, with the number of students 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	Yaroomba Beach, between Beach Access 85 & 89	18	7 days per week, 7am to 7pm	\$95	50%	\$855
9.8	Surf Based Business	Stand Up Paddle Lessons, with the number of students 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	Yaroomba Beach, between Beach Access 85 & 89	18	7 days per week, 7am to 7pm	\$95	50%	\$855

12 High-use / High-Impact Commercial Use of Community Land Appendix A (Proposed Locations and Activities)

Proposed locations and activities – Division 10

Proposed locations and activities – Division 10

Reference	Activity category	Permitted activity	Permitted location	Permitted land size (sqm)	Permitted hours of operation	Proposed fee per sqm	Proposed discount rate	Total fee
10.1	Snacks & Drinks Business	Refreshment Van, offering hot and cold beverages and pre-packaged goods from a self-sufficient vehicle, including provision of water and electricity. Vehicle to be removed from council-controlled land, including car parks, at the end of business each day	Little Yabba Creek, Kenilworth	12	7 days per week, 7am to 7pm	\$95	0%	\$1140
10.2	Snacks & Drinks Business	Refreshment Van, offering hot and cold beverages and pre-packaged goods from a self-sufficient vehicle, including provision of water and electricity. Vehicle to be removed from council-controlled land, including car parks, at the end of business each day	Quota Park, Nambour	12	7 days per week, 7am to 7pm	\$95	0%	\$1140

Proposed locations and activities – Division 11

Proposed locations and activities – Division 11

Reference	Activity category	Permitted activity	Permitted location	Permitted land size (sqm)	Permitted hours of operation	Proposed fee per sqm	Proposed discount rate	Total fee
11.1	Surf Based Business	Kite Surfing Lessons, with up to four (4) students and two (2) kites flying at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson	Castaways Beach (Burgess Creek), between Beach Access 38 and 39 (outside of flagged bathing areas)	30	7 days per week, 7am to 7pm	\$236	50%	\$3540
11.2	Surf Based Business	Kite Surfing Lessons, with up to four (4) students and two (2) kites flying at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson	Lake Weyba foreshore	30	7 days per week, 7am to 7pm	\$155	50%	\$2325
11.3	Surf Based Business	Stand Up Paddle Lessons, including Stand Up Paddle Yoga, with the number of students 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	Foreshore, Lake Weyba (adjacent to 181 Lake Weyba Drive, Weyba Downs)	18	7 days per week, 7am to 7pm	\$155	50%	\$1395
11.4	Beach Equipment Hire Business	Beach Equipment Hire, including hire of watercraft with all equipment to be removed from council-controlled land, including car parks, at the end of business each day	Noosa Main Beach, in front of the Netanya Building	16	7 days per week, 7am to 7pm	\$236	0%	\$3776
11.5	Miscellaneous Business	Beach Massage, for up to three (3) massage tables, including 3m x 3m shade structure, with all equipment to be removed from council-controlled land, including car parks, at the end of business each day	Noosa Main Beach, in front of the Sea Haven building	12	7 days per week, 7am to 7pm	\$236	0%	\$2832
11.6	Surf Based Business	Surf Dancing Lessons, with up to eight (8) students and the number of classes operating within the permit area not to exceed four (4) at any one time with all equipment to be removed from council-controlled land, including car parks, following each lesson	Noosa Main Beach at Beach Access 23	25	7 days per week, 7am to 7pm	\$236	50%	\$2950
11.7	Miscellaneous Business	Ferry Services, with all equipment to be removed from council-controlled land, including car parks, at the end of business each day **Approval of Sheraton Resort Jetty subject to the successful applicant supplying proof of Sheraton Resort approval for the intended use	From Settlers Cove Jetty to Noosa Woods Jetty and/or Sheraton Resort	12	7 days per week, 7am to 7pm	\$236	50%	\$1416

14 High-use / High-Impact Commercial Use of Community Land Appendix A (Proposed Locations and Activities)

Reference	Activity category	Permitted activity	Permitted location	Permitted land size (sqm)	Permitted hours of operation	Proposed fee per sqm	Proposed discount rate	Total fee
11.8	Surf Based Business	Stand Up Paddle Lessons, with the number of students 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	Foreshore, adjacent to Noosa Heads Lions Park	18	7 days per week, 7am to 7pm	\$236	50%	\$2124
11.9	Surf Based Business	Surf Dancing Lessons, with up to eight (8) students and the number of classes operating within the permit area not to exceed four (4) at any one time with all equipment to be removed from council-controlled land, including car parks, following each lesson	Noosa River Mouth	25	7 days per week, 7am to 7pm	\$236	50%	\$2950
11.10	Snacks & Drinks Business	Refreshment Van, offering hot and cold beverages and pre-packaged goods from a self-sufficient vehicle, including provision of water and electricity. Vehicle to be removed from council-controlled land, including car parks, at the end of business each day	Noosa Spit Car Park (1 car parking space)	12	7 days per week, 7am to 7pm	\$236	0%	\$2832
11.12	Beach Equipment Hire Business	Beach Equipment Hire, excluding the hire of watercraft with all equipment to be removed from council-controlled land, including car parks, at the end of business each day	Noosa West Beach, 20m west of Beach Access 16	16	7 days per week, 7am to 7pm	\$236	0%	\$3776
11.13	Beach Equipment Hire Business	Catamaran Hire with up to three (3) catamarans to be stored on Noosa West Beach for duration of permit period	Noosa West Beach, between Beach Access 11 & 12	30	7 days per week, 7am to 7pm	\$236	0%	\$7080
11.14	Beach Equipment Hire Business	Kayak Hire & Tours, with up to eight (8) kayaks to be stored on a trailer when not in use and trailer to be removed from council-controlled land, including car parks, at the end of business each day	Noosa West Beach at Beach Access 14	16	7 days per week, 7am to 7pm	\$236	0%	\$3776
11.15	Surf Based Business	Learn to Surf Lessons, including surf and ocean awareness, with the number of students per class not to exceed eight (8) and the number of classes not to exceed four (4) at any one time. Includes provision of a 3m x 3m shade structure with all equipment to be removed from council-controlled land, including car parks, at the end of business each day	Noosa West Beach at Beach Access 14	30	7 days per week, 7am to 7pm	\$236	0%	\$7080
11.16	Surf Based Business	Learn to Surf Lessons, including surf and ocean awareness, with two (2) lessons to be conducted per day (not to be conducted simultaneously), and each session to consist of no more than two (2) classes and each class to have a maximum of eight (8) students. All equipment to be removed from council-controlled land, including car parks, following each lesson	Noosa West Beach, 50m west of Beach Access 12	18	7 days per week, 7am to 7pm	\$236	50%	\$2124

Reference	Activity category	Permitted activity	Permitted location	Permitted land size (sqm)	Permitted hours of operation	Proposed fee per sqm	Proposed discount rate	Total fee
11.17	Surf Based Business	Learn to Surf Lessons, including surf and ocean awareness, with two (2) lessons to be conducted per day (not to be conducted simultaneously), and each session to consist of no more than two (2) classes and each class to have a maximum of eight (8) students. All equipment to be removed from council-controlled land, including car parks, following each lesson	Noosa West Beach, 50m east of Beach Access 12	18	7 days per week, 7am to 7pm	\$236	50%	\$2124
11.18	Surf Based Business	Stand Up Paddle Lessons, with the number of students per class not to exceed eight (8) and the number of classes not to exceed (2) at any one time. All equipment to be removed from council-controlled land, including car parks, following each lesson	Noosa West Beach, 50m west of Beach Access 11	18	7 days per week, 7am to 7pm	\$236	50%	\$2124
11.19	Surf Based Business	Surf Dancing Lessons, with up to eight (8) students and the number of classes operating within the permit area not to exceed four (4) at any one time with all equipment to be removed from council-controlled land, including car parks, following each lesson	Noosa West Beach (between the rock groyne) at Beach Access 10	25	7 days per week, 7am to 7pm	\$236	50%	\$2950
11.20	Beach Equipment Hire Business	Beach Equipment Hire, including hire of watercraft from a trailer with all equipment to be removed from council-controlled land, including car parks, at the end of business each day	Peregian Beach at Beach Access 60	16	7 days per week, 7am to 7pm	\$155	0%	\$2480
11.21	Surf Based Business	Learn to Surf Lessons & Elite Surf Coaching, with the number of students 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	Peregian Beach, between Beach Access 56 and 59	18	7 days per week, 7am to 7pm	\$155	50%	\$1395
11.22	Miscellaneous Business	Tandem Skydiving & Parachute Landings, with all equipment to be removed from council-controlled land, including car parks, following each landing	Peregian Beach, between Beach Access 54 and 56 or between Beach Access 59 and 60	50	7 days per week, 7am to 7pm	\$155	50%	\$3875
11.23	Surf Based Business	Stand Up Paddle Lessons, with the number of students 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	Peregian Beach, between Beach Access 56 and 59	18	7 days per week, 7am to 7pm	\$155	50%	\$1395
11.24	Surf Based Business	Learn to Surf Lessons, with the number of students 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	Sunshine Beach, between Beach Access 26 and 29	18	7 days per week, 7am to 7pm	\$236	50%	\$2124
11.25	Miscellaneous Business	Tandem Skydiving & Parachute Landings, with all equipment to be removed from council-controlled land, including car parks, following each landing	Sunshine Beach, between Beach Access 33 and 34	50	7 days per week, 7am to 7pm	\$236	50%	\$5900

16 High-use / High-Impact Commercial Use of Community Land Appendix A (Proposed Locations and Activities)

Reference	Activity category	Permitted activity	Permitted location	Permitted land size (sqm)	Permitted hours of operation	Proposed fee per sqm	Proposed discount rate	Total fee
11.26	Surf Based Business	Stand Up Paddle Lessons, with the number of students 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	Sunshine Beach, between Beach Access 26 and 29	18	7 days per week, 7am to 7pm	\$236	50%	\$2124

Proposed locations and activities – Division 12

Proposed locations and activities – Division 12

Reference	Activity category	Permitted activity	Permitted location	Permitted land size (sqm)	Permitted hours of operation	Proposed fee per sqm	Proposed discount rate	Total fee
12.1	Beach Equipment Hire Business	Hire of canoes, kayaks and innies with all equipment to be removed from council-controlled land, including car parks, at the end of business each day	Foreshore, Lake Cootharaba (40m south of general store, adjacent to 14 Boreen Parade, Boreen Point)	25	7 days per week, 7am to 7pm	\$236	0%	\$5900
12.2	Surf Based Business	Kite Surfing Lessons, with up to four (4) students and two (2) kites flying at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson	Duns Beach, Lake Cootharaba	50	7 days per week, 7am to 7pm	\$236	50%	\$5900

18 High-use / High-impact Commercial Use of Community Land Appendix A (Proposed Locations and Activities)

Proposed locations and activities – Region wide

Proposed locations and activities – Region wide

Reference	Activity category	Permitted activity	Permitted location	Permitted land size (sqm)	Permitted hours of operation	Proposed fee per sqm	Proposed discount rate	Total fee
13.1	Surf Based Business	Learn to Surf Lessons & Elite Surf Coaching, with classes of up to eight (8) students at any one time with all equipment to be removed from council-controlled land, including car parks, following each lesson (5 Permits available)	At the following Sunshine Coast Beaches: <ul style="list-style-type: none"> • Sunshine Beach • Coolool Beach • Maroochydore Beach • Wurtulla Beach 	18	7 days per week, 7am to 7pm	\$187	50%	\$1683
13.2	Surf Based Business	Surfing Tours with all equipment to be removed from council-controlled land, including car parks, following each tour (5 Permits available)	At the following Sunshine Coast Beaches: <ul style="list-style-type: none"> • Noosa Main Beach • Sunshine Beach • Coolool Beach • Maroochydore Beach • Wurtulla Beach • Dicky Beach 	18	7 days per week, 7am to 7pm	\$187	50%	\$1683
13.3	Surf Based Business	Kite Surfing Lessons with up to four (4) students and two (2) kites flying at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson (3 Permits available)	At the following Sunshine Coast Beaches: <ul style="list-style-type: none"> • Sunshine Beach • Peregian Beach • Coolool Beach (Stumers Creek) • Maroochy River Mouth (Northern Shore) • Currimundi Beach 	18	7 days per week, 7am to 7pm	\$187	50%	\$1683
13.4	Miscellaneous Business	Mobile Dog Washing, with all equipment to be removed from council-controlled land, including car parks, at the end of business each day (3 Permits available)	Within car parks at the following dog off-leash areas: <ul style="list-style-type: none"> • Lake Weyba Reserve, Lake Weyba • Keith Royal Park, Maroocha • Petrie Park, Nambour • Elizabeth Daniels Park, Buderim • Ridgelaan Park, Aroona • Mill Park, Beerwah 	12	7 days per week, 7am to 7pm	\$187	50%	\$1122

High-use / High-impact Commercial Use of Community Land
Appendix A (Proposed Locations and Activities)

Sunshine Coast
Council

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High-use / High-impact Commercial Use of Community Land
Appendix B (Proposed Fees and Charges)



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Acknowledgements

Council wishes to thank all contributors and stakeholders involved in the development of this document.

Disclaimer

Information contained in this document is based on available information at the time of writing. All figures and diagrams are indicative only and should be referred to as such. While the Sunshine Coast Regional Council has exercised reasonable care in preparing this document it does not warrant or represent that it is accurate or complete. Council or its officers accept no responsibility for any loss occasioned to any person acting or refraining from acting in reliance upon any material contained in this document.

Appendix B (Proposed fees and charges)

Proposed fees and charges

Description	Proposed Fee
Proposed High-use / High-impact Commercial Use Application Fee	
Application fee (non-refundable)	\$515.00
Proposed Permit Fees (per square meter)	
High-use / High-impact (Region Wide) permit fee per square meter	\$187.00
High-use / High-impact (Cooroy) permit fee per square meter	\$141.00
High-use / High-impact (Former Caloundra local government area) permit fee per square meter	\$ 96.00
High-use / High-impact (Former Maroochy local government area) permit fee per square meter	\$ 95.00
High-use / High-impact (Hastings Street Foreshore) permit fee per square meter	\$236.00
High-use / High-impact (Hastings Street Terrace) permit fee per square meter	\$236.00
High-use / High-impact (Noosa Junction) permit fee per square meter	\$236.00
High-use / High-impact (Noosaville) permit fee per square meter	\$236.00
High-use / High-impact (Peregian Beach) permit fee per square meter	\$155.00
High-use / High-impact (Pomona) permit fee per square meter	\$155.00
High-use / High-impact (Sunshine Beach) permit fee per square meter	\$236.00
High-use / High-impact (Tewantin) permit fee per square meter	\$236.00

Proposed discounts

Description	Proposed discount
Full time use of council controlled land <i>Discount applies to permitted activities, where:</i> <ul style="list-style-type: none"> access to council controlled land is daily equipment is used on council-controlled land during permitted hours only 	0%
Part time use of council-controlled land <i>Discount applies to permitted activities, where:</i> <ul style="list-style-type: none"> access to council controlled land is limited, not an all-day operation equipment is removed from council-controlled land following each lesson, or activity 	50%
Multiple permit holder <i>Discount applies to permits, where:</i> <ul style="list-style-type: none"> the same permit holder is awarded more than one (1) permit; and the permits are awarded for the same type of activity 	25%


Proposed payment options

Description
Available payment options <ul style="list-style-type: none"> Annual payment, 30 days following date of invoice; or Quarterly payments, with scheduled due dates; or Monthly payments, with scheduled due dates. <p><i>*Direct debit is available for all above payment options</i></p> <p><i>*Pro-rata fees will be available for permits issued throughout the permit period (1 July 2013 to 30 June 2016)</i></p>

High-use / High-impact Commercial Use of Community Land
Appendix B (Proposed Fees and Charges)

Sunshine Coast
Council

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 Sunshine Coast Regional Council	
STRATEGIC POLICY Community Land and Complementary Commercial Activity	
Corporate Plan Reference:	Robust Economy 1.2 Support for local businesses Ecological Sustainability 2.2 Our natural environment preserved for the future 2.4 Healthy waterways and foreshores Health & Wellbeing 4.2 Active lifestyles Social Cohesion 5.1 Equity and opportunities for all 5.3 Sense of identity and belonging Managing Growth 7.1 The areas for growth and renewal are clearly defined 7.4 Timely and appropriate infrastructure and service provision Great Governance 8.1 Ethical, accountable and transparent decision-making
Endorsed by Council on:	27 April 2011
Policy Owner and Department:	Manager Community Response, Community Services Department

INTRODUCTION

The Sunshine Coast region is widely acknowledged as one of the most desirable places in the world to live, work and play. The Sunshine Coast Council’s vision is “to be Australia’s most sustainable region – vibrant, green and diverse”. Our community land is already in high demand for the community uses it is intended for, and Council receives increasing numbers of proposals for commercial activity on community land. Forecast population growth, increased living densities, a more health-aware and physically active community, and the use of community spaces by the large number of visitors that enjoy the region are all factors contributing to the increased demand. There are limitations on allocating community land in areas that are already built, such as coastal communities. As our region continues to experience significant growth, our intention is to balance that growth with the preservation of our environmental, economic and social values.

POLICY PURPOSE

This policy supersedes all previous policies in relation to commercial use of community land. The purpose of this policy is to outline the framework and principles for making decisions about the allocation and use of community land for commercial activities. This policy ensures that community use remains paramount, while allowing for the operation of commercial activities in circumstances that also provide a benefit to the community.

POLICY OUTCOME

The outcome of this policy is that any commercial activity on community land is complementary to the land’s primary purpose of community use and limited to a level that provides benefits to the community.

STRATEGIC POLICY – Community Land and Complementary Commercial Activity

POLICY SCOPE

This policy applies to ongoing commercial activity on Council-controlled community land. In general this includes freehold land and land under the control or management of Council such as parks, reserves under the *Land Act 1994* (Land Act), roadways (formed and unformed) other than State controlled roads, pathways, footpaths, bathing reserves and foreshores. The holding of the land determines the legal framework from which Council may consider applying this policy. Local laws can apply to Council freehold and roads, foreshores and bathing reserves and the Land Act applies to reserves under the Land Act that Council holds as trustee.

This policy does not apply to:

- footpath dining and trading, markets, leased sports grounds, advertising signs, community celebrations and events, and street performances which are managed by other policies, and
- commercial activities on National Parks, land and waterways that are controlled directly by the State, including schools, private land and any other land and waterways that Council does not control.

POLICY STATEMENT

Council acknowledges that the purpose of community land is primarily for community use. Council is committed to ensuring that land set aside for the community is preserved for such community use in accordance with its obligations under the *Land Act 1994* and the *Local Government Act 2009* and relevant Local Laws. The preservation of community land for its primary purpose is paramount; however it is recognised that in some circumstances, a secondary use such as commercial use of community land may enhance the use of community land and provide a benefit to the community. Council may consider granting the commercial use of community land in limited circumstances, in alignment with the principles set out in this policy.

GUIDING PRINCIPLES

The following principles apply to all commercial use of community land in accordance with this policy.

1. Community Use Takes Precedence

When making decisions about commercial use of community land, the primary purpose of the land is the first consideration. The uses and users of community land that take precedence over commercial use include, but are not limited to:

- Informal social gatherings and celebrations
- Formal events and celebrations
- Quiet reflection
- Passive recreational activities
- Residents and tourists
- Community groups
- Amenity of the local area

An assessment of whether the land can accommodate and sustain an ongoing commercial use will consider the above examples. Where a proposed commercial use conflicts with or cannot be accommodated without detriment to the primary purpose, the proposal will not be approved. Commercial use of community land for individual gain alone is not in accordance with the purpose for which the land has been set aside. If a commercial activity can be operated from private land, it should occur on private land.

2. Alignment with Council's Vision

Proposals for the commercial use of community land must align with Council's vision and strategic direction as articulated in Council's Corporate Plan.

3. Community Benefit

Commercial use of community land must provide benefits to the community, and may include commercial activities that:
promote the primary purpose of the land; or

STRATEGIC POLICY – Community Land and Complementary Commercial Activity

- support or service the needs of the users of that land, where they are unable to be serviced from adjoining private land; or
- contributes to Sunshine Coast tourism; and
- will not diminish the purpose of the land or level of service provided, i.e. will not have an unreasonable adverse effect on free and equitable access to the land or its use; and
- cannot operate anywhere other than the community land, such as aquatic activities.

4. Limited Impact

Commercial use of community land must not unduly impact on the primary users of the community land, local businesses, the environment or Council assets and maintenance. To assess the potential impact on the community land, the following will be considered:

- noise and other pollution,
- visual impacts,
- flora and fauna,
- access,
- safety,
- increased use and degradation of the space,
- the local community's desire and tolerance for the proposed activity,
- local area's population and growth, and the ability for the location to support various types of activities.

5. Compliance with other agencies' requirements

Depending on the location, some applications may also specify special requirements such as the following:

- satisfactory land management plans, and
- approval of other authorising agencies such as the Department of Environment and Resource Management and the Department of Transport and Main Roads.

Assessment of proposals for commercial activities are subject to native title and community consultation.

6. Permit-based Approval - No Exclusive Use or Ongoing Rights

Council has a preference for diversity and competition amongst permit-holders, and the potential for market dominance will be taken into account when awarding permits.

Applicants should be aware that permits do not grant exclusive use to the land and do not confer ongoing occupation rights. Further, permits are not transferable and a permit may be revoked without compensation in specified circumstances such as unsatisfactory safety standards or lack of compliance with permit conditions. At the end of each permit term, a new application must be made, regardless of whether that activity has previously operated in that location or not.

Applicants must address the required assessment criteria and be able to meet the requirements of the permit as issued. Applicant must meet the following minimum requirements:

- i. Commitment to giving priority to community use;
- ii. Commitment to non-exclusive use of community land;
- iii. Commitment to non-transferability of permits;
- iv. Providing and undertaking to meet industry safety standards;
- v. Possess the required level of public liability insurance;
- vi. Not competing with fixed local businesses;
- vii. Commitment to commence full operations within three months from Permit being granted;
- viii. Commitment to providing local employment;
- ix. Pay required permit fee; and
- x. Adhere to all conditions of the permit.

Assessment of applications will be in terms of the following qualitative areas:

- i. Professionalism of operator, including track record;
- ii. Additional safety standards based on local weather and geographic conditions;
- iii. Quality of equipment, including replacement cycle; and
- iv. Any additional contribution to Sunshine Coast tourism and the community

STRATEGIC POLICY – Community Land and Complementary Commercial Activity

TYPES OF COMMERCIAL USE

Council receives a variety of proposals for commercial activity on community land. Some locations can better accommodate proposed commercial activities than other locations due to the existing levels of use and the impacts of the activities proposed.

There are two types of permits available for commercial use of community land:

- “*High-use/high-impact*” permits for commercial activities that have a higher intensity of use and/or are located in high profile areas and therefore may have a more significant impact on the use of community land including:
 - beaches and waterways,
 - popular or high-use parks, and
 - some roadways (formed and unformed), pathways, footpaths and trails.
- “*Low-use/low-impact*” permits for commercial activities that are not considered “high-use/high-impact”, and where activities will have a lesser intensity of use, including fitness classes, itinerant vendors and activities conducted by not-for-profit organisations. The following will be considered for determining if an activity is low-use/low-impact:
 - Further permit applications can easily be accommodated in the area,
 - The activity is irregular, occasional or regular minor use,
 - There is little/no impact on the space or the community use, and
 - There is little or no competition in the marketplace for the requested activity.

High-use/ high-impact applications are subject to an expression of interest process every three (3) years for a three (3) year term. Prior to each expression of interest process, Council will consider locations and activity types for commercial activities, and any proposed changes to them.

Council will decide to what extent commercial use may occur and the locations and types of activities that are appropriate (i.e. the number of permits, the types of activities and the specific locations). Some locations have restrictions on their use, which will affect the extent and number of commercial activities that can be accommodated. There may also be further approvals required by State Government departments.

Permit fees and application fees will be developed and approved by Council.

Review of permit areas (locations and activities) will occur every three (3) years, at least one year prior to the expiration of the three-year permit terms. On completion of the review of permit areas, an Expression of Interest (EOI) will be called for permit areas.

An assessment panel will assess applications from the EOI process. Assessments will be made in accordance with the principles of this policy, taking into account the results of a review of the previous term including, where appropriate:

- performance and professionalism of permit holders,
- feedback from Councillors, previous applicants, permit holders and the community,
- risk management/ safety analysis, and
- any complaints received.

Once an expression of interest period closes, applicants may still apply, however there is no guarantee that an assessment will be made until the next expression of interest period. For proposals that are outside the existing categories, an Impact Assessment Report will be required, and a council resolution to either add the new category to the policy or allow a limited trial. The Impact Assessment should be against the principles in this policy.

Low-use/low-impact applications for an annual permit may be considered at any time.

ROLES AND RESPONSIBILITIES

Council is responsible for making decisions about the type of activities, locations and extent of High-use/high-impact types of commercial use of community land, and the final approval of permits.

STRATEGIC POLICY – Community Land and Complementary Commercial Activity

Assessment Panel is responsible for assessing applications for High-use/high-impact types of commercial use of community land and making recommendations to the Executive Director, Community Services.

Executive Director, Community Services is responsible for managing the process and procedures that implement this policy, for making decisions about Low-use/low-impact types of commercial use of community land, and recommending to council the permits for both High-use/high-impact and Low-use/low-impact types of commercial use of community land.

MEASUREMENT OF SUCCESS

Limited complementary commercial activity that benefits the community has been accommodated while preserving the primary use of community land.

DEFINITIONS

Commercial

Engaging in trade or production which deals with the exchange of goods and services, whether for a fee or otherwise.

Community land

Refers to public open space (including waterways) that has been set aside for the community either by the State, where Council is trustee, or by Council, in the case of freehold and leasehold land, for which Council has the responsibility to manage.

High-use/high-impact locations

These locations have a higher intensity of use and therefore a potentially more significant impact on community land including:

- o beaches and waterways,
- o popular or high-use parks and
- o some roadways (formed and unformed), pathways, footpaths and trails.

Low-use/low-impact locations

These are locations other than "high-use/high-impact" locations where activities will have a lesser intensity of use. The following will be considered for determining if an activity is low-use/low-impact:

- o Further permit applications can easily be accommodated in the area
- o The use is irregular, occasional or regular minor use
- o There is no impact on the space or the community
- o There is little or no competition in the marketplace for the requested use

Primary purpose

Refers to the purpose set out in the trust deed, or in the case of Council freehold and leasehold land, the intention for use when the land was set aside for the community. Examples of primary purpose include sport and recreation, environmental purposes and beach protection and coastal management.

Secondary use

Use of community land that does not align with the land's primary purpose, or is commercial in nature.

RELATED POLICIES AND LEGISLATION

Land Act 1994
Environmental Protection Act 1994
Marine Parks Act 2004
Local Government Act 2009
Transport Operations (Road Use Management) Act 1995
Transport Operations (Marine Pollution) Act 1995
Transport Operations (Marine Safety) Act 1994
Sustainable Planning Act 2009
Sunshine Coast Regional Council Open Space Strategy

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2013 High-use / High-impact Commercial Use of Community Land Application Process
 Community Engagement Report

Project sponsor	Executive Director Community Services
Project manager	Community Land Permits Project Manager
Project team	Project Manager, Manager Community Response, Project Support Officer, Continuous Improvement Officer
Spokesperson/s	Division 7 Councillor
Portfolio/divisional councillors	Division 7 Councillor
Communication account manager	Media and PR Officer
Corporate Plan reference	<p>Corporate Plan Theme: <i>Robust Economy</i> Emerging Priority: 1.2 - Support for local businesses Strategy: 1.2.3 - Ensure a council regulatory environment which is business friendly and considerate of business needs</p> <p>Corporate Plan Theme: <i>Innovation & Creativity</i> Emerging Priority: 3.1 - Partnerships and alliances that drive innovation Strategy: 3.1.1 - Foster partnerships with governments, business and the community to encourage innovation and sustainability</p> <p>Corporate Plan Theme: <i>Great governance</i> Emerging Priority: 8.1 - Ethical, accountable and transparent decision-making Strategy: 8.1.1 - Develop and implement a governance framework that provides transparent and accountable processes and enhances council's reputation 8.1.2 - Ensure legislative compliance and awareness</p>

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1. Executive Summary

The objectives of the overall community engagement plan for the 2013 High-use / High-impact Commercial Use of Community Land application process was to:

- raise awareness that permits for commercial use of council-controlled land are due to expire on 30 June 2013;
- inform interested parties they can register their interest in using council-controlled land for commercial use;
- seek input from multiple stakeholder groups, including business operators, tourism organisations, relevant state government agencies and the Sunshine Coast community regarding the use of community land for commercial activities;
- improve understanding of council's process regarding the use of community land for commercial activities; and
- inform all interested members of the community to ensure a fair and equitable process is conducted.

Council employed a number of different tactics to achieve its communication approach throughout the community engagement phase of the project. Media updates have been held at key milestones, with information available in all Council Customer Contact Centres and Libraries during the communication period. Other tactics included:

- direct mail to target audience;
- advertising in local papers/radio; and
- provision of information in Council's e-news, the homepage of council's website, and relevant updates provided throughout the project period on Council's website.

This same approach will be taken when implementing the final stages of the project, i.e. the advertisement of the application process.

2. Key Stakeholders and Communication Method

2.1 Target audiences

The IAP2 (International Association of Public Participation) Spectrum was used to define the level of communication for each stakeholder. Table 1 below provides a definition for each of the levels in this Spectrum.

Table 2 provides a list of the external and internal target audiences for this project and the level of communication that was used for each. Please refer to Appendix A for a list of key stakeholders and the stage of consultation that they were involved in.

Table 1: IAP2 Spectrum

Communication Level	Definition
Inform	To provide the public with balanced information to assist them in understanding the problem, alternatives, opportunities and/or solutions.
Consult	To obtain feedback on analysis, alternatives, and/or decisions.
Involve	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.
Collaborate	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.
Empower	To place final decision-making in the hands of the public.

Table 2: Target audiences

Target audience	IAP2 level of communication
External	
Existing Permit Holders	Consult
Unsuccessful applicants in former Commercial Use of Community Land Tender process	Consult
Local business operators (including those that have contact council with new initiatives and proposals relating to commercial activities)	Consult
Sunshine Coast Tourism, Sunshine Coast Destination Limited and local Tourism organisations	Consult
Sunshine Coast Chambers of Commerce, and Local Traders Associations, and local businesses in high use commercial areas	Consult
Relevant State Government Agencies (Department of Transport and Main Roads; Department of National Parks, Recreation, Sport and Racing; Department of Natural Resources and Mines; Department of Justice and Attorney-General)	Involve
Local councils, namely Cairns Regional Council, Gladstone Regional Council; Gold Coast City Council and Redlands City Council	Consult
Sunshine Coast community	Inform
Sunshine Coast media	Inform
Internal	
Mayor and Councillors	Inform, Consult, Involve
Executive Leadership Team	Collaborate
Infrastructure Services Department (Parks & Gardens, Transport & Engineering Services, Environmental Operations)	Collaborate
Finance & Business Department (Corporate Governance, Economic Development, Property & Business, Commercial & Procurement, Finance, IC&T Services)	Collaborate
Community Services Department (Community Development, Community Response, Customer Relations, Community Facilities)	Collaborate
Regional Strategy & Planning Department (Environment Policy, Planning	Collaborate

Target audience	IAP2 level of communication
Assessment, Social Policy)	

2.2 Communication tools

The information below details the communication tools that have been used as part of the project communication plan, and those that will continue to be used until project completion.

Table 3 outlines used communication tools.

Table 3: Council owned tools

Communication tool
Internal
Home page intranet
Councillor briefings
External
Print
Spotlight print advertising: <ul style="list-style-type: none"> • APN Weeklies (Maroochy Weekly, Kawana Weekly, Nambour Weekly; The Range News, Caloundra Weekly, Buderim Chronicle, Noosa News and Coolum Advertiser) • Cooroy Rag • Hinterland Times • Sunshine Valley Gazzett • Glasshouse Country Times
Additional paid advertising: <ul style="list-style-type: none"> • Sunshine Coast Daily • APN Weeklies (Maroochy Weekly, Kawana Weekly, Nambour Weekly; The Range News, Caloundra Weekly, Buderim Chronicle, Noosa News and Coolum Advertiser)
Media releases/liaison
Fact sheets
Radio
Spotlight radio advertising: <ul style="list-style-type: none"> • HotFM • MixFM • SeaFM • ZincFM
Online/electronic
Council Messages on Hold
Council e-News
Council Website Homepage and Commercial Use Webpage
Social Media
Facebook
Other
Direct mail to target audience
Roadshow: beach visits, conduct intercept surveys in high use commercial areas, etc

Appendix B provides an advertising schedule for both internal and external publications.

3. Stakeholder Consultation

3.1 Registration of Interest

In August 2012, Council conducted a Registration of Interest seeking registrations from prospective business operators (current and new) who were interested in establishing a business on council-controlled public land for the period 1 July 2013 to 30 June 2016.

The Registration of Interest helped council gauge the level of interest in the use of council-controlled public land for commercial purposes. Council received 95 registrations for a variety of business activities in various locations across the Sunshine Coast region.

Appendix C provides a list of registrations received from prospective business operators.

3.2 Mayor and Councillor Consultation

Individual consultation sessions were held with the Mayor and Councillors in late August 2012 to inform them of the nominations received through the Registration of Interest process. The Mayor and Councillors were provided with an understanding of the project implementation plan and key dates moving forward.

3.3 Internal and External Stakeholder Consultation

Stakeholder Forums involving multiple stakeholder groups were held in August and November 2012. These forums involved council employees, stakeholders from community organisations, state government agencies and tourism organisations.

Stakeholders assisted with the initial assessment of the proposed business activities received during the Registration of Interest process, to determine what activities met the guiding principles of the *Community Land and Complementary Commercial Activity Policy*. In addition, stakeholders outlined the potential benefits and implications associated with the proposed activities which were addressed in the following four categories:

- Economic;
- Environmental;
- Legal; and
- Social.

The 2013 High-use / High-impact Commercial Use of Community Land Location and Activity Assessment, available on council's website provides a summary of the input received from Internal and External Stakeholders. It should be noted that the assessment undertaken by Internal and External Stakeholders included all proposed activities received during the Registration of Interest process. Given some activities resulted in the use of 'fixed permanent infrastructure', and not meeting the guiding principles of the *Community Land and Complementary Commercial Activity Policy*, these activities did not proceed to the next stage of the consultation process.

3.4 Community Consultation

As part of the implementation of the 2013 High-use / High-impact Commercial Use of Community Land application process, Council conducted a number of surveys to understand public opinion about the use of council-controlled public land for commercial purposes. Two surveys were designed - both aimed at the users of community land and consisted of the following:

- Online survey targeting the general community and visitors to the region, posted online and conducted face-to-face; and
- Phone survey targeting the general community at random.

The online survey was available from 10 to 30 September 2012, with the face-to-face component of the survey being conducted from 22 to 30 September 2012. The surveys sought a response from local residents and visitors to the region in relation to what type of businesses they would like to see operating

from their favourite beach or park. All negative responses in relation to this survey were captured via council's internet mailbox, commercialuse@sunshinecoast.qld.gov.au

Face-to-face surveys of the general community and visitors to the region were conducted at locations identified by prospective business operators during the 'Registration of Interest' process. Table 6 outlines those locations where face-to-face surveys took place.

Table 6: Face-to-face survey locations

September	
	22 23 24 25 26 27 28 29 30
Division 1	
Pioneer Park, Landsborough	✓ ✓
Division 2	
Dicky Beach Foreshore Parks	✓ ✓
Dicky Beach	✓ ✓
Bulcock Beach	✓ ✓
Bulcock Beach Foreshore Parks (Happy Valley)	✓ ✓
Golden Beach	✓ ✓
Golden Beach Foreshore Parks	✓ ✓
Golden Beach Boat Ramps & Car Parks	✓ ✓
Kings Beach	✓ ✓
Kings Beach Foreshore Parks	✓ ✓
Moffat Beach	✓ ✓
Moffat Beach Boat Ramps	✓ ✓
Caloundra (Felicity Park)	✓ ✓
Division 3	
Currimundi Beach	✓ ✓
Wurtulla Beach	✓ ✓
Lake Kawana	✓ ✓
Division 4	
Mooloolaba Beach	✓ ✓
Mooloolaba Beach Foreshore Parks	✓ ✓
Alexandra Headlands Beach	✓ ✓
Alexandra Headlands Foreshore Parks	✓ ✓
Point Cartwright	✓ ✓
Buddina Beach	✓ ✓
Mooloolah River Foreshore Parks	✓ ✓
Division 5	
Nill	
Division 6	
Varsityview Crt, Sippy Downs	✓ ✓
Division 7	
Nill	

September	
	22 23 24 25 26 27 28 29 30
Division 8	
Mount Coolool Car Park	✓ ✓
Ocean Street, Maroochydore	✓ ✓
Maroochy River Mouth	✓ ✓
Maroochy River	✓ ✓
Maroochydore Beach Foreshore Parks	✓ ✓
Maroochydore Beach	✓ ✓
Mudjimba Beach	✓ ✓
Marcoola Beach	✓ ✓
Yaroomba Beach	✓ ✓
Division 9	
Coolool Beach	✓ ✓
Coolool Beach Foreshore Parks	✓ ✓
Stumers Creek, Coolool	✓ ✓
Division 10	
Little Yabba Creek	✓ ✓
Division 11	
Peregian Beach	✓ ✓
Sunshine Beach	✓ ✓
Castaways Beach	✓ ✓
Castaways Beach Foreshore Parks	✓ ✓
Lake Weyba	✓ ✓
Noosa West Beach	✓ ✓
Noosa Main Beach	✓ ✓
Noosa Spit	✓ ✓
Noosa River Mouth	✓ ✓
Noosa River Foreshore Parks	✓ ✓
Noosa Car Park (National Park Entrance)	✓ ✓
Division 12	
Noosa North Shore	✓ ✓
Boreen Point	✓ ✓

Phone surveys were conducted from 4 to 31 October 2012 and sought a response from local residents to understand whether they were generally supportive of commercial use of council-controlled public land at their favourite beach or park, as well as seeking a response in relation to the types of commercial activities they would be supportive of allowing to operate from their favourite beach or park. Table 7 outlines surveys were conducted with residents from the following suburbs.

Table 7: Phone survey locations

List of surveyed suburbs				
Alexandra Headland	Coolabine	Hunchy	Mooloolah Valley	Ringtail Creek
Aroona	Cooloolabin	Ilkley	Mount Coolool	Rosemount
Bald Knob	Coolool Beach	Image Flat	Mount Mellum	Shelly Beach
Balmoral Ridge	Cooran	Kenilworth	Mountain Creek	Sippy Downs
Battery Hill	Cooribah	Kiamba	Mudjimba	Sunrise Beach
Beerburum	Cooroy	Kidaman Creek	Nambour	Sunshine Beach
Beerwah	Cooroy Mountain	Kiels Mountain	Nindery	Tanawha
Belli Park	Cootharaba	Kin Kin	Noosa Heads	Tewantin
Bells Creek	Crohamburst	Kulangoor	Noosa North Shore	Tinbeerwah
Birtinya	Curramore	Kuluin	Noosaville	Towen Mountain
Black Mountain	Currimundi	Kunda Park	North Arm	Twin Waters
Bli Bli	Diamond Valley	Kureelipa	North Maleny	Valdora
Bokarina	Dicky Beach	Lake MacDonald	Obi Obi	Verrierdale
Booroobin	Diddillibah	Landers Shoot	Pacific Paradise	Warana
Boreen Point	Doonan	Landsborough	Palmview	West Woombye
Bridges	Dulong	Little Mountain	Palmwoods	Weyba Downs
Buddina	Eerwah Vale	Maleny	Parklands	Witta
Buderim	Elaman Creek	Mapleton	Parrearra	Woombye
Burnside	Eudlo	Marcoola	Peachester	Wurtulla

List of surveyed suburbs				
Caloundra	Eumundi	Marcus Beach	Pelican Waters	Yandina
Caloundra West	Federal	Maroochy River	Peregian Beach	Yandina Creek
Cambroon	Flaxton	Maroochydore	Peregian Springs	Yaroomba
Castaways Beach	Forest Glen	Meridan Plains	Perwillowen	
Chevallum	Gheerulla	Minyama	Pinbarren	
Coes Creek	Glass House Mountains	Moffat Beach	Point Arkwright	
Como	Glenview	Mons	Pomona	
Conondale	Golden Beach	Montville	Reesville	
Coochin Creek	Highworth	Mooloolaba	Ridgewood	

Council received 771 responses (or 0.24% of the Sunshine Coast population) to the online survey, and made contact with 1,346 local residents, with 810 (or 60%) agreeing to take part in the phone survey.

Please note, based on the 2011 Australian Bureau of Statistics' Population Census, and the estimated resident population on the Sunshine Coast being 316,858, some of the sample sizes within the surveys may not represent the opinion of the broader community. These have been highlighted throughout the survey results. In some instances survey results for similar locations have been considered to determine recommended locations and activities for commercial use of council-controlled public land.

The sample size for each area has been assessed to identify how well it may represent the opinion of the community based on the standard deviation of a population of the Sunshine Coast Region.

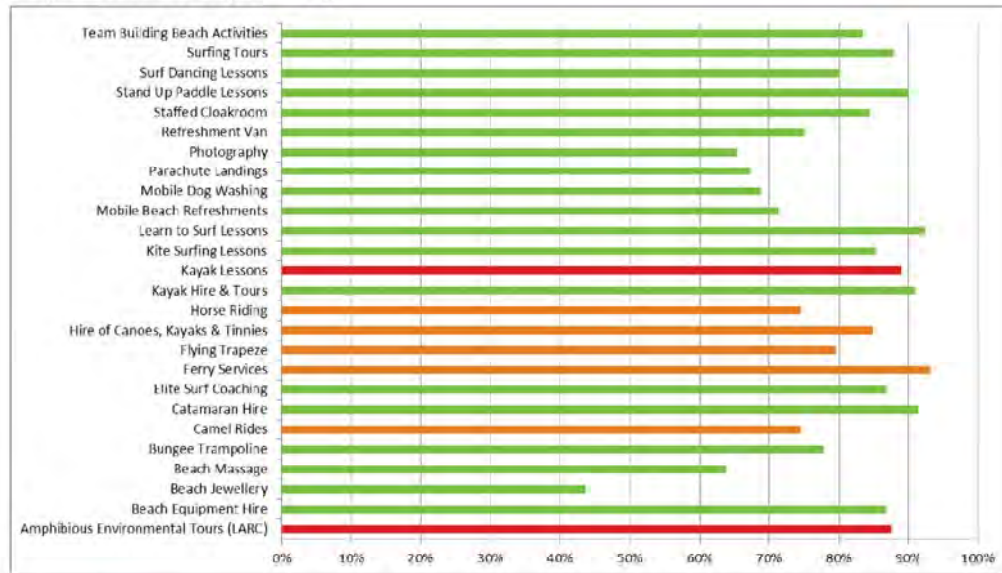
Table 8 outlines the legend used within the survey results, to indicate the size of the sample size and confidence level

Table 8: Survey sample sizes

Legend	Indication
■	Indicates that the sample size has a high level of confidence (above 85%) and this information can be considered to accurately represent the opinion of the broader community.
■	Indicates that the sample size has a medium to low level of confidence (less than 85% and more than 70%) and this information may not accurately represent the opinion of the broader community.
■	Indicates that the sample size is too small to represent the opinion of the population with a reasonable level of confidence (less than 70%)

The below graph captures a summary by type of activity across the region following the phone surveys, as proposed during the 'Registration of Interest' process. As this graph combines all proposed locations, the total number of responses exceeds the number of respondents (810). The top five commercial activities with the greatest level of support are Ferry Services (93%), Surf Tours (93%), Learn to Surf Lessons (92%), Catamaran Hire (91%) and Kayak Hire & Tours (91%).

Graph 1: Phone survey summary



Legend

- * Sample size is too small to represent opinion of population with a reasonable level of confidence
- * This sample size has a level of confidence of less than 85% and more than 70%
- * This sample size has an accepted level of confidence over 85%

The graphs within the 2013 High-use / High-impact Commercial Use of Community Land Activity and Location Assessment show each of the proposed locations and the level of respondents' support for the types of businesses they would like to see operating on their favourite beach or park.

To differentiate the survey results between the online and phone surveys, the graphs within the 2013 High-use / High-impact Commercial use of Community Land Location and Activity Assessment, available on council's website, have been prepared as follows:

- Online survey
 - the dark blue bar represents "local residents" and the light blue bar represents "visitors to the region".
- Phone survey respondents were given four options when responding:
 - Yes – they would support the activity at this location (green)
 - No – they would not support the activity at this location (red)
 - It Depends – they may support the activity at this location depending on how it was delivered or impacted them (yellow)
 - Not fussed – they do not have an opinion on the activity at this location one way or the other (blue)

3.5 Industry Consultation

To ensure an equitable and transparent process, prospective business operators (both existing permit holders and non-permit holders) were invited to attend a series of Industry Stakeholder Meetings in October 2012.

These meetings were designed to gain input from industry operators in relation to council's current commercial use application process, and highlight the issues operators are experiencing as a result of the process.

Prospective business operators were invited to attend meetings that were of interest to them. Based on the information received during the registration of interest process in August 2012, meetings were categorised as follows:

- Beach Equipment Hire Businesses (*included: beach equipment hire, catamaran hire, hire of canoes, kayaks & tinnies, kayak hire & tours, kite surfing hire, staffed cloakroom, stand up paddle hire*);
- Stand Up Paddle Businesses (*included: kayak & surf ski lessons and stand up paddle lessons*);
- Kite Surfing Businesses (*included: kite surfing lessons*);
- Learn to Surf Businesses (*included: elite surf coaching, learn to surf lessons, surf dancing lessons, surfing tours*);
- Miscellaneous Businesses (*included: amphibious environmental tours, beach jewellery, beach massage, camel safaris, ferry services, horse riding, mobile dog washing, photography, team building activities*);
- Skydiving Businesses (*included: tandem skydiving/parachute landings*);
- Bungee Trampoline Businesses (*included: bungee trampoline and flying trapeze*); and
- Snacks & Drinks Businesses (*included: mobile beach refreshments, mobile refreshment vans and refreshment vans*).

In addition to prospective business operators outlining issues associated with the current process, the business operators were requested to provide solutions and/or options for council's consideration. These have been documented in the 2013 High-use / High-impact Commercial Use of Community Land Location and Activity Assessment, available on council's website.

Industry stakeholders were also requested to complete an evaluation form based on the content of each of the meetings. The results of these evaluations indicated that 73% of participants felt that the face-to-face meetings were an adequate form of engagement for the 2013 High-use / High-impact Commercial Use of Community Land application process and gave the meeting an overall rating of 4.17 out of 5. Appendix D outlines the full results of the evaluation.

3.6 Additional Internal and External Stakeholder Consultation

In early November 2012, a further Internal and External Stakeholder Forum was held. This forum was designed to identify potential issues associated with proposed locations, and gain support in relation to proposed activities, therefore providing an ability to draft options and recommendations for the consideration of Council.

Input received from Internal and External Stakeholders is contained within the 2013 High-use / High-impact Commercial Use of Community Land Location and Activity Assessment, available on council's website.

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4. Appendices

Appendix A: Stakeholder Consultation

The below outlines key stakeholders and the applicable consultation stakeholders have been involved in.

Stakeholder Consultation														
Stakeholder	Council Consultation	Internal & External Stakeholder Forum #1	Online Survey (Working Face-to-Face)	Phone Survey	Working Meetings (Oct 1-12)								Internal & External Stakeholder Forum #2	Further Follow Up Consultation (Phone, In Person, Email)
					South Coast High Use Business	Beerlyn Park Business	Lumbville Business	Warrumbungle Business	Macintyre Business	Spylberg Business	Harrop Business	Stocks & Danks Business		
	August 19	August 19	September 12	October 12	October 18								November 22	Aug - Dec 2012
Councillors														
Mayor	✓													
Division 1 Councillor	✓													
Division 2 Councillor	✓													
Division 3 Councillor	✓													
Division 4 Councillor	✓													
Division 5 Councillor	✓													
Division 6 Councillor	✓													
Division 7 Councillor	✓													
Division 8 Councillor	✓													
Division 9 Councillor	✓													
Division 10 Councillor	✓													
Division 11 Councillor	✓													
Division 12 Councillor	✓													
Internal Stakeholders														
SCC - Commercial & Procurement		✓										✓	✓	
SCC - Community Development		✓										✓	✓	
SCC - Community Facilities		✓										✓	✓	
SCC - Community Relations		✓										✓	✓	
SCC - Community Response		✓										✓	✓	
SCC - Corporate Governance		✓										✓	✓	
SCC - Economic Development		✓										✓	✓	
SCC - Environment Policy		✓										✓	✓	
SCC - Environmental Operations		✓										✓	✓	
SCC - Legal Services		✓										✓	✓	
SCC - Parks & Gardens		✓										✓	✓	
SCC - Planning Assessment		✓										✓	✓	
SCC - Property & Business		✓										✓	✓	
SCC - Social Policy		✓										✓	✓	
SCC - Transport & Engineering Services		✓										✓	✓	
External Stakeholders														
Caloundra Chamber of Commerce		○										○	○	
Chancellor Park Chamber of Commerce		○										○	○	
CAC		○										○	○	
Commercial Boatmen's Association		○										○	○	
Coolum Area Parks Society		○										○	○	
Coolum Business & Tourism		○										○	○	
Coolum District Coast Care Group		○										○	○	
Coolum Residents Association		○										○	○	
Cooroy Chamber of Commerce		○										○	○	
Coorparabba Community Association		○										○	○	
Cotton on to Cotton Tree		○										○	○	
Gurrumulundi Catchment Care Group		○										○	○	
Department of Agriculture, Fisheries & Forestry		○										○	○	
Department of Employment, Economic Development & Innovation		○										○	○	
Department of National Parks, Recreation, Sport & Racing		○										○	○	
Department of Transport and Main Roads (Marine Safety Queensland & Traffic Management Operations)		○										○	○	
Eumundi Chamber of Commerce		○										○	○	
Friends of Curramund Lake		○										○	○	
Friends of Lake Weyba		○										○	○	
Friends of Point Cartwright		○										○	○	
Glasshouse Chamber of Commerce		○										○	○	
Golden Beach Progress Association		○										○	○	
Hastings Street Association		○										○	○	
Kawana Waters Chamber of Commerce		○										○	○	
Kerikeri & District Chamber of Commerce		○										○	○	
Melany & District Chamber of Commerce		○										○	○	
Mercoola Coast Care		○										○	○	
Mercoola Progress Association		○										○	○	
Microoodyne Watercatch		○										○	○	
Microoodyne Chamber of Commerce		○										○	○	
Microoodyne Residents Association		○										○	○	
Montville Chamber of Commerce		○										○	○	
Mooloolaba Business & Tourism		○										○	○	
Mooloolaba River Watercatch		○										○	○	
Mudjimba Residents Association		○										○	○	
Nearbough Chamber of Commerce		○										○	○	
Night Eyes Water & Landcare Inc		○										○	○	
Noosa Biosphere Association		○										○	○	
Noosa Biosphere Ltd		○										○	○	
Noosa Chamber of Commerce		○										○	○	
Noosa Integrated Catchment Association Inc		○										○	○	
Noosa Junction Traders Association		○										○	○	
Noosa North Shore Association Inc		○										○	○	
Noosa Parks Association		○										○	○	
Noosa Residents & Rate Payers Association		○										○	○	
Noosa Waters Residents Association		○										○	○	
Noraville Business Association		○										○	○	
Mudjimba North Shore Traders Association		○										○	○	
Pacific Paradise Progress Association		○										○	○	
Parklands Community Group		○										○	○	
Peregian Beach Community Association		○										○	○	
Peregian Beach Traders Association		○										○	○	
Pomona Progress Association		○										○	○	
Seaside Shores Community Association		○										○	○	
Sunshine Coast Business Women's Network		○										○	○	
Sunshine Coast Chamber of Commerce		○										○	○	
Alliance		○										○	○	
Sunshine Coast Destination Limited		○										○	○	
Sunshine Coast Environment Network		○										○	○	
Surf Life Saving Queensland		○										○	○	
Tewantin Community Association		○										○	○	
Tourism Noosa		○										○	○	
Twin Waters Residents Association		○										○	○	
Vandina Chamber of Commerce		○										○	○	
Prospective Business Operators														
None														
- No of attendees						11	7	6	16	7	2	3	12	
Sunshine Coast Community													Multiple	
Multiple														
- No of participants						771	810							

14 2013 High- Use / High-impact Commercial Use of Community Land Application Process

Appendix B: Advertising Schedule
 The below outlines the advertising schedule and those communication tools used throughout the initial stages of the application process

	August							September																	
	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Council owned communication tools																									
Home Page Internet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Council Facebook Page	✓																								
Messages on Hold																									
E News																									
Spotlight Print:																									
• Hinterland Times																									
• Cooroy Rag																									
• Sunshine Valley Gazette																									
• Glasshouse Country News																									
• APN Weeklies																									
• Maroochy Weekly																									
• Kawana Weekly																									
• Nambour Weekly																									
• Range News																									
• Caloundra Weekly																									
• Buderim Chronicle																									
• Noosa News																									
• Coolum Advertiser																									
Spotlight Radio:																									
• Hot 91 & Zinc 96																									
• Mix FM & Sea FM																									
Paid advertising:																									
Sunshine Coast Daily																									
• APN Weeklies																									
• Maroochy Weekly																									
• Kawana Weekly																									
• Nambour Weekly																									
• Range News																									
• Caloundra Weekly																									
• Buderim Chronicle																									
• Noosa News																									
• Coolum Advertiser																									
Radio Advertising:																									
• Hot 91 & Zinc 96																									
• Mix FM & Sea FM																									

Appendix C: Registrations of Interest

The below outlines the registrations of interest received from prospective business operators, interested in conducting a business on council-controlled land.

Registrations of Interest		Miscellaneous Businesses										Sports & Other Businesses					Surf Based Businesses													
Locations	Businesses	Beach Equipment Hire	Amphibious Tours	Beach Jewellery	Beach Massage	Beach Massage (including tanning)	Beach Massage (sunscreen)	Gunga (sunscreen)	Trampoline	Camel Rides	Ferry Services	Flying Trapeze	Horse Riding	Mobile Dog Washing	Parachute Landing	Photography (Family Portraits)	Team Building (Survival Snaps)	Team Building Activities	Mobile Refreshments	Refreshment Van	Elite Surf Coaching	Kayak Lessons	Kite Surfing Lessons	Learn to Surf Lessons	Learn to Surf Lessons & Elite	Surf Coaching	Stand Up Paddle Lessons	Surf Dancing Lessons	Surfing Tours	
Division 1																														
	Pioneer Park, Landsborough																													
Division 2																														
	Bulcock Beach (Happy Valley)	✓		✓																										
	Bulcock Beach Foreshore Parks (Happy Valley)																													
	Felichy Park, Caloundra			✓																										
	Dicky Beach																													
	Golden Beach	✓																												
	Golden Beach Boat Ramps & Car Parks																													
	Golden Beach Foreshore Parks																													
	Kings Beach																													
	Kings Beach Foreshore Parks																													
	Morfat Beach																													
Division 3																														
	Currumbid Beach	✓																												
	Currumbid Beach Foreshore Parks																													
	Currumbid Lake																													
	Lake Kawana																													
	Wortulla Beach																													
Division 4																														
	Alexandra Headlands Beach																													
	Alexandra Headlands Foreshore Parks																													
	Buddina Beach																													
	Mooloolaba Beach	✓																												
	Mooloolaba Beach Foreshore Parks																													
	Mooloolah River Foreshore Parks	✓																												
	Point Cartwright																													
Division 6																														
	Varsbyview Court, Spiby Downs																													

Continued over page.

Registrations of Interest		Beach Equipment Hire Businesses				Miscellaneous Businesses												Snacks & Drinks Businesses				Surf Based Businesses															
Localities		Beach Equipment Hire	Beach Hire & Kayaks	Kayaks & Canoes	Canoe Hire	Beach Hire	Stuffed Classroom	Amphibious Tours	Beach Jewellery	Beach Massage	Beach Massage (including tanning)	Swimming & suncreen)	Bungee (including trampolines)	Camel Races	Ferry Services	Flying Tapes	Home Riding	Mobile Dog Washing	Parachute Landing	Photography (Family Portraits, Souvenir Snaps)	Team Building Activities	Mobile Refreshments	Refreshment Van	Elite Surf Coaching	Kayak Lessons	Kite Surfing Lessons	Learn to Surf Lessons	Learn to Surf Lessons	Surf Coaching	Surf Coaching	Stand Up Paddle Lessons	Surf Dancing Lessons	Surfing Tours				
	NAU ✓ Registration Received - Not applicable																																				
Division 8																																					
	Maroocha Beach																																				
	Maroochy River																																				
	Maroochy River Mouth																																				
	Ocean Street, Maroochyshore																																				
	Maroochyshore Beach																																				
	Maroochyshore Beach Foreshore Parks																																				
	Mount Coolum Car Park (Tanah Street West)																																				
	Mudjinba Beach																																				
	Yaroomba Beach																																				
Division 9																																					
	Coolum Beach																																				
	Coolum Beach Foreshore Parks																																				
	Stumers Creek (Coolum Beach)																																				
Division 10																																					
	Little Yabba Creek, Kenilworth																																				
Division 11																																					
	Burgess Creek (Castaways Beach)																																				
	Castaways Beach Foreshore Parks																																				
	Lake Weyba																																				
	Nocosa Car Park (National Park Entrance)																																				
	Nocosa Main Beach																																				
	Nocosa River Foreshore Parks																																				
	Nocosa River Mouth																																				
	Nocosa Spit																																				
	Nocosa West Beach																																				
	Peregian Beach																																				
	Sunshine Beach																																				
Division 12																																					
	Boreen Point																																				
	Nocosa North Shore																																				
Region Wide																																					
	All Dog Friendly Localities																																				
	All Sunshine Coast Beaches																																				

Appendix D: Industry Stakeholder Evaluation

Industry stakeholders were invited to fill in a short survey to provide feedback on the Industry Stakeholder Forums anonymously. The below tables outline a summary of the responses from these surveys.

Do you believe this has been an adequate form of engagement for the Commercial use of Community Land process?		
Yes	35	73%
No	4	8%
Unknown	3	6%
No response	6	13%

Overall, how do you rate the facilitator's:	
Knowledge of the subject matter	4.18 out of 5
Clear, logical delivery of the meeting	4.24 out of 5
Interest & enthusiasm	4.39 out of 5
Interaction with group	4.41 out of 5

Overall, how do you rate the following:	
Meeting Content	3.93 out of 5
Meeting Relevance / Objectives	3.98 out of 5
Meeting Length & Pace	3.91 out of 5
Training Facilitator	4.29 out of 5

High-use / High-impact Commercial Use of Community Land
Attachment 3 (Current high-use / high-impact permits)



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Acknowledgements

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3 High-use / High-impact Commercial Use of Community Land
Attachment 3 (Current high-use / high-impact permits)

Attachment 3 (Current high-use / high-impact permits)

Current high-use / high-impact permits – Division 1

There are currently no high-use/high-impact permits issued in Division 1.

Current high-use / high-impact permits – Division 2

Current high-use / high-impact permits – Division 2

Permit details				
Type	Number	Activity	Location	Period
Tender	POST11/0008	Kite Surfing Lessons	Happy Valley (Bulcock) Beach	1/11/2010 to 30/06/2013
Tender	POST11/0021	Snacks and Drinks - Refreshment Van	Happy Valley (Clarke Place Park)	01/11/2010 to 30/06/2013
Tender	POST11/0022	Snacks and Drinks - Refreshment Van	Ayliffe Park - The Esplanade, Golden Beach (opposite Earnshaw Street T-section)	01/11/2010 to 30/06/2013
Tender	POST11/0026	Parachute (Sky Diving) Landings	Currimundi Beach, Moffat Beach, Kings Beach & Happy Valley (Bulcock Beach)	01/11/2010 to 30/06/2013
Tender	POST11/0027	Bungee Trampolines	Kings Beach - near Kings Beach Lions Park (paved fountain area)	01/11/2010 to 30/06/2013
Extended	POSE11/0012	Learn to Surf Lessons	Ballinger Beach, Dicky Beach & Happy Valley (Bulcock) Beach	01/05/2011 to 30/06/2013
Iconic	POSL11/0001	Snacks and Drinks - Refreshment Van	Area adjacent to Rotary Park Car Park off Caloundra Road	17/09/2009 to 16/09/2019
Iconic	POSL11/0002	Boat Hire	Road reserve and foreshore The Esplanade, Golden Beach	17/09/2009 to 16/09/2019
Iconic	POSL11/0004	Beach Equipment Hire	Beach Foreshore, The Esplanade, Golden Beach	18/03/2010 to 17/03/2020

Current high-use / high-impact permits – Division 3

Current high-use / high-impact permits – Division 3

Permit details				
Type	Number	Activity	Location	Period
Tender	POST11/0007	Kite Surfing Lessons	Currimundi Creek mouth north	1/11/2010 to 30/06/2013
Tender	POST11/0026	Parachute (Sky Diving) Landings	Currimundi Beach, Moffat Beach, Kings Beach & Happy Valley (Bulcock Beach)	01/11/2010 to 30/06/2013
Extended	POSE11/0012	Learn to Surf Lessons	Ballinger Beach, Dicky Beach & Happy Valley (Bulcock) Beach	01/05/2011 to 30/06/2013

- 4 **High-use / High-impact Commercial Use of Community Land**
 Attachment 3 (Current high-use / high-impact permits)

Current high-use / high-impact permits – Division 4

Current high-use / high-impact permits – Division 4

Permit details				
Type	Number	Activity	Location	Period
Extended	POSE11/0010	Learn to Surf Lessons	Various Beach within the former Maroochy Shire local government boundary	01/05/2011 to 30/06/2013
Extended	POSE11/0011	Learn to Surf Lessons	Buddina Beach	01/05/2011 to 30/06/2013

Current high-use / high-impact permits – Division 5

There are currently no high-use/high-impact permits issued in Division 5.

Current high-use / high-impact permits – Division 6

There are currently no high-use/high-impact permits issued in Division 6.

Current high-use / high-impact permits – Division 7

There are currently no high-use/high-impact permits issued in Division 7.

Current high-use / high-impact permits – Division 8

Current high-use / high-impact permits – Division 8

Permit details				
Type	Number	Activity	Location	Period
Extended	POSE11/0008	Learn to Surf Lessons	Various Beach within the former Maroochy Shire local government boundary	01/05/2011 to 30/06/2013
Extended	POSE11/0009	Learn to Surf Lessons	Various Beach within the former Maroochy Shire local government boundary	01/05/2011 to 30/06/2013
Iconic	POSL11/0007	Boat Hire	Maroochy River Foreshore	17/09/2009 to 16/09/2019

Current high-use / high-impact permits – Division 9

Current high-use / high-impact permits – Division 9

Permit details				
Type	Number	Activity	Location	Period
Tender	POST11/0015	Beach Equipment Hire	Beach foreshore - Stumers Creek Beach to Coolum Beach	01/11/2010 to 30/06/2013
Extended	POSE11/0007	Learn to Surf Lessons	Various Beach within the former Maroochy Shire local government boundary	01/05/2011 to 30/06/2013
Iconic	POSL11/0006	Parachute (Sky Diving) Landings	Stumers Creek, Coolum Beach	17/09/2009 to 16/09/2019

Current high-use / high-impact permits – Division 10

There are currently no high-use/high-impact permits issued in Division 10.

Current high-use / high-impact permits – Division 11

Current high-use / high-impact permits – Division 11

Permit details				
Type	Number	Activity	Location	Period
Tender	POST11/0001	Stand Up Paddle Lessons	Noosa Main Beach (between rock groynes) & Noosa River from Noosa Lions Park	1/11/2010 to 30/06/2013
Tender	POST11/0006	Kite Surfing Lessons	Noosa River mouth foreshore, Burgess Creek south to Peregrine Beach & Lake Weyba	1/11/2010 to 30/06/2013
Tender	POST11/0009	Surf Dance Lessons	Noosa Main Beach (between rock groynes)	1/11/2010 to 30/06/2013
Tender	POST11/0012	Catamaran Hire	Noosa Main Beach (between rock groynes)	01/11/2010 to 30/06/2013
Tender	POST11/0013	Beach Equipment Hire	Noosa Main Beach (between rock groynes)	01/11/2010 to 30/06/2013
Tender	POST11/0014	Beach Equipment Hire	Noosa Main Beach (between Noosa Surf Club and Netanya Building)	01/11/2010 to 30/06/2013
Tender	POST11/0029	Snacks and Drinks - Refreshment Van	Noosa Spit Car park	01/07/2011 to 30/06/2013
Extended	POSE11/0001	Beach Massage	Noosa Main Beach (The Parade Road Reserve)	01/05/2011 to 30/06/2013
Extended	POSE11/0002	Kayak Hire & Tours	Noosa Main Beach (between rock groynes)	01/05/2011 to 30/06/2013
Extended	POSE11/0003	Learn to Surf Lessons	Noosa Main Beach (Approx. 50m west of Beach Access 14)	01/05/2011 to 30/06/2013
Extended	POSE11/0004	Learn to Surf Lessons	Noosa Main Beach (Extending 50m east of Beach Access 12)	01/05/2011 to 30/06/2013
Extended	POSE11/0005	Learn to Surf Lessons	Noosa Main Beach (Extending 50m west of Beach Access 12)	01/05/2011 to 30/06/2013

6 High-use / High-impact Commercial Use of Community Land
 Attachment 3 (Current high-use / high-impact permits)

Permit details				
Type	Number	Activity	Location	Period
Iconic	POSL11/0003	Snacks and Drinks - Refreshment Van	Park Road Car Park, Noosa Heads opposite Noosa Main Beach	29/09/2010 to 28/09/2020
Iconic	POSL11/0005	Mobile Beach Refreshments	Noosa Main Beach Foreshore	Lifetime

Current high-use / high-impact permits – Division 12

There are currently no high-use/high-impact permits issued in Division 12.

High-use / High-impact Commercial Use of Community Land
Attachment 3 (Current high-use / high-impact permits)

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High-use / High-impact Commercial Use of Community Land
Attachment 4 (Registrations of Interest)



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Attachment 4 (Registrations of Interest)

Registrations of Interest: 2013 High-use / High-impact Commercial Use of Community Land Application Process		Miscellaneous Businesses										Sports & Other Businesses							Surf Based Businesses										
Locations	Site Specifics Not Applicable	Beach Equipment Hire Businesses							Beach Businesses							Sports & Other Businesses							Surf Based Businesses						
		Beach Equipment Hire	Celebration Hire	Hire of Canoes, Kayaks & Trikes	Kayak Hire & Tours	Speed Cleareom	Amphibious	Environmental Tours	Beach Jewellery	Beach Massage	Beach Massage (including tanning waxes & sunscreen)	Bungee Trampoline	Camel Rides	Ferry Services	Flying Tapes	Horse Riding	Mobile Dog Washing	Parachute Landings	Photography (Family Parties, Souvenir Snaps)	Team Building Activities	Mobile Refreshments	Refreshment Van	Elite Surf Coaching	Kayak Lessons	Kite Surfing Lessons	Learn to Surf Lessons	Learn to Surf Lessons & Elite Surf Coaching	Stand Up Paddle Lessons	Surf Dancing Lessons
Division 1																													
Pioneer Park, Landsborough																													
Division 2																													
Bulcock Beach (Happy Valley)																													
Sussex Beach Foreshore Pools (Happy Valley)																													
Fairybairn Park, Caloundra																													
Dicky Beach																													
Golden Beach																													
Golden Beach Boat Ramps & Car Parks																													
Golden Beach Foreshore Parks																													
Kings Beach																													
Kings Beach Foreshore Parks																													
Mudflat Beach																													
Division 3																													
Cummund Beach																													
Cummund Beach Foreshore Parks																													
Cummund Lake																													
Lake Kawana																													
Wurulla Beach																													
Division 4																													
Alexandra Headlands Beach																													
Alexandra Headlands Foreshore Parks																													
Buddina Beach																													
Mooloolaba Beach																													
Mooloolaba Beach Foreshore Parks																													
Mooloolan River Foreshore Parks																													
Point Cartwright																													
Division 6																													
Vasylivker Court, Stiby Downs																													

Locations		Registrations of Interest: 2013 High-use / High-impact Commercial Use of Community Land Application Process																											
		Beach Equipment Hire Businesses				Miscellaneous Businesses																							
	Beach Equipment Hire - Not applicable	Catamaran Hire	Hire of Canoes, Kayaks & Tubes	Stated Clearroom	Ambitious	Environmental Tours	Beach Jewellery	Beach Massage	Beach Massage (including tanning)	Gungee Trampoline	Camel Rides	Ferry Services	Flying Tapes	Horse Riding	Mobiles Dog Washing	Parachute Landing	Photography / Family Souaps)	Team Building Activities	Motor Referrals	Recreation / Vm	Surf Based Businesses								
																						Learn to Surf Lessons	Learn to Surf Lessons & Elite Surf Coaching	Stunt Lip Paddle Lessons	Surf Dancing Lessons	Surfing Toys			
Division 6																													
Marooch Beach																													
Marooch River																													
Marooch River Mouth																													
Ocean Creek, Maroochyore																													
Maroochyone Beach																													
Maroochyone Beach Foreshore Parks																													
Mount Coolun Car Park (Tamah Street West)																													
Mudimba Beach																													
Yaroomba Beach																													
Division 9																													
Coolum Beach																													
Coolum Beach Foreshore Parks																													
Coolum Beach (Copulum Beach)																													
Division 10																													
Little Yabba Creek, Kenilworth																													
Division 11																													
Burdess Creek (Castaways Beach)																													
Castaways Beach Foreshore Parks																													
Lalor Weir																													
Noosa Car Park (National Park Entrance)																													
Noosa Main Beach																													
Noosa River Foreshore Parks																													
Noosa River Mouth																													
Noosa Spit																													
Noosa West Beach																													
Peregian Beach																													
Sunshine Beach																													
Division 12																													
Beren Point																													
Noosa North Shore																													
Kejla Wale																													
Dog off beach areas																													
Sunshine Coast Beaches																													

4 High-use / High-impact Commercial Use of Community Land Attachment 4 (Registrations of Interest)

High-use / High-impact Commercial Use of Community Land
Attachment 4 (Registrations of Interest)

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5 NEXT MEETING

Nil.

6 MEETING CLOSURE