

# Minutes Appendices

## Ordinary Meeting

**Thursday, 24 April 2025**

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# Minutes

## Ordinary Meeting

Thursday, 27 March 2025

Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore





ORDINARY MEETING MINUTES

27 MARCH 2025

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Please Note: The resolutions as shown in italics throughout these minutes are the resolutions carried by the Council.



**ORDINARY MEETING MINUTES**

**27 MARCH 2025**

**1 DECLARATION OF OPENING**

The Chair declared the meeting open at 9:05am.

**2 WELCOME AND OPENING**

Councillor T Bunnag acknowledged the Traditional Custodians of the land on which the meeting took place.

Councillor T Landsberg read a prayer.

**3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE**

**COUNCILLORS**

Councillor R Natoli	Mayor (Chair)
Councillor J Broderick	Division 1
Councillor T Landsberg	Division 2
Councillor T Burns	Division 3
Councillor J Natoli	Division 4
Councillor W Johnston OAM	Division 5
Councillor C Dickson	Division 6 (Via Teams)
Councillor E Hungerford	Division 7
Councillor T Bunnag	Division 8
Councillor M Suarez	Division 9 (Deputy Mayor)
Councillor D Law	Division 10

**COUNCIL OFFICERS**

Chief Executive Officer  
 Acting Group Executive Built Infrastructure  
 Acting Group Executive Business Performance  
 Acting Group Executive Civic Governance  
 Group Executive Customer and Planning Services  
 Group Executive Economic and Community Development  
 Group Executive Liveability and Natural Assets  
 Coordinator Meeting Management  
 Manager Finance  
 Manager Leasing and Land Management  
 Senior Property Officer  
 Senior Property Officer  
 Coordinator Councillor Governance  
 Coordinator Healthy Places

**ORDINARY MEETING MINUTES**

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**4 RECEIPT AND CONFIRMATION OF MINUTES**

**Council Resolution**

**Moved: Councillor M Suarez**

**Seconded: Councillor J Natoli**

*That the Minutes of the Ordinary Meeting held on 27 February 2025 be received and confirmed.*

**Carried unanimously.**

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**5 MAYORAL MINUTE**

NIL

**6 INFORMING OF CONFLICTS OF INTEREST**

**6.1 PRESCRIBED CONFLICTS OF INTEREST**

NIL

**6.2 DECLARABLE CONFLICTS OF INTEREST**

NIL

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**7 PRESENTATIONS / COUNCILLOR REPORTS**

**7.1 PRESENTATION - TROPICAL CYCLONE ALFRED.**

The Mayor acknowledged and thanked the Council Officers for their work during Tropical Cyclone Alfred.

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**8 REPORTS DIRECT TO COUNCIL**

**8.1 FEBRUARY 2025 FINANCIAL PERFORMANCE REPORT**

**File No:** Council Meetings

**Author:** Coordinator Financial Services  
Business Performance Group

**Attachments:** Att 1 - February 2025 Financial Performance Report  
Att 2 - February 2025 Capital Grant Funded Project Report

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**Council Resolution** (OM25/18)

**Moved:** Councillor E Hungerford

**Seconded:** Councillor J Broderick

*That Council receive and note the report titled "February 2025 Financial Performance Report".*

**Carried unanimously.**

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8.2 BUDGET REVIEW 3

**File No:** Council Meetings  
**Author:** Coordinator Financial Services  
Business Performance Group  
**Appendices:** App A - 2024-25 Amended Budget Financial Statements  
App B - 2024-25 Amended Minor Capital Works Program

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**Council Resolution** (OM25/19)

**Moved:** Councillor E Hungerford  
**Seconded:** Councillor J Broderick

*That Council:*

- (a) *receive and note the report titled "Budget Review 3 2024-25"*
- (b) *adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's amended budget for 2024-25 financial year incorporating:*
  - (i) *the statement of income and expenditure*
  - (ii) *the statement of financial position*
  - (iii) *the statements of changes in equity*
  - (iv) *the statement of cash flow*
  - (v) *the relevant measures of financial sustainability*
  - (vi) *the long-term financial forecast*
  - (vii) *Council's 2024-25 Capital Works Program, endorse the indicative four-year program for the period 2026 to 2029, and note the five-year program for the period 2030 to 2034*
- (c) *note the following documentation applies as adopted December 2024*
  - (i) *the Debt Policy*
- (d) *note the following documentation applies as adopted 20 June 2024*
  - (i) *the Revenue Policy*
  - (ii) *the total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget, and*
  - (iii) *the Revenue Statement*
  - (iv) *the rates and charges to be levied for the 2024-25 financial year and other matters as adopted 20 June 2024*
  - (v) *the Strategic Environment Levy Policy*
  - (vi) *the Strategic Arts and Heritage Levy Policy*
  - (vii) *the Strategic Transport Levy Policy*
  - (viii) *Prescribed Services Charge Plan (No. 2) 2024-25 Financial Year and*
- (e) *endorse the 2024-25 Minor Capital Works Program (Appendix B).*

**Carried unanimously.**

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**8.3 DISPOSAL (LEASE) TO VARIOUS TELECOMMUNICATION SITES LOCATED AT 52 WARRAN ROAD, YAROOMBA AND 5 PALM STREET, MALENY**

**File No:** F15/00431  
**Author:** Manager Leasing and Land Management  
Business Performance Group  
**Attachments:** Att 1 - Lease Area Plans

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**Council Resolution** (OM25/20)

**Moved:** Councillor W Johnston

**Seconded:** Councillor J Natoli

*That Council:*

- (a) *receive and note the report titled "Disposal (Lease) to Various Telecommunication Sites located at 52 Warran Road, Yaroomba and 5 Palm Street, Maleny" and*
- (b) *resolve in accordance with section 236(2) of the Local Government Regulation 2012, that an exception to dispose of an interest in land (lease) other than by tender or auction applies, as the disposal is pursuant to section 236(1)(c)(vi) related to a telecommunications tower over:-*
  - (i) *Part of Lot 286 on RP85976 to Amplitel Infrastructure Pty Ltd (Lease T)*
  - (ii) *Part of Lot 1 on RP78427 to Telstra Corporation Ltd (Lease A).*

**Carried unanimously.**

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**8.4 DISPOSAL (EASEMENT) OF PART OF COUNCIL OWNED LAND AT LOT 9  
ON SP248469 BEING MILIEU PLACE, BIRTINYA**

**File No:** F2025/3235  
**Author:** Senior Property Officer  
Business Performance Group  
**Attachments:** Att 1 - Easement Plan  
Att 2 - Aerial Photograph - Easement Area

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Council Resolution (OM25/21)

**Moved:** Councillor T Burns  
**Seconded:** Councillor J Broderick

*That Council:*

- (a) *receive and note the report titled "Disposal (Easement) of part of Council owned land at Lot 9 on SP248469 being Milieu Place, Birtinya" and*
- (b) *resolve, pursuant to section 236(2) of the Local Government Regulation 2012, that an exception to dispose of an interest in land (by way of Easement) over part of Council owned Lot 9 on SP248469 other than by tender or auction applies, as Unitywater is a government agency and therefore the disposal is in accordance with an exception under section 236(1)(b)(i).*

**Carried unanimously.**

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**8.5 EXCEPTION TO DISPOSING OF AN INTEREST IN LAND (LEASE) BY  
TENDER - 65 BUNGAMA STREET, MAROOCHYDORE**

**File No:** Council Meetings  
**Author:** Senior Property Officer  
Business Performance Group

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**Council Resolution** (OM25/22)

**Moved:** Councillor J Natoli  
**Seconded:** Councillor T Bunnag

*That Council:*

- (a) receive and note the report titled "Exception to Disposing of an Interest in Land (Lease) by Tender - 65 Bungama Street, Maroochydore" and
- (b) resolve that, in accordance with sections 236(1)(e) and (2) of the Local Government Regulation 2012, an exception applies to disposing of a valuable non-current asset (described as grant of lease over premises at 65 Bungama Street, Maroochydore - Lot 40 on RP 92943) on the basis that it has previously been offered to be disposed of by tender and a lease has failed to be entered into.

**Carried unanimously.**

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**8.6 MOTIONS FOR THE 2025 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION NATIONAL GENERAL ASSEMBLY**

**File No:** Council Meetings  
**Author:** Coordinator Councillor Governance  
 Civic Governance Group  
**Attachments:** Att 1 - Motion regarding the Financial Assistance Grant program seeking an increase to payments and indexation, and a reset of the payment cycle  
 Att 2 - Motion seeking funding support for fire ant suppression treatment areas  
 Att 3 - Motion seeking support for litter management

Council Resolution (OM25/23)

**Moved:** Councillor M Suarez  
**Seconded:** Councillor J Natoli

*That Council:*

- (a) receive and note the report titled "Motions for the 2025 Australian Local Government Association National General Assembly"
- (b) endorse the motion that the National General Assembly calls on the Australian Government to restore funding of the Financial Assistance Grant program to at least 1% of Commonwealth Taxation revenue, reset the payment cycle in the Commonwealth's budget to deliver a full year's Financial Assistance Grant in each year, with an additional one-off payment to address the practice of bringing forward payments, and review the annual indexation methodology for Financial Assistance Grants to reflect all cost drivers for Councils
- (c) endorse the motion that the National General Assembly calls on the Australian Government to expand the support provided to local governments in fire ant eradication and suppression treatment areas to include financial support for resources allocated to meeting general biosecurity obligations for fire ants
- (d) endorse the motion that the National General Assembly calls on the Australian Government to increase funding to local governments for litter management programs to address the environmental, amenity, and financial impacts of roadside litter by targeting products or services which generate common roadside waste such as plastics, wrappers, cigarettes and vapes and
- (e) forward the motions to the Australian Local Government Association for inclusion in the 2025 National General Assembly Business Papers.

**Carried unanimously.**

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**8.7 ORGANISATIONAL STRUCTURE - PHASE TWO**

**File No:** Council Meetings  
**Author:** Chief Executive Officer  
Office of the Chief Executive Officer

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**Council Resolution** (OM25/24)

**Moved:** Councillor R Natoli  
**Seconded:** Councillor E Hungerford

*That Council:*

- (a) receive and note the report titled "Organisational Structure - Phase Two"
- (b) resolve in accordance with section 196 (1) of the Local Government Act 2009 to adopt a new organisational structure for the Sunshine Coast Regional Council comprising:
  - (i) Infrastructure and Natural Assets
  - (ii) Sustainable Growth and Planning
  - (iii) Community Strengthening
  - (iv) Finance and Commercial Partnerships
  - (v) Business Transformation and Performance and
- (c) authorise the Chief Executive Officer to proceed with the implementation of the organisation structure as outlined in (b) above.

**Carried unanimously.**

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9 NOTIFIED MOTIONS

NIL

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**10 TABLING OF PETITIONS**

**10.1 PETITION - OBJECTION TO DEVELOPMENT APPLICATION MCU23/0310 - 29 ROBERTS STREET, GLASS HOUSE MOUNTAINS - TOURIST PARK, FUNCTION FACILITY, FOOD AND DRINK OUTLET**

**Council Resolution** (OM25/25)

**Moved:** Councillor J Broderick

**Seconded:** Councillor T Bunnag

*That the petition tabled by Councillor J Broderick relating to the Objection to Development Application MCU23/0310 - 29 Roberts Street, Glass House Mountains - Tourist Park, Function Facility, Food and Drink Outlet be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

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**10.2 PETITION - OPPOSING DOG EXERCISE AREA REGIONAL PLAN - MOFFAT BEACH HEADLAND ROCK SHELF**

**Council Resolution** (OM25/26)

**Moved:** Councillor T Landsberg

**Seconded:** Councillor W Johnston

*That the petition tabled by Councillor T Landsberg relating to the request to Oppose the Dog Exercise Area Regional Plan - Moffat Beach Headland Rock Shelf be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

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**10.3 PETITION - OPPOSING THE PROPOSED ACTIVE TRANSPORT CORRIDOR CYCLE PATH**

Council Resolution (OM25/27)

**Moved:** Councillor T Landsberg

**Seconded:** Councillor T Burns

*That the petition tabled by Councillor T Landsberg relating to the request opposing the proposed active transport corridor cycle path be received and referred to the Chief Executive Officer to determine appropriate action.*

**For:** Councillor R Natoli, Councillor J Broderick, Councillor T Landsberg, Councillor T Burns, Councillor J Natoli, Councillor W Johnston, Councillor C Dickson, Councillor E Hungerford, Councillor T Bunnag and Councillor M Suarez.

**Against:** Councillor D Law.

**Carried.**

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**10.4 PETITION - REQUEST TO ALLOCATE FUNDS TO UPGRADE FOREST PINES PARK**

Council Resolution (OM25/28)

**Moved:** Councillor E Hungerford

**Seconded:** Councillor M Suarez

*That the petition tabled by Councillor E Hungerford relating to the request to allocate funds to upgrade Forest Pines Park be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

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**10.5 PETITION - OPPOSING THE PROPOSED AMENDMENT TO SUBORDINATE LOCAL LAW NO. 2 (ANIMAL MANAGEMENT) 2023 AND THE DOG EXERCISE AREA REGIONAL PLAN**

**Council Resolution** (OM25/29)

**Moved:** Councillor M Suarez

**Seconded:** Councillor T Bunnag

*That the petition tabled by Councillor M Suarez relating to the request Opposing the proposed amendment to subordinate Local Law No. 2 (Animal Management) 2023 and the Dog Exercise Area Regional Plan be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

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**10.6 PETITION - REQUEST TO SEAL WALLI CREEK ROAD, KENILWORTH**

**Council Resolution** (OM25/30)

**Moved:** Councillor D Law

**Seconded:** Councillor T Burns

*That the petition tabled by Councillor D Law relating to the request to seal Walli Creek Road, Kenilworth be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

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**10.7 PETITION - REQUEST TO REDUCE THE SPEED LIMIT ON PANORAMA DRIVE, NAMBOUR**

**Council Resolution** (OM25/31)

**Moved:** Councillor D Law

**Seconded:** Councillor W Johnston

*That the petition tabled by Councillor D Law relating to the request to reduce the speed limit on Panorama Drive, Nambour be received and referred to the Chief Executive Officer to determine appropriate action.*

**Carried unanimously.**

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**11 CONFIDENTIAL SESSION**

NIL

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**ORDINARY MEETING MINUTES**

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**12 NEXT MEETING**

The next Ordinary Meeting will be held on 24 April 2025 in the Sunshine Coast City Hall Chamber, 54 First Avenue, Maroochydore

**13 MEETING CLOSURE**

The meeting closed at 10:51am.

Confirmed 24 April 2025.



CHAIR



# Strategic Policy

Commercial Activity Policy		
DRAFT	Endorsed by Council:	<Corporate Governance INSERT Ordinary Meeting Date and OM reference once endorsed>

## Policy purpose

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 scope

This policy applies to ongoing commercial activity on Council-controlled community land. This includes freehold land and land under the control or management of Council, such as: parks, reserves under the *Land Act 1994* (Qld) (Land Act), roadways (formed and unformed) including State controlled roads, pathways, footpaths, bathing reserves and foreshores. 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.

Council is committed to protecting community land for the use of the community while still making allowances for commercial activity. The operation of a business on community land requires a permit which is issued under the local law. This process is overlaid by this policy when assessing applications.

This policy does not apply to:

- council-controlled land where a lease authorises the use of the land
- advertising signs, community celebrations and events, community markets and street performances and
- commercial activities in National Parks, or on 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.

While this policy does not apply to the circumstances listed above, a Local Law approval may be required for the activities to occur on Council-controlled land.

## 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, the *Local Government Act 2009* (Qld) and



## Commercial Activity Policy | Strategic Policy

relevant local laws. The preservation of community land for its primary purpose is paramount. However, in some circumstances commercial use of community land may enhance the community's use of community land and therefore provide community benefit. Commercial use of community land may be granted in limited circumstances, and where the commercial activity is in alignment with the principles set out in this policy.

### Guiding Principles

The following principles will be considered in decisions related to commercial use of community land:

#### 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, and
- Council maintenance and/or street scape projects.

An assessment will be undertaken to determine whether the land can accommodate and sustain an ongoing commercial use without conflicting with the above listed uses and users. When a proposed commercial use conflicts with, or cannot be accommodated without detriment to the primary purpose, the application 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 and is not within the intention of this policy. 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 and regional strategies.

#### 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,
- support or service the needs of the users of that land,
- contributes to Sunshine Coast tourism,
- 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),

## Commercial Activity Policy | Strategic Policy

- supports and complements local businesses,
- contributes to the unique local identity of a place, and
- promotes activation of an area.

#### 4. Limited impact

Commercial use of community land must not unduly impact on the primary users of the community land, 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,
- overall sustainability due to increased use and degradation of the space,
- the local community's desire and tolerance for the proposed activity, and
- the 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 State Government where an activity requires access to land not under Council's control and managed by other agencies.

Native Title will be a consideration when assessing applications for commercial activities.

#### 6. Permit based approval

Council has a preference for fostering diversity and market competition. Council may introduce additional commercial activities at an approved location where there is a benefit to the community or in situations where the activity may assist in activating a local area.

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 transferrable, 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 permit renewal application must be made, regardless of whether the activity has previously operated in that location or not.

## Policy application

### Types of commercial use

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





































