

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.

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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

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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.

5 MAYORAL MINUTE

NIL

6 INFORMING OF CONFLICTS OF INTEREST

6.1 PRESCRIBED CONFLICTS OF INTEREST

NIL

6.2 DECLARABLE CONFLICTS OF INTEREST

NIL

ORDINARY MEETING MINUTES

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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.



ORDINARY MEETING MINUTES

27 MARCH 2025

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

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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27 MARCH 2025

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

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

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

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

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.

ORDINARY MEETING MINUTES

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8.7 ORGANISATIONAL STRUCTURE - PHASE TWO

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

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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27 MARCH 2025

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.

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.

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.

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.

11 CONFIDENTIAL SESSION

NIL

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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.

Commercial Activity Policy | Strategic Policy

There are six (6) types of permits available for commercial use of community land.

1. High-Use / High-Impact Permits

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.

Permits are issued for a three (3) year period. A high-use / high impact permit holder may apply for a permit renewal. Permit renewal applications will include a Council officer review of location, activity type and any proposed changes.

The renewal application will be assessed against the guiding principles of this policy. The assessment process will also consider:

- suitability (including previous conduct) of the permit holders,
- any feedback, compliments or complaints received in relation to the permitted activity over the life of the permit, and
- a risk management and safety assessment.

Council is the approval authority for the activities and locations to be included in the High-use / high-impact permit category.

Council's Chief Executive Officer (CEO) is the approval authority for awarding high-use / high-impact activity permits.

Some locations have restrictions on their use, which will affect the extent and number of activities that can be accommodated. There may also be further approvals required by State Government departments. Permit application and rental fees will apply, as per Council's adopted Fees and Charges.

(<https://www.sunshinecoast.qld.gov.au/pay-and-apply/fees-and-charges>)

Where a permit holder relinquishes their permit during a three (3) year permit period, the vacant permit area will be advertised encouraging prospective business operators to apply to fill the remaining duration of the permit period. An assessment panel of Council officers with relevant technical experience (e.g. local laws, coastal management, environment, transport and economic development) will assess applications with a recommendation provided to the CEO for consideration and approval.

Once an application period closes, applicants may still apply, however there is no guarantee that an assessment will be made.

For applications that are outside the existing activities, an activity and location assessment report will be required, to assess whether to add the new activity or allow a limited trial. The assessment report should be assessed against the guiding principles in this policy.

2. Emerging Initiative Permits

Commercial activities that are outside the existing permit types. This permit type aims to:

- support innovative ideas,
- activate an area and bring people and communities together,
- support social, cultural, environmental and sustainable initiatives, and
- contribute to Sunshine Coast tourism.

An activity and location assessment report will be required, and engagement with relevant stakeholders, to either add the new activity or allow a limited trial. The assessment report will be assessed against the guiding principles in this policy.

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Council is the approval authority for the activities and locations to be included in the Emerging Initiative permit category.

Council's Chief Executive Officer (CEO) is the approval authority for awarding Emerging Initiative permits.

Some locations have restrictions on their use, which will affect the extent and number of activities that can be accommodated. There may also be further approvals required by State Government departments. Permit application and rental fees will apply, as per Council's adopted Fees and Charges.

<https://www.sunshinecoast.qld.gov.au/pay-and-apply/fees-and-charges>

Emerging initiative permits may be appropriate for a trial period to ascertain their suitability and/or for inclusion as alternative permit type to increase intensity of use. Following a successful trial, an activity and location assessment report will be required, and engagement with relevant stakeholders, to add the new permit area (activity and location) to the alternative permit type. The assessment report will be assessed against the guiding principles in this policy.

Where the Emerging initiative permit trial does not align with the requirements of existing permit types, a Council resolution to include the new permit type will be required.

3. First Nations Cultural Tourism Permits

Commercial activities for the purpose of delivering First Nations (Aboriginal or Torres Strait Islander) cultural tourism experiences that occur on the Sunshine Coast.

Permits will be awarded to First Nations tourism operators and groups to promote the regions cultural heritage. In line with this objective, the permit category is limited to activities led by or in partnership with Kabi Kabi and Jinibara peoples only. This will be achieved in consultation with Council's First Nations Partnership Team.

The inclusion of the Cultural Tourism permit category aims to grow First Nations cultural tourism on the Sunshine Coast, in line with objectives under the Regional Economic Development Strategy and Reconciliation Action Plan.

Permits are issued for a three (3) year period.

Cultural tourism applications are subject to a renewal process every three (3) years. Prior to each renewal process, Council officers will review locations and activity types for First Nations cultural tourism activities, and any proposed changes to them. Assessments will be made in accordance with the guiding principles of this policy, as well as:

- suitability (including previous conduct) of the permit holders,
- any feedback, compliments or complaints received in relation to the permitted activity over the life of the permit, and
- a risk management and safety assessment.

Council officers will decide to what extent cultural tourism activity 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).

Fee exemptions apply for applications from Kabi Kabi and Jinibara peoples as per Council's Revenue Policy. Rental fees may apply.

<https://www.sunshinecoast.qld.gov.au/pay-and-apply/fees-and-charges>

<https://www.sunshinecoast.qld.gov.au/council/planning-and-projects/council-policies>

4. Low-Use / Low-Impact Permits

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Commercial activity that is not considered “high-use / high-impact”, and/or 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 be easily 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
- the activity is considered a trial to ascertain potential for inclusion as a “high-use / high-impact activity.

Low-use / low-impact applications for an annual permit may be considered at any time in accordance with Council’s local laws and any other relevant legislation. Application assessment may be subject to engagement with relevant stakeholders. Feedback received will help inform decision-making surrounding the appropriateness in granting approvals.

Permit application and rental fees will apply, as per Council’s adopted Fees and Charges. Fee exemptions may apply for not-for-profit organisations.

(<https://www.sunshinecoast.qld.gov.au/pay-and-apply/fees-and-charges>)

(<https://www.sunshinecoast.qld.gov.au/council/planning-and-projects/council-policies>)

At the expiry of permits each year, permit holders may apply to renew their permit for a further 12 months and pay any required permit application and rental fees.

(<https://www.sunshinecoast.qld.gov.au/pay-and-apply/fees-and-charges>)

Low-use / low-impact permits may be appropriate for a trial period to ascertain their suitability and/or for inclusion as a High-use / high-impact permit to increase intensity of use. Following a successful trial, an activity and location assessment report will be required, to add the new permit area (activity and location) to the High-use / high-impact permit type. The assessment report will be assessed against the guiding principles in this policy.

5. Outdoor Dining Permits

Commercial activities that require access to community land for the purpose of conducting outdoor dining in conjunction with an adjacent food and drink business, operating on private land, require a permit.

The following will be considered for determining if an activity is outdoor dining:

- supports local business
- encourages business operators to enhance the use of footpaths
- improves amenity
- creates vitality and ambience, and
- ensures community safety.

Outdoor dining applications for a three (3) year permit may be considered at any time in accordance with Council’s local laws and any other relevant legislation. Application assessment may be subject to engagement with relevant stakeholders. Feedback received will help inform decision-making surrounding the appropriateness in granting approvals.

Permit fees and application fees will be charged in accordance with Council’s adopted fees and charges. Fee exemptions may apply for not-for-profit organisations. At the expiry of permits each permit period, permit holders will be invited to renew their permit for a further three (3) years and pay required fees and charges.

(<https://www.sunshinecoast.qld.gov.au/pay-and-apply/fees-and-charges>)

(<https://www.sunshinecoast.qld.gov.au/council/planning-and-projects/council-policies>)

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6. Goods on Footpath Permits

Commercial activities that require access to community land for the purpose of displaying goods for sale in conjunction with an adjacent business, operating on private land, require a permit.

The following will be considered for determining if activity is goods on footpath:

- supports local business,
- encourages business operators to enhance the use of footpaths,
- improves amenity,
- creates vitality and ambience, and
- ensures community safety.

Goods on footpath applications for a three (3) year permit may be considered at any time in accordance with Council’s local laws and any other relevant legislation. Application assessment may be subject to engagement with relevant stakeholders. Feedback received will help inform decision-making surrounding the appropriateness in granting approvals.

Permit fees and application fees will be charged in accordance with Council’s adopted Fees and Charges. Fee exemptions may apply for not-for-profit organisations. At the expiry of permits each permit period, permit holders will be invited to renew their permit for a further three (3) years and pay required fees and charges.

<https://www.sunshinecoast.qld.gov.au/pay-and-apply/fees-and-charges>

<https://www.sunshinecoast.qld.gov.au/council/planning-and-projects/council-policies>

Policy review

This policy will be reviewed at least once every four (4) years.

Roles and responsibilities

Roles and responsibilities in relation to both this policy, and decision-making processes associated with permits for commercial activity on community land are set out in the following table.

Role	Responsibility
Council	Endorsement authority for setting this policy and for all material changes to this policy. Council will also be responsible for the endorsement of activities and locations to be included in the High-use / high-impact permit and Emerging Initiatives permit categories. Able to endorse non-material changes.
Mayor and Councillors	Mayor and Councillors will provide input as part of Councillor consultation and engagement in relation to implementation of the policy, and policy outcomes.
Chief Executive Officer (CEO)	Approval authority for any non-material change to this policy. CEO will consult with Councillors where this policy applies to Councillors or impacts the community. Approval authority for: <ul style="list-style-type: none"> • High-use / high-impact permits and permit renewals, and

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	<ul style="list-style-type: none"> Emerging Initiative permits and permit renewals.
Executive Leadership Team (ELT)	Provides advice to the CEO and/or Council on setting this policy and all proposed changes to this policy. Provides feedback to the policy sponsor and policy holder regarding the scope of approaching reviews.
Group Executive (GE), Customer & Planning Services	Policy sponsor. Approval authority for any minor non-material changes to this policy.
Manager, Customer Response	Policy holder.
Coordinator Community Land Permits & Parking	Leads this policy’s development, including communication, implementation, review and reporting.
Community Land Permits Team	Responsible for: <ul style="list-style-type: none"> assessing permit applications related to commercial use of community land, in consultation with relevant stakeholders, and awarding permits.
Council branches	Responsible for providing technical and relevant advice relating to permit applications for commercial use of community land.

Measurements of success

The outcomes sought in relation to this policy are set out in the following table.

Measure	Outcome sought
Decrease in complaints relating to commercial activity on Council-controlled land.	That commercial activity on community land is tolerated by the community.
Increase in community satisfaction surrounding policy outcomes.	That the community is benefiting from permitted commercial activity.
Increase in the number of new permits issued.	That the policy supports new business on the Sunshine Coast.

Definitions

Refer to Council’s Policy Framework for definitions of common terms. The following contains definitions for terms specific to this policy. For otherwise undefined terms, the plain English meaning informs interpretation.

Term	Definition
Activity and location assessment	An assessment of the proposed commercial activity and location against the guiding principles in this policy.

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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 freeholder and leasehold land, for which Council has the responsibility to manage.
Cultural Tourism activities	Commercial activities that are for the purpose of delivering First Nations or Torres Strait Islander cultural tourism experiences that occur on traditional Country of the Kabi Kabi or Jinibara peoples.
Cultural Tourism locations	These locations are identified in partnership with Council's First Nations Partnership Team and include traditional Country of the Kabi Kabi or Jinibara peoples.
Emerging initiatives	Commercial activities that support emerging and innovative ideas, help activate community spaces, support social, cultural, sustainable and tourism initiatives.
Goods on footpath applications	Commercial activities that require access to community land for the purpose of displaying goods for sale in conjunction with an adjacent business, operating on private land.
High-use / High-impact activities	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.
High intensity of use	Commercial activities that operate every day.
High profile areas	These locations have a higher intensity of use and therefore a potentially more significant impact on community land including: <ul style="list-style-type: none"> • beaches and waterways, • popular or high-use parks, and • Roadways (formed and unformed), pathways, footpaths and trails.
Individual gain	Commercial use of community land will provide benefits to the community, rather than be for individual or personal gain alone. Examples of benefits to the community include: <ul style="list-style-type: none"> • promotes or enhances primary purpose of the land, • services the needs of the users of the land, where those needs are unable to be met or adequately services by nearby adjoining private land, • generating local employment, and • contributing to Sunshine Coast tourism.
Low-use / Low-impact activities	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.
Low-use / low-impact locations	These are locations other than 'high-use / high-impact' locations where activities will have a lesser intensity of use.
Not-for-profit organisation	An organisation that does not operate for profit, personal gain or other benefit of particular people.

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Outdoor dining applications	Commercial activities that require access to community land for the purpose of conducting outdoor dining in conjunction with an adjacent food and drink business operating on private land.
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.

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Appendix

Policy information					
Title	Commercial Activity 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.				
Document number	<Business Area to include EDDIE reference of document seeking endorsement. Corporate Governance to update with FINAL EDDIE reference>				
Corporate Plan reference	<table border="0"> <tr> <td>Goal Pathway</td> <td>Our service excellence We serve our community by providing this great service.</td> </tr> <tr> <td>Service Output</td> <td>S21 – Local amenity and local laws – maintaining and regulating local amenity through local laws, regulated parking, community land permits and management of animals, overgrown land and abandoned vehicles.</td> </tr> </table>	Goal Pathway	Our service excellence We serve our community by providing this great service.	Service Output	S21 – Local amenity and local laws – maintaining and regulating local amenity through local laws, regulated parking, community land permits and management of animals, overgrown land and abandoned vehicles.
Goal Pathway	Our service excellence We serve our community by providing this great service.				
Service Output	S21 – Local amenity and local laws – maintaining and regulating local amenity through local laws, regulated parking, community land permits and management of animals, overgrown land and abandoned vehicles.				
Category	Community				
Approved	<Corporate Governance to INSERT OM Reference>				
Approval date	<insert>				
Effective date	<insert>				
Review schedule	A full review must be undertaken within every four years, and reviewed policy document must be provided to highest level approval authority for endorsement. Reviews may occur more regularly as required, having regard to a policy risk assessment.				
Last review	March 2025				
Next review	March 2029				
Policy holder	The Manager responsible for this policy is: Manager Customer Response				
Approval authority	Council has authority to endorse material changes. CEO has approval authority for any non-material change to the policy. Relevant Group Executive has authority to approve minor non-material changes.				
Related documents					
Legislation	Council Local Laws <i>Land Act 1994</i> (Qld) <i>Local Government Act 2009</i> (Qld) <i>Marine Parks Act 2004</i> (Qld) <i>Transport Operations (Road Use Management) Act 1995</i> (Qld)				

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	<i>Transport Operations (Road Use Management – Road Rules) Regulation 2009 (Qld)</i> <i>Transport Operations (Marine Safety) Act 1994 (Qld)</i> <i>Planning Act 2016 (Qld)</i>
Policy	Sunshine Coast Community Strategy 2019 - 2041 Sunshine Coast Council Regional Economic Development Strategy 2013 - 2033 Sunshine Coast Council Environment & Liveability Strategy Sunshine Coast Council Compliance and Enforcement Policy Sunshine Coast Revenue Policy 2024/25
Operational documents	Nil

Version Control				
Version	Reason/Trigger	Change	Endorsed/Reviewed by	Date
1.0	Contemporisation for alignment with Policy Framework	Improvements to deliver a more contemporary, community responsive and equitable policy platform for the future. Human Rights Assessment completed.	<insert>	<insert>

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Commercial High-use / high-impact permits 2025 Locations and activities

Permits expiring on 30 June 2025

Division	Category	Proposed Activity	Proposed Location	Proposed hours of operation
1	Historical	Refreshment Van	Duck Holes Creek (Rotary Park) – Caloundra Road, Caloundra	Monday to Saturday 8:00am to 7:00pm Sundays 9:00am to 7:00pm Public Holidays 10:00am to 6:00pm
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 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	7 days per week, 6am to 7pm

Division	Category	Proposed Activity	Proposed Location	Proposed hours of operation
2	Surf based business	Learn to Surf Lessons, with the number of students per instructor not to exceed eight (8) at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson Or: Stand Up Paddle Lessons/Hire, 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 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	7 days per week, 6am to 7pm
2	Surf based business	Learn to Surf Lessons & Elite Surf Coaching, with the number of students per instructor not to exceed eight (8) at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson	Dicky Beach north of Ann Street, between Beach Access 261 and 263	7 days per week, 6am to 7pm
2	Surf based business	Learn to Surf Lessons, with the number of students per instructor not to exceed eight (8) at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson	Dicky Beach, between Beach Access 263 and 267	7 days per week, 6am to 7pm

Commercial High-use / high-impact permits

Division	Category	Proposed Activity	Proposed Location	Proposed hours of operation
2	Surf based business	Learn to Surf Lessons, with the number of students per instructor not to exceed eight (8) at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson	Kings Beach, between Beach Access 288 & 291	7 days per week, 6am to 7pm
2	Historical	Boat & Equipment Hire, including the use of Council-controlled land for business transactions	Ayliffe Park – Esplanade, Golden Beach (adjacent to Beach Access 303)	7 days per week 6:30am to 7:00pm between 1 October and 31 March 7:00am to 5:00pm between 1 April to 30 September
2	Historical	Beach & Equipment Hire, including the use of Council-controlled land for business transactions	Ayliffe Park, Esplanade, Golden Beach (adjacent to Beach Access 308)	7 days per week 6:30am to 6:00pm between 1 October and 31 March 7:00am to 5:00pm between 1 April to 30 September
3	Surf based business	Learn to Surf Lessons, with the number of students per instructor not to exceed eight (8) at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson	Currimundi Beach, between Beach Access 259 & 260	7 days per week, 6am to 7pm
3	Miscellaneous Business	Tandem Skydiving & Parachute Landings, with all equipment to be removed from council-controlled land, including car parks, following each landing	Currimundi Beach, between Beach Access 253 & 254 *Alternative landing location: Bulcock Beach, between Beach Access 295 and 296 *For use when the proposed location is impacted by weather and not suitable for the proposed activity.	7 days per week, 7am to 7pm

Division	Category	Proposed Activity	Proposed Location	Proposed hours of operation
3	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	Buderim Street Car Park, Currimundi Beach	7 days per week, 7am to 7pm
3	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	Currimundi Lake and Currimundi Beach, between Beach Access 252 & 255	7 days per week, 6am to 7pm
4	Surf based business	Learn to Surf Lessons and Elite Surf Coaching, with the number of students per instructor not to exceed eight (8) at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson	Alexandra Headlands Beach, between Beach Access 156 & 163	7 days per week, 6am to 7pm
4	Surf based business	Learn to Surf Lessons and Elite Surf Coaching, with the number of students per instructor not to exceed eight (8) at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson	Mooloolaba Beach, between Beach Access 182 and 194	7 days per week, 6am to 7pm

Commercial High-use / high-impact permits

Division	Category	Proposed Activity	Proposed Location	Proposed hours of operation
4	Shaved Ice & Cold Drinks	Refreshment sales including shave ice and cold drinks. Vehicle to be removed from council-controlled land, including car parks, at the end of business each day.	Mooloolaba Beach between Beach Access 181 and 194	7 days per week, 7am to 7pm
4	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	7 days per week, 7am to 7pm
4	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	7 days per week, 6am to 7pm
4	Surf based business	Learn to Surf Lessons and Elite Surf Coaching, with the number of students per instructor not to exceed eight (8) at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson	Maroochydore Beach, between Beach Access 143 & 150	7 days per week, 6am to 7pm
6	Miscellaneous Business	Mobile Dog Washing, with all equipment, including car parks, to be removed from council-controlled land at the end of business each day.	Elizabeth Daniels Park Car Park, Buderim	7 days per week, 7am to 7pm

Division	Category	Proposed Activity	Proposed Location	Proposed hours of operation
6	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	Elizabeth Daniels Park Car Park, Buderim	7 days per week, 7am to 7pm
8	Surf based business	Learn to Surf Lessons, including surf awareness, with the number of students per instructor not to exceed eight (8) at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson	Marcoola Beach, between Beach Access 100 & 117	7 days per week, 6am to 7pm
8	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 Coolum Car Park	7 days per week, 7am to 7pm
8	Surf based business	Learn to Surf Lessons, with the number of students per instructor not to exceed eight (8) at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson	Mudjimba Beach, between Beach Access 117 & 132	7 days per week, 6am to 7pm

Commercial High-use / high-impact permits

Division	Category	Proposed Activity	Proposed Location	Proposed hours of operation
8	Miscellaneous Business	Seaplane flights, including the use of Council-controlled land for business transactions	Maroochy Riverbank, Bradman Avenue, Maroochydore (adjacent to Minti Street intersection)	7 days per week, 7am to 7pm
8	Historical	Boat & Equipment Hire, including the use of Council-controlled land for business transactions	Maroochy River Foreshore and car parking bay at Bradman Avenue (adjacent to 71 Bradman Avenue), Maroochydore	7 days per week, 6am to 7pm
9	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	7 days per week, 7am to 7pm
9	Surf based business	Learn to Surf Lessons and Elite Surf Coaching, with the number of students per instructor not to exceed eight (8) at any one time and all equipment to be removed from council-controlled land, including car parks, following each lesson	Coolum Beach, between Beach Access 69 & 81	7 days per week, 6am to 7pm

Division	Category	Proposed Activity	Proposed Location	Proposed hours of operation
9	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	7 days per week, 6am to 7pm
9	Miscellaneous Business	Tandem Skydiving & Parachute Landings, with all equipment to be removed from council-controlled land, including car parks, following each landing	Stumers Creek, Coolum Beach between Beach Access 68d & 76 *Alternative landing location: Maroochydore Multi Sports Complex *For use when the proposed location is impacted by weather and not suitable for the proposed activity.	7 days per week, 7am to 7pm
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	Quota Park, Nambour	7 days per week, 7am to 7pm