

Fact Sheet

Temporary Commercial Activities

What is a temporary commercial activity?

Redland City Council supports a range of temporary commercial activities that activate our parks and open spaces to create vibrant places and livable communities.

A temporary commercial activity occurs where goods or services are offered for sale for a fee, or where a business is promoted, such as:

- Personal training and sports coaching programs.
- Mobile food and beverage vans.
- Hire of recreation equipment (canoes, bikes, scooters).
- Entertainment (open air cinemas, jumping castles, children's petting zoo).
- Tourist based activities (canoe and kayak tours).

What parks are available for temporary commercial use?

Council has identified a number of parks and open spaces that are of a suitable size and shape with attributes that can accommodate temporary commercial activities. Plans showing suitable parks and open spaces are available on Council's website at www.redland.qld.gov.au Hard copies of these plans are also available for viewing at the Cleveland, Capalaba and Victoria Point Customer Service Centre.

State reserves where Council is the trustee have not been included at this stage. State reserves will be added to the list of suitable parks and open spaces once a land management plan has been completed and the Queensland State Government approve secondary uses of community purpose trust land.

How many temporary commercial activities can occur in a park or open space?

In most cases a maximum of three temporary commercial activities can be considered for a single park or open space. This may be extended to a maximum of five temporary commercial activities for exceptional circumstances and popular tourist destinations.

How do I apply?

Council invites an Expression of Interest (EOI) for the temporary commercial use of public open space. The EOI process is essential to ensure fairness and equity is applied to all potential commercial operators.

If you are shortlisted through the EOI process you are eligible to apply for a certificate of approval and the following steps apply.

1. Complete the **Temporary Commercial Activity Application Form**.
2. Complete the **Temporary Commercial Activity checklist**.
3. Provide a **location activity plan** by uploading an aerial photo/s (Word, PDF or JPG file) and illustrate the proposed area within the park to be used. You can use Council's interactive mapping or other online mapping tools to create this plan or mark-ups on the aerial photo can be hand-drawn.

An EOI will be assessed and decided within two weeks of close of submissions. An application for a certificate of approval should be lodged within two weeks of receiving notification that you have been shortlisted through the EOI process. Council will aim to assess and decide the application within two weeks of lodgement subject to all relevant information being provided to Council in accordance with the **Temporary Commercial Activity Checklist** and **Temporary Commercial Activity Application Form**. A certificate of approval will be valid for up to twelve months. Council will recommence the EOI process every 12 months.

NB. Submission of an EOI or Application does not provide an approval to carry out a temporary commercial activity.

When can I apply?

A commercial vendor can only apply for a certificate of approval once they have been successfully shortlisted through an EOI process. An EOI is anticipated in the future for a number of Council-owned eligible parks and open spaces.

What level of insurance do I need?

Commercial vendors must ensure that they have a certificate of currency for public liability insurance to the value of \$20 million, and product liability insurance to the value of \$20 million. Depending on the temporary commercial activity, professional indemnity insurance may also be required e.g. fitness and sports facilitators. A copy of the relevant insurance will be required at the time of lodging an application for a certificate of approval.

Site Location

All temporary commercial activities must be set back 50m from any residential lot boundary within a residential zone.

Food and beverage retailing must be separated by 200m (walkable distance) from any centre or mixed use zone on the mainland. On the Southern Moreton Bay Islands, North Stradbroke Island and Coochiemudlo Island, food and beverage retailing must be separated by 200m (walkable distance) from the lot boundary of an established lawfully approved business that offers the same goods or services.

Walkable distance refers to roads with verges, off-road pathways or other reasonable pedestrian connections.

How much area can a temporary commercial activity use in a park?

A temporary commercial activity should be limited to a designated area that does not exceed more than 20m².

Entertainment and other activities (eg. an open air cinema) may occupy a larger area as determined by Council's City Sports and Venues Unit.

Recreation and sports facilitators

Recreation and sports facilitators can occupy a primary designated area of 20m² for vehicles, signage and fitness equipment. However, fitness activities may occur outside of the primary designated area of 20m² and within the 50m separation distance of nearby residential lots. These activities should ensure that pedestrians, cyclists and other park users have right of way along footpaths, stairways and cycle ways.

Setbacks to playgrounds and structures

Commercial vendors should be located to maintain the public's access to, and use and enjoyment of the park. Temporary commercial activities should be located 10m from park infrastructure such as playgrounds, seats, shelters, tables, barbeques, kiosks, public toilets, public outdoor fitness equipment, memorials and public art or shade structures.

Can I have permanent structures or store equipment at the park permanently?

All equipment and vehicles associated with the temporary commercial activity must be removed from the park at the end of the approved hours of operation.

Safety and amenity

Maintaining parks and open spaces for the use and enjoyment of all visitors is important. Commercial vendors should not create adverse impacts through audio equipment, amplified music, excessively loud voice calls or instructions, or cause excessive noise through the use of equipment.

Infrastructure

Commercial vendors are encouraged to be self-contained and provide their own alternative sustainable power source. Fossil fuel generators should be avoided where possible and temporary commercial activities should not require Council to upgrade or provide additional infrastructure in terms of car parking, water, waste, lighting, sewer, roads, footpaths, gas or electricity.

Council may consider providing basic infrastructure such as electricity, lighting, taps and hardstand areas where these services can be used for other open space activities, community events, or at popular tourist locations. In all other cases the cost of providing additional infrastructure (ie. connecting to mains power) is to be borne by the approved permit holder.

What other approvals are required?

Before commencing a temporary commercial activity an applicant must check if other permits, approvals or licenses are in place. Other approvals may be required include:

- Public open space permit (for event bookings in a park or foreshore).
- Vehicle access permit (where vehicle access to an area is required before or during an event).
- Temporary food business license (if selling food).
- Moreton Bay Marine Park Permit (to use or enter Moreton Bay).

If a certificate of approval is granted for a temporary commercial activity, terms and conditions will apply. Terms and conditions will deal with a range of issues such as hours of operation, preventing exclusive use, noise, protecting existing park infrastructure and the health, safety and amenity of park users, including plants and vegetation.