

18<sup>th</sup> November 2016

The Chief Executive Officer  
Toowoomba Regional Council  
PO Box 3021  
TOOWOOMBA QLD 4350

RECEIVED  
21/11/2016  
TOOWOOMBA  
REGIONAL COUNCIL

**Attention:** Mr Stephen Whitaker

Dear Stephen,

**RESPONSE TO INFORMATION REQUEST – SECTION 278 SUSTAINABLE PLANNING ACT 2009  
COMBINED DEVELOPMENT APPLICATION – MATERIAL CHANGE OF USE – OUTDOOR SPORT  
AND RECREATION – DARLING DOWNS RIFLE CLUB INC – BOWENVILLE-ACLAND ROAD,  
MALU – LOT 28 ON RP24709 (Council Ref: MCUC/2016/5486)**

I act for the applicant, Darling Downs Rifle Club in the above matter.

I refer to the Information Request for the above application issued by Council on 21<sup>st</sup> October 2016 in respect of a Development Application for a Development Permit for Material Change of Use – Outdoor Sport and Recreation on land at Bowenville – Acland Road, Mali being that land described as Lots 28 on RP24709.

The following advice provides a response to the matters raised in Council's Information Request. For ease of comprehension, each item raised in the Information Request has been reproduced below in bold print followed by the associated response.

## 1.0 ISSUES AND RESPONSES

### PLANNING

#### 1. *Compatibility with Site Characteristics*

##### *Issue:*

*The subject land is identified within the Agricultural Land Overlay of the planning scheme. The Strategic Framework, Overall Outcome (2)(a) of the Agricultural Land Overlay Code and the purpose of the Rural Zone Code intend that the productive capacity of this land be maintained. Whilst it is acknowledged that the applicant will be continuing to use the land for grazing purposes, in addition to the proposed development, further information is required to demonstrate that the two uses can co-exist without conflict.*

*It is also noted that the land is subject to environmental and bushfire designations under both Council's planning scheme and the State Planning Policy. These designations also need to be considered in the management of the facility.*

**Information required:**

- 1.1 The applicant is requested to demonstrate how land in the range areas and shotgun area will be managed to prevent contamination from waste/stray bullets/shells. The potential for land contamination is considered to be incompatible with the agricultural, bushfire and environmental designations of the subject land.**

**RESPONSE**

Contamination associated with use of the rifle range will be in the form of spent projectiles. This is an unavoidable consequence of the sport and affects all shooting facilities world-wide. Notwithstanding this the construction of the facility is such that 100% of these projectiles end up in the shooting corridor. In the case of the full-bore classification range the projectiles end up in earth mounds known as "stop butts".

Shell casings are all recovered for either reloading or for sale as scrap. Within the future shotgun area the applicant proposes using the construction methods currently being used for the upgrade of the Belmont Range to be used in the Commonwealth Games. This includes a curtain "catcher" and the use of "enviro" matting with a covering of soil in the relevant area of pellet-fall.

- 1.2 The applicant is requested to outline how the co-existence of the grazing and shooting uses will be managed to avoid conflict, particularly during the operation of the range areas.**

**RESPONSE**

The Weapons Licencing Branch of the Queensland Police Service (QPS) impose licence conditions for live-firing in general, such as register signing and licence checking. Every shooting facility is required to have a set of "Range Standing Orders" to address operational requirements in general as well as any localised special conditions. It is mandatory to have a Range Officer present at all times and that person is primarily responsible for RSO compliance and for safety in general during live firing. Further it is important to note that persons present are responsible for safety.

The most common way of ensuring safety within the safety template is to separate in time the shooting and any human presence. The shooting roster will be understood by all concerned, and no firing will commence until the template is clear for use.

All operations on the facility will be in accordance with the legislative and safety requirements, to purposefully demonstrate our commitment to good governance as a community facility.

The firing corridors will be fenced to exclude stock at all times. Many ranges in Australia co-exist with stock and wildlife in the safety template while shooting is in progress. Insurance is available for the very highly unlikely event of some loss to any livestock by the operation of the sporting

competition. We are able to confirm that the stock is to be excluded from the active shooting area by stock proof fencing. Stock is not excluded from safety areas.

## 2. Proposal Plans

### *Issue:*

*Further information is required to be documented on the provided proposal plans to allow Council to undertake a thorough and complete assessment of the development application.*

### *Information required:*

2.1 *The applicant is requested to provide an amended set of proposal plans which includes the following information:*

- *The overflow car parking area, as shown in the provided Traffic Impact Assessment Report, for the clubhouse area;*
- *The location of informal parking areas for the range and shotgun areas;*
- *The location of internal roads that will be used to access parts of the site, such as the range areas and the shotgun area; and*
- *Floor plans and elevations of the relocated clubhouse building.*

## **RESPONSE**

In response to the above item, please refer to revised proposal plans prepared by Building Design Professionals (BDP) attached as **Appendix A**.

The revised plans illustrate:

- Overflow parking areas 1 and 2;
- The location of the relocated or new clubhouse building and associated general purpose amenities building including associated floor plans;
- The access road linking the club facilities to the range areas and intermittent range temporary car parking areas; and
- The Target Shed (container) in proximity to the Shotgun Area.

Pursuant to s278 of the *Sustainable Planning Act 2009*, we hereby confirm that this information response provides a response to all the information items requested by the Assessment Manager. Having regard to the information provided, we request that Council proceed with the assessment of the application.

Should you require any additional information or clarification please do not hesitate to contact the undersigned on (07) 4632 2535.

Yours sincerely



**Andrew Bullen**  
**Precinct Urban Planning**