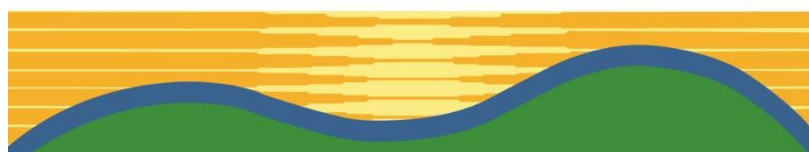


# MITCHELL SHIRE COUNCIL



## COMMUNITY QUESTIONS AND HEARINGS COMMITTEE

### AGENDA

**MONDAY 13 AUGUST 2018**

**7.00pm**

**NOTICE IS HEREBY GIVEN** that **Community Questions and Hearings Committee** of the Mitchell Shire Council will be held at **Mitchell Civic Centre, 113 High St, Broadford**, on **Monday 13 August 2018** commencing at **7.00pm**.

**DAVID TURNBULL  
CHIEF EXECUTIVE OFFICER**



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**1 WELCOME AND GOVERNANCE DECLARATION**

The Mayor formally opens the meeting with an acknowledgement of country and welcomes all present.

**2 APOLOGIES AND LEAVE OF ABSENCE****3 DISCLOSURE OF CONFLICTS OF INTEREST**

*In accordance with section 79 of the Local Government Act 1989.*

**4 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

*In accordance with Clause 66 of Local Law No. 4 – Meeting Procedures.*

**RECOMMENDATION**

**THAT** the Minutes of the Community Questions and Hearings Committee held 9 July 2018, as circulated, be confirmed.

## 5 DEVELOPMENT AND INFRASTRUCTURE

### 5.1 PLANNING PERMIT APPLICATION P307018/12.04 FOR USE AND DEVELOPMENT OF A RESTRICTED RECREATION FACILITY (OUTDOOR PISTOL RANGE) AT 420 STRATH CREEK ROAD, BROADFORD

**Author:** Mathew Mertuszka - Principal Planner

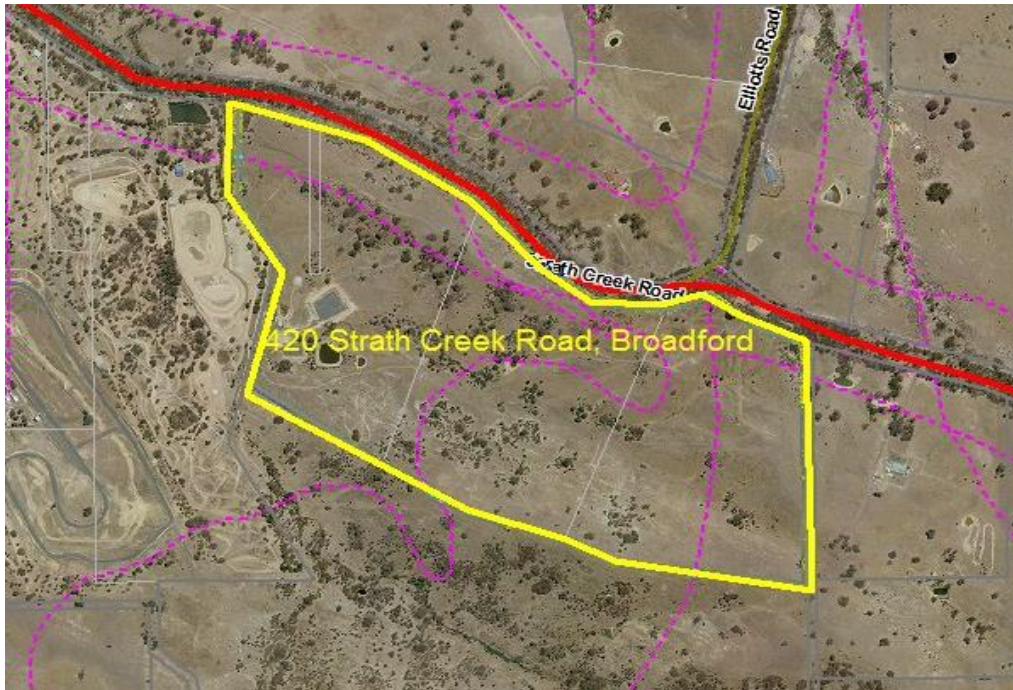
**File No:** P307018/12

**Attachments:** Nil

<b>Property No.:</b>	115911
<b>Title Details:</b>	Lot 3 on LP122486
<b>Applicant:</b>	Bowden Planning
<b>Zoning:</b>	Farming Zone
<b>Overlays:</b>	Development Plan Overlay – Schedule 6 Erosion Management Overlay (part) Vegetation Protection Overlay – Schedule 1 (part)
<b>Objections Received:</b>	Yes, one submission has been received
<b>Cultural Heritage Management Plan Required:</b>	No, Not within an area of Aboriginal Cultural Heritage Significance
<b>Officer Declaration of Conflict of Interest:</b>	No officers involved in the preparation of this report have any direct or indirect interest in this matter

PLANNING PERMIT APPLICATION P307018/12.04 FOR USE AND DEVELOPMENT OF A RESTRICTED RECREATION FACILITY (OUTDOOR PISTOL RANGE) AT 420 STRATH CREEK ROAD, BROADFORD (CONT.)

## SITE MAP



## SUMMARY

The application is seeking approval to amend the existing permit which applies to the land, under Section 72 of the *Planning and Environment Act 1987*, to increase the permitted shoot times by 3 hours on a Sunday morning on four occasions in a calendar year.

The application was informally notified to all adjoining owners and occupiers affected by the Development Plan Overlay – Schedule 6, concerning the State Motorcycle Complex.

One submission was received following the 2-week notification period by an adjoining property owner who raised concerns regarding the lack of consultation of future events by the pistol club and noncompliance with EPA guidelines.

### Subject Site Description

The subject site is described as Lot 3 on LP122486 and is located at 420 Strath Creek Road, Broadford. The site is an irregularly shaped parcel of land with a northern frontage to Strath Creek Road and a total area of 23.69ha. The site is undulating in nature and contains two dams and some scattered vegetation. The land currently contains the existing pistol range facility consisting of a club rooms and two separate concrete ranges.

The site is one parcel of land which forms part of a larger landholding owned by the operators of the State Motorcycle Sports Complex. This sports complex is located on land to the west of the subject site and has been developed with a motor cycle race track and associated buildings and works.

PLANNING PERMIT APPLICATION P307018/12.04 FOR USE AND DEVELOPMENT OF A RESTRICTED RECREATION FACILITY (OUTDOOR PISTOL RANGE) AT 420 STRATH CREEK ROAD, BROADFORD (CONT.)

### Surrounding Area

The subject land is surrounded by predominantly rural land used for agriculture and hobby farms containing dwellings on the outskirts of Broadford. Land holdings are generally large and in common ownership. The topography is relatively undulating and vegetation with few areas of cleared land. Access to the area is made via the nearby Hume Freeway and Strath Creek Road linking Broadford to the west.

### **PROPOSAL**

The Proposal is seeking to amend the existing planning permit that currently permits the use and development of the land for a restricted recreation facility (outdoor pistol range) to increase the permitted shoot times.

A summary of proposed changes include:

Current condition (condition 4):

*Shooting may only occur on the land between 9am and 6pm Monday, Thursday, Friday and Saturday and between 12pm (noon) and 6pm on Sundays. Shooting must not occur on the following days:*

- a) *Tuesdays, Wednesdays*
- b) *On any day designated as a noise free day for the State Motorcycle Sports Complex located on the adjacent property.*
- c) *At any time during the four week period that the State Motorcycle Sports Complex is closed during the Christmas/New Year period.*
- d) *On days of Total Fire Ban, unless otherwise agreed in writing by the Responsible Authority.*

The condition is proposed to be amended to the following:

*Shooting may only occur on the land between 9am and 6pm Monday, Thursday, Friday and Saturday and between 12pm (noon) and 6pm on Sundays, except for 4 occasions on Sunday each year when shooting will be permitted from 9am to 6pm. Shooting must not occur on the following days:*

- a) *Tuesdays, Wednesdays*
- b) *On any day designated as a noise free day for the State Motorcycle Sports Complex located on the adjacent property.*
- c) *At any time during the four week period that the State Motorcycle Sports Complex is closed during the Christmas/New Year period.*
- d) *On days of Total Fire Ban, unless otherwise agreed in writing by the Responsible Authority.*



PLANNING PERMIT APPLICATION P307018/12.04 FOR USE AND DEVELOPMENT OF A RESTRICTED RECREATION FACILITY (OUTDOOR PISTOL RANGE) AT 420 STRATH CREEK ROAD, BROADFORD (CONT.)

### **HEARING AND CONSIDERATION OF SUBMISSIONS**

Council has established the Community Questions and Hearings Committee to hear and report to Council on submissions received by Council under section 223 of the *Local Government Act 1989* and on objections and submissions received in relation to planning permit applications under the *Planning and Environment Act 1987*.

The applicant has been invited to attend this meeting of the Community Questions and Hearings Committee to make a brief presentation in support of their application and submission.

### **RECOMMENDATION**

**THAT** Council Officers provide a report to Council in relation to Amended Planning Application P307018/12.04 for the Use and Development of a Restricted Recreation Facility (Outdoor Pistol Range) at 420 Strath Creek Road, Broadford.

## **6 SUBMISSIONS**

### **PUBLIC PARTICIPATION FORUM**

*In accordance with Clause 65 of the Meeting Procedure Local Law 2014.*

## **7 QUESTION TIME**

## **8 COMMUNITY PRESENTATIONS**

## **9 DATE OF NEXT MEETING**

Meetings of the Community Questions and Hearings Committee are scheduled for the second Monday of the month. If no submissions are scheduled to be heard at a particular meeting of the Committee, the meeting will be cancelled. The next meeting of the Community Questions and Hearings Committee is scheduled for 7.00pm on Monday 10 September 2018 at Mitchell Civic Centre, 113 High St, Broadford.

## **10 CLOSE OF MEETING**