



**Planning and Strategy
Committee of the Whole**

SUPPLEMENTARY

AGENDA

13 March 2019

Commencing at 5.30pm

**Council Chambers
253 Crawford Street
Queanbeyan**

On-site Inspections - Nil

SUPPLEMENTARY REPORTS

- 6.2 Site Inspection - DA 328-2018 - 44 John Bull Street, Queanbeyan West -
Extension to Existing Factory and Use as Light Industry3
- 6.3 Site Inspection - DA.2018.192 - 2155 Collector Road, Currawang -
Recreational Facility (Outdoor) Rifle Range5

LIST OF ATTACHMENTS –

(Copies available from CEO/General Manager's Office on request)

Open Attachments

Nil

Closed Attachments

Nil

**6.2 Site Inspection - DA 328-2018 - 44 John Bull Street, Queanbeyan West -
Extension to Existing Factory and Use as Light Industry (Ref: C1935523);
Author: Thompson/Edwards**

Report

At the Planning and Strategy Committee meeting to be held on 13 March 2019, Council will consider a report on development application 328-2018 for the proposed extension to existing factory and use as light industry at 44 John Bull Street, Queanbeyan West. The application has been recommended for conditional approval.

A site inspection was arranged to allow the Councillors to view the site prior to considering the report at the meeting. This took place at 4.30pm on Monday, 11 March 2019.

Present were Mayor Tim Overall, Cr Pete Harrison, Cr Trevor Hicks, Cr Peter Marshall, Michael Thompson (Portfolio General Manager – Natural and Built Character), Graeme Harlor (Service Manager – Development), James Rousell (Town Planner), Tim Reich (Development Engineer), Retlaw Compton (Owner/Applicant), Janet Thomson (Owner/Applicant), Bill Baker (Applicants' Solicitor), and Shannon Edwards (Minute Taker).

Apologies were received from Cr Michele Biscotti, Cr Peter Bray AM, and Cr Trudy Taylor.

An overview of the development/site was provided by the applicants:

- The business converts shipping containers into habitable spaces with the majority of manufacturing on site.
- The proposal is to extend the existing factory to increase manoeuvrability and provide weather protection.
- Access to the site is via the end of an unmade road reserve then via a Council reserve. The Council reserve is also used to manoeuvre trucks reversing into the site. The access way is a combination of bitumen seal and concrete patching which has been laid at various stages over many years. Council has imposed a condition requiring this access way and the manoeuvring area to be upgraded. The applicants raised concern with the expense of the recommended remediation reasoning that they can see no negative impact of the existing access/services, and therefore no resulting benefit of remediation works, to the business or proposed development.
- It was noted that heavy rigid vehicle (HRV) movements for the current use have significantly reduced from the previous tenants; current use is estimated by the applicant at 6-8 articulated vehicles/month, as opposed to an estimated previous use of 400 concrete pump trucks/month.
- Stormwater runoff issues from nearby Nimmitabel Street were also mentioned by the applicant and steps have been taken to mitigate these issues to some degree.
- It was noted that access to the site is also used by pedestrians, including school students.
- Applicant has removed rubbish from the site and is attempting to revegetate the area. No tree removal is proposed.

Mr Thompson introduced the application, advising it was recommended for approval, but that the conditions requiring upgrade of current access to the site were being questioned by the applicants, due to the history of unapproved access to the site over many years.

Mr Thompson identified the site boundaries of the Council owned road and bushland reserves, as well as the steeply inclined previous access; acknowledged as the probably reason temporary access over the road reserve was established/accepted.

Referencing the image below, Mr Thompson then explained the three elements of proposed remediation, and bollard location, as per the recommended conditions.



- 3.5m wide, 100m thick DGB20, 2 coat 14/7 seal.
- Min. 100mm Thick cement stabilised DGB20.
- Industrial Concrete Driveway in accordance with D13.
- Bollards.

It was also noted by Mr Thompson that:

- The assessment raised no issue with the proposed development itself, the issues all relate to access to the site.
- It is a common business practise of Council to request upgrades to access and/or services when development applications for new works/use are received.
- Council's Legal Officer has advised that Council, given the long history of use, would be willing to issue a licence agreement for use of the reserve for truck manoeuvrability.
- Bollard size could be reduced so as not to damage the root zone of the existing trees, and a range of materials such as rocks could be considered in order to maintain the natural look of the space, whilst still defining the area.
- Utilising the bollards above the size of the manoeuvring area could be reduced to minimise the impact on the reserve and the upgrade costs to the applicant.

At the conclusion of the site inspection, Mr Thompson indicated that the Planning and Strategy Committee will be considering a report on this matter at its meeting on Wednesday, 13 March 2019, starting promptly at 5.30pm. All present were invited to attend the meeting and register with the Clerk before commencement if they would like to make a presentation for up to five minutes on this matter on the Business Paper.

The site inspection concluded at 4.50pm.

Recommendation

That the report be received for information.

Attachments

Nil

6.3 Site Inspection - DA.2018.192 - 2155 Collector Road, Currawang - Recreational Facility (Outdoor) Rifle Range (Ref: C1935536); Author: Thompson/Edwards

Report

At the Planning and Strategy Committee meeting to be held on 13 March 2019, Council will consider a report on development application 397-2018 for the proposed Recreational Facility (Outdoor) Rifle Range at 2155 Collector Road, Currawang. The application has been recommended for conditional approval.

A site inspection was arranged to allow the Councillors to view the site prior to considering the report at the meeting. This took place at 5.35pm on Tuesday, 23 March 2019.

Present were Mayor Tim Overall, Deputy Mayor Mark Schweikert, Cr Pete Harrison, Cr Trevor Hicks, Cr Peter Marshall, Michael Thompson (Portfolio General Manager – Natural and Built Character), David Carswell (Service Manager – Land-use Planning), Graeme Harlor (Service Manager – Development), Luke Perkins (Town Planner), Andrew Palmer (Development Engineer), Paul, Fiona and Jackson Burns (Applicants) and Shannon Edwards (Minute Taker).

Apologies were received from Cr Michele Biscotti, and Cr Trudy Taylor, Cr Peter Bray AM.

An overview of the development was provided by the applicant, including the boundaries of the property and surrounding area and the location of the proposed range areas.

Key points information discussed included:

- Noting that the facility fell within the definition of an Outdoor Recreational Facility which includes developments such as a golf course, golf driving range, mini golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, etc...‘whether or not operated for the purposes of gain’;
- The closest residence is 2.2km away. The nearest house for the previous application was 680m.
- The provision of some information on the complexity and consideration of the acoustic influences such as terrain, containment (indoor range), calibre and size of ammunition used, and the dissipation of sound as it travels.
- Based on modelling the development meets EPA acoustic guidelines;
- The various safety and risk management systems proposed such as Range Danger Area (RDA) template studies, bullet traps to catch projectiles and manage ricochet, red flags, locked gates, and signage during operation, as well as barbed-wire perimeter fencing;
- Intention to remediate the quarry and utilise this space.

The following issues were brought to the attention of Councillors by the applicant as a result of the report.

- Consideration of extending operating hours for the ‘range area’ to allow commencement at 8.00am instead of 10.00am based on EPA Guidelines, and allow for special events such as world championships and defence industry training; noting this could promote the region and have a positive impact on tourism and economy;
- The recommended condition to update the access road to Council standard is described as financially disproportionate to the application, and not taking into consideration the compromise to relocate the ‘range area’ to the south to reduce possible community impacts;

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- The present conditions restrict the range to 0.8% of the site. The applicants are seeking use of 15% of the site to allow for the use of bushland areas for skills training;
 - There is no need to specify the exact location of the LFRiB (Live Fire Range in a Box) noting it already has approval as a mobile range
 - The need to maintain a register of complaints in a public forum (website); and the difficulty in distinguishing site noise Vs noise from contract shooters conducting pest control on other nearby sites. The applicants noted that this is above what is required for other recreational ranges, even those operating within residential areas;

Questions from Councillors resulted in the following additional information being provided:

- The recommended conditions relating to quality of the road upgrade are commonplace for approvals where the proposed access road is a Crown Reserve. This is because any works to create a Crown Road from an existing Crown Reserve results in the Crown handing maintenance responsibility back to Council. The impact of traffic movements to the site also need to be considered when predicting ongoing maintenance costs;

At the conclusion of the site inspection, Mr Thompson indicated that the Planning and Strategy Committee will be considering a report on this matter at its meeting on Wednesday, 13 March 2019, starting promptly at 5.30pm. All present were invited to attend the meeting and register with the Clerk before commencement if they would like to make a presentation for up to five minutes on this matter on the Business Paper.

The site inspection concluded at 6.22pm.

Recommendation

That the report be received for information.

Attachments

Nil