

Minute No.

COUNCIL RESOLUTION EXTRACT FROM MINUTES 1 MARCH 2011

PUBLIC ACCESS FORUM

MR T KELLY - SECRETARY, ILLAWARRA CLAY TARGET CLUB - DRAFT PLANNING PROPOSAL FOR LOT 1 DP 618764 BONG BONG ROAD, HUNTLEY

Mr Kelly said that his club had originally been located in the Figtree area, then moved to Albion Park and again to West Dapto. Traditionally, the club had moved due to urban development and the nature of the sport. The club's current site is part of West Dapto's urban development and is earmarked for the Bong Bong Town Centre. Since finding out about this proposal some three years ago, the club has been looking for an alternative site, which has resulted in suitable land being found at Huntley.

Mr Kelly stated that the club provides certain community services, including a Junior Development Program. Also, Michael Diamond a two-time Olympic Gold Medallist had been a past member of the club, and John Maxwell, a life member of the club, is a Commonwealth Gold Medallist and an Olympic representative. Further, the Club grounds have, for many years, been supplied to the Region's Police Force for training purposes.

With the above information in mind, Mr Kelly requested Council's support for the planning proposal.

ITEM 2 - DRAFT PLANNING PROPOSAL FOR LOT 1 DP 618764 BONG BONG ROAD, HUNTLEY (ILLAWARRA CLAY TARGET CLUB) (ESP-100.01.022) - REPORT OF MANAGER ENVIRONMENTAL STRATEGY AND PLANNING (ACTING) (JB) 10/02/11

- 17 **RESOLVED UNANIMOUSLY** that a draft Planning Proposal be submitted to the NSW Department of Planning seeking a Gateway Determination to amend the Wollongong Local Environmental Plan 2009 to enable Lot 1 DP 618764 Bong Bong Road, Huntley, to be used as a recreation facility (outdoor) (clay target range and ancillary uses) through Schedule 1 Additional Permitted Uses.

REF: CM15/11

DRAFT PLANNING PROPOSAL FOR LOT 1 DP 618764 BONG BONG ROAD, HUNTLEY (ILLAWARRA CLAY TARGET CLUB)
Report of Manager Environmental Strategy and Planning (Acting) (JB) 10/02/11 ESP-100.01.022

PRECIS

Council has received a request to prepare a Planning Proposal to enable a clay target range and ancillary club house on Lot 1 DP 618764 Bong Bong Road, Huntley. It is recommended that Council support the proposal and a draft Planning Proposal be submitted to the NSW Department of Planning.

RECOMMENDATION

A draft Planning Proposal be submitted to the NSW Department of Planning seeking a Gateway Determination to amend the Wollongong Local Environmental Plan 2009 to enable Lot 1 DP 618764 Bong Bong Road, Huntley, to be used as a recreation facility (outdoor) (clay target range and ancillary uses), through Schedule 1 Additional Permitted Uses.

BACKGROUND

The Illawarra Clay Target Club has been operating from 389 Bong Bong Road, Horsley for a number of years. The Club has one hundred and eighty (180) members, although on average fifteen (15) members participate at each meet. This site is now part of the West Dapto Urban Release Area and earmarked to become the Bong Bong Town Centre, surrounded by residential development. The Club has spent a number of years seeking alternative accommodation and feel that the subject site in Huntley is the most suitable to relocate the facility within the Illawarra area. The Club has requested that a Planning Proposal be submitted to the NSW Department of Planning to allow the Club to relocate to a site at Huntley.

PROPOSAL

Lot 1 DP 618764 is located on the lower slopes of the Illawarra Escarpment. The site does not have road frontage and access is via Wongawilli Colliery from Jersey Farm Road. The site has an area of approximately 26 hectares, and supports an existing dwelling (Attachment 1). The site contains cleared areas and remnant trees. Wongawilli Colliery is to the north, with rural land and the West Dapto Urban Release Area to the east. To the south is undulating land with cleared areas and remnant trees.

The request is to allow the site to have an additional permitted use for a clay target range and ancillary club house. This is best achieved through adding the site and proposed use to Schedule 1 of Wollongong Local Environmental Plan 2009. The use is defined as "recreation facility (outdoor)" under the Wollongong Local Environmental Plan 2009. All shooting ranges are required to be approved by the NSW Police under the Firearms Act, 1996. The NSW Police have indicated in principle support for the proposed new site.

CONSULTATION AND COMMUNICATION

If the proposal is supported by the NSW Department of Planning, it will be exhibited for a minimum period of twenty eight (28) days.

PLANNING AND POLICY IMPACT

The site is zoned E3 Environmental Management under Wollongong Local Environmental Plan 2009. The objectives of the zone are:

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values; and
- To provide for a limited range of development that does not have an adverse effect on these values.

The site contains areas of core escarpment land, which does not prevent development so long as it does not detract from the ecological / aesthetic significance of the area. The E3 Environmental Management zone currently permits land uses such as; animal boarding or training establishments, bed and breakfast accommodation, community facilities, dwelling houses (subject to minimum lot size requirements), environmental facilities, extensive agriculture, farm buildings, forestry, recreation areas and secondary dwellings. The proposed use is in keeping with the nature of these uses. Recreation facilities (outdoor) includes golf courses, tennis complexes, swimming centres, go-kart tracks, equestrian centres, rifle ranges and other outdoor recreation uses. These uses are generally not appropriate in the E3 Environmental Management zone, but could be considered on a site-by-site basis.

The Club proposes to establish two (2) traps for clay target shooting (Attachment 2). The Club's current complex has five (5) traps. The traps are proposed to be located in a cleared part of the site. The site has an existing dwelling which could serve as a club house and is nestled in the foothills of the escarpment. The main issues with the proposed use are the environmental impacts from the proposed use and activities.

Noise:

The potential impact of noise has been considered with regard to the proximity of the site to the West Dapto Urban Release Area (closest residential lands) and the impact of noise on fauna in the vicinity.

The subject site is close to land zoned for residential development as part of the West Dapto Urban Release Area. The proponent has submitted a noise compliance assessment which advises that the site can comply with the Environmental Noise Control Manual produced by the Department of Environment, Climate Change and Water.

There are a variety of methods of mitigating the impact of noise emissions, including limiting the time and duration of shooting, as well as use of physical barriers. Detailed noise control measures would be required to be outlined with a development application for the proposed use of the site.

Lead Deposition and Pollution:

The proposed additional land use would involve the use of shotguns on the site with resulting deposits of lead pellets within the fallout area. If lead pellets are left to corrode in the soil, they could pollute the soil, water and potentially be ingested by animals.

The proponents have submitted a report demonstrating that there are a variety of collection methods to screen lead pellets to limit their distribution, to allow for collection and recycling of lead pellets deposited on site.

A detailed plan for implementation of these controls would be required at development application stage.

Other Issues:

Existing access is via Wongawilli Colliery. The proposed use is of a low impact with minimal traffic generation anticipated. The site contains a section of subtropical rainforest in the south, with grassy woodland in the northeast. The site also contains scattered bushland and low riparian corridors. There are sufficient cleared areas on site for the proposed use to be able to be established without the need for further clearing. A detailed plan for controls to minimise impacts on the biodiversity and traffic would be required at development application stage. The proposed land use can be consistent with the Illawarra Escarpment Land Use Review.

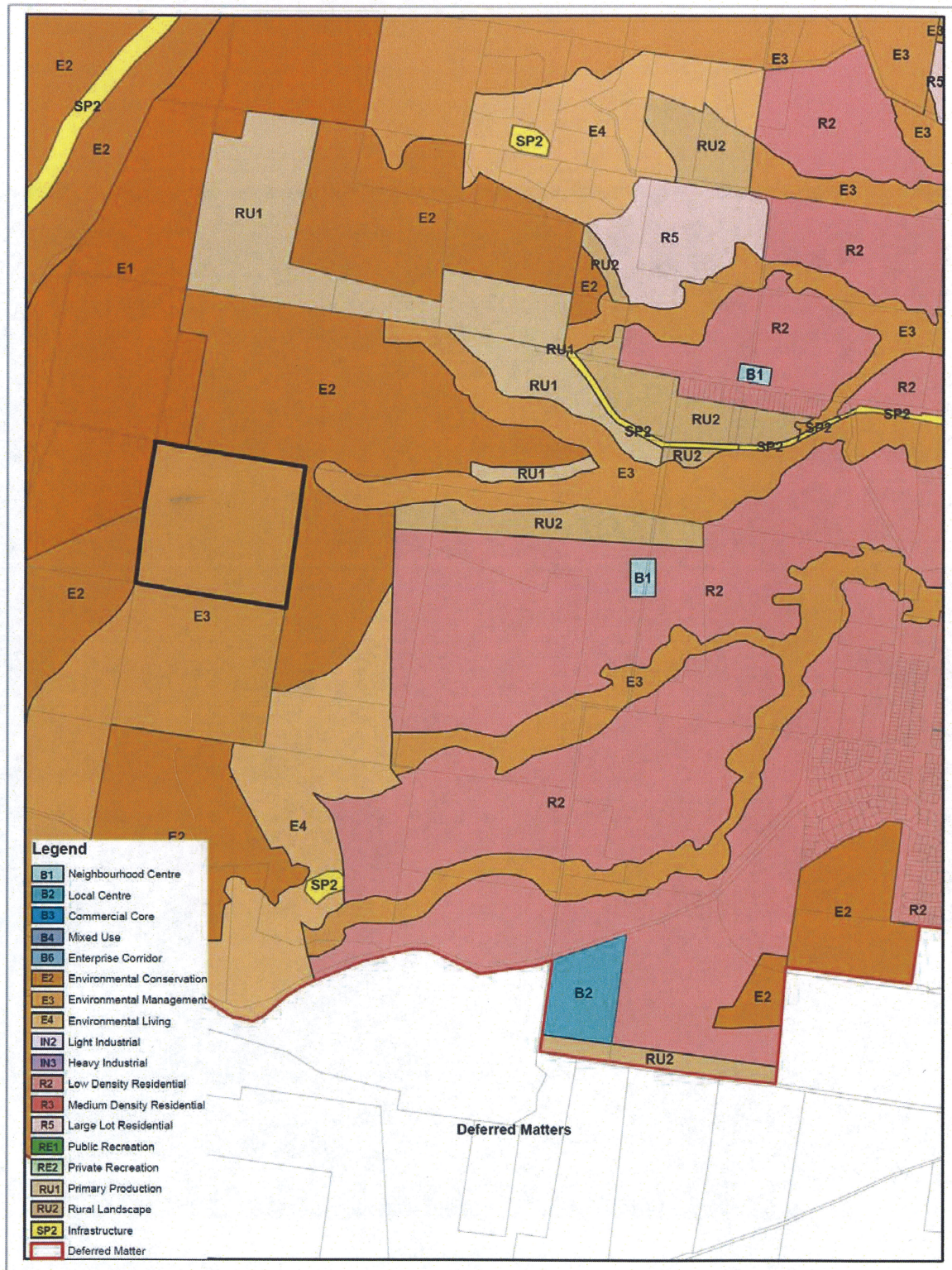
CONCLUSION

The proposed additional use can be accommodated on the site and potential impacts can be managed. The proposed use will not result in adverse effects on the ecological, scientific, cultural or aesthetic values of the site and surrounding E3 Environmental Management lands. It is therefore recommended that a Planning Proposal be forwarded to the NSW Department of Planning seeking a Gateway Determination.

Name	Position Title
Author:	
Jon Bridge	Senior Strategic Project Officer
Authorised by:	
Bridget Jarvis	Land Use Planning Manager [Acting]
David Green	Manager Environmental Strategy and Planning (Acting)
Andrew Carfield	Director Planning and Environment
David Farmer	General Manager

ATTACHMENTS

1. Location Map - Lot 1 DP 618764
2. Concept Plan.



Subject Land

Drawn By: J Lewis
Date: 03.02.11
Gis ref: ClayShooting.mxd



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Meters

