



FIGURE 1: SUBJECT LAND SHOWN IN RED

# FACTSHEET

## PROPOSED OUTDOOR SHOOTING RANGE AT PIGGOTT RANGE ROAD, OLD NOARLUNGA

### What is proposed?

A development application (number 145/158/2021) was lodged with council on 18 January 2021, seeking approval for an outdoor shooting range. The site is the former abattoir at 1559 Piggott Range Road, Old Noarlunga, using the land to the east of the existing buildings.

The proposed range would be for the use of licensed shooters to train, practice and compete.

The proposed operating hours are Mondays to Fridays 10am to 7pm (or until dark in the winter months) and

Saturdays 10am to 5pm.

Three different ranges are proposed:

- a small-bore range for a maximum of eight people
- a long range for a maximum of eight people
- a pistol range for a maximum of six people.

Backstops at the end of the ranges are to be made from earth berms with a concrete core. Shooting bays are to be within shelters constructed from concrete filled tyres within an earth berm and a metal roof covered in soil.



City of Onkaparinga PO Box 1, Noarlunga Centre South Australia 5168

Telephone (08) 8384 0666 | Facsimile (08) 8382 8744 | [www.onkaparingacity.com](http://www.onkaparingacity.com)

An Environmental Noise Assessment from a qualified acoustic engineer has been submitted as part of the proposal.

Written approval in principle has also been provided by the Firearms Branch of SA Police, with a final approval needed following an inspection (should the application be approved by council).

---

## What zone is it located in?

The land is mainly in the Urban Employment Zone (Old Noarlunga Policy Area 19), with a narrow eastern strip of the allotment in the Hills Face Zone, of council's [Development Plan](#).

Figure 1 on the previous page shows the land as bounded in red, with the Urban Employment Zone in blue and the Hill Face Zone in green.

The applicant has advised that all elements of the proposal will be confined to the Urban Employment Zone only, with further information requested from the applicant to confirm this.

The key Development Plan policies against which this proposal will be assessed are on pages 438-44 for the Urban Employment Zone and pages 456-457 for the Old Noarlunga Policy Area 19. Other council-wide policies in the Development Plan will also be considered.

The Urban Employment Zone envisages a range of industrial, commercial, tourist and/or community uses to encourage investment towards total site redevelopment and rehabilitation of this former abattoir site.

---

## What is the assessment process?

Development applications must be assessed against the relevant policies and provisions of the Onkaparinga Council [Development Plan](#). There are General Section provisions to guide issues such as the interface between land uses, including noise impacts, and hazards such as contamination.

A shooting range is not listed as either a 'complying' or 'non-complying' form of development in the Urban Employment Zone. The proposal therefore defaults to what is known as a 'merit' assessment.

The application is also required to be undertaken in accordance with the processes prescribed by the [Development Act 1993](#) and [Development Regulations 2008](#). It was lodged prior to the [state planning system](#) changes that took effect on 19 March 2021 (with the Planning and Design Code under the *Planning, Development and Infrastructure Act 2016*).

Council staff have requested further information from the applicant, including details about management of the site and confirmation of the siting of elements of the proposal in relation to boundaries.

As the proposed shooting range is within 3.0 kilometres of a dwelling, the application is required to be referred to the Environment Protection Authority (EPA) (Schedule 22(8)(6) of the Development Regulations). The EPA can request further information from the applicant and direct the council to either refuse the application or impose conditions on any approval.

If council approves the application, the EPA will also issue a licence under the [Environment Protection Act 1993](#).

Limited public notification will also be undertaken (explained further below).

A decision will be made upon:

- receipt of advice/direction from the EPA
  - consideration of any valid representations received during the notification process
  - consideration of the applicant's response to any valid representations
  - assessment against the relevant policies and provisions of council's Development Plan (explained further below).
-

## Can I have a say?

Public notification is required to be undertaken for the application, but it is restricted to only those landowners/occupiers adjacent the property, defined as being land abutting and across a road or reserve within 60 metres.

This is known as a category 2 form of notification.

We are required to do this because the application is subject to a referral to the EPA.

We will send letters to the landowners and occupiers of the properties identified with green dots, as shown in Figure 2, advising them of the proposal and the opportunity for representations to be lodged during the public notification period (10 working days only).



FIGURE 2: GREEN DOTS IDENTIFYING THE PROPERTIES TO BE NOTIFIED AS PART OF THE CATEGORY 2 PUBLIC NOTIFICATION PROCESS

The development legislation specifically prevents councils from consulting beyond these properties.

One of the landowners to be consulted is the Minister for Environment and Water, being the owner of the [Onkaparinga River National Park](#). We have also informally advised the [Department for Environment and Water](#) of the application.

Only those directly notified by council as part of this process can lodge representations that are legally valid and therefore able to be considered by council as part of the assessment.

Should we receive any valid representations during the public notification period, those people may request to be heard by the [Council Assessment Panel](#). The applicant will also be afforded the same opportunity.

Category 2 representors do not have any appeal rights against the merits of a decision of council to approve an application.

The applicant has the right of appeal against a decision of council to refuse an application or a condition imposed upon an approval.

Section 86(1)(f) of the Development Act allows a person who can demonstrate an interest in the application, by virtue of being an owner or occupier of an adjacent piece of land, to apply to the [Environment, Resources and Development Court](#) for a review of council's description of the proposal and/or categorisation of the proposal for public notification purposes.

---

## Are there any other issues?

A portion of Piggott Range Road along the northern boundary of the proposed site is a closed road. Advice will be sought from council's Property Transactions team on what impacts this may have upon the proposal, if any, and how this may be addressed.

Piggott Range Road also forms part of the [Tom Roberts Horse Trail](#). We will undertake further investigations to understand what impacts the proposal may have upon this trail, if any, and how this may be addressed.

---

## Who makes the decision and when?

The decision for this development application will be made by the Council Assessment Panel (CAP).

This may be because we either:

- receive a representation that requests to be heard by the Panel

or, in the event no representations are received, it is

- referred to the Panel by the Assessment Manager as it is a proposal of significant social or environmental interest.

Upon receipt of the further information we have requested from the applicant, the application will:

- be referred to the EPA, which has six weeks to provide comment or direction to council
- commence category 2 public notification for 10 business days.

The applicant can respond in writing to council on any valid representations received.

Upon completion of these processes, the council planning officer or our consultant will make an assessment against council's Development Plan, considering any representations and the EPA's advice, which is then presented to the CAP in a detailed report for its consideration.

The application will be placed on a CAP agenda for a meeting yet to be scheduled.

Any representors and the applicant will be formally notified of the CAP meeting date.

Anyone can attend the CAP meeting to observe the discussion, debate and decision making but they cannot participate.

---

## Who can I speak to for more information?

The council has engaged a planning consultant, URPS, to assist with the assessment of this development application. URPS may be contacted via:

- [mail@urps.com.au](mailto:mail@urps.com.au)
- 8333 7999.

Anyone may request to view the application documents without charge at our [Noarlunga office](#), but copies or photos cannot be provided or taken. However, copies of application documents can be provided during the notification period, subject to the provision of identity and

a fee to council.

The Environment, Resources and Development Court may be contacted via:

- [erdcourt@courts.sa.gov.au](mailto:erdcourt@courts.sa.gov.au)
- 8204 0289.