

MINISTERIAL BRIEFING NOTE

Subject: Belmont Shooting Complex Temporary Shotgun Range
Decision/Action by: N/A
Reasons for Urgency: N/A
Briefing type: Unrequested briefing note for approval
Responsible Area: Sport and Recreation Services
Electorate: Chatsworth
Contact Officer: Paige Ridgewell, A/DDG, Sport and Recreation Services – (07) 3338 9209

PURPOSE

Provide the Minister with advice on the current progress and challenges with regard to extending the life of the Belmont Shooting Complex's temporary shotgun range (the Range) beyond the 2018 Gold Coast Commonwealth Games, seek approval to commence a Ministerial Infrastructure Designation (MID), and provide a Ministerial letter to the Deputy Premier.

RECOMMENDATION

It is recommended that the Minister:

1. approve the commencement of a MID for the Range based on Option 1 (preferred option) - *MID to only cover the existing four firing points that will be used for test events and GC2018 competition*
2. sign the attached letter to the Honourable Jackie Trad MP, Deputy Premier, Minister for Transport and Minister for Infrastructure and Planning informing her of the Department of National Parks, Sport and Racing's intention to seek a MID for the Range (**Attachment 1**).

Noted	Approved	Not approved
	✓	
	✓	

☐ **Routine** (Straight to MO)

☒ **Non-routine** (DG to endorse)

DIVISIONAL HEAD ENDORSEMENT Paige Ridgewell Acting Deputy Director-General Sport and Recreation Services Date: 15 September 2017		
DIRECTOR-GENERAL ENDORSEMENT  Ben Klaassen Acting Director-General Department of National Parks, Sport and Racing Date: 20 / 9 / 17		COMMENTS
MINISTERIAL APPROVAL  Mick de Brenni MP Minister for Housing and Public Works and Minister for Sport Date: 19 / 10 / 17		

KEY ISSUES

- Schedule 3 sections 7-12 En 7 - LPP

- The Department of National Parks, Sport and Racing (NPSR) is now working with the Department of State Development (DSD) to extend the life of the Range under the SPA which involves a MID.
- DSD has proposed two possible MID options, each with associated advantages and disadvantages including significant cost variations (**Attachment 2**).

ELECTION AND GOVERNMENT COMMITMENTS

- This issue is not the subject of an election or government commitment.

FINANCIAL IMPLICATIONS

- Depending on the Minister's decision to extend the life of the Range under the SPA, NPSR may be expected to contribute to the cost of either option, costs include:
 - Option 1 - MID to cover existing four firing points - between \$400 000 - \$900 000
 - Option 2 - MID to cover existing four firing points and an additional four firing points – up to \$6 million.
- Other departments with an interest in this project may be in a position to cover costs. Should NPSR be required to contribute funding, this will be identified from within current budgets within Sport and Recreation Services.

CONSULTATION

- Mr Don Hewitt, Project Director, Delivery, DSD.
- Ms Monique Howard, Project Manager, DSD.
- Ms Janette Rowe, Principal Town Planner, Technical Services, Building and Asset Services.
- Mr Peter Doig, Executive Officer, Queensland Rifle Association (QRA).
- Mr Glen Wilshier, Special Counsel for Crown Solicitor, Crown Law.

COMMUNICATIONS/MEDIA OPPORTUNITIES

- Future media release opportunities exist to announce the commencement of the MID process and the benefits to the sport and community gained from securing the long term future of the shotgun range.

BACKGROUND

- The Range will host the 2018 Commonwealth Games (GC2018) shooting events in April 2018.
- The Gold Coast 2018 Commonwealth Games Corporation opted to build a range, as the existing club and facilities were deemed inappropriate for GC2018 and a new site was selected.
- The \$4 million range reached practical completion in April 2017.
- The Range can only be used for GC2018 test events and competition, as allowed under the *Major Events Act 2014*.
- In recognition of the value of retaining the Range, NPSR along with DSD and QRA have been working to identify opportunities to extend the life of the Range beyond GC2018, as a legacy project.
- On 10 June 2017, the Minister authorised a CID process for the Range (**Attachment 3**).
- On 3 July 2017, changes to the Queensland planning legislation came into effect.

Schedule 3 sections 7-12 En 7 - LPP

- The Range can now only be used after GC2018 if:
 - a development application is lodged against the local planning scheme. This would be subject to an assessment process including consultation, which can be lengthy and costly
 - the land undergoes a MID process under the SPA.
- The SPA dictates that a MID can only be approved by the Minister responsible for Infrastructure and Planning, as the Minister overseeing the Department of Infrastructure, Local Government and Planning.
- NPSR is working with DSD to establish a path forward to achieve an MID under the SPA, which is expected to take a minimum of seven months.
- DSD has proposed two possible options addressing what should be included under the MID.
 - Option 1 - MID to only cover the existing four firing points that will be used for test events and GC2018 competition (**Attachment 5**)
 - Option 2 - MID to cover existing four firing points and an additional four firing points that would accommodate the relocation of the Brisbane Gun Club (**Attachment 6**).
- **Attachment 3** outlines some of the pertinent advantages and disadvantages for both options mentioned above.
- NPSR recommends the Minister approve the commencement of a MID based on the plans outlined in Option 1, as this option will achieve the quickest and most cost effective GC2018 legacy outcome for the Range by taking advantage of already existing infrastructure with little further investment required in the short-term.
- NPSR and DSD require a decision on which MID option to move forward with before any more work can continue in extending the life of the Range beyond GC2018.

ATTACHMENTS

- **Attachment 1** – Letter to the Deputy Premier
- **Attachment 2** – Proposed MID options and indicative costing as prepared by DSD
- **Attachment 3** – CTS 11510/17
- **Attachment 4** – Letter from Crown Law dated 1 August 2017
- **Attachment 5** – Design drawing MID Option 1
- **Attachment 6** – Design drawing MID Option 2



Minister for Housing and Public Works
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Our Ref: CTS 21780/17

19 OCT 2017

The Honourable Jackie Trad MP
Deputy Premier
Minister for Transport and
Minister for Infrastructure and Planning
PO Box 15009
CITY EAST QLD 4002

Dear Deputy Premier

The \$17.5 million development of three shooting ranges for the Gold Coast 2018 Commonwealth Games (GC2018) at Belmont was delivered by the Department of State Development (DSD) on land owned by the Department of National Parks, Sport and Racing (NPSR). The project reached practical completion in April 2017, which included \$4 million for the construction of a new temporary shotgun range (the Range).

Since completion, the new Range has been acknowledged as one of the best shotgun facilities in the world with state of the art equipment and an environmentally responsible design. In recognition of the value of retaining the Range and providing a long-term legacy outcome from GC2018, NPSR along with DSD and the Queensland Rifle Association have been working to identify opportunities to extend the life of the Range beyond GC2018. Based on advice of DSD on 10 June 2017, I authorised the commencement of a Community Infrastructure Designation (CID) process under the *Sustainable Planning Act 2009* (the SPA), which would allow the facility to remain for use beyond GC2018.

Schedule 3 section 7 - LPP

Schedule 3 section 7 - LPP

Pursuant to the *Sustainable Planning Act 2016*, NPSR now seeks your approval, through the Department of Infrastructure, Local Government and Planning (DILGP), to conduct a Ministerial Infrastructure Designation (MID). In the event that NPSR is unable to secure a MID for the Range, it will most likely result in the facility being demolished following the completion of GC2018.

NPSR along with DSD, will be liaising with counterparts in DILGP and preparing required infrastructure packages over the coming months for your consideration and approval.

Should your advisors wish to discuss the MID for the Range or the course of action NPSR is taking in conjunction with DSD to extend the life of the facility beyond GC2018, please have them contact my office on (07) 3719 7270.

Yours sincerely



Mick de Brenni MP
**Minister for Housing and Public Works and
Minister for Sport**

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RTI Act 2009

Temporary Shotgun Range – MID option 1

Proposed Upgrade Using 3 Existing Firing Positions with potential future 4th position

Scope of Works	Indicative Cost	Comment
Acoustic Wall	<p><u>Option 1:</u> 125m X 6m high berm with 2m timber acoustic wall on top \$200 000</p> <p><u>Option 2:</u> 125m X 8m high concrete steel frame wall \$600 000</p>	QRA could utilise landfill to carry out berm construction
Existing hard stand – chip seal	\$100 000	
Trade package total	\$200 000 - \$700 000	Total depends on use of option 1 or 2 for acoustic wall
Statutory and authority fees	\$20 000	
Consultant fees for ID	\$30 000	\$100 000 also available in GC2018 clay target budget
Consultant fees for acoustic wall	\$50 000	
Contingency	\$100 000	
Total Cost	<p>Option 1a) Minimal scope including QRA contributions. \$400 000</p> <p>Option 1b) Full project scope included, no contributions. \$900 000</p>	

	Advantages	Disadvantages
<p>Option 1</p> <p>Upgrade using existing 3 firing points with potential future 4th firing point</p>	<ul style="list-style-type: none"> Allows for the permanent legacy use of the \$4M Games funded facility, providing the highest standard shotgun range in Australia with world class, best practice environmental design inclusions This proposal is in accord with the masterplan prepared for the Belmont Shooting site which aims to relocate the existing non complying range to a complying location within the site. Shooting Australia would support the retention of this international standard venue to combine with the other Belmont Shooting Complex Games ranges to provide the only combined International standard pistol, rifle and shotgun venue on one site in Australia. This would enable World Cup international shooting events to be held in Australia at Belmont. Provides an ISSF standard shooting venue for an Olympic Games Bid 	<ul style="list-style-type: none"> Requires a MID process to use the range post GC2018, however the minimal yearly use would limit the ability for the community to have valid objection and provide for an easier approval process. A MID process will take approx. seven months to complete with the range remaining unused during that time if carried out post the GC2018. Due to the low usage the club is unlikely to support this outcome but may support if part of a long term transitional strategy.

Temporary Shotgun Range – MID option 2

Proposed expansion of shotgun range to 8 positions

Description	Indicative Cost	Comments
Site cultural and environmental investigation	\$100 000	
Kola tree offset	\$50 000	
Groundworks including site clearing, range platforms and drainage Approx 13 000m ²	\$500 000	Some works could be carried out by QRA as a cost reduction measure
Shot curtain 18m high including relocating exiting east curtain and 50m extension of west curtain	\$900 000	
4 th trap/skeet position building works including dividing screen and equipment	\$300 000	
4 Down the line positions including dividing screens and equipment	\$800 000	
Acoustic Wall	<p><u>Option 1:</u> 250m X 8m high concrete steel frame wall \$1 000 000</p> <p><u>Option 2:</u> QRA builds 250m X 6 high berm and 2m high timber barrier placed on top \$400 000</p>	Option 1 cost is used to illustrate top end cost
Hard stand including chip seal	\$100 000	Some works could be carried out by QRA as a cost reduction measure
Landscaping including grass to new range	\$50 000	Some works could be carried out by QRA as a cost reduction measure
Clubhouse, Atco style prefab clubroom	\$250 000	Brisbane Gun Club have some funds available for a replacement clubhouse
Site services – water, power, sewer	\$200 000	
Trade Package Total	\$4 250 000	
Prelims and margin 15%	\$650 000	
Statutory and authority fees	\$100 000	
Consultant fees 10%	\$500 000	
Contingency 10%	\$500 000	
Total Cost	<p>Option 2a) full scope with QRA contributions included \$5 015 000</p> <p>Option2b) full scope included with no contribution \$6 000 000</p>	Possible savings exist in the identified pieces of work

	Advantages	Disadvantages
<p>Option 2</p> <p>Expansion of shotgun range to 8 positions</p>	<ul style="list-style-type: none"> • Allows for the permanent legacy use of the \$4M Games funded facility for community, national and international competition, providing the highest standard shotgun range in Australia with world class best practice environmental design inclusions. • This proposal is in accord with the masterplan prepared for the Belmont Shooting site which aims to relocate the existing non complying range to a complying location within the site. • Helps to mitigate existing environmental and noise issues associated with the existing Brisbane Gun Club • Provides an ISSF standard shooting venue for an Olympic Games Bid 	<ul style="list-style-type: none"> • Requires a MID process which will involve community consultation with the associated risk of dealing with action groups. • Requires approx. \$6M to relocate BGC from existing range including constructing a new clubhouse, a noise attenuation wall, the fourth clay target position and the four down the line positions including associated earthworks, shot curtain extension and equipment. Staging of relocation/construction works likely to be required.

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RTI Act 2009

MINISTERIAL BRIEFING NOTE

Subject: Belmont Temporary Shotgun Range
Decision/Action by: N/A
Reasons for Urgency: N/A
Briefing type: Requested briefing note for decision
Responsible Area: Sport and Recreation Services
Electorate: Chatsworth
Contact Officer: Bennett King A/DDG, Sport and Recreation Services – (07) 3338 9209

PURPOSE

Provide the Minister with advice on matters for consideration regarding a community infrastructure designation for the temporary shotgun range at the Belmont Shooting Complex.

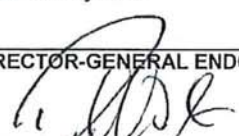
RECOMMENDATION

It is recommended that the Minister:

1. **approve** the commencement of a community infrastructure designation process for the temporary shotgun range at the Belmont Shooting Complex

Noted	Approved	Not approved
	✓	

☐ **Routine** (Straight to MO) ☒ **Non-routine** (DG to endorse)

DIVISIONAL HEAD ENDORSEMENT Bennett King Acting Deputy Director-General Sport and Recreation Services Date: 15 May 2017	
DIRECTOR-GENERAL ENDORSEMENT  Richard Watson Acting Director-General Department of National Parks, Sport and Racing Date: 22/5/17	COMMENTS
MINISTERIAL APPROVAL  Mick de Brenni MP Minister for Housing and Public Works Minister for Sport Date: 10/6/17	COMMENTS <i>Please prepare a media release on this issue.</i>

BACKGROUND

- The Belmont Shooting Complex (the Complex) will host the Gold Coast 2018 Commonwealth Games (the Games) shooting events in April 2018.
- The 500 hectare Complex is owned in freehold by the Department of National Parks, Sport and Racing (NPSR) and leased to the Queensland Rifle Association (QRA) until 2043.
- Construction of venues by the Department of State Development (DSD) with a budget of \$17 million has achieved practical completion. Approximately \$3 million of electronic equipment is due to be installed by 21 July 2017.
- During the design phase of this redevelopment, the existing shotgun range at the Complex was deemed inappropriate for use during the Games and a new site was selected which impacted on the existing 300 metre range.
- The Gold Coast 2018 Commonwealth Games Corporation opted for a temporary shotgun range in the new location including funds to restore the QRA's 300 metre range after the Games.
- Installing a temporary range avoided the need to undertake a development approval process under the planning scheme because of provisions under the *Major Events Act 2014* (Major Events Act).
- The \$4 million temporary shotgun range reached practical completion on time in April 2017.
- The temporary shotgun range can be used only for Games' test events and competition as allowed under the Major Events Act.
- The temporary shotgun range can be used after the Games if:
 - a) a development application is lodged against the local planning scheme, or
 - b) the land is designated as community infrastructure (community infrastructure designation (CID)) under the *Sustainable Planning Act 2009*.
- If a development application was lodged against the local planning scheme, it would be subject to an assessment process including consultation, which can be lengthy and costly.
- The preferred option is for the Minister to make a CID in relation to the temporary shotgun range.
- Any state Minister or a local government may designate land for community infrastructure although the designator usually has an attachment to the project through portfolio responsibility.
- A CID removes the requirement for approval under the planning scheme or the need to meet any scheme requirements. State level legislation and regulatory requirements continue to apply (for example, building and environmental management legislation).

KEY ISSUES

- On 3 July 2017, changes to the Queensland planning legislation will come into effect Schedule 3
Schedule 3 section 76 LPP n 7 - LPP
- A CID could be effectively undertaken prior to the Games and managed by DSD with its current consultants. This would provide for long-term use of the existing temporary shotgun range footprint.
- It is understood that a CID relating to the temporary shotgun range is supported by DSD, QRA and the Department of Tourism, Major Events, Small Business and the Commonwealth Games.

ELECTION AND GOVERNMENT COMMITMENTS

- The issue is not the subject of an election or government commitment.

FINANCIAL IMPLICATIONS

- Not applicable.

CONSULTATION

- Mr Jeff Bennet, Project Manager and Mr Don Hewitt, Project Director, DSD.
- Ms Janette Rowe, Principal Town Planner, Technical Services, Building and Asset Services Department of Housing and Public Works.
- Mr Peter Doig, Executive Officer, QRA.

Ministerial Infrastructure Designation (MID) Process Steps to be undertaken and Timeframes

Step	Phase	Timing
1	Scoping / Infrastructure Proposal Engage Town Planner; DILGP Pre-lodgement; Town Planner to prepare Environmental Checklist Report; prepare due diligence material; and Infrastructure Proposal.	15-30 business days
2	MID Request Town Planner lodges Infrastructure Proposal to Minister via MID portal	
3	Minister's acknowledgement notice Minister acknowledges Infrastructure Proposal—DILGP provides advice about: State Interests, consultation and technical reports.	20 business days
4	Environmental Reports Project Team prepares environmental reports for inclusion in the EAR	20-60 days
5	Environmental Assessment Report (EAR) Town Planner prepares draft EAR, compiles proposed stakeholder list; produces copies of EAR Note that technical report to support the ID may be required to input at this stage. These reports may be delivered by the Project Team or sub-contracted by the Town Planner. The timing at this item may be extended while awaiting the technical reports required to complete the EAR.	15 business days
6	Consultation by Entity The Town Planner conducts the consultation with adjoining land owners and the community based on the communication strategy articulated in the Infrastructure Proposal. This is likely to be inclusive of the local government.	Minimum 15 business days
7	DILGP State Interest Review DILGP reviews State interest matters. DILGP to notify proponent of outcomes of the review including any further information requirements. DILGP provide advice about submissions received and matters requiring action or resolution.	Concurrent 30 business days
8	Final EAR Town Planner to amend EAR to make account of the State interest review and the review of submissions received. Town Planner to submit Final EAR to DILGP via MID portal. This process flow assumes that no further consultation activity is required to resolve issues raised in the State interest review or submissions.	15 business days
9	Consultation by DILGP DILGP to consult with LG's and site landowners to clarify any residual issues, and identify requirements to mitigate residual issues raised by LG's. This process flow assumes that no issues arise requiring amendment to the Final EAR.	15 business days
10	DILGP submit to Minister for Decision DILGP prepare recommendations package including draft requirements to Minister.	

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11	Minister's Decision Once Minister has made a decision, DILGP will provide advice to entity, publish gazette notice, amend state mapping / GIS, update decision register, notice to LG and land owners. The Minister's decision will include: appropriate level of detail on plans; requirements tailored to the proposed infrastructure.	Unknown (estimate 20-60 business days)
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