

NSW Department of Planning and Environment

Date: 11th August 2025

Subject: Request for information – Mod 25/11574 (DA23/1635 Mod 1 – PAN – 555698) – Jindabyne Sport and Recreation – Modification 1

Attention: Erin Murphy

Dear Erin,

Hope you are well and thanks for the letter.

Please see below detailed responses and attached plan

Plans that clearly show the footprint of the development as approved as compared to the proposed modified footprint, including to key site features and approved development (driveways, carparks etc)

The modification relates to the design and location of the amenities and administration/storage space building and parking only, which constitutes a small component of the overall approved facility. The wider development including the roller ski and cycleway tracks, upgrade of oval facilities including oval grassing, track resurfacing, lighting and establishment of laser biathlon facilities remain consistent with the approved development.

Throughout the detailed design phase it became evident that the amenities and administration/storage space building was positioned too close to the roller ski and cycleway track and did not provide sufficient circulation space. The modified plans provide sufficient separation and circulation space. Furthermore the approved plans detailed a prefabricated amenities and administration/storage building. Following the issue of the consent and throughout the detailed design phase the requirement to modify the prefabricated construction methodology became apparent. Due to the snow and wind loading requirements of the area the prefabricated building required extensive additional bracing that became cost prohibitive. The change of construction methodology also provided the opportunity to review the functionality of the spaces in consultation with local users (given the multi-sport nature of the grant) and in particular its accessibility for disabled athletes. The resulting amended design and layout has been developed in extensive consultation with the various user groups. The amended plans reflect a more considered design that meets the needs of its end users, it is designed for the local environment and the change from prefabricated to on-site construction will employ local businesses throughout the design and construction process.

The approved location of the carpark required excessive civil works to level the area. The modified plans have positioned the carpark in a naturally flat area of the site to minimise the civil works required to construct. It should be noted that the dirt access road is not a public road, it is a private dirt road within the Sport and Recreation precinct with a locked gate at the lot boundary. The modified carpark layout provides the same number of car spaces as the approved plans. There are no changes to traffic, access or otherwise.

Climb C on the approved plans was approved in concept only and is subject to a further development application. Climb C would require rerouting as part of a subsequent development application to avoid the proposed carpark location.

Commentary on changes in impacts, if any, from the modified development and footprint, in terms of stormwater, biodiversity, traffic, heritage and bushfire (and any other matter considered in the assessment of DA23/1635)

The modifications do not present any impacts in regards to stormwater, biodiversity, traffic, heritage, bushfire or any other matters considered in the assessment of DA 23/1635.

Section 1.7 of the Act - Part 7 of the Biodiversity Conservation Act 2016

As per the “*Snowy Strategic Activation Precinct Biodiversity Assessment of Catalyst Sub-Precincts, June 2022*” the area is identified as low biodiversity constraint. The modifications are wholly contained within low biodiversity constraint mapping and hence no changes to the original consent

Section 4.14 Consultation and development consent—certain bush fire prone land

In accordance with the approved Bushfire Risk Assessment compiled by Blackash Bushfire Consulting Version 1.0 1/9/2023, the land is considered Category 3 Bushfire Prone Land (BFPL). No changes to the bushfire category level and the building will be constructed to BAL29 in accordance with the Bushfire Risk Assessment and conditions of consent.

Clause 5.10 Heritage conservation

There are 2 items listed on the Heritage Map under the LEP and contained in Schedule 5 of the LEP. These items have been assessed as part of the *Historic Heritage Assessment* prepared by OzArk as part of the Snowy SAP. Part 2.6.1 “I46 (Sports and Recreation Centre)” and Part 2.6.2 “I47 (Leesville Hotel)” are described in detail in this report. The modifications are not anywhere close in location to the identified heritage items and hence no changes to the original consent.

Clause 7.2 Terrestrial biodiversity

The modifications are wholly contained within low biodiversity constraint mapping and hence no changes to the original consent.

Section 4.6 Contamination and remediation to be considered in determining development application

No other prior land-uses on the site that are likely to have resulted in the contamination of the land. The site is presently used for recreation and this will remain unchanged as a result of this development. No remediation work required for the modifications and hence no changes to the original consent.

11 Preservation of trees and vegetation

The Environmental Assessment Report already prepared for this site as part of the preparation of the special activation precinct master plan confirmed through the reporting that the area proposed to be developed has low chance of any negative environmental impact as a result of any development in the selected location. The modifications are contained wholly within the activation precinct master plan and hence no changes to the original consent.

Access, Transport and Traffic

Vehicle access to the development will be gained by existing access to the Jindabyne Sport and Recreation Centre from Barry Way. Access to the development is unchanged. The modified carpark layout provides the same number of car spaces as the approved plans. The development is substantially the same development as the development for which the consent was originally granted and hence no changes to transport or traffic.

Stormwater

All stormwater within the Jindabyne Sport and Recreation precinct drains to ground and is directed towards Lees Creek that flows through the site towards Lake Jindabyne. The stormwater strategy remains unchanged and hence no changes to the original consent.

Commentary that confirms that the modification is consistent with the requirements of Section 4.55(1A) of the Environment Planning and Assessment Act 1979

Section 4.55(1) – Modifications involving minor error, misdescription or miscalculation

Modify the wording of Condition C7.

The current Conditions of Consent reads as follows. STRUCTURAL DETAILS C7. Prior to the commencement of construction, the Applicant shall submit to the satisfaction of the **TfNSW** engineers structural drawings prepared and signed by a suitably qualified practising Structural Engineer that comply with:

- (a) any relevant clauses of the BCA;
- (b) the development consent; and
- (c) approved drawings and specifications
- (d) approved drawings and specifications as part of the Crown Certification Process.

We understand the reference to TfNSW is made in error. And the sentence should read “Prior to the commencement of construction, the Applicant shall submit to the satisfaction of the **Principal Certifying Authority** structural drawings prepared and signed by a suitably qualified practising Structural Engineer that comply with:”

The Roller Ski /Cycling Track is non trafficable and for specific sporting purposes and hence the design of the track is not relevant to TfNSW. The carpark is an internal carpark within the Jindabyne Sport and Recreation precinct and its design is conditioned by B2 and the relevant Australian Standards. The carpark does not contain any structural elements that could be referred to TfNSW. The structural drawings for the amenities building will not be relevant to TfNSW. Hence we understand the reference to TfNSW is made in error and the structural drawings should be submitted to the satisfaction of the **Principal Certifying Authority**.

Section 4.55(1A) - Modifications involving no or minimal environmental impact

The modification to the design and location of the amenities and administration/storage space building and associated carpark has no environmental impact as the development is substantially the same development as the development for which the consent was originally granted.

The modification relates to the design and location of the amenities and administration/storage space building and parking only, which constitutes a small component of the overall approved facility. The wider development including the roller ski and cycleway tracks, upgrade of existing oval and its facilities and establishment of laser biathlon facilities remain consistent with the approved development. The approved development area remains unchanged and the modifications do not present any impacts in regards to stormwater, biodiversity, traffic, heritage, bushfire or any other matters considered in the assessment of DA 23/1635.

The proposed modification;

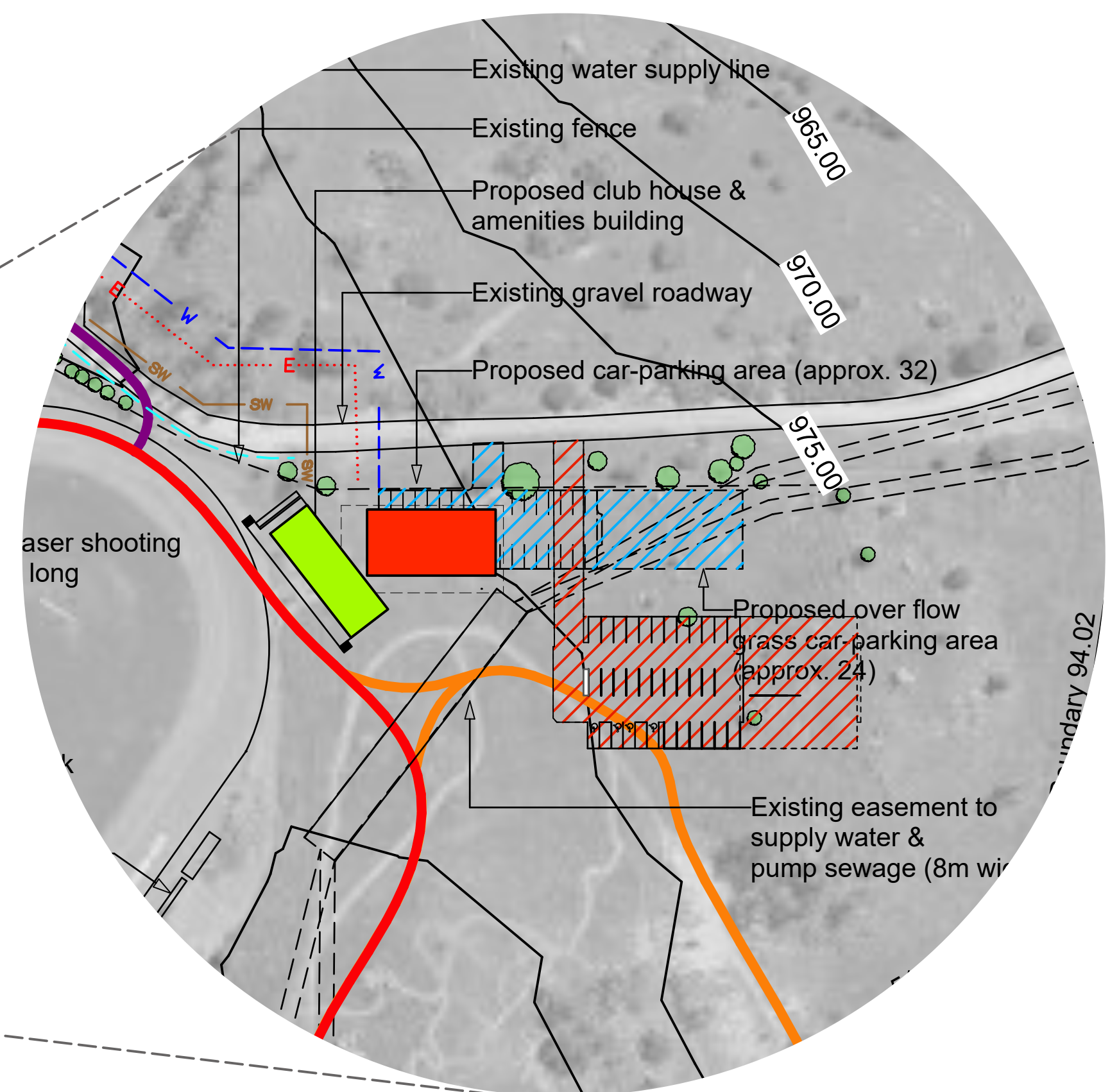
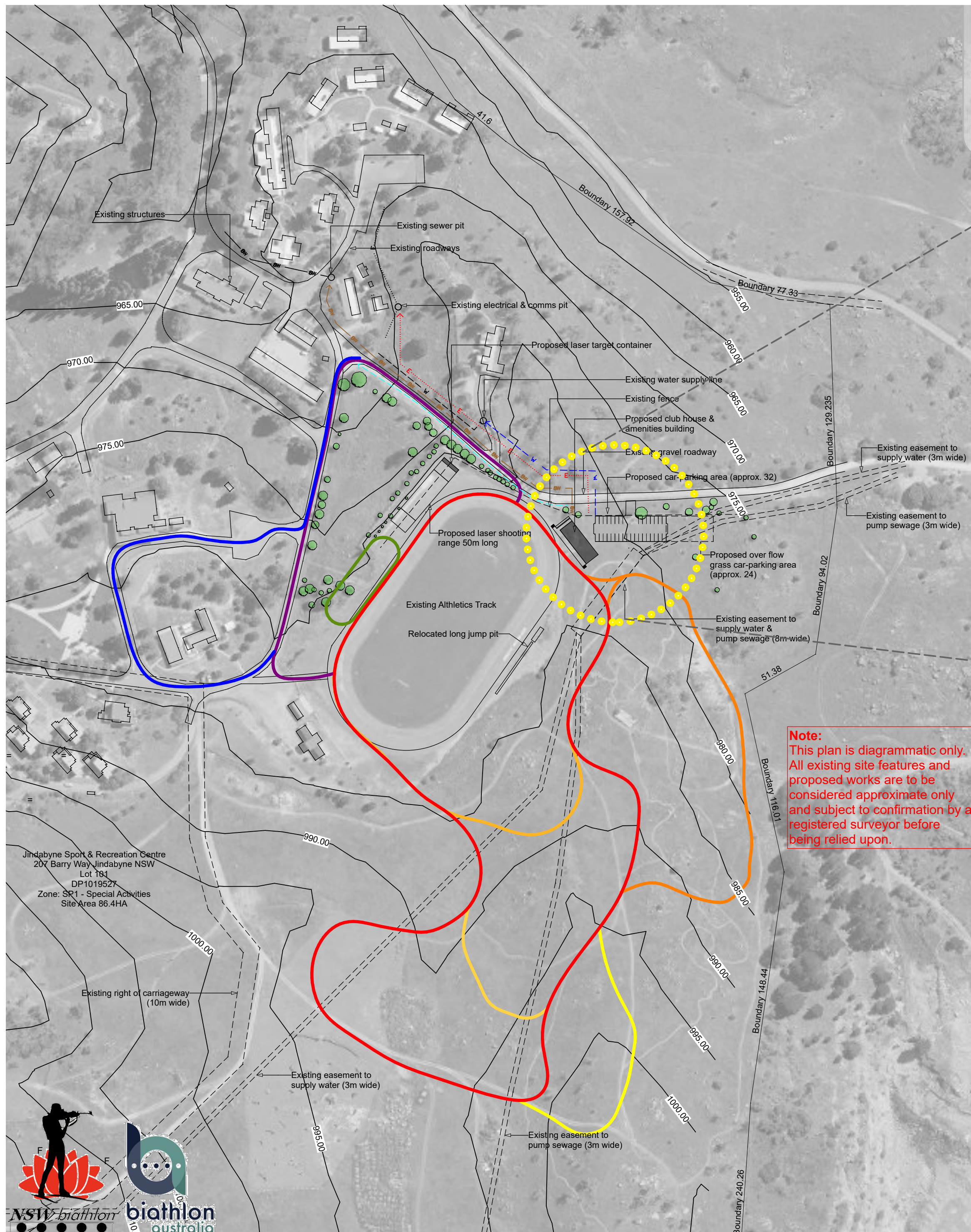
- is substantially the same development as the development for which the consent was originally granted.
- Will not change the nature or the intensity of the use
- Will not change the relationship to surrounding developments as the modifications will maintain the character of the original approval
- Does not present any environmental impacts

Given the modifications are minor and do not impact neighbours or the environment and are contained wholly within the area of the original development consent and the Jindabyne Sport and Recreation Precinct public notification is not required.





Thank you for your consideration and please reach out if you have any queries

Scott Kneller

On behalf of NSW Biathlon



PROPOSED MODIFIED FOOTPRINT

-  APPROVED CLUBHOUSE LOCATION
 -  PROPOSED CLUBHOUSE LOCATION
 -  APPROVED PARKING LOCATION
 -  PROPOSED PARKING LOCATION

