

Department of Planning and Environment

Our ref: PAN-298244

Ms Toni Hulme
C/-Vision Property Development Hub
PO Box 852
COWRA NSW 2794
15 March 2023

Subject: Request for Additional Information, PAN – 298244 – Biathlon Facility – 207 Barry Way, Jindabyne (Lot 101 DPI019527)

Dear Toni,

I refer to the above Development Application (DA) lodged with the Department of Planning and Environment (Department) on 8th March 2023.

After a preliminary review of the proposal and supporting reports, plans and documentation, additional information is required to properly consider the DA.

The Minister requests pursuant to section 36 of the *Environmental Planning and Assessment Regulation 2021* (E&PA Regulation) that the Applicant provide the additional information identified in Attachment A.

You are requested to address the additional information in Attachment A within 21 days from the date of this letter, being 5 April 2023.

Since lodgement of the DA and the payment of fees on 8 March 2023, 7 days have elapsed in the assessment period under Part 4 Division 4 of the EPA Regulation.

In accordance with Part 4 Division 4 of the EPA Regulation, the assessment period ceases to run during the period between this request for additional information and the day on which you provide the additional information, or on which you notify (or are taken to have notified) the Department that the additional information will not be provided.

Please note that the application may require referral to external agencies (i.e. NSW Rural Fire Service) however this can only be determined once the additional information has been submitted. Furthermore, once the additional information requested in Attachment A is received that application will be publicly exhibited for a period of 14 days.

If you have any further enquiries or would like to arrange a meeting to discuss this matter, please contact Nicholas Cavallo, Senior Planning Officer at nick.cavallo@dpie.nsw.gov.au or on 0417 843 895.

Tristan Kell

Director
Special Activation Precincts

Department of Planning and Environment

Attachment A

1. Amended Site Plan

An amended site plan is required which clearly details the location of the proposed amenities/club house, laser target containers and associated works. The site plan must also provide detail of the proposed car park including the configuration, connection to the internal access and concept design for stormwater. Specifically, the amended site plan must detail:

- a. the location of the proposed development and adjoining development, particularly its relationship to the internal road and track;
- b. existing vegetation and trees in proximity to the proposed work;
- c. north point of the land;

It is noted that a site inspection revealed the location of the penalty loop as detailed on the submitted site plan would likely require a substantial amount of fill and retaining. The location of the penalty loop and required earthworks will need to be confirmed. Furthermore, whether the existing long jump facilities will be relocated and if so where they will be relocated.

2. Cross Sections

Typical cross sections for the multipurpose tracks must be provided which includes the following detail:

- a. the widths of the proposed tracks and associated earthworks;
- b. the extent of earthworks required to achieve the desired grades.

3. Existing Road Access

Access to the proposed facilities and car park are from an existing unsealed internal road. Can you confirm the status of this existing access and whether upgrades are required to facilitate the proposed development? This should also be considered with regard to access for NSW RFS.

4. Laser Target and Associated Containers

In support of the DA are images which detail the 'Laser Target Containers'. The following additional details are required:

- a. An amended elevation plan which includes the dimensions of the proposed structure;
- b. Initial detail which outlines how the structure will be affixed to the ground and what works if any are required for the foundations.

With regard to the use of electronic laser rifles, further details are required to confirm that their use will not impact upon the nearby airfield. This could include specifications for the rifles.

5. Bushfire

In support of the development is a Bushfire Management Plan prepared by Building Code & Bushfire Hazard Solutions Pty Ltd. Reference is also made in the Statement of Environmental Effects to a Strategic Bushfire Study (Blackash, June 2021), which was prepared in support of the Master

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Planning process for the Snowy Mountains Special Activation Precinct. Since those reports were written an amended Bushfire Prone Map has been certified by the NSW Rural Fire Service which maps the land as Bushfire Prone Land.

In order to satisfy s4.14 of the EP&A Act 1979, a current bushfire report is required which considers the development against the relevant matters contained within Planning for Bushfire Protection 2019.

6. Public Utilities

Confirm the arrangements for connection to public utilities including sewer and potable water. An existing infrastructure plan for the Sport and Recreation Centre may be sufficient at this stage.

7. Operational Matters

To assist with the Departments assessment, further detail is required regarding the operational matters for the proposed multi-purpose facility including:

- a. Detail of the expected number of users that the facility is expected to serve at any one time. This will assist in understanding car parking requirements;
- b. The intended hours and days of operation.

8. Lighting

The statement of environmental effects outlines that the development proposes the installation of lighting comprising 15 x track lights; 4 x target lights; and 6 x oval lights. It is requested that you consider and respond to the following:

- a. The site plan should be amended to indicate the location of the proposed lighting;
- b. The report indicates a minimum of 1000 lux is required for targets. Confirm whether this lighting would be isolated within the proposed container;
- c. Provide specifications for the proposed lighting.