

8 June 2023

Nick Cavallo
Special Activation Precincts
NSW Department of Planning & Environment
Locked Bag 5022
Parramatta NSW 2124

Dear Nick,

DEVELOPMENT: Biathlon Facility request for additional information - PAN-298244
Subject land: Lot 101 DP 1019527 - 207 Barry Way, Jindabyne

Thank you for your letter dated 15/03/2023 requesting additional information relating to the proposed development of a Biathlon Facility at the Jindabyne Sport & Recreation Centre.

The survey work has recently been carried out by the consulting surveyor. We are expecting their data to be provided to us as follows:

- Initial data to be provided by consulting surveyor by 14/06/2023.
- Vision site plan updated and approved by applicant for submission by 21/06/2023
- Cross sections are due to be provided by the consulting surveyor by 21/06/2023
- Bushfire report to be finalised incorporating survey data by 28/06/2023

As per Attachment A of your letter, please find enclosed updates relating to each request.

We will provide the additional information as it is received, please do not hesitate to contact us in the meantime if you require any further information.

Yours faithfully,



Patrick Fitzsimmons
Town Planner, Managing Director
VISION Property Development Hub

Attachment A

Item	Request	Update
1. Site Plan	An amended site plan is required which clearly details the location of the proposed amenities/clubhouse, 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;	Due to be finalised 21/06/2023 once survey data is received.
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.	Due to be finalised 21/06/2023 by consulting surveyor.
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.	COMPLETED - Update provided via email 28/03/2023.

Item	Request	Update
4. Laser Target and Associated Containers	<p>In support of the DA are images which detail the 'Laser Target Containers'. The following additional details are required:</p> <ul style="list-style-type: none"> 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. <p>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.</p>	COMPLETED - Uploaded to portal 27/03/2023.
5. Bushfire	<p>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 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.</p> <p>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.</p>	Blackash Bushfire Consulting has been commissioned to prepare a current Bushfire Report. The site survey accurate plan is required to inform this report. This should be finalised by 28/06/2023
6. Public Utilities	<p>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.</p>	To be provided on updated site plan due for completion 21/06/2023

Item	Request	Update
7. Operational Matters	<p>To assist with the Departments assessment, further detail is required regarding the operational matters for the proposed multi-purpose facility including:</p> <p>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;</p> <p>b. The intended hours and days of operation.</p>	<p>a. Current & proposed facility usage figures accompany this letter.</p> <p>b. COMPLETED - The roller ski track will be opened from sunrise to sunset, 7 days per week. Passholders will have unlimited access to the rollerski track. Laser tag users will need to book in a session via the Office of Sport.</p>
8. Lighting	<p>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:</p> <p>a. The site plan should be amended to indicate the location of the proposed lighting;</p> <p>b. The report indicates a minimum of 1000 lux is required for targets. Confirm whether this lighting would be isolated within the proposed container;</p> <p>c. Provide specifications for the proposed lighting.</p>	<p>a. The updated site plan includes the location of the proposed lighting.</p> <p>b. To be confirmed by the applicant to Vision by 14/06/23.</p> <p>c. To be confirmed by the applicant to Vision by 14/06/23.</p>

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This Document Version was prepared based on the following Plan versions

Author	Plan	Page	Date	Job
NSW Biathlon	Current facility usage	1 of 1	-	-
NSW Biathlon	Proposed facility usage	1 of 1	-	-