

NSW Department of Planning and Environment

Date: 22nd July 2025

s4.55(2) Modification to DA DA23/1635, consent issued 19 December 2023 by NSW Department of Planning

The modification is seeking approval to;

- Modify the design of the amenities and administration/storage space building

The original DA included a prefabricated amenities and administration/storage building. Following the issue of the consent and throughout the detailed design phase the unsuitability of 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. Furthermore the intent of the grant money received from the NSW State Government to build this facility is intended to employ local businesses and hence a building constructed on site by local trades was the preferred option. The change of construction methodology also lead NSW Biathlon to review the functionality of the spaces 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 and will better serve its end purpose. The amended plans reflect a more considered design that meets the needs of its end users, it is designed for the local environment and will employ local businesses throughout the design and construction process.

- Modify the wording of Condition C7

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:

1. (a) any relevant clauses of the BCA;
2. (b) the development consent; and
3. (c) approved drawings and specifications
4. (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 car park in an internal car park within the Jindabyne Sport and Recreation precinct and its design is conditioned by B2 and the relevant Australian Standards. The car park does not contain any structural elements that could be referred to TfNSW. And 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**.

Please reach out if you have any queries

Scott Kneller

On behalf of NSW Biathlon