

01 July 2025

Our ref: 23WOL5051

Hansen Yuncken  
Suite 12/125 Bull Street  
Newcastle NSW 2300  
  
Attention: Rohan Dubois

Dear Rohan,

### **Arboricultural Impact Assessment Addendum – REF 2**

In May 2024, Eco Logical Australia (ELA) prepared an Arboriculture Impact Assessment (AIA) for Hansen Yuncken, on behalf of School Infrastructure New South Wales, to consider tree impacts for the proposed PP01 works, which relate to REF (Review of Environmental Factors) 1 & 2, for roadworks to support the Jindabyne Education Campus. The original AIA, *Jindabyne Education Campus, PP01 – Barry Way Roadworks Arboricultural Impact Assessment* (ELA, 2024a), identified tree outcomes for the broader REF 1 & 2 area.

It is understood that on 16 September 2024, the Department of Education (DoE) Acting Deputy Secretary approved REF 2, which was prepared in response to SSD-15788005 and includes road widening of Barry Way, construction of a new roundabout, realignment of the Sport & Recreation Centre access road and Tinworth Drive, installation of stormwater pipes and discharge points, erosion and sediment control, tree removal, signage and line marking, and associated earthworks.

The purpose of this addendum is to consider any additional tree impacts associated with changes to the REF extent and scope of works that have occurred since the May 2024 AIA (ELA 2024a). It is understood that changes were prompted by feedback from Council following REF 2 approval and include:

- Amendments to the approved road design, including, but not limited to additional works in Lot 192 DP 1019526 to accommodate a revised southern approach to the proposed roundabout.
- Amendments to the approved stormwater design to improve pipe protection and maintenance arrangements.
- Inclusion of water main and telecommunications infrastructure relocation works under the REF. The works will involve a combined services trench which is being relocated from the east to the west side of Barry Way.
- Inclusion of sewer diversion works under the REF. The sewer diversion works are proposed from the roundabout along the Jindabyne Sport and Recreation Centre access road.
- Removal of two additional trees.
- Expansion of the project area into Lot 192 DP 1019526 and Lot 2 DP 1294413, as necessitated by the proposed changes.
- Amendment of approved construction hours.

- Minor amendments to mitigation measures.

It is understood that the extent of changes shown in Figure 1 includes provision for service works, and therefore, tree impacts determined in the prior *Arboricultural Impact Assessment Addendum Letter – Updated Service Plans* (ELA in 2024b), will be superseded by the outcomes of this assessment.

In consideration of the design changes, a revised assessment was undertaken. This included review of the detailed design provided by Hansen Yuncken ("*NRP-CEC-REF-RBT-DWG-0201-DWG [05].dwg*"), overlaid with the REF 2 related tree points, and associated Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) buffers, as determined in the original AIA (ELA 2024a). This enabled any additional impacts resulting from the extension of works to be identified, and TPZ encroachment (%) to be calculated in accordance with *Australian Standard 4970-2009 Protection of Trees on Development Sites* (AS2970-2009). Further information regarding the methods and impact classifications are outlined in the original AIA (ELA 2024a).

It is understood that the extended areas within the REF 2 footprint are subject to approximately 0-1 m of cutting, associated with required earthworks (Figure 2). On review of the extended works, the northern area of the extension encroaches the TPZs of two trees (Tree 52 and 53) as shown in Figure 3. The outcome of this assessment indicates both trees are subject to a high level of impact (>20% TPZ encroachment and/or SRZ encroachment) resulting from the extension of earthworks and are not considered compatible for retention under the current scope of works. Table 1 provides further details of this assessment, including the level of encroachment and tree outcomes.

Where there has been a reduction of earthworks, as mapped in Figure 3, the TPZ encroachment of Tree 694 has reduced to less than 10%, with no SRZ encroachment. Therefore, this tree may be retained, and must adhere to the tree protection plan under the original report (ELA 2024a).

It is noted that Tree 52 and Tree 53 were identified for retention in the initial PP01 AIA (ELA 2024a) and therefore the current tree removal approval for REF 2 from the 16 September 2024 does not include these two trees. As the additional works are being assessed through the REF process under Part 5, Division 5.1 of the *Environmental Planning and Assessment Act (1979)*, removal of these trees is subject to determination of the REF 2 addendum. For all remaining trees identified for retention in the approved PP01 AIA (ELA 2024a), as well as Tree 694, the tree protection plan under the original report must be implemented to the satisfaction of the Project Arborist.

The mitigation measures already approved under REF2 are appropriate to mitigate impacts for trees to be retained. From an arboricultural perspective, the proposed amendments result in impacts to two trees. The ecological significance of the removal of these trees is discussed in the ecological addendum letter prepared by WSP (2025).

Regards,



Erin Hodgkin  
Environmental Consultant









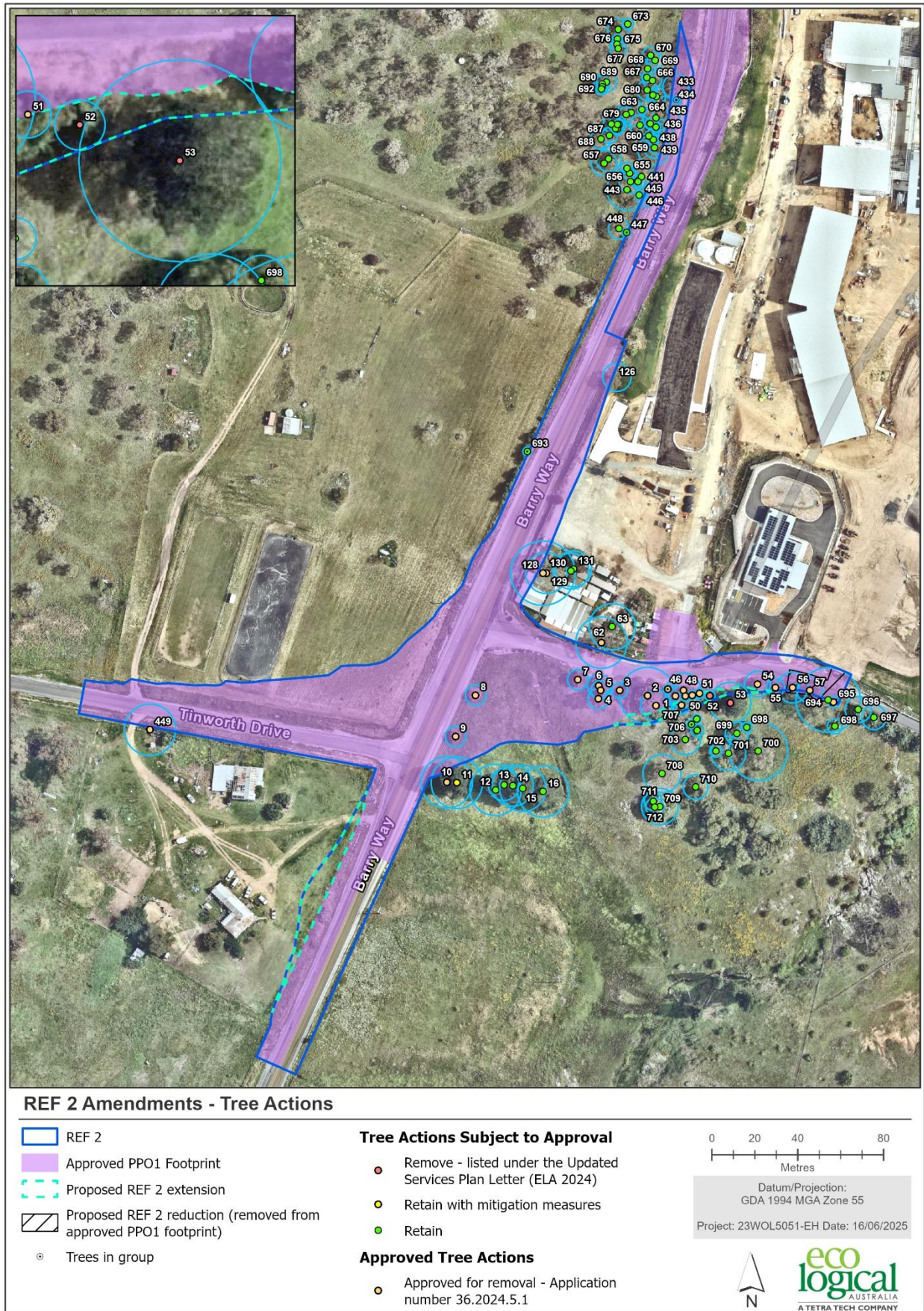


Figure 3: REF 2 Amendments - Tree Actions

Table 1: Arboricultural Impact Assessment Summary - Trees not Considered Viable for Retention\*

Tree ID	Botanical Name	Height (m)	Spread (m)	Diameter at Breast Height (mm)	Diameter at Base (mm)	Health	Structure	ULE	Landscape Significance	Retention Value	Age	TPZ	SRZ	SRZ Encroached (Y/N)	TPZ Encroachment** (%)	Impact (as a result of REF 2 amendments)**	Action
52	<i>Cupressus macrocarpa</i>	6	3	200	300	Poor	Fair	Short (5-15 years)	Low	Low	Young	2.40	2.00	Yes	99.36	High Impact: >20%	Remove
53	<i>Pinus radiata</i>	15	14	800	1000	Fair	Fair	Medium (15 – 40 years)	Medium	Medium	Over-mature	9.60	3.31	No	26.81	High Impact: >20%	Remove

\*Tree data utilised in this assessment is a sub-set of the March assessment, as outlined in the original AIA (ELA 2024). No further site visits for REF 2 have been undertaken.

\*\*Encroachment as a result of the REF 2 extension works only.

## References

Eco Logical Australia Pty Ltd (ELA) 2024a. *Jindabyne Education Campus PP01 – Barry Way Roadworks Arboricultural Impact Assessment*. Version 3. Prepared for Schools Infrastructure NSW c/o Hansen Yuncken.

Eco Logical Australia Pty Ltd (ELA). 2024b. *Arboricultural Impact Assessment Addendum Letter – Updated Service Plans*. Version 3. Prepared for Schools Infrastructure NSW c/o Hansen Yuncken.

Environmental Planning and Assessment Act 1979 (NSW) No 203, Part 5, Division 5.1. Accessed via <<https://legislation.nsw.gov.au/view/html/inforce/current/act-1979-203#pt.5-div.5.1>>.

Northrop 2025. Bulk Earthworks Plan [Drawing No.NRP-CEC-CC-RBT-DWG-0502, Rev 06].

Northrop 2025. General Arrangement Plan [Drawing No.NRP-CEC-REF-GA-DWG-0001, Rev 02].

Standards Australia 2009. *Australian Standard: Protection of trees on development sites, AS 4970 (2009)*. Standards Australia, Sydney.

WSP Australia Pty Ltd. 2025. *Barry Way REF 1 and 2 Amendments*. Prepared for Hansen Yuncken.