

JBS&G 63979 | 159867

L28 - Boundary Updates - REF Area, Barry Way Road Upgrades, Jindabyne (Rev 0)

14 May 2025

Rohan Dubois
Hansen Yuncken
Via ACONEX

Review of REF Boundary Updates, Proposed Barry Way Road Upgrades, Jindabyne

Dear Rohan,

JBS&G was engaged by Hansen Yuncken (HY) to provide environmental consulting services associated with Jindabyne Education Campus (JEC), as well as ancillary development areas including the proposed road upgrades on Barry Way located in Jindabyne, NSW.

The Barry Way roadway upgrade works (and associated ancillary works) were previously approved under a Review of Environmental Factors (REF) planning pathway, whereby the works were split into two areas, nominated as REF Areas 1 and 2. It is understood that additional works are required in areas outside of the previously defined REF boundaries in response to detailed design changes required as a result of feedback from Snowy Monaro Regional Council. The extents of the previously approved REF areas and proposed REF areas are provided in the general arrangement plan provided in **Attachment 1**.

As such, the following letter seeks to confirm the suitability of the additional REF areas from a contamination perspective to support the REF1 and REF2 addendums.

JBS&G has previously completed several contamination related investigations within the proposed Barry Way roadway upgrade area, including JBS&G (2023¹), JBS&G (2024a²) and JBS&G (2024b³), to satisfy planning approvals requirements with consideration to *State Environmental Planning Policy (Resilience and Hazards) (2021)* and other guidelines made or endorsed by the NSW Environment Protection Authority (EPA). These investigations concluded that the sites were suitable, from a contamination perspective, for the proposed land use, in accordance with the Remediation of Land requirements of the SEPP Resilience and Hazards 2021 and relevant Planning Guidelines (DUAP/EPA 1998). In addition, the Jindabyne Education Campus site was previously remediated and validated (JBS&G 2024c⁴) as suitable for the proposed secondary education landuse, pursuant to NEPC (2013). The site boundaries as defined in the previously completed investigations are outlined in **Plate 1.1**.

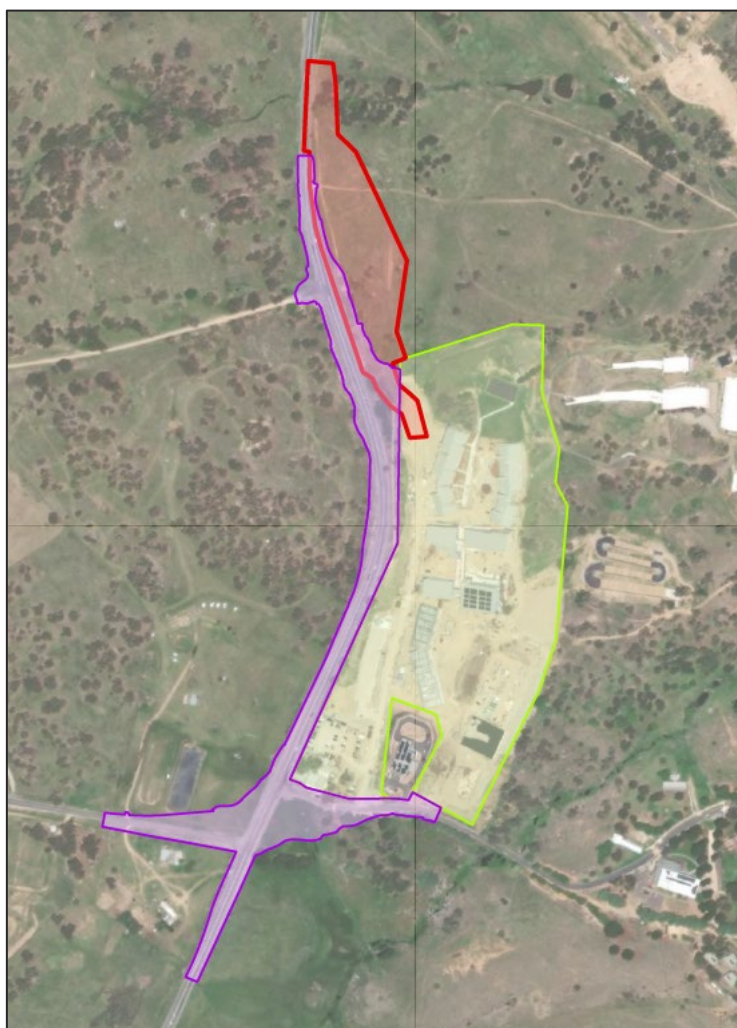
¹ L17 – Barry Way Roadway Soil Contamination Investigation, Jindabyne Education Campus), completed by JBS&G Australia Pty Ltd, 18 April 2023, ref: 63979-151423 (JBS&G 2023).

² R02 - R02 - PSI Barry Way Roadway (Rev 0), completed by JBS&G Australia Pty Ltd, 6 June 2024, ref: 63979-160184 (JBS&G 2024a).

³ R05 - PSI Barry Way Shared Access Road, Jindabyne (Rev 0), completed by JBS&G Australia Pty Ltd, 4 November 2024, ref: 63979-162579 (JBS&G 2024b).

⁴ R03 - Validation Report, Jindabyne Education Campus (Rev 0), completed by JBS&G Australia Pty Ltd, 11 November 2024, ref: 63979-162510 (JBS&G 2024c).

Plate 1.1: Site boundaries of previously completed investigations, including JBS&G 2023 (purple), 2024a (purple), 2024b (red) and 2024c (green).



With reference to the general arrangement plan provided in **Attachment 1**, 'proposed REF Area 1' is located within the site boundary of JBS&G (2024c) and is therefore considered suitable for secondary education landuse, as well as less conservative landuses including roadways, which are categorised as commercial/industrial landuse, pursuant to NEPC (2013).

With reference to the extent of the 'proposed REF Area 2', this area is located immediately south of the JBS&G (2024a and 2024c) assessment areas. Review of historical aerial photographs, site history and observations made during previous investigations/inspections indicate that the 'proposed REF Area 2' extends into undisturbed terrain and is considered very-low risk for in-ground contamination.

As such, JBS&G consider that the findings of previous investigations provide sufficient information to demonstrate the suitability of the addendum REF Areas for the proposed landuse, in accordance with the Remediation of Land requirements of the SEPP Resilience and Hazards (2021) and relevant Planning Guidelines (DUAP/EPA 1998).

Should you require clarification, please contact the undersigned on 02 8245 0300 or by email ddenaro@jbsg.com.au.

Yours sincerely:



Daniel Denaro
Senior Associate
JBS&G Australia Pty Ltd

Attachments:

A) Limitations

Attachment A Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties. The report has been prepared specifically for the client for the purposes of the commission, and no warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be amended in any way without prior approval by JBS&G, or reproduced other than in full including all attachments as originally provided to the client by JBS&G.

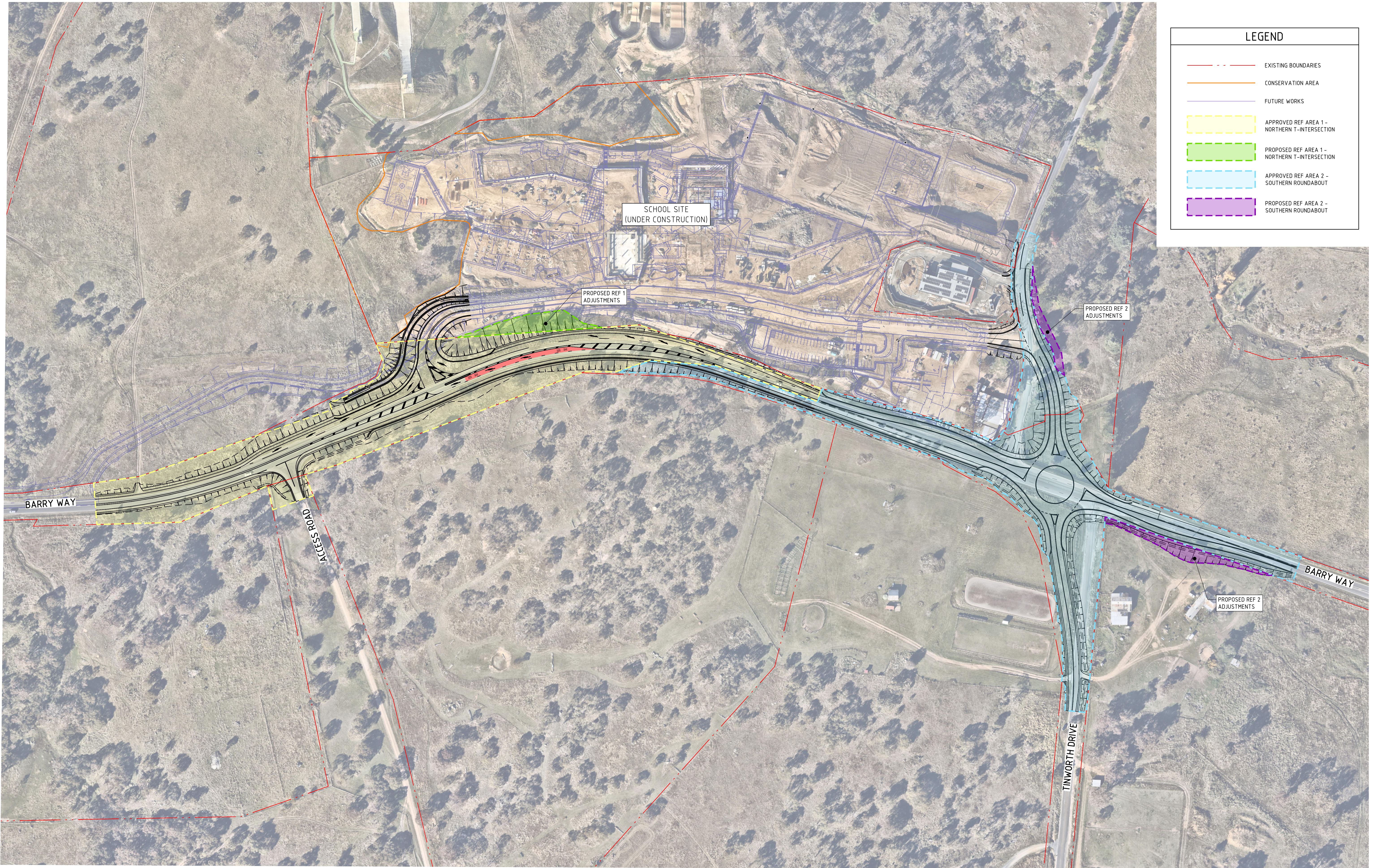
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements or agreed scope of work.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Attachment B General Arrangement Plan



LEGEND

EXISTING BOUNDARIES

CONSERVATION AREA

FUTURE WORKS

APPROVED REF AREA 1 -
NORTHERN T-INTERSECTION

PROPOSED REF AREA 1 -
NORTHERN T-INTERSECTION

APPROVED REF AREA 2 -
SOUTHERN ROUNDABOUT

PROPOSED REF AREA 2 -
SOUTHERN ROUNDABOUT

NOT FOR CONSTRUCTION

AMENDMENTS			
REV	BY	DATE	DESCRIPTION
01	BF	14.04.25	ISSUED FOR INFORMATION

NORTHROP

Sydney
Level 11 345 George Street, Sydney NSW 2000
Ph (02) 9241 4188 Fax (02) 9241 4324
Email sydney@northrop.com.au ABN 81 094 433 100

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HANSEN YUNCKEN

NSW

GOVERNMENT

Education

DRAWING NAME
GENERAL ARRANGEMENT PLAN

PROJECT
JINDABYNE EDUCATION CAMPUS
207 BARRY WAY JINDABYNE
REVIEW OF ENVIRONMENTAL FACTORS

PROJECT NORTH

HLN/ON

SCALE 1:1250 @ A1

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VERIFIED

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