

**MAJOR PROJECT APPLICATION FOR SOUTH COAST CORRECTIONAL CENTRE  
ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE  
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

<b>Project</b>	<b>Project Application – South Coast Correctional Centre (MP07_0053)</b> The proposal comprises development as generally described in the preliminary environmental assessment prepared by BBC Consulting Planners comprising: <ul style="list-style-type: none"> <li>• accommodation for an additional 500 maximum security beds and associated facilities and services (including inmate industries, program buildings and visit buildings); and</li> <li>• upgrade of services; and</li> <li>• car parking.</li> </ul>
<b>Site</b>	South Coast Correctional Centre
<b>Proponent</b>	BBC Consulting Planners on behalf of the Department of Corrective Services and Department of Commerce.
<b>Date of Issue</b>	11 May 2007
<b>Date of Expiration</b>	11 May 2009 (2 years from date of issue)
<b>Special Provision</b>	The Director-General (as delegate for the Minister for Planning) formed an opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the project, is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 19 March 2007.
<b>General Requirements</b>	The Environmental Assessment must include: <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a description of the proposal comprising: <ul style="list-style-type: none"> <li>◦ description of the site, including cadastre and title details (including the location of rail boundary and rail infrastructure);</li> <li>◦ design, construction, operation, maintenance, rehabilitation and staging as applicable;</li> <li>◦ project objectives and need (if relevant);</li> </ul> </li> <li>• an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and</li> <li>• a statement on the validity of the Environmental Assessment, the qualifications of person(s) preparing the assessment and that the information contained in the Environmental Assessment is neither false nor misleading.</li> </ul>
<b>Key Assessment Requirements</b>	<b>Part A – Heads of Consideration</b> <ul style="list-style-type: none"> <li>• Suitability of the site;</li> <li>• Likely environmental, social and economic impacts;</li> <li>• Justification for undertaking the project; and</li> <li>• Public Interest.</li> </ul> <b>Part B – Relevant EPIs, Guidelines and other requirements to be addressed</b> <ul style="list-style-type: none"> <li>• Planning provisions applying to the site including permissibility and the provisions of all plans and policies including the Shoalhaven LEP 1985, SEPP 11, SEPP 44, SEPP 55, Illawarra REP.</li> <li>• Nature and extent of non-compliance with specified EPIs;</li> <li>• Consideration of alternatives to the proposal (both on and off site and with respect to ESD outcomes);</li> <li>• Commonwealth Environment Protection and Biodiversity Conservation Act 1999.</li> </ul> <b>Part C – Key Issues to be addressed</b> <ul style="list-style-type: none"> <li>• Requirements of the Department are as follows;</li> </ul> <b>Urban Form and Design</b> Key matters to be addressed include; <ul style="list-style-type: none"> <li>• height, bulk and scale of the proposal in relation to the surrounding development, landscape and topography;</li> </ul>

- impact on streetscape / landscape; and
- details of proposed landscaping.

### **Transport, Traffic & Access**

The Environmental Assessment needs to satisfactorily address the following transport, traffic and access issues as set out below:

- existing traffic conditions, road network and road capacity;
- appropriate connection(s) to the network;
- any changes to traffic generation resulting from the project and any required road / intersection upgrades;
- proposed car parking arrangements; and
- proposed emergency and public access.

### **Bushfire Risk Assessment**

Key matters to be addressed include;

- bushfire risk assessment to determine the level of hazard posed to the proposal;
- identification of asset protection zones or building requirements to minimise the impact of any bushfire hazard and;
- identification of evacuation measures / strategies to be implemented in a bushfire event.

### **Social/Economic Impacts**

Key matters to be addressed include;

- impacts to safety and security;
- impacts to community services including, emergency / crisis accommodation, public housing, drug & alcohol services and post release issues; and
- impacts on the local / regional economy.

### **Environmental Impacts**

The Environmental Assessment must include details as to how the environmental impacts of the proposal will be managed. Matters to be addressed include:

- a description of any contamination and its impacts on the environment, including mitigation and disposal measures as applicable;
- any likely geotechnical impacts for the development on the site;
- any likely flora and fauna impacts as a result of the development on the site including impacts on habitat and biodiversity linkages and corridors;
- impacts on species listed under Section 18 and 18A of the EPBC Act;
- impacts on other threatened species, populations or ecological communities, critical habitat (including riparian habitat) and native vegetation generally;
- impacts on migratory species listed under the EPBC Act;
- Heritage – both Aboriginal and non-Aboriginal – including Aboriginal cultural heritage values and places listed on the National Heritage Register and protected under the EPBC Act;
- any likely impact on the water course to Nowra Creek, proposed riparian corridor including, riparian corridor objectives, identification of core riparian zones and management regime, vegetated buffer zones and the preparation of a vegetation management plan;
- flooding, drainage and stormwater management issues, including: on-site detention of stormwater, WSUD, and drainage infrastructure;
- details of the development's proposed sustainability measures including, NatHERS ratings, water sensitive urban design measures, energy efficiency, recycling and waste disposal; recycling and waste disposal;
- likely construction impacts, including, noise, vibration, dust, soil and erosion, and waste material as well as the proposed management measures;
- operational impacts including noise and lightspill;
- any likely impacts as a result of relocating existing services on site;
- any impacts as a result of adjoining development (existing or likely future) including the South Coast Concrete Crushing and Recycling facility;
- details of any proposed environmental offset;

	<ul style="list-style-type: none"> <li>• details of any cut and fill and whether any fill is proposed to be imported or exported to/from the site.</li> </ul> <p><b>Services</b> Key matters to be addressed include;</p> <ul style="list-style-type: none"> <li>• capacity of water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project; and</li> <li>• any upgrading works to infrastructure necessary to service the development and contributions applicable under any adopted contributions plans.</li> </ul> <p><b>Planning Agreements and/or Developer Contributions</b></p> <ul style="list-style-type: none"> <li>• The environmental assessment should address and provide the likely scope of any contributions towards local / state infrastructure and the proposed legal delivery mechanism (eg. Planning Agreement).</li> </ul> <p><b>Part D – Statement of Commitments</b></p> <ul style="list-style-type: none"> <li>• Proposed mitigation and management of residual impacts; and</li> <li>• A draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.</li> </ul> <p><b>Test of adequacy</b> The Environmental Assessment must address all of the Environmental Assessment Requirements. If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent. The Director-General may modify these requirements by further notice to the proponent.</p> <p><b>General Environmental Risk Analysis (in relation to all components of the project)</b> Notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and occupation), proposed mitigation measures and potentially residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impacts must be included in the Environmental Assessment.</p>
<b>Consultation Requirements</b>	You should outline any consultation with relevant agencies or the public during the preparation of the Environmental Assessment.
<b>Deemed refusal period</b>	60 days (see Clause 8E of the Environmental Planning & Assessment Regulation)
<b>Panels constituted under s75G</b>	No Panels are required at this stage.
<b>Application Fee Information</b>	The application fee is based on Capital Investment Value of the project as defined in the Major Projects SEPP. To verify the cost of works for this project you are requested to submit a <b>Quantity Surveyor's</b> report for the project.
<b>Landowners Information</b>	Landowner's information is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> . For notification, the Department will seek landowners' and occupiers' details from Council.
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• Fifteen (15) hard copies of the environmental assessment.</li> <li>• Five (5) copies of the environmental assessment and plans on CD-ROM (pdf format)</li> <li>• Fifteen (15) sets of plans to scale, including three (3) sets at A3 size.</li> </ul>