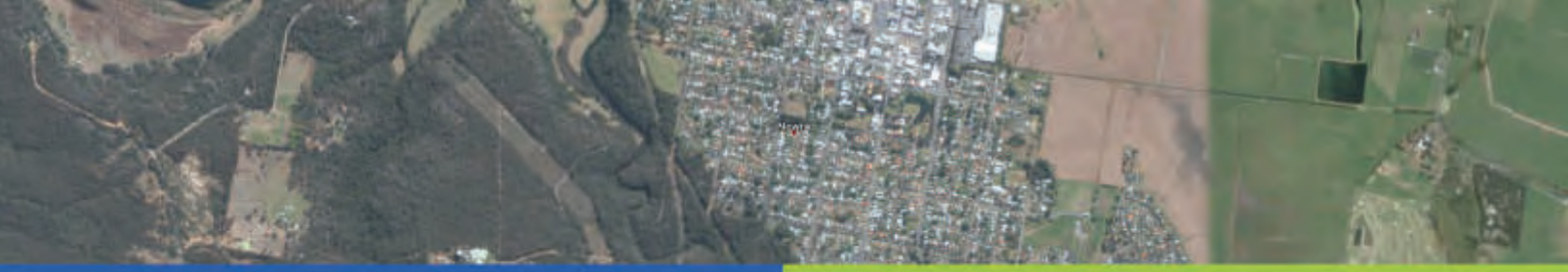

NSW Department of Corrective Services

Environmental Assessment

To Accompany a Concept Plan Application
For South Coast Correctional Centre

November 2007

ENVIRONMENTAL ASSESSMENT TO ACCOMPANY A PART 3A CONCEPT PLAN APPLICATION FOR

SOUTH COAST CORRECTIONAL CENTRE

500 BED MULTI CLASSIFICATION SECURITY FACILITY

Prepared for

NSW Department of Corrective Services

By
BBC Consulting Planners

12 November 2007

Job No. 06238
Nowra EA
November 2007

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ABBRIEVIATIONS

APZ	Asset Protection Zone
CCC	Community Consultative Committee
CSI	Corrective Services Industries
DC	Department of Commerce
DCS	Department of Corrective Services
DOP	Department of Planning
DWE	Department of Water and Energy
EA	Environmental Assessment
EMP	Environmental Management Plan
EP&A Act	Environmental Planning and Assessment Act
ESD	Environmentally Sustainable Development
IPZ	Inner Protection Zone
LCC	Lithgow Correctional Centre
LEP	Local Environmental Plan
LGA	Local Government Authority
NSW	New South Wales
OH&S	Occupational Health and Safety
OHS&R	Occupational Health, Safety and Rehabilitation
OPZ	Outer Protection Zone
RFS	Rural Fire Service
RTA	Road Traffic Authority

STATEMENT OF VALIDITY

Submission of Environmental Assessment

Prepared under Part 3 of the *Environmental Planning and Assessment Act 1979*

Environmental Assessment prepared by

Name	Daniel Brindle
Qualifications	MSc (Urban and Regional Planning); MPIA
Address	BBC Consulting Planners 55 Mountain Street Broadway NSW 2007
In respect of	Lithgow Correctional Centre

Applicant & Land Details

Applicant name	NSW Department of Corrective Services
Applicant Address	GPO Box 31 Sydney NSW 2001
Land to be developed: Lot & DP	Lot 464 in DP 1058778; Lots 102 and 103 in DP 755952; Lot 444 in DP823204; Lot 2 in DP1112040; an adjoining parcel of unsurveyed Crown Land; and Part of Nowra Hill Road (to be closed).

Environmental Assessment Statement of Validity

An environmental assessment is attached.

I certify that I have prepared the contents of the environmental assessment in accordance with the Director General's Requirements dated 11 May 2007, and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.

Signature

Date November 2007

I. COMPLIANCE WITH DIRECTOR GENERAL'S REQUIREMENTS

REQUIREMENT	DETAILS	SECTION	SUPPORTING REPORTS
General Requirements			
Executive Summary		II	
Description of the proposal	Site description, cadastre and title details (including location of rail boundary and rail infrastructure).	2.3	
	Design, construction, operation, maintenance, rehabilitation and staging.	3.2	
	Project objectives and need.	1.3/3.1	
Assessment of environmental impacts		4	
Statement of validity	Statement of Validity of EA and qualifications of preparer	I	
Key Assessment Requirements			
Part A – Heads of Consideration	Suitability of the site	4.1.1	
	Likely environmental, social and economic impacts	4.1.2	
	Justification for undertaking the project	4.1.3	
	Public interest	4.1.4	
Part B – Relevant EPIs and guidelines	Planning provisions including permissibility and provisions of all plans and policies including the Shoalhaven LEP 1985, SEPP11, SEPP44, SEPP55 Illawarra REP.	4.2	

REQUIREMENT	DETAILS	SECTION	SUPPORTING REPORTS
	Nature and extent of non-compliance with specified EPIs	4.2	
	Consideration of alternatives to the proposal (both on and off site and with respect to ESD outcomes)	1.4	
	Commonwealth Environment Protection and Biodiversity Conservation Act 1999	4.2.2	
Part C - Key Issues to be addressed	Requirements of the Department and other agencies.	4	
	Urban Form and Design • height, bulk and scale of proposal in relation to the surrounding development, landscape and topography. • impact on streetscape/landscape; and • details of proposed landscaping.	4.3.1	
	Transport, Traffic and Access • 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. • proposed emergency and public access.	4.3.2	Appendix 4 – Traffic Report, prepared by Traffix Transport Engineers

REQUIREMENT	DETAILS	SECTION	SUPPORTING REPORTS
	Bushfire Risk Assessment • 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. • Identification of evacuation measures/strategies to be implemented in a bushfire event.	4.3.3	Appendix 5 – Bushfire Risk Assessment Report, prepared by ABAC Fire Consultants
	Social/Economic Impacts • impacts to safety and security. • impacts to community services including but not limited to emergency/crisis accommodation, public housing, drug and alcohol services and post release issues. • impacts on the local/regional economy.	4.3.4	Appendix 6 - Socio-Economic Impact Assessment, prepared by BBC Consulting Planners
	Environmental Impacts	4.3.5	
	• a description of any contamination and its impacts on the environment, including mitigation and disposal measures as applicable.	4.3.5.1	
	• any likely geotechnical impacts for the development on the site.	4.3.5.2	Appendix 7 – Geotechnical Report, prepared by Cottier and Associates
	• any likely flora and fauna impacts as a result of the development on the site including impacts on habitat and biodiversity linkages and corridors.	4.3.5.3	Appendix 3 – Flora and Fauna Assessment, prepared by Kevin Mills and Associates

REQUIREMENT	DETAILS	SECTION	SUPPORTING REPORTS
	• impacts on species listed under Section 18 and 18A of the EPBC Act.	4.3.5.3	
	• impacts on other threatened species, populations or ecological communities, critical habitat (including riparian habitat) and native vegetation generally.	4.3.5.3	
	• impacts on migratory species listed under the EPBC Act.	4.3.5.3	Appendix 8 – Heritage and ATSI Impact Assessment, prepared by Navin Officer, Heritage Consultants
	• Heritage – both Aboriginal and non-Aboriginal – including Aboriginal cultural heritage values and places listed on the National Heritage Register and protected under the EPCA Act.	4.3.5.5	
	• 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.	4.3.5.4	Appendix 3 – Flora and Fauna Assessment, prepared by Kevin Mills and Associates
	• flooding, drainage and stormwater management issues, including: on-site detention of stormwater, WSUD, and drainage infrastructure.	4.3.5.6	Appendix 9 – Hydrology Report, prepared by Woolacotts, Consulting Engineers
	• 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.	4.3.5.7	
	• likely construction impacts including noise, vibration, dust, soil and erosion, and waste material as well as the proposed management measures.	4.3.5.8	

REQUIREMENT	DETAILS	SECTION	SUPPORTING REPORTS
	• operational impacts including noise and lightspill. • any likely impacts as a result of relocating existing services on Site.	4.3.5.9, .10, .11 4.3.5.12	Appendix 11 – Noise Impact Assessment, prepared by Day Design
	• any impacts as a result of adjoining development (existing or likely future) including the South Coast Concrete Crushing and Recycling facility.	4.3.5.13	
	• details of any proposed environmental offset.	4.3.5.14	
	• details of any cut and fill and whether any fill is proposed to be imported or exported to/from the Site.	3.2.7	
	Services • capacity of water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project. • any upgrading works to infrastructure necessary to service the development and contributions applicable under any adopted contributions plans.	4.3.5.12	Appendix 9 – Civil Engineering Report, prepared by Woolacotts, Consulting Engineers
	Planning Agreements and/or Developer Contributions • address and provide the likely scope of a planning agreement and/or developer contributions between the proponent and the local Council.	4.3.5.15	
Part D – Statement of Commitments	Proposed mitigation and management of residual impacts	5	
	Draft Statement of Commitments detailing measures for	5	

REQUIREMENT	DETAILS	SECTION	SUPPORTING REPORTS
	environmental management and mitigation measures and monitoring for the project.		
	General Environmental Risk Analysis	6	
Consultation Requirements			
	Outline any consultation with relevant agencies or the public.	1.7	

II. EXECUTIVE SUMMARY

Project Overview

This Environmental Assessment relates to the a concept plan for the development of a new 500 bed multi-classification security correctional facility at a Site approximately 5km to the south of Nowra city centre.

The proposed development forms part of a state programme to increase correctional centre provision in NSW. The programme involves the introduction of new physical infrastructure and includes alterations and additions to existing correctional centres, and the construction of a new 500 bed correctional facility on the south coast.

Approval to a concept plan for the project is sought. Details of the project and its environmental assessment sufficient to meet the requirements of a project application have been provided. Thus the proponent requests a declaration by the Minister pursuant to C75P(1)(c) that no further environmental assessment is required for the project (in which case the Minister is requested to approve the project under S75J without any further Part 3A application or environmental assessment.

Site Details

This application relates to the construction of a multi classification security correctional centre facility at Princes Highway, Nowra.

The land controlled by DCS comprises a number of parcels of land as follows:

- Lot 464 in DP 1058778;
- Lots 102 and 103 in DP 755952;
- Lot 444 in DP823204;
- Lot 2 in DP1112040;
- An adjoining parcel of unsurveyed Crown Land; and
- Part of Nowra Hill Road (to be closed).

The project is to be located on that part of this site excluding an area of approximately 24 hectares affected by a mining lease and quarrying activity.

Site Ownership

Department of Corrective Services

Proposed Development

The project involves the construction of a 500 bed male and female multi classification security facility as described below:

- Accommodation for 500 beds and associated facilities and services (including inmate industries, programme buildings and visit buildings, recreation and contemplation areas);
- Associated development including the extension of the existing internal access road;
- Infrastructure works;
- Stormwater management; and
- Additional parking.

Capital Investment Value $157 million

Inmate Population

The project provides for 500 male and female bed spaces as follows:

- 480 maximum/medium security males
- 90 minimum security males
- 50 minimum security females.

Employment

A significant number of additional jobs will be created in the region during the construction phase (up to 500 people at various stages), as well as around 200 additional jobs for Corrective Services officers and other staff during the operation phase.

Planning Process

Section 75B of the Environmental Planning and Assessment Act, 1979 (the Act) provides that Part 3A of the EP&A Act applies to the carrying out of development that is declared to be a project to which this Part applies.

The Minister for Planning has confirmed that the Lithgow Correctional Centre development scheme is a project to which State Environmental Planning Policy (Major Projects) 2005 applies and is thus declared to be a project to which Part 3A applies. The Minister has authorised the proponent to submit an application for the project.

Having regards to the provisions of Clause 8O of the EP&A Regulation, the Minister has authorised the preparation of a concept plan application for the Site. As part of the concept plan application, details of the project and its environmental assessment sufficient to meet the requirements of a project application have been provided. Thus the proponent requests a declaration by the Minister pursuant to C75P(1)(c) that no further environmental assessment is required for the project (in which case the Minister is requested to approve the project under S75J without any further Part 3A application or environmental assessment).

The Director General of the Department of Planning has issued the Environmental Assessment Requirements for the project. This Environmental Assessment report seeks to address these requirements.

Environmental Assessment Report

This report accompanies an application for the approval of the South Coast Correctional Centre project. It describes the Site and its context and provides details of the proposed development. The report carries out an environmental assessment of the project as required by the environmental assessment requirements prepared by the Director General and Part 3A of the Act.

The proposal demonstrates consistency with prevailing planning instruments at the State and local levels.

An assessment of the impacts of the proposal indicates that the project and the principles guiding the future development will result in positive environmental, social and economic outcomes.

Summary of Impacts:

Environmental

Built Development

The project comprises single and two storey buildings located within the centre of a vegetated site. Setbacks from the Princes Highway are a minimum of 350 metres and approximately 350 metres from Links Road to the north. The vegetation on this former State Forest prevents views of the facility from the surrounding area.

Land surrounding and including the Site has been identified in Council's adopted Structure Plan for industrial purposes in the longer term. The setbacks from Site boundaries provide an adequate buffer from this any other urban use.

External illumination is proposed for security and safety reasons. Lumminaires will be selected to control light spill and glare.

The buildings are attractively designed and are of a scale and appearance that would be compatible with the emerging character of the area as a future employment zone.

Flora and Fauna

The proposed development requires the removal of Spotted Gum Ironbark Forest disturbed by previous logging activity. The site contains no threatened species populations or communities. Feed trees for the Glossy Black Cockatoo on part of the site will not be affected. The correctional facility development will enable to retention and management of the remainder of the site.

Contamination

There is no history of contaminating activities on the site. Car bodies have been dumped in one isolated location which will be removed during the construction process.

Bushfire Risk

The Site is bushfire prone land. Measures have been incorporated into the design to manage this hazard.

Traffic

The DCS has identified a safe and convenient access to the facility directly from the Princes Highway allowing all turning movements to the centre. An alternative and less preferred access via Central Avenue as also been identified. The proposed access arrangements have been found to provide an appropriate level of access to the facility with no significant adverse impact on the safety or efficiency of the surrounding road network.

Social

The incidence of families of inmates moving to the Nowra area will below

The likelihood of released inmates remaining in the area is anticipated to be low

There will be no negative effect on the image of the town, in fact it is likely to have a positive impact through increased social and economic

	opportunities in the town
	There will be a small impact on increased demand for services such as educational, health and social services, however these can be managed through Centre management maintaining open lines of communication with the relevant agencies
	Potential for improved benefits for the Indigenous community, such as the maintenance of social networks, and new employment and training opportunities.
Economic	The economic impact of the SCCC will be significant, providing 202 new jobs in Nowra with a projected annual local expenditure of $5 million. The economic benefits during construction will also be significant, with construction costs of approximately $89 million, a proportion of which will go to local contractors and subcontractors. New employees and their families relocating to the area and the staff salaries and disposable income injected into the local community will have a long-term permanent benefit.
Conclusion	The assessment concludes that the Site is suitable for the proposal and that the implementation of the South Coast Correctional Centre project is consistent with the public interest. Accordingly, the Minister's favourable consideration in respect of this application is sought.

1. INTRODUCTION

1.1 General

This Environmental Assessment report (EA) has been prepared on behalf of the NSW Department of Corrective Services (DCS) to accompany an application to the Director General under Section 75M of the Environmental Planning and Assessment Act 1979 (the Act) for approval of a concept plan for a project as defined in Part 3A of the Act (a Major Project). The major project to which this application relates is the South Coast Correctional Centre Multi Classification Security Facility containing accommodation and associated support facilities for 500 inmates.

The proposed development has a capital investment value of $157 million. A significant number of additional jobs will be created within the region during the construction phases, as well as a further 200 permanent jobs for Corrective Services Officers and support staff.

The Minister for Planning has expressed an opinion that the proposed development is a Major Project for the purposes of the State Environmental Planning Policy (Major Projects 2005 (the Major Projects SEPP), and Part 3A of the Act. Furthermore the Minister has authorised an application for concept plan approval under S75M(1) of the Act.

The Director General of the Department of Planning has issued the Environmental Assessment Requirements for the project, a copy of which is attached at **Appendix 1**. This Environmental Assessment report seeks to address these requirements.

As part of the concept plan application, details of the project and its environmental assessment sufficient to meet the requirements of a project application have been provided. Thus the proponent requests a declaration by the Minister pursuant to C75P(1)(c) that no further environmental assessment is required for the project (in which case the Minister is requested to approve the project under S75J without any further Part 3A application or environmental assessment).

The Director General has requested a Draft Statement of Commitments for the project. This has been prepared and is contained in Section 5.

1.2 Background

1.2.1 Department of Corrective Services

The Department of Corrective Services contributes with other agencies to the delivery of an effective criminal justice system through which the government pursues its objective of a safer community.

Activities undertaken by DCS in fulfilling its obligations within the criminal justice system are based on the following:

- The management of inmates under custodial sentences or remand;

- The management of inmates under community-based orders; and
- The delivery of programmes that contribute to reduced rates of re-offending.

The principle service areas delivered by DCS are as follows:

- Custody management;
- Offender care and management;
- Custody escorts and court security;
- Advice to courts and releasing authorities;
- Supervision of offenders in the community;
- Offender programmes directed towards reduced re-offending;
- Post-sentence reintegration and relapse prevention; and
- Corporate governance, specialised security and support.

1.2.2 Existing Facilities

DCS currently operates 32 full time correctional centres (excluding periodic detention centres). These centres are classified as maximum, medium or minimum security, although some may contain more than one category of prisoners.

Maximum security correctional centres generally have high walls, state-of-the-art electronic perimeter security and strict security inside the walls. These institutions hold inmates whose escape would be highly dangerous to members of the public or the security of the State. As well as sentenced inmates, those who are awaiting trial or sentence, and those sentenced by the courts but waiting to be assessed as security risks, are generally held in a maximum security.

Nine of the State's correctional centres accommodate maximum security inmates as follows:

Table 1-1: **Maximum Security Correctional Centres**

Correctional Centre	Inmates	Characteristics
Cessnock Correctional Centre[1]	108	Males
Goulburn Correctional Centre[1]	419	Males
Lithgow Correctional Centre	328	Males
Long Bay Hospital (Area 1)	77	Males and females. Sick inmates
Metropolitan Special Programmes Centre[1]	314	Males
Metropolitan Remand and Reception Centre (Silverwater)	874	Males – remand

[1] Multi-classification centre

Correctional Centre	Inmates	Characteristics
Mulawa Correctional Centre	155	Females
Parklea Correctional Centre[1]	714	Males
Special Purpose Centre	7	Males

Medium security institutions are normally surrounded by walls or high security fences. Inside the walls or fences inmates are still under constant supervision but move around more freely than in maximum security.

Medium security inmates are accommodated in 12 of the State's correctional centres:

Table 1-2: Medium Security Correctional Centres

Correctional Centre	Inmates	Characteristics
Bathurst Correctional Centre[1]	337	Males. Reception centre for western NSW
Berrima Correctional Centre	74	Females
Broken Hill Correctional Centre[1]	42	Males
Cooma Correctional Centre	128	Males
Dillwynia Correctional Centre	170	Females
Grafton Correctional Centre[1]	127	Males. Reception centre for northern NSW
John Morony Correctional Centre[1]	227	Males
Junee Correctional Centre[1]	570	Males and females. Privately run correctional centre
Kariong (Juvenile) Correctional Centre	32	Males
Mid North Coast Correctional Centre (Kempsey)[1]	342	Males and females
Parramatta Correctional Centre	338	Males
Tamworth Correctional Centre[1]	59	Males

Minimum security institutions hold inmates who can be trusted in open conditions where there are few physical barriers to escape. Minor offenders and those nearing the end of their sentences are held in this type of correctional centre.

Minimum security inmates are accommodated in 21 correctional centres across the State as follows:

Table 1-3: Minimum Security Correctional Centres

Correctional Centre	Inmates	Characteristics
Bathurst Correctional Centre[1]	131	Males
Brewarrina (Yetta Dhinnakkal) Prison Farm	49	Males. Primarily first time indigenous offenders.
Broken Hill Correctional Centre[1]	33	Males and females
Cessnock Correctional Centre[1]	333	Males
Emu Plains Correctional Centre	173	Females
Glen Innes Correctional Centre	129	Males
Goulburn Correctional Centre	116	Males
Grafton Correctional Centre	129	Males and females
Ivanhoe (Warrakirri) Camp	47	Males
John Morony Correctional Centre (Windsor)[1]	292	Males
Junee Correctional Centre[1]	136	Males
Kirkconnell Correctional Centre (Bathurst)	222	Males
Mannus Correctional Complex (Tumbarumba)	154	Males
Metropolitan Special Programmes Centre[1]	511	Males
Mid-North Coast Correctional Centre[1]	115	Males and females
Oberon Young Offenders Correctional Centre	106	Male young offenders
Parklea Correctional Centre[1]	72	Males
Silverwater Correctional Centre	487	Males
Special Purpose Centre – Dawn De Loas	43	Males
St Helliers Correctional Centre (Muswellbrook)	256	Males
Tamworth Correctional Centre[1]	28	Males

The DCS also operates:

- 11 periodic detention centres;
- 1 transitional centre for female inmates; and
- 69 probation and parole offices.

Together, these locations provide a full time operational capacity for 10,524 offenders (as at August 2006) including:

- Remand;
- Maximum, medium and minimum security;
- Special programmes e.g. acute crisis management, assessment, violent offenders, sex offenders;
- Special purposes; and
- Work release.

1.3 Justification for the Project

1.3.1 Projected Demand

DCS currently operates 32 full time correctional centres, and provides custodial capacity for 10,524 offenders. Some of the existing asset base does not meet the department's current standards due to cell size, inmate facilities, programme areas and layout. Other facilities are due to be decommissioned in the medium term and this lost capacity must be replaced. In addition, the Department anticipates a growth in the number of inmates in correctional centres across the state. Projections prepared by DCS in August 2006 indicate that total demand for custodial correctional places will rise to 13,088 by 2010.

The department has initiated various capital works projects to respond to the growth in the number of inmates in correctional centres across the state. These projects include:

- The construction of a new multi-classification facility at Wellington for male and female offenders (completed September 2007);
- The redevelopment of the existing female correctional centre at Mulawa including the construction of a new gatehouse, vehicle and pedestrian entry, administration building, clinic and Mental Health Screening unit and upgrades to the perimeter fence;
- The construction of a facility for Indigenous inmates at Tabulam on the north coast;
- A new visitor process unit at Goulburn correction centre was completed; and
- Construction of a new visitor process unit is due to commence at Long Bay.

1.3.2 1,000 Inmate Beds Project

In May 2005, the Premier of NSW announced the construction of 1,000 new beds in existing or new correctional facilities across NSW. The additional beds will be provided across a

number of existing correctional centres and **a new 500-bed regional centre to be located on a site at Nowra**, modelled on the Kempsey and Wellington Correctional Centres.

The estimated cost of the overall project is $257.7 million with completion expected in 2010.

The additional capacity to be provided by the 1,000 inmate beds project will enable DCS to enhance its capability to deliver quality correctional services, to provide effective offender management and to reduce re-offending.

1.3.3 Project Benefits

The proposed development will provide the following benefits:

- It facilitates development that is consistent with the State Government's policies on improving corrective facilities in NSW;
- It provides an increased opportunity for inmates from the area to serve sentences closer to home;
- It provides a boost to the regional and local economies through the construction and operational phases;
- It will create social and economic benefits for the local community;
- It is permissible in the zone and is not inconsistent with the objectives of the LEP for the Site;
- It has been designed in a manner that minimises the impact on the natural environment and surrounding land uses;
- It establishes new areas of landscaping on the Site and provides for the management of the Site;
- It incorporates high quality Site and facility design consistent with the principles of ecological sustainability; and
- It provides a necessary community service and improves the standard of correctional facilities leading to better correctional outcomes.

1.4 Consideration of Alternatives

1.4.1 Project Development

Demand for corrective facilities and services is driven by factors that are external to the DCS and over which it has no control for example, bail restrictions, strategic policing, sentencing guidelines. The NSW prison population is expected to continue to increase due to improved policing, longer sentencing and changes to the Bail Act. Although existing facilities adequately meet the current demand for correctional centre bed spaces, the anticipated increase in the prison population and the retirement of some existing facilities necessitates the introduction of additional facilities. The 1,000 bed project will contribute to meeting the projected increase in demand for correctional centre bed spaces to 2010.

In developing the 1,000 bed project, the Department of Corrective Services conducted a workshop which was held in October 2004. The objectives of the workshop were as follows:

- To confirm the need for an additional 1,000 places in the correctional system;
- To determine the classification, mix and cell numbers for additional beds; and
- To select the preferred locations for the new bed spaces.

The workshop included a detailed discussion of viable locations to accommodate the additional bed spaces. Locations within or close to the Sydney area are deemed to be the most appropriate for the provision of additional bed spaces. This decision has, in part, been based on research which establishes that 70% of inmates' last place of residence is the Sydney Metropolitan Area. Studies have found that maintaining family ties gives the best chance of assimilating offenders into the community on release and reducing the chance of re-offending. With the exception of the Illawarra/South Coast region, other parts of the State have been identified as being adequately catered for in terms of sufficient correctional places to give reasonable access to families and communities.

For operational purposes, new bed spaces are best located in close proximity to regional courts, emergency and social services.

1.4.2 Development Options

Various options were discussed as follows:

- New correctional centres on greenfield sites;
- New correctional centres adjacent to existing centres (assumed to be virtually stand alone but with some shared facilities and administrative functions);
- Additions to or expansions of existing correctional centres;
- Some combination of greenfield and co-located development; and
- Alternatives to beds inside correctional centres e.g. intensively supervised and managed community settings (to test the possibility of alternatives to custodial based corrections that were raised at the workshop).

Table 1-4: Project Options

	Option	Details
A	Status Quo	Assumes no capital expenditure with the growth in inmate numbers managed within the existing asset base.
B	All Greenfield Development	Assumes development at locations remote from existing correctional centres.
C	**Combination of Greenfield and collocated development**	**Assumes some development at locations adjoining existing correctional centres and some development at new locations.**
D	Collocated development plus community based intensive	Assumes that two 250 bed collocated correctional centres are developed within the timeframe contemplated by this business case, with the balance of capital expenditure

	Option	Details
	supervision	deferred until needed, plus the development and resourcing of intensive community based programmes that provide 500 extra community places as alternatives to custodial sentences.

The relative merits of each option were analysed. **Option C**, involving two collocated developments and one greenfield development, was chosen as the preferred option.

1.4.3 Siting Options

A need for additional prison accommodation has been identified in southern NSW. The new, multi classification correctional centre will be a regional facility, located to serve the growing inmate population and the level of court activity in this part of the State, and to address the recommendations of the report of the Royal Commission into Aboriginal Deaths in Custody, relating to proximity of family support.

As a regional facility, the majority of the inmate population will be those with court engagements locally and/or ties to the area, so that offenders can be close to their families and support networks. Studies have shown that maintaining family ties provides offenders with the best chance of re-assimilating into the community on release and reducing their chance of re-offending.

The South Coast Correctional Centre will provide accommodation for male and female inmates in identified areas according to their security rating and needs (i.e. maximum, medium and minimum security), a visitors centre, educational programmes and industries facilities, external recreational spaces, staff administration and support facilities.

The Department of Corrective Services wishes to establish a new correctional centre within close proximity and with good access to regional courts, emergency and social services. Government owned land holdings were investigated and expressions of interest sought from landholders within a two hour drive of Kiama. In December 2005, a meeting was held at Bomaderry with representatives of five Local Government Areas to inform them of the development plans and seek submissions regarding their willingness and capability to locate a correctional centre in their area. Shoalhaven City Council submitted a Willingness and Capability Statement expressing interest in the correctional centre.

Expressions of Interest for land acquisition were concurrently called for, with six different sites being put forward by various owners in three LGAs. An extensive search for suitable properties was then carried out, which resulted in the identification of an additional two properties. Following detailed multi-criteria analysis involving all relevant government agencies, a short list of sites resulted in the selection of the site at South Nowra as the preferred site.

Four potential sites were identified and investigated. All four sites are located within 15km of Nowra, to the south and south west of the city as detailed below:

Table 1-5: Potential Sites Examined

SITE	LOT & DP	LOCATION	SIZE (ha)	OWNERSHIP
A	Lot 464 DP1058778	Princes Highway approximately 5.5km south of Nowra	110	Department of Lands
B	Lot 448 DP 823265	Yalwal Road, 8km south west of Nowra	100	Department of Lands
C	Part of Nowra State Forest and adjacent to Currambene State Forest	Forest Road, 5km south of Nowra	80	Forests NSW
D	Portions 1-5 Lot 3 DP 568397 and Lot 7 DP1007587	Yalwal Road 13km south west of Nowra	80	Private ownership

The relative merits and disadvantages of the various options are summarised in the table below.

Table 1-6: Siting Options

Constraint	OPTION ISSUES			
	1	2	3	4
Location	Princes Highway approximately 5.5km south of Nowra	Yalwal Road, 8km south west of Nowra	Forest Road, 5km south of Nowra	Yalwal Road 13km south west of Nowra
Zoning	1(f) (Rural F (Forest) Zone	1(d) (Rural D (General Rural) Zone	1(f) (Rural F (Forest) Zone	1(d) (Rural D (General Rural) Zone Site identified on zoning map as land of environmental sensitivity
Site Characteristics	Vacant forested land. Formerly Nowra State Forest.	Vacant land substantially covered by native forest.	Unsurveyed land. Future boundaries to be defined to suit operational needs of Forests NSW. Defined as a Special Management Zone for conservation purposes. Vacant forested land within Nowra State Forest.	Vacant land substantially cleared with some forested areas on edges.
Surrounding Land Uses	Predominately light industrial and bulky goods and associated retailing 4(a) and 4(c) respectively with an existing brickworks	Bamarang Nature Reserve to the north west. Existing rural residential subdivision to the east. Generally wooded and	Within former section of Nowra State Forest Zone 1(f).	Calymea State Conservation Area adjoins to the west with Bamarang Nature Reserve to the north west.

Constraint	OPTION ISSUES			
	1	2	3	4
	immediately to the east fronting the Princess Highway. Limited Rural General 1(d) and Rural lifestyle 1(c) Zones.	some cleared rural areas.		
Soils	Hard acidic yellow/yellow mottled soils. Water run-on, rock outcrops, mass movement, hard surface, sodicity, low permeability, low wet bearing strength.	Hard acidic yellow/yellow mottled soils. Water erosion hazard. surface movement potential, mass movement hazard, stoniness, strongly acidic, shrink swell, water run-on, rock outcrop, hard surface. sodicity, low permeability, low wet bearing strength.	Hard acidic yellow/yellow mottled soils. Acid yellow leached earths. Water run-on, rock outcrops, mass movement, hard surface, sodicity, low permeability, low wet bearing strength.	Hard acidic yellow/yellow mottled soils. Water run-on, rock outcrops, mass movement, hard surface, sodicity, low permeability, low wet bearing strength.
Contamination	None known. Fly tipping observed.	Evidence of old asbestos waste on proposed Bamarang Gas Power Facility adjacent to site boundary. Fly tipping observed, including possible asbestos cement roof sheeting.	None known. No fly tipping observed.	None known. No fly tipping observed.

Constraint	OPTION ISSUES			
	1	2	3	4
Views and Visibility	The site is situated close to the Princes Highway but a suitable buffer of mature vegetation would effectively screen views from the Highway and adjacent residential properties. Views from the facility would be limited by surrounding dense vegetation. Light spill at night would be expected to be visible to adjacent residential properties, but would be moderated by existing light levels from the Highway and commercial developments.	Relatively isolated location would minimise views of the facility. Some limited views may be possible from residential properties along Cabbage Tree Creek. View from the site would be limited by surrounding dense vegetation. Light spill at night expected to be visible to adjacent residential properties.	Relatively isolated location which would minimise views of a correctional centre. Views from the site would be limited by surrounding dense vegetation. Light spill at night would be expected to be visible to adjacent residential properties.	The site's isolated location would minimise views of the facility. Views form the facility would be limited by surrounding dense vegetation. Light spill at night would be expected to be visible to adjacent residential properties.
Vegetation	Spotted Gum Forest and Paperbark Forest/Shrubland. Southern Lowland West Sclerophyll Forests.	Blackbutt Forest, Spotted Gum Forest and Scribbly Gum – Silvertop Ash Forest. Southern Lowland West Sclerophyll Forests, South East Dry Sclerophyll Forest.	Blackbutt Forest/Woodland, Spotted Gum Forest and Woollybutt Forest. Southern Lowland Wet Sclerophyll Forests, South East Dry Sclerophyll Forest.	Spotted Gum Forest, Blue Gum Forest, Grey Cum Forest/Woodland Blackbutt Forest/Woodland Paperbark Forest/Shrubland and Scribbly Gum-Silvertop Ash Forest. Southern Lowland Wet Sclerophyll Forests, South

Constraint	OPTION ISSUES			
	1	2	3	4
				East Dry Sclerophyll Forest.
Flora and Fauna	9 threatened flora species and 27 threatened fauna species including 16 birds, 9 mammals and 2 frogs recorded in the locality (10km). Powerful Owl and Gang-Gang Cockatoo recorded on outskirts of the site (DEC 2006). No threatened species recorded on the site. Core koala habitat unlikely but koalas have been recorded within 3km to the south west of the site.	10 threatened flora species and 28 threatened fauna species including 11 birds, 1 reptile, 13 mammals and 3 frogs recorded in the locality (10km). 2 records of Yellow-Bellied Glider within the site boundary. Glossy Black Cockatoo recorded on the outskirts of the site (DES 2006). Potential core koala habitat present. Koala recorded within 4.5 km to the south east of the site.	6 threatened flora species and 20 threatened fauna species including 11 birds, 8 mammals and 1 frog recorded within the locality (10km). No threatened species recorded on the site. Potential habitat for a variety of threatened species. Core koala habitat unlikely. Koalas recorded within 5km to the north west of the site.	10 threatened flora species and 28 threatened fauna species including 11 birds, 1 reptile, 13 mammals and 3 frogs recorded within the locality (10km). No threatened species have been recorded on the site. Potential habitat for a variety of threatened species. Potential core koala habitat present. Koalas recorded within 4.5km to the south east of the site.
Water Resources	Drainage lines of Nowra Creek cross the site.	Drainage lines of Sandy Creek cross the site. Bamarang Dam nearby but not within site catchment.	Drainage lines of Georges Creek cross the site, within the Currambene Creek catchment. Currambene Creek is a Sanctuary Zone under the Jervis Bay Marine Park.	Calymea Creek forms western boundary. Bamarang Dam adjacent but not within site catchment.

Constraint	OPTION ISSUES			
	1	2	3	4
			Riparian vegetation is old growth forest protected in an Informal Reserve under the Southern Regional Forest Agreement.	
Bushfire Risk	Bushfire prone land but risk likely be moderated by the site's relative isolation from contiguous bushland.	Bushfire prone land.	Bushfire prone land.	Bushfire prone land.
Aboriginal Archaeological Potential	Low	High	Moderate	High
Social and Community	The site is situated close to the Princes Highway but a suitable buffer of mature vegetation would effectively screen views from the Highway and adjacent residential properties. Views from the facility would be limited by surrounding dense vegetation. Light spill at night would be expected to be visible to adjacent residential	Relatively isolated location would minimise views of the facility. Some limited views may be possible from residential properties along Cabbage Tree Creek. View from the site would be limited by surrounding dense vegetation. Light spill at night expected to be visible to adjacent residential properties.	Relatively isolated location which would minimise views of a correctional centre. Views from the site would be limited by surrounding dense vegetation. Light spill at night would be expected to be visible to adjacent residential properties.	The site's isolated location would minimise views of the facility. Views form the facility would be limited by surrounding dense vegetation. Light spill at night would be expected to be visible to adjacent residential properties.

Constraint	OPTION ISSUES			
	1	2	3	4
	properties, but would be moderated by existing light levels from the Highway and commercial developments.			

1.5 The Site

The Site is situated approximately 5km to the south of Nowra city centre on the western side of the Princes Highway. The surrounding area is of mixed character and includes industrial as well as some rural residential development. The area also incorporates a significant amount of vegetation.

The land acquired for the SCCC comprises a number of separate parcels of land as detailed below:

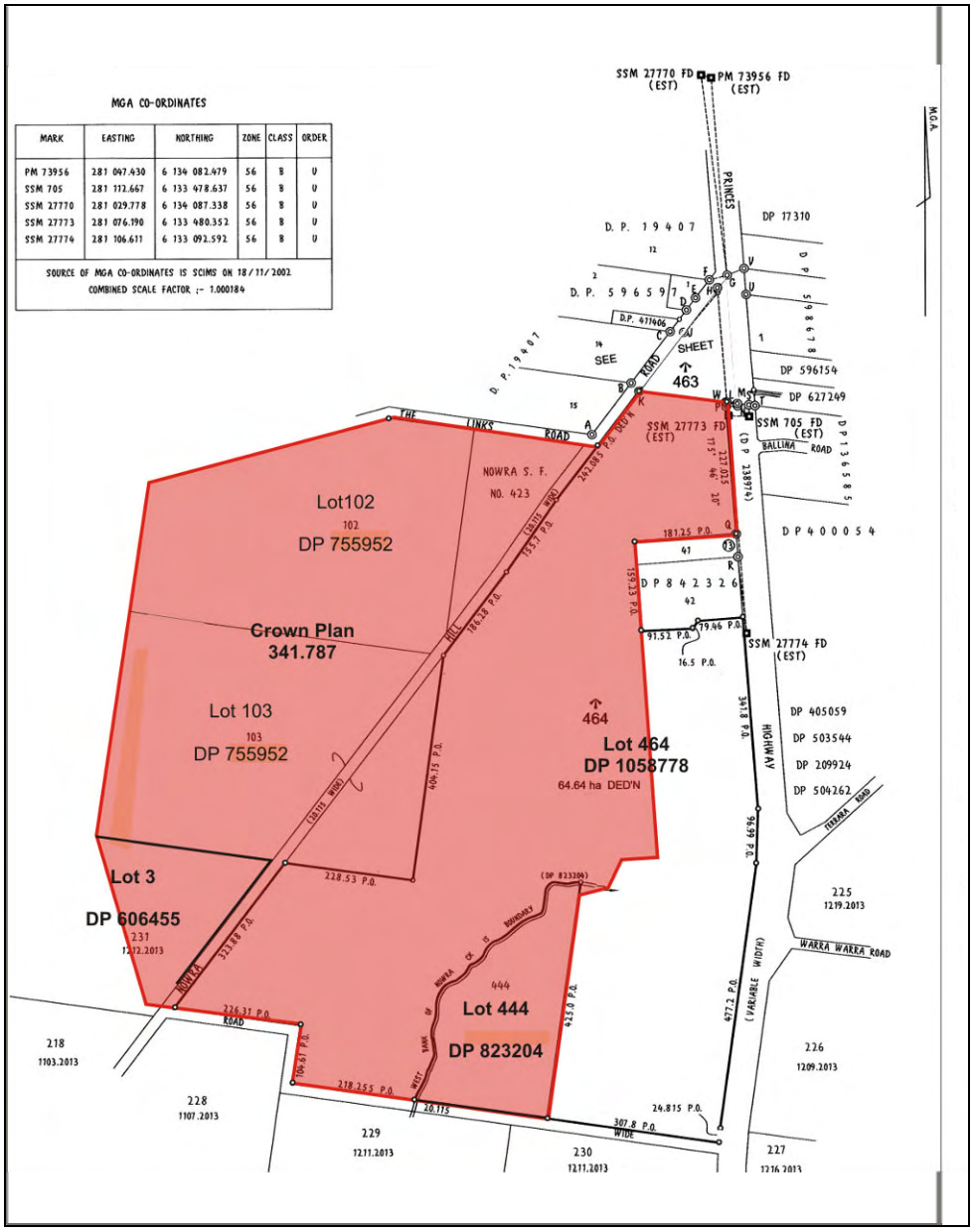
- Lot 464 in DP1058778 (64.64 ha)
- Lots 102 and 103 in DP755952 (approx 40 ha)
- Lot 444 in DP823204 (7.2 ha)
- Lot 2 in D1112040 (4.714 ha)
- An adjoining parcel of unsurveyed Crown Land (approx 4.6 ha)
- Part of Nowra Hill Road (approx 1.6 ha).

This land has a total area of approximately 122.7 hectares (subject to survey). The south eastern part of the land is affected by mining lease and is currently developed for the purpose of a quarry and associated extractive industries. This area subject to the mining leases has an area of approximately 23 hectares and is excluded from the SCCC project area. The SCCC project area is approximately 100 ha. This project area is referred to in this report as “the Site”. The Site is shown on Figure 2-2.

The Site has an eastern frontage to the Princes Highway of 227 metres located to the north of the quarry site. It has a southern boundary to an unformed road of approximately 1,072 metres, a northern boundary to Links Road of approximately 940 metres and a western boundary to adjoining private land of approximately 911.

The Site is not in proximity to rail infrastructure.

Figure 1-1: The Site



1.6 Concept Plan for which Approval is Sought

The project involves the construction of a 500 bed multi classification security facility. Approval is sought for the concept plan for following works:

- Accommodation and support services for an additional 500 multi classification security beds and associated facilities and services (including gatehouse, inmate industries, programme buildings and visits building) housed within a purpose built minimum security facility;

- Associated development including the extension of the existing internal access road and erection of a perimeter fence;
- Bulk earthworks to provide building platforms for the proposed buildings;
- Upgrade of services; and
- Additional parking.

The concept plan is shown in **Appendix 2a**.

The concept plan is accompanied by additional drawings and reports indicating in greater detail the proposed development including earthworks, site access, provision of services and building design and layout including proposed building materials, building levels, roof forms and elevations and the like. The details provided of the project and its environmental assessment are sufficient to meet the requirements of a project application. Thus the proponent requests a declaration by the Minister pursuant to C75P(1)(c) that no further environmental assessment is required for the project (in which case the Minister is requested to approve the project under S75J without any further Part 3A application or environmental assessment).

1.7 Consultation

The design process has involved a programme of community and stakeholder consultation. The social impacts of the proposed development in particular have been explored in detail, this process has included:

- Review of extensive community and stakeholder consultation undertaken during the site selection process
- Review of relevant strategic social planning documents and accompanying studies in relation to the Shoalhaven;
- Consultation with representatives of identified stakeholders in the community service and support fields.

Community consultation has also been undertaken in respect of the proposed development. This process has included the following:

CONSULTATION	DETAILS
Department of Housing, Nowra	Lack of housing availability, social issues amongst tenants
Shoalhaven Community Housing	Long waiting lists, difficulty in securing properties
Shoalhaven LAC	Need to co-ordinate workloads and resources
Community Offenders Service	Additional employment opportunities, increased community service program options
Department of Education and Training	Potential to boost declining enrolments, some social concerns with potential children of inmates

CONSULTATION	DETAILS
Illawarra Institute of TAFE	Provide opportunities for new staff, and support for range of courses
Salvation Army, Nowra	Currently treat a number of released inmates in their Drug and Alcohol programs. Will need to recruit additional staff.
Drug and Alcohol Community Adult Team, Nowra	Contacted. Awaiting response.
Shoalhaven City Council	Shortage of childcare for 0-2 year olds.

Consultation has been undertaken by archaeologists, Navin Officer, with the Local Aboriginal Land Council.

A number of meetings have been held with the Council during the site selection and environmental assessment processes.

Community consultation provides an insight into the views of the local community and has enabled DCS to determine the key issues of community concern, and to address these concerns through site selection, facility design and into the operational phase. The issues raised during the consultation process are summarised below. These matters are addressed in the Social Impact Assessment attached at **Appendix 6**.

- Concerns over safety and security;
- Likelihood of families of inmates moving into the area;
- Likelihood of discharged inmates remaining in the area;
- Inmates families, friends and visitors involved in crime;
- Effects on existing educational, health and welfare services.
- Possibility of stigma;
- Effect on visitor accommodation;
- Effect on emergency/crisis accommodation;
- Effect on public & low cost housing; and
- Effects on public transport services.

2. SITE ANALYSIS

2.1 Regional Context

The Site is situated within the Shoalhaven Local Government Area (LGA) approximately 5 kilometres to the south of Nowra. The Shoalhaven LGA is located on the NSW South Coast and comprises an area of 4,558km^2.

The Shoalhaven's population is concentrated along the coastal fringe, much of the inland area comprises State forest and the Morton National Park. The main commercial/residential areas of the city are Nowra-Bomaderry in the North, Jervis Bay and St Georges Basin in the central area, and Milton-Ulladulla in the south.

Shoalhaven had a total population of 88,405 in 2006. It is the second largest population in the Illawarra region, Wollongong being the largest population at over 184,000.

The Shoalhaven population comprises around 22% of the total Illawarra population, growing slowly from 21% in 1996.

Nowra-Bombaderry is the largest commercial area in the LGA. Nowra is the major commercial, retail and administrative centre with 40% of the LGA's retail spending and the higher level of services such as the hospital.

Figure 2-1: Location Plan

2.2 Site History

The majority of the Site has been managed as State Forest since the 1930s, prior to which it was Crown Land.

2.3 Adjoining Land Uses

The Site is situated to the south of Nowra City Centre. The north eastern section of the Site is bound by the Princes Highway, a main arterial route. The eastern section of the Site is separated from the Princes Highway by that part of Lot 464 in DP 1058778 that is the subject of mining leases which includes a quarry and associated extractive activities and infrastructure. To the north of the quarry site is land containing a brickworks and a smaller site containing a dwelling house with access to the highway. To the north is low density residential development and a mix of industrial uses forming part of the South Nowra industrial area. To the west is general agricultural land, some of which is heavily vegetated. To the east of the Site on the eastern side of the highway is a range of light industrial and warehousing uses. It is bounded by some rural residential development and industrial uses which include bulky goods retail outlets.

Figure 2-2: Aerial Photograph

2.4 Existing Site

2.4.1 Topography

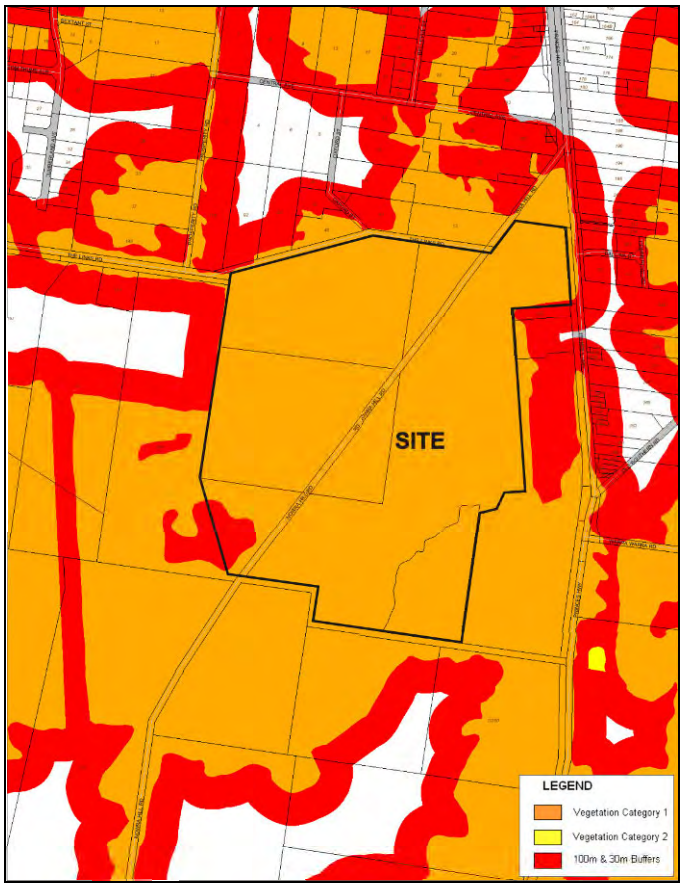
The study area is characterised by relatively flat terrain with little relief. The Site is bisected by Nowra Creek and a tributary running directly through the study area on a general southwest to northeast alignment.

2.4.2 Vegetation

The Site is a former State Forest and has been heavily logged in the past. Two forest communities occur on the Site, Spotted Gum - Ironbark Forest and Spotted Gum - Paperbark Forest. There is also some Kunzea Shrubland, although this community is not a natural occurrence. The paperbark forest grows along the main drainage lines crossing the Site where the soils are moister. As a consequence of the land use history, generally all of the original vegetation and topsoil layers have been removed although the regrowth is characteristic of the natural vegetation. The impacts of the project on the flora and fauna of the Site is discussed in Section 4.3 and in **Appendix 3**.

2.4.3 Bushfire Hazard

Figure 2-3: Bushfire Prone Land Map



The Shoalhaven Bushfire Prone Land Map shows that the majority of the Site is categorised a Vegetation Category 1 land with a small portion of Category 1 Buffer Zone. The Site is therefore considered to be bushfire prone land. A Bushfire Risk Assessment has been carried out by ABAC and is attached at **Appendix 5**.

2.4.4 Access and Parking

The Site has frontage to the Princes Highway which is the primary access to the Site. Because the Site fronts other public roads, there is the potential for access from the north via Oxford Street and Links Road and from the south via an unformed road along the southern boundary. This Site has access from the unmade Crown Road, Nowra Hill Road.

There are bus services along the Princes Highway connecting to Nowra.

3. SOUTH COAST CORRECTIONAL CENTRE PROJECT

3.1 Overview of the Project

The proposed development comprises the construction of a new multi-classification security facility. The facility will accommodate 500 bed spaces.

The primary objectives of the project are:

- To facilitate development that is consistent with the State Government's policies in relation to improving corrective facilities in NSW.
- To provide additional opportunities for inmates from the area to serve their sentences closer to home.
- To provide a boost to the regional and local economies through the construction and operational phases of the development.
- To create social and economic benefits to the local community.
- To minimise the impact of the development on the natural environment and surrounding land uses.
- To incorporate high quality site and facility design consistent with the principles of ecological sustainability; and
- To provide a necessary community service and improve the standard of correctional facilities across the state leading to better correctional outcomes.

3.2 Scope of Proposed Works

3.2.1 Development Overview

Concept Plan approval is sought for the erection of a 500 bed multi-classification centre, and associated works on the Site. The proposed development comprises the following elements:

Outside the secure fenced area:

- the **gatehouse**, which is the administration and entry point for all access to the centre;
- staff, visitor, disabled/executive **car parking** areas;
- **transport/response** unit, which provides the base for parking of secure vehicles and the dog squad;
- Laundry and stores building;
- **Staff Amenities** building; and
- the **COPSG building** (Children of Prisoners Support Group).

Inside the secure fenced area:

- the **high security unit**, having accommodation for up to 360 maximum and medium security inmates, as well as an industries and programmes building, workshops and kitchen building, gymnasium, and areas for outdoor activities;
- the **men's minimum security zone** with 78 beds within three domestic style buildings, with a community centre for shared activities and workshop for industries, outdoor activities and recreation area;
- the **women's unit**, with 62 beds, comprising two domestic style accommodation buildings and a community centre for shared activities; workshop for industries; outdoor activities and recreation area; and
- the **shared zone**, for the use of all inmates, comprising a **clinic, reception** and **visits & chapel** building.

The concept plan comprises **Appendix 2a**. More detailed plans showing the development for which no further environmental assessment is considered necessary accompany the application. A reduced set of plans is provided at **Appendix 2b** of this EA. The plans are listed below:

Table 3-1: Schedule of Plans Submitted with DA

Drawing Number	Title
DA 00	Title Page & Locality Plan
DA 01	Overall Site Plan
DA 02	Site Plan
DA 03	Overall Roof Plan
DA 04	Overall Elevations
DA 05	Landscape plan
DA 06	Tree Exclusion and Construction Zone Plan
DA 07	Hydraulic Services
DA 08	Civil Works - Storm Water Management Plan
DA 09	Civil Works - Erosion and Sedimentation Plan
DA 10	Civil Works – Bulk Earthworks Plan
DA 11	Survey Plan

3.2.2 Development Details

The following table details each building to be erected, the uses proposed therein, the proposed building materials for each building and the internal floor areas.

Table 3-2: Schedule of Buildings, Uses & Floor Areas (fully Enclosed Covered Areas)

Building No.	Title	Uses	Building Materials	Floor Area (m^2) (Fully Enclosed Covered Areas)
01	Gatehouse	• Gatehouse • Administration • Vehicle Lock • Plant	• Metal Roofing **Walls** • Polished Concrete/Metal Cladding/Vitra Panel	1741
02	Clinic	• Clinic	• Metal Roofing **Walls** • Face Brick/Metal Cladding/Vitra Panel	817
03	Reception	• Reception • Video Conferencing • Interviews	• Metal Roofing **Walls** • Face Brick/Metal Cladding/Vitra Panel	813
04	Visits	• Visits Area • Outdoor Visits	• Metal Roofing **Walls** • Face Brick/Metal Cladding/Vitra Panel	1025
05	Chapel	• Chapel • Chaplain's Office	• Metal Roofing **Walls** • Face Brick/Metal Cladding/Vitra Panel	112
06	Workshop & Kitchen	• Workshops Areas • Inmates Lunch Room	• Metal Roofing **Walls** • Metal Cladding	2980
07	Programmes	• Inmate Development • Office Amenities	• Metal Roofing **Walls** • Face Brick/Metal Cladding/Vitra Panel	1307
08	Gym	• Gym	• Metal Roofing **Walls** • Metal Cladding	135
09	Men's Community Centre/ Workshop	• Industries • Inmate Development • Primary Health Unit • Multi-purpose Space	• Metal Roofing **Walls** • Face Brick/Metal Cladding/Vitra Panel	695

Building No.	Title	Uses	Building Materials	Floor Area (m^2) (Fully Enclosed Covered Areas)
10	Women's Community Centre / Workshop	• Industries • Inmate Development • Primary Health Unit • Multi-purpose Space	• Metal Roofing **Walls** • Face Brick/Metal Cladding/Vitra Panel	695
11	Staff Amenities	• Gym • Multi-purpose Space • Amenities	• Metal Roofing **Walls** • Face Brick/Metal Cladding/Vitra Panel	238
12	Bus stop	• Bus Stop	• Metal Roofing **Walls** • Metal Cladding	30
13	Store/Laundry	• Laundry • Ground Maintenance • Stores	• Metal Roofing **Walls** • Metal Cladding	1145
14	Transport & Response unit	• Office • Stores • Amenities • Dog Kennels	• Metal Roofing **Walls** • Metal Cladding	187
20	Women's minimum security accommodation	• Accommodation for 31	• Metal Roofing **Walls** • Face Brick/Metal Cladding/Vitra Panel	880
21	Women's minimum security accommodation	• Accommodation for 31	• Metal Roofing **Walls** • Face Brick/Metal Cladding/Vitra Panel	880
22	Men's minimum security accommodation	• Accommodation for 26	• Metal Roofing **Walls** • Face Brick/Metal Cladding/Vitra Panel	820
23	Men's minimum security accommodation	• Accommodation for 26	• Metal Roofing **Walls** • Face Brick/Metal Cladding/Vitra Panel	820
24	Men's minimum security accommodation	• Accommodation for 26	• Metal Roofing **Walls** • Face Brick/Metal Cladding/Vitra Panel	820
30	Men's maximum security	• Accommodation for 60	• Metal Roofing **Walls** • Precast	1294

Building No.	Title	Uses	Building Materials	Floor Area (m^2) (Fully Enclosed Covered Areas)
	accommodation		Concrete/Metal Cladding/Vitra Panel	
31	Men's maximum security accommodation	• Accommodation for 60	• Metal Roofing **Walls** • Precast Concrete/Metal Cladding/Vitra Panel	1294
40	Protection and Management	• Protection • Management • Yards	• Metal Roofing **Walls** • Precast Concrete/Metal Cladding/Vitra Panel	718
50	Men's maximum security accommodation	• Accommodation for 60	• Metal Roofing **Walls** • Precast Concrete/Metal Cladding/Vitra Panel	1215
51	Men's maximum security accommodation	• Accommodation for 60	• Metal Roofing **Walls** • Precast Concrete/Metal Cladding/Vitra Panel	1215
52	Men's maximum security accommodation	• Accommodation for 60	• Metal Roofing **Walls** • Precast Concrete/Metal Cladding/Vitra Panel	1215
53	Men's maximum security accommodation	• Accommodation for 60	• Metal Roofing **Walls** • Precast Concrete/Metal Cladding/Vitra Panel	1215
TOTAL FLOOR AREA (m^2)				**24306**

Other uses proposed to be included on the Site are as follows:

- Playing fields.
- Recycling & Worm farm.
- In the Transport and Response unit, parking for secure and regular vehicles, three dog kennels and vehicle wash-down area.
- In-ground water tank to collect roof water.

Associated structures and works proposed for the Site, and detailed in the forthcoming sections, include:

- bulk earthworks;
- tree removal;
- car parking areas;
- security fences;
- external lighting;
- landscaping;
- internal access and circulation roads, including a new access road from Princes Highway; and
- infrastructure works, including rising mains and sewer pumping station and water supply.

Certain off-site works will also be required. These include:

- roadworks including a new access from the Princes Highway;
- sewer mains and a new sewer pump station to be operated by Shoalhaven Water;
- water main to be extended to the site from the west;
- upgrades to the electricity, gas and communications supplies.

3.2.3 Built Form

The orientation and articulation of the building form will ensure the use of natural light is maximised. Articulation and variety of roof forms will contribute to creating a non-institutional character. Most buildings will be single storey, with a maximum height of 6 metres above ground level. The gatehouse, maximum security accommodation, and minimum security accommodation up to 9.2 metres above ground level and contain two levels.

Accommodation buildings will vary in layout and materials dependant on their security. Units within the inner secure compound are two storeys with single and double cells opening onto a large day room. Each unit has a large external yard for recreational purposes.

The women's and men's minimum units are also double storeys domestic scaled buildings accommodating smaller groups. The living areas are extensively glazed and have access to courtyards and paved external group zones.

Other support buildings such as the chapel, gym, programmes and industries provide a variety of education, recreation and work opportunities.

There are other ancillary buildings outside the secure compound, including the stores/ laundry, staff amenities, COPSG (Children of Prisoners Support Group), transport & response unit.

Generally, a variety of materials, building forms and colours will distinguish the various functional spaces and minimise the institutional character.

Note that the internal building floor plans do not accompany this development application, due to security considerations.

3.2.4 Fences

A variety of fences will be erected on the Site:

Site Boundary

- The Site perimeter will be fenced by typical farm fencing. The existing fences will be retained or replaced where required.

Maximum Security Fencing

- The maximum security area will be within the outer secure comprising a 5 metre high concrete fence with razor wire. This concrete fence will extend to the gatehouse and include the visits, reception and clinic areas. An additional security barrier in the form of a 5 metre high MACEM expanded metal fencing with a roll top drum is located inside the concrete fence around the maximum security section of the facility.

Minimum Security Fencing

- The minimum security elements will be secured by a 5 metre high MACEM expanded metal fencing with a roll top drum. Internal fencing to identify various elements of the centre will be constructed as indicated on the drawings.

3.2.5 Traffic, Access and Parking

Access

The Departments of Corrective Services and Commerce has investigated a number of options for access to the Site. The preferred option is for a new intersection with the Princes Highway at the point shown on the drawings contained in **Appendix 4**. The provision of a new intersection serving the SCCC can be designed to provide safe and efficient operation even under 2012 traffic conditions, based on a 'seagull' arrangement. This access arrangement would also have the potential to be upgraded to form a future cross-intersection with the highway, with a new link on the eastern side that could serve development sites to the east, as envisaged under the adopted Nowra Bomaderry Structure Plan. The assumed intersection layout includes the following geometry:

- One through traffic lane in each direction along the Highway;
- A left turn deceleration lane in the Highway for the left turn entry movement of length 90 metres;
- A protected right turn entry lane in the Highway of length 90 metres; and
- A protected right turn merge lane in the Highway for the right turn exit from the SCCC of length 40 metres.

Other options considered are discussed in Section 4.3.2:

Parking

A total of 305 car parking spaces are proposed for staff and visitors. Additional parking is provided for the transport unit and the dog squad.

3.2.6 Landscape

Landscaping will be utilised to soften the visual impact of the proposed development (refer to Landscape Plan LD05 included in **Appendix 2b**). Buildings will be arranged around a central courtyard which will include a muster area and sports courts.

The proposed landscape treatment for the Site has been formulated to:

- Visually harmonise with the existing landscape treatment.
- Visually soften the built structures yet maintain clear sight lines.
- Ameliorate the physical environment, especially:
    - Solar penetration to buildings and parking areas,
    - Wind.
- To enhance and maximise human physical comfort.
- Highlight vehicular and pedestrian access points.
- Establish a landscape setting which is sensitive to the need to minimise on going maintenance and the use of resources, especially water.

3.2.7 Civil Works

The development zone will be cleared to provide a level platform for development. Earthworks are designed to provide suitable building pads and to achieve appropriate grades for stormwater systems.

Earthworks will be undertaken in a manner that minimises potential disturbances through wind and water borne movement of dust, pollutants and sediments as outlined in the Sediment and Erosion Plans. Bulk earthworks will be undertaken in a single stage.

Earthworks include Site preparation for construction and buildings, the formation of roads and the provision of services. Topsoil will be stripped from the construction areas and temporarily stockpiled on site for reuse. Excess of excavated material (top soil and sub soil materials) will be reused on Site in landscaping including landscaped mounds. It is envisaged that no excess spoil will be removed from the site.

The areas and extent of cut, fill and mounding are shown on the drawings contained in **Appendix 2b** including an Erosion and Sediment Control Plan.

Civil works are described in greater detail in the report contained in **Appendix 9**.

3.2.8 Development Staging

Development will take place in a single stage with construction taking 12 to 15 months to complete.

3.3 Operational Details

3.3.1 Inmate Details and Classification

The proposed development will cater for 500 live-in offenders within 12 accommodation buildings. The new facility will house offenders of medium and maximum security classification as detailed below:

Table 3-3: Inmate Profile

INMATE CLASSIFICATION	BED SPACES
Maximum/Medium	360 males
Minimum	78 males
Minimum	62 female

The proposed MWCC will provide accommodation for 500 inmates in a number of different classifications, generally as follows:

Male Accommodation Areas – 438 inmates

- Maximum and Medium Security - Seven buildings for a total of 360 inmates, catering for remand (unsentenced) inmates, as well as maximum and medium security inmates.
- Minimum Security – Three buildings housing a total of 78 minimum security inmates.

Female Accommodation Areas – 62 inmates

- Minimum Security – Two units with a total of 62 inmates.

3.3.2 Staff Numbers and Recruitment

Staff Numbers

The SCCC is expected to employ approximately 202 staff. Custodial staff will be rotated throughout a 24 hour, staggered-shift roster. Programme, administration and industries staff will generally attend the centre from 8.00 am to 4.00 pm, Monday to Friday.

Recruitment

It is expected that a significant proportion of staff will be sourced locally. Based on findings from similar correctional centres in NSW, it is estimated that approximately 44% of staff will be recruited locally, with the remainder attracted from elsewhere in the state. Findings from Lithgow Correction Centre showed that 76% of staff recruited from outside Lithgow then moved to the city to work at the centre.

The local community will provide an important pool for base grade custodial positions; all positions will be advertised locally in line with DCS policy.

3.3.3 Hours of Operation

The proposed facility will operate 24 hours a day, 7 days a week.

3.3.4 Visitors

Visiting Hours

Visiting hours for all inmates will be 9.00am to 3.00pm on Saturdays and Sundays, and public holidays. Inmates may also receive legal visits by appointment between the hours of 9.00am and 3.00pm Monday to Friday.

Visiting hours are subject to change at the discretion of the Governor depending on the operational needs of the correctional centre.

Number of Visitors

It is difficult to estimate how many visitors will attend the centre, particularly as the centre will be a multi-classification facility.

Based on trends seen at correctional centres with similar demographics in rural and regional areas, it could be estimated that the SCCC will receive approximately 217 visitors per day on weekends, using a rate of one visit per 2.3 inmates. This is likely to be the maximum number, with actual visitor numbers on average being considerably less.

Mode of Travel

It is anticipated that visitors to the new security facility will primarily travel by private car. There is currently no public transport servicing the site. DCS is examining the potential of establishing a shuttle bus service between Bomaderry Train Station and the SCCC, to operate on weekends and public holidays, to provide transport for visitors. A similar service has been extremely successful in Kempsey for the Mid North Coast Correctional Centre.

3.3.5 Waste Management

The NSW Government has in place a firm policy directed towards the minimisation of waste. This policy is aimed at conserving valuable resources through the minimisation of waste and optimisation of materials recovery for recycling. It also limits the need to establish new landfill facilities and reduces the potential for the uncontrolled generation of methane gas. This policy is to be achieved through the establishment of waste management strategies by all sectors of the community including the various Government agencies.

The waste management strategy for the Site is based on the following principles:

Waste Prevention

Implementation of purchasing policies and procedures that result in the minimum of potential waste materials being brought onto the Site. Policy factors include:

- bulk buying of foodstuff and other consumables (to minimise packaging)
- bulk buying of detergents
- preference for paper, cardboard and wood packaging, minimum use of plastic packaging and polystyrene foam containers.

Waste Minimisation

Where generation of waste is unavoidable, ensure that as much waste as possible is capable of being reused on site or recycled externally to minimise waste which will be disposed of in landfill. The proposed development includes a recycling facility and associated worm farm as part of the industries buildings providing employment for inmates.

Reuse/Recycle

Segregation and storage of materials at source, or some intermediate point. Inmate workforce will be involved in recycling initiatives within the correctional centre. Kitchen waste will be separately managed as this facility is outside the secure areas of the centre.

Certain containers are potentially capable of being refilled when empty. Two hundred litre drums are an example of this. Where appropriate, the use and reuse of such containers will be maximised.

Inmates of Correctional Centres may be served food in aluminium trays or containers. Such aluminium is potentially able to be recycled and, in certain Centres, this is being done. Quantities of aluminium cans may also be included with these trays.

Uncontaminated cardboard packaging and waste paper, such as newspapers and office paper, can be compacted and sent for recycling. Glass food containers can be segregated at source.

The opportunities to recycle plastic waste materials are very limited. The most successful plastic recycling to date is that of PET soft drink bottles. If the market supports the segregation and recycling of this plastic material, then it should be taken into account in this project.

Green waste from cutting grass, pruning of shrubs and bushes and tree lopping should be converted into mulch as a fertiliser and ground surface cover.

Food waste, if relatively uncontaminated with plastic materials, may possibly be segregated and either used as an animal food supplement or be mixed with other organic materials to make a compost material. A properly designed system can allow composting to proceed without creating undue odours.

Waste wood, metal and other materials from workshops and/or manual arts training areas should be segregated and recycled.

Disposal

Remaining waste would be sent to landfill (licensed to accept such waste for disposal). Wherever practicable, waste should be compacted for optimisation of transport cost. Compactors may be suitable for cardboard and paper, aluminium containers and residual waste for disposal to landfill.

3.3.6 Site Management

All aspects of the operation of the South Coast Correctional Centre will be controlled by DCS. A close relationship with the community will be established, including connections through a Community Consultative Committee. The establishment of Community Consultative Committees (CCC) is now standard practice by DCS, as a function of their goal to inform the community in regards to the construction and operations of the centre. Committee members are generally drawn from the local community (especially neighbours), the magistracy, courts administration, local government, police, representatives of the local business community, local community service and health care providers, and correctional centre management and staff. Representatives of Aboriginal groups may also be represented on the CCC.

The CCC provides an important avenue of maintaining community contact and articulating community concerns which may arise in relation to the operation of the correctional centre or the management of ongoing site issues.

4. ENVIRONMENTAL ASSESSMENT

The following assessment has been undertaken with reference to the environmental assessment requirements specified for the project (see **Appendix 1**).

4.1 Part A – Heads of Consideration

4.1.1 Suitability of the Site

The process of site selection outlined in Section 1.4 of this report established the generally suitability of the Site for the proposed development. Key factors in the suitability of the Site for the proposed development are outlined below.

Soils and Geotechnical Considerations

Investigations into the geotechnical suitability of the Site have been undertaken (**Appendix 7**) indicating that the Site is suitable for the proposed development in terms of land capability and soil conditions. the subsurface profile comprises a clayey silt topsoil overlying residual clays overlying shale bedrock. The shale bedrock is highly fractured. Groundwater was generally not observed in the test pits samples except in proximity to water courses.

Laboratory testing indicated that soils samples recorded negligible readings for sulphate and chloride concentrations. Thus the risk of exposing acid sulphate soils during excavation is low.

Contamination

The only know history of use of the Site is forestry. Consequently contaminated soils and groundwater is not expected. No obvious signs of contamination were observed during the geotechnical investigations with the exception of several stripped and rusted car bodies and rusted steel drums in the south east corner of the Site within a drainage depression.

Flora and Fauna

Although timbered, the Site contains no threatened plant species and none are expected. No threatened fauna species were found although feed habitat for the Glossy Black Cockatoo was found comprising stands of *Allocasuarina littoralis.* The taller more intact forest along the two water courses is the most important habitat on the Site along with the associated riparian habitats. These form environmental corridors through the Site.

Bushfire Risk

The Site is bushfire prone land. Measures are required to be incorporated into the design to adequately manage this risk.

Urban Settlement

The Site has good access to the arterial road network and to the urban services available in Nowra. It is located on the fringe of an urban area in a locality comprising extractive and other industrial uses and residential uses. It is in an area identified for employment uses in the longer term.

The size of the Site enables generous setbacks from all boundaries.

It is considered that the Site is suitable for the proposed development.

4.1.2 Environmental, Social and Economic Impacts

The environmental, social and economic impacts of the proposed development are described in Section 4.3.

4.1.3 Justification for the Project

Refer to Section 1.3.

4.1.4 The Public Interest

The development of the Site is considered to be in the public interest in that:

- It facilitates development that is consistent with the State Government's policies on improving corrective facilities in NSW;
- It provides an increased opportunity for inmates to serve sentences closer to home;
- It provides a boost to the regional and local economies through the construction and operational phases;
- It will create social and economic benefits for the local community;
- It is permissible in the zone and is not inconsistent with the objectives and controls contained in the Shoalhaven LEP as amended;
- It has been designed in a manner that minimises the impact on the natural environment and surrounding land uses;
- It establishes new areas of landscaping on the Site and provides for the management of the Site;
- It incorporates high quality Site and facility design consistent with the principles of ecological sustainability; and
- It provides a necessary community service and improves the standard of correctional facilities leading to better correctional outcomes.
- It is consistent with the objects of the Environmental Planning and Assessment Act 1979 of encouraging the economic and orderly development of land; and
- It has been designed in a manner that will minimise the impact on the natural and built environment.

The proposal is in accordance with the provisions and requirements of the relevant planning instruments and will not have any known negative impact on the environment, property values or public health. The proposal will not pose undue risk to the safety and security of the surrounding community and public in general. The proposal is not unusual in nature and will contribute towards meeting the judicial needs of the regional community.

With reference to the above, it is considered that the proposal is in accordance with the public interest.

4.2 Part B – Relevant EPIs and Guidelines

4.2.1 Environmental Planning and Assessment Act 1979 (EP&A Act) and Regulation 2000

Part 3A of the Environmental Planning and Assessment (EP&A) Act 1979 took effect on 1 August 2005 and provides an assessment and approvals process for major infrastructure and other projects where the Minister for Planning is the approval authority.

The provisions of Part 3A apply to major projects where the Minister has made a declaration relating to the specific development or a class of development to which that project belongs. The Minister may declare a development to be a major project:

- In a State Environmental Planning Policy (SEPP); or
- In an order published by the Minister in the Gazette.

State Environmental Planning Policy (Major Projects) 2005 (Major Projects SEPP) identifies development to which Part 3A applies.

The Minister for Planning has declared the Lithgow Correctional Centre project to be a major project to which Part 3A of the Act applies. The Minister has authorised application for a concept plan approval.

4.2.2 Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) commenced on 16 July 2000. The Act introduces a new assessment and approvals system for:

- Actions that have a significant impact on matters of national environmental significance;
- Actions that have a significant impact on the environment of Commonwealth land; and
- Actions carried out by the Commonwealth Government.

Under the assessment and approval provisions of the EPBC Act, actions that are likely to have a significant impact on a matter of national environmental significance are subject to a rigorous assessment and approval process. An action includes a project, development, undertaking, activity, or series of activities.

The Act identifies 7 matters of national environmental significance:

- World Heritage properties;
- National Heritage places;
- Ramsar wetlands of internal significance;
- Nationally listed threatened species and ecological communities;

- Listed migratory species;
- Commonwealth marine areas; and
- Nuclear actions (including uranium mining).

The Government is considering amendments to the EPBC Act and its regulations to include "greenhouse triggers" and "access to biological resources."

There are no relevant World Heritage properties, National Heritage places, Ramsar wetlands, or Commonwealth marine areas on the Site.

The findings of the Flora and Fauna Assessment undertaken by Kevin Mills and Associates (**Appendix 3**) were that the SCCC is not likely to have a significant impact on any matter of national environmental significance listed under the Environment Protection and Conservation Act 1999. Referral to the Commonwealth Minister for the Environment for assessment and approval is therefore not warranted.

4.2.3 State Environmental Planning Policy (Major Projects) 2005

The State Environmental Planning Policy (Major Projects) 2005 is the principle instrument for nominating projects which are of State or Regional environmental planning significance and are declared to be projects to be determined by the Minister under Part 3A. The SEPP includes three schedules which list major projects:

- Schedule 1 containing classes of projects that are major projects. For each class, specific criteria have been nominated – for example, capital investment value, scale of operation, number of jobs or environment sensitivity or risk.
- Schedule 2 containing major projects on specified sites. This schedule lists specified sites and nominates the criteria for major projects on those sites based on the State or Regional planning objectives for the particular site.
- Schedule 3 lists State Significant Sites along with any planning provisions to apply to that site. It also lists the major projects on the site to be determined under Part 3A. At this stage only the Opera House is listed as a State Significant site with all development (except for exempted development) to be a major project on the site.

The South Coast Correctional Centre scheme falls within **Schedule 1**.

4.2.4 State Environmental Planning Policy 11 – Traffic Generation Development

The aims, objectives, policies and strategies of SEPP11 are to ensure that the Roads and Traffic Authority:

(a) "is made aware of, and

(b) Is given an opportunity to make representations in respect of,

Development referred to in Schedule 1 or 2."

Schedule 2 (q)	areas used exclusively for parking or any other development, in each ancillary accommodation for 50 or more motor vehicles, or the enlargement or extension of a parking area where the enlargement or extension accommodates 50 or more motor vehicles.

The proposed development requires referral to the RTA traffic committee. Consultation has been held with the RTA in relation to access to the centre.

4.2.5 State Environmental Planning Policy No.44 – Koala Habitat Protection (SEPP44)

SEPP44 encourages the conservation and management of natural vegetation areas that provide habitat for koalas to ensure permanent free-living populations will be maintained over their present range, and to reserve the current trend of population decline. SEPP44 applies to various LGAs in regional NSW, including Lithgow.

SEPP44 primarily encourages the identification of areas of "core koala habitat." Pursuant to the definitions contained in Clause 4 of the SEPP "core koala habitat" means an area of land with a resident population of koalas, evidenced by attributes such as breeding females (females with young) and recent sightings of and historical records of a population.

Core koala habitat is defined in SEPP44 as follows:

> *"attributes such as breeding females (that is, females with young) and recent sightings of and historical records of a population."*

Site investigations confirm that, despite the presence of a small proportion of Koala food trees on the Site, the area is not a potential koala habitat and there are no koalas or signs of koalas within the Site. Therefore no further provisions of the Policy need apply.

4.2.6 State Environmental Planning Policy 55 – Remediation of Land

SEPP55 requires Council to consider whether the subject land of any rezoning or development application is contaminated. If the land requires remediation to ensure that is made suitable for a proposed use or zoning, Council must be satisfied that the land can and will be remediated before the land is used for that purpose.

SEPP55 further requires the preparation of a report specifying the findings of a preliminary investigation of the land concerned, carried out in accordance with the contaminated land planning guidelines, to be considered by the consent authority before determining an application for consent to carry out development that would involve a change of use on that land.

Site investigations have been prepared in respect of the Site (refer to **Appendix 7**). No obvious signs of contamination were observed during the geotechnical investigations with the exception of several stripped and rusted car bodies and rusted steel drums in the south east corner of the Site within a drainage depression. The Site is considered suitable for the proposed development.

4.2.7 Shoalhaven Local Environmental Plan 1985

The Site falls within Zone 1(f), Zone 1(b), Zone 1(d) and Zone 6(a) under the provisions of Shoalhaven Local Environmental Plan 1985. Development for the purposes of a correctional centre is characterised as an 'institution'. The Site and its zoning are shown on Figure 4-1 below.

The Site falls within the following zones:

Zone	Permissibility
1(f)	Institutions prohibited
1(b)	Permissible
1(d)	Permissible
6(a)	Not permissible

The development zone is predominately located on land within Zone 1(f) where it is not permissible and partly on land within Zone 1(d) and 1(b) where it is permissible and a small parcel will be on land zoned 6(a) where it is not permissible.

The Department of Commerce advises that the Site will be proclaimed by the Governor as a Correctional Complex under S224 of the Crimes (Administration of Sentences) Act 1999, and the secure zone will be proclaimed as a Correctional Centre under S225 of that Act. The only exclusion from the Correctional Complex will be the land operating under the two mining leases.

Minimum security inmates are allowed outside the secure compound without supervision for duties associated with grounds maintenance. These inmates are treated as escapees if they leave the property (usually defined by a fence). Thus the whole Site is considered the correctional centre premises and is used for correctional purposes.

An extract from Clause 9 of the LEP relating to these zones is below.

Zone No 1 (b) (Rural "B" (Arterial and Main Road Protection) Zone)

1 Objectives of zone
The objectives are:
(a) to minimise the direct and accumulative impact of development on the efficiency and safety of existing or proposed main and arterial roads,
(b) to promote a high level of scenic quality adjacent to existing or proposed main or arterial roads, and
(c) to encourage, where possible, the use of existing or proposed side roads as an alternative to direct vehicular access to an existing or proposed main or arterial road.

2 Without development consent
Agriculture (other than on land to which clause 21, 23, 25 or 27 applies).

3 Only with development consent
Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development is prohibited.

4 Prohibited
Boarding-houses; bulk stores; bulky goods retailing; caravan parks; car repair stations; clubs; cluster housing; commercial premises; dual occupancies (other than attached dwellings); industries (other than rural industries); junk yards; liquid fuel depots; mines; motor showrooms; places of assembly; residential flat buildings; retail plant nurseries (other than where a wholesale nursery is also operated on the same land and where access to the land is by a local side road and not a main road); sawmills; service stations; sexual services premises; shops; stock and sale yards; timber yards; transport terminals; warehouses.

Zone No 1 (d) (Rural "D" (General Rural) Zone)

1 Objectives of zone
The objectives are:
(a) to provide opportunities for a range of rural land uses and other development, including those which by virtue of their character require siting away from urban areas,
(b) to recognise the potential for high intensity bush fire over wide areas of the zone and to ensure that development does not lead to significant risks to life or property from bush fire or to the implementation of bush fire mitigation measures which will have a significant environmental impact, and
(c) to ensure that wherever possible the location, design and management of development is consistent with:
(i) the protection of important natural and cultural environments,
(ii) the conservation of renewable natural resources such as forests and prime crop and pasture land,
(iii) the maintenance of opportunities for economic development of important extractive resources,
(iv) minimising conflict between land uses, and
(v) any plans for public infrastructure provision or management.

2 Without development consent
Agriculture; forestry (other than on land to which clause 21, 23, 25 or 27 applies).

3 Only with development consent
Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development is prohibited.

4 Prohibited
Boarding houses; bulk stores; bulky goods retailing; car repair stations; cluster housing; dual occupancies (other than attached dwellings); generating works involving wind-powered

generators; industries (other than rural industries, extractive industries, offensive or hazardous industries); junk yards; motor showrooms; residential flat buildings; service stations; sexual services premises; shops; warehouses.

Zone No 1 (f) (Rural "F" (Forest) Zone)

1 Objectives of zone

The objectives are:
(a) to conserve forest resources of State-wide significance,
(b) to foster the harvesting of forest resources in a manner which is both economic and ecologically sustainable,
(c) to encourage recreational use of forest resources where such use is compatible with timber production, and
(d) to recognise the role of forest resources in providing habitat corridors and in maintaining water quality in the catchments of the City.

2 Without development consent

Forestry; any use authorised under the Forestry Act 1916 which is ancillary to forestry activities.

3 Only with development consent

Agriculture; camping and caravan parks; community facilities; dwellings used in association with forest management; extractive industries; research establishments; roads; utility installations.

4 Prohibited

Any purpose other than a purpose for which development may be carried out without development consent or a purpose for which development may be carried out only with development consent.

Zone No 6 (a) (Open Space – Recreation "A" Existing Zone)

1 Objectives of zone

The objectives are to identify land where existing recreation facilities for the general use of the community are provided.

2 Without development consent

Nil.

3 Only with development consent

Agriculture; buildings for the purposes of landscaping, gardening or bush fire hazard reduction; caravan parks; community facilities; drainage; drill grounds; forestry; racecourses; roads; showgrounds; uses or buildings associated with those purposes which are under the care, control and management of the council; utility installations (other than gas holders or generating works).

4 Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

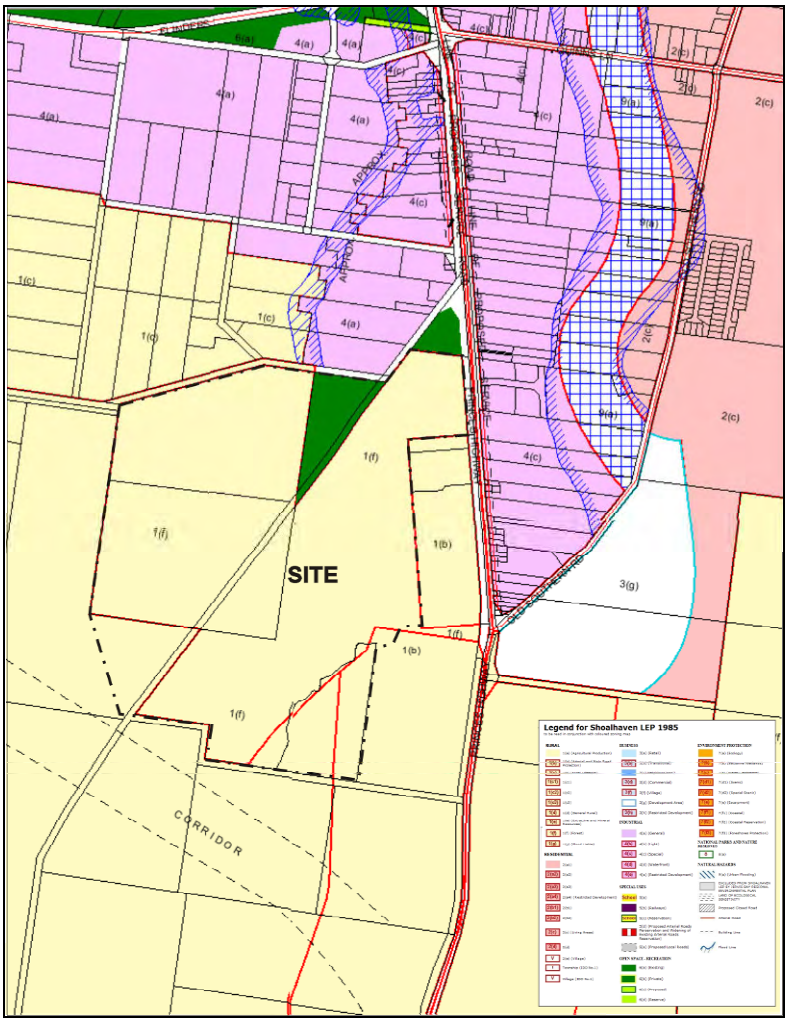
The land zoned for public open space is not currently used for that purpose and is consequently not an existing recreation facility.

The former state forest is no longer required for that purpose and thus there is no need to conserve this forest resource as it is not of State-wide significance. Thus the zoning of this land and the land zoned existing public open space is redundant.

To the extent relevant, it is considered that the proposed development is generally consistent with the objectives of the rural zones applying to the Site.

It is expected that the zoning of the land will be changed to reflect the nature of the use or the nature of the zones of surrounding lands as exists or as proposed with correctional centres being a permissible use. Shoalhaven Council will consider this rezoning as part of its City wide LEP review process. It is considered that the rezoning of the Site can be most effectively and efficiently achieved by action under Section 75R(3A) of the Act.

Figure 4-1: Zoning Map



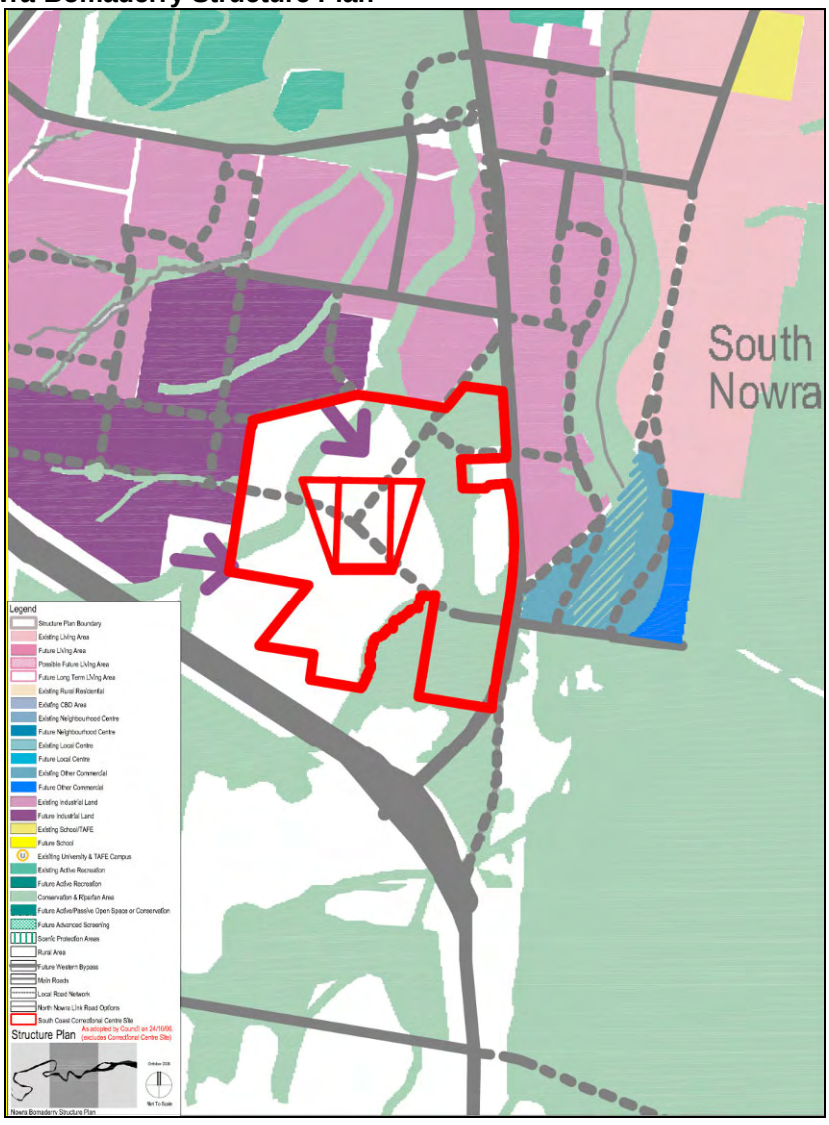
4.2.8 Nowra Bomaderry Structure Plan 2006

The Nowra Bomaderry Structure Plan has been prepared by Shoalhaven City Council to set the development-conservation agenda for Nowra-Bomaderry for the next 20-30 years. It sets three primary goals:

- Sustainable Living – manage development and change to accommodate economic and population growth;
- Economic Vitality – facilitate the diversification and expansion of Nowra Bomaderry's economy by building on the town's human resources, skills base and environmental quality; and
- Community Wellbeing – providing living areas in Nowra Bomaderry which maximise lifestyle quality and choice by engendering a healthy, caring and harmonious society.

The Structure Plan was largely prepared prior to the announcement of the proposed site for the SCCC and therefore does not refer to the Centre, however it does note that Council will work with the DCS to determine appropriate zonings for the Site and surrounding lands, in addition to re-evaluating the road networks in the future if necessary.

Figure 4-2: Nowra-Bomaderry Structure Plan



The Plan proposes an urban structure to accommodate the forecast growth within the above goals. It retains Nowra Bomaderry as the primary urban centre within the region whilst making provision for:

- Living Areas;
- Conservation Areas;
- Employment Areas;
- Community Facilities;
- Transport;
- Urban Infrastructure;
- Implementation.

The Site lies within an area identified for Conservation and Riparian Areas and Rural Area, and immediately to the south of an area proposed for future industrial land. Future living

areas are located to the north and east of the Site. The Structure Plan indicates a longer term intention to extend employment lands onto the Site.

The Structure Plan indicates a future local road connection in the vicinity of the proposed assess to the correctional centre. This proposed local road intersects with the Princes Highway with access provided to the east and west of the highway. On the western side of the highway, this local road links with the Nowra Hill Road reserve, also identified as a local road.

The correctional facility will occupy only a small proportion of the entire Site with the remainder of the Site to be retained in its natural state. The fencing and other Site rehabilitation works, which was formerly used for State forestry, will enable the area to be better protected in the long term than if it was left in its current state.

4.2.9 Illawarra Regional Environmental Plan No 1 1998

The Illawarra REP contains a number of provision relevant to the development of the Nowra Bomaderry area, including:

- The recognition and maintenance of Nowra CBD's role as a sub-regional centre;
- The protection of HMAS Albatross by creating a buffer;
- The creation of a services corridor to the west of the major existing urban areas;
- The creation of a north-south wildlife corridor on the western side of the study area.

The aim of the Illawarra Regional Environmental Plan (REP) (1998) is "*to maximise the opportunities for the people of the region and the State to meet their individual and community economic and social needs with particular reference to the way in which these needs are related to the allocation, availability, accessibility and management of the region's land resources*", by:

> *(a) identifying regional planning issues and provisions applicable or potentially applicable:*
>
> > *(i) to actual development which may be carried out on land within the region, and*
> >
> > *(ii) to the overall planning of the region consistent with the policies for draft local environmental plan preparation specified in Part 2-16,*
>
> *(b) advising Government, public authorities and other persons in determining the way in which they may:*
>
> > *(i) manage their land resources,*
> >
> > *(ii) exercise their functions,*
> >
> > *(iii) order their priorities and allocation of their funds in relation to the planning of the region, having regard to the principles specified in Parts 2-16, and*
>
> *(c) establishing parameters and controls relating to development, particularly as they relate to the environmental quality and social well-being of residents of the region.*

The REP provides for the interest and co-ordination of public authorities other than the consent authority, with the objectives being:

> *(a) to ensure that the interests of public authorities are protected or implemented, or*

both, through the planning system, and
(b) to require public authorities to have regard to the aims and objectives of this plan when making decisions which do not require development consent.

4.2.10 South Coast Regional Strategy

The NSW Government released the South Coast Regional Strategy 2006-2031 in January 2007, outlining the long term plan to secure the Region's future for the next generation and to protect the valuable natural environment. The Plan includes strategies to meet the expected population growth of up to 45,600 new dwellings, 25,800 new jobs and an additional 60,000 people.

The Strategy identifies Nowra Bomaderry as a major regional centre which is expected to receive the majority of the additional 34,000 people projected for the Shoalhaven LGA. This will reinforce its role as the major residential, employment and administrative centre for the northern part of the region.

The Strategy identifies Regional Infrastructure Projects for the South Coast, based on the 2006 NSW State Infrastructure Strategy. The South Coast Correctional Centre is not specifically mentioned, however the State Infrastructure Strategy identifies the need for a further 1200 correctional centre beds in NSW, and the SCCC represents a part of the Department of Corrective Service's approach to meeting these targets.

4.3 Part C – Key Issues

4.3.1 Urban Form and Design

Design Statement

Perumal Pedavoli Architects, the architects for the scheme, have prepared the following design statement.

The design objectives for the SCCC are twofold.

1. **Reduction of the institutional appearance by:**

- utilising domestic scale forms and materials
- individualising buildings through the use of different colours and forms
- overall landscape setting, paving form and colours.

2. **Creation of a positive environment by:**

- providing useful indoor and outdoor areas
- maximising the use of natural light and ventilation
- siting and orientation of buildings

In summary, the principle design objectives of the proposed correctional centre are focussed on creating an environment with a reduced institutional appearance, allowing maximum freedom of movement within the parameters of safety and security of staff, inmates, visitors and the public.

The design concept for the accommodation units is based on a campus-style layout of single and double-storey buildings in a landscaped setting. The building design responds to local climate conditions and utilises the benefits of the selected Site.

A clear and logical sequence of open spaces with a strong sense of arrival, legible and functional circulation routes and a hierarchy of primary and secondary spaces is formed. A key focal outdoor space is provided for each group of living units and support facilities, with a distinct identity or character. The Site layout supports the management objectives of allowing progression of inmates in terms of programmes and placement, in accordance with inmate classification procedures. Optimum orientation for all buildings is a planning objective, maximising the use of natural light and ventilation, where security requirements permit.

The complex has been placed on the Site to maintain as much of the existing topography as possible, in order to minimise the impact on drainage patterns and the extent of the cut and fill on the Site. Proposed building floor levels will be consistent with existing ground levels. Local excavation and replacement of inappropriate foundation material shall occur where required, based on geotechnical investigations.

Trees will be retained around the complex and within the minimum security areas to provide a natural setting, to break up the complex into visual zones, and to screen the development from surrounding areas. Supplementary planting will assist in this screening and provide a more natural diversification of flora linking areas into a more continuous path.

Generous setbacks from boundaries in the order of 350 metres and the single and two storey building footprints reduce the need for consideration of bulk and scale relationships with development on adjoining sites. The built form of the proposed development would not be incompatible with the existing and future character of the surrounding area.

The built for is varied, reflecting the different use of buildings in the centre. The gatehouse has an attractive design to act as an entry statement to the facility. Minimum security accommodation is domestic in scale and form which the industries buildings and the ancillary transport unit, laundry and maintenance facilities are industrial in character.

Impact on Streetscape/Landscape

The proposed Correctional Centre facility is located centrally within a site which consists of closely spaced Corymbia maculata, ie a spotted gum forest, typical of the area. The location of the facility within the existing spotted gum forest ensures complete visual screening from surrounding sites.

The proposed facility lies on a gentle ridge, within what is essentially flat land, with gentle slopes to two existing creek lines to the northeast and northwest. These creeklines are vegetated with species typical of the area associated with creeks, and low lying areas, such as Callistemon and Paperbark species, with indigenous understorey.

As detailed in the flora and fauna, an area of Spotted Gum Ironbark Forest will be removed to provide a secure correctional facility, building and parking areas and bushfire asset protection. Impacts on the more important Paperbark Forest along the two water courses is likely to be minimal with riparian zoned generally protected.

Additional landscaping is proposed around buildings and in car parking areas. In addition a Vegetation Management Plan will be prepared for the remainder of the Site to manage the existing vegetation and ensure its rehabilitation to a more natural environment. It is expected that this will be implemented through the use of minimum security inmate labour engaged in ground maintenance and forest rehabilitation activities.

Landscaping

A landscape concept for the SCCC has been developed by Lorna Harrison, Consulting Landscape Architect, with the objective being to minimise disturbance to the Site, and remove only that vegetation that is required for the construction of the facility, including clear security zones. Tree and understorey species indigenous to the area form the planting palette, with some minor planting of deciduous trees within the facility being used for shade control in summer, while allowing sun in winter.

Landscape principles include:

1. The integration of the front entry road and carpark into the surrounding spotted gum forest through the planting of new spotted gum trees in order to reinstate and reinforce the existing condition. The spotted gums are proposed to be planted at the same density as the existing forest, with the density of planting becoming more open towards the correctional facility, where open areas are required for security reasons.

2. Native grasses are the proposed understorey, with a transition to mown turf closer to the surrounds of the facility, again for security reasons.

3. Where dams are proposed to collect storm water runoff, indigenous wetland vegetation of Callistemon and Melaleuca species is proposed, with an indigenous understorey of native grasses and macrophytic reeds.

4.3.2 Transport, Traffic and Access

Existing traffic Conditions

Existing traffic conditions have been examined by the Traffic Impact Assessment prepared by Traffix (**Appendix 4**). The site fronts the Princes Highway (State Highway 1) which is constructed with a 10 metre carriageway in the vicinity of the site and carries a single lane of traffic in each direction, subject to an 80 km/hr speed limit. The Princes Highway will service the preferred main entrance located approximately 540 metres south of the intersection with Central Avenue. Currently there are no restrictions on crossing the centre line of the Highway at any point and all turn movements are possible. This unrestricted access along the Highway between Central Avenue and Warra Warra Road is of concern to Council and the RTA and the relevant section of the Highway has an adverse accidents history. The RTA and Council are understood to be proposing the construction of a continuous median between Central Avenue and the future roundabout at Warra Warra Road, over a length of about 1.2kms, with 2 lanes in each direction. This is an exceptional length of median that will create significant traffic re-circulation for all landholdings on both sides of the Highway, including the Correctional centre. The Highway is constructed on a generally level grade with extensive overtaking opportunities within the vicinity of the site.

Access to the Road Network

The Site has a frontage to a number of adjoining roads including:

- The Princes Highway;
- Links Road to the north from which access to the highway can be gained via Oxford Street and Central Avenue;
- access via an unformed road to the south of the site and via Norwa Hill Road.

The proposed access comprises a direct access from the highway with an intersection that allows all movements into and out of the site. The location of the proposed 'seagull' access onto the Princes Highway would provide excellent sight distance in excess of 200 metres in both directions, based on a frontage road speed of 80km/hr. However, as the develops as proposed under the Structure Plan it is expected that the speed limit along the Princes Highway will be reduced.

The seagull arrangement provides a high standard of access design to permit safe movement. The intersection can be upgraded if and when the Highway is widened to provide two lanes in each direction. In the event that this access ultimately forms a four-way cross intersection to overcome the access difficulties associated with a continuous median, the form of access could also be altered to provide roundabout control. It would therefore be consistent with Council's Structure Plan which proposes a local road access on the eastern

side of the Highway at this general location. Provision for safe pedestrian crossing of the Highway in this location will need to be considered under all options.

An intersection at this location (whether a seagull or a roundabout) would provide a spacing of intersections at about 600 metre intervals to Central Avenue and Warra Warra Road which would be consistent with others along the Highway including spacings between Central Avenue and Quinns Lane (660 metres); and between Quinns Lane and Browns Road (400 metres). This spacing is typical of major roads in urban areas.

Other access options considered and found to be less preferred include:

- Option 2: Access via the existing roundabout at Central Avenue then via Oxford Street; and
- Option 3: Access via a direct left-in/left-out access to the Highway with a new roundabout at Warra Warra Road to facilitate 'U Turn' movements.

The merits of each are discussed in the Traffic Impact Assessment, with preference being given to Option 1.

Proposed Car Parking Arrangements

It is proposed there be 305 car spaces, including 11 disabled spaced, for staff and visitors.

Based on the anticipated staffing levels and visitor numbers to the proposed facility, the overall level of parking satisfactorily meets the needs of the proposed development. All parking is designed in accordance with AS 2890.1 (2004). Additional manoeuvring space is available for trucks in the vicinity of all facilities as required.

Traffic Generation

Impacts on Daily Traffic Volumes

The staffing levels over the various shifts at the correctional centre and expected visitation rates (conservatively estimated) will result in an additional estimated 306 staff trips (153 arrivals and 153 departures). If it is assumed that an average car occupancy of 1.5 is achieved, then this will result in an additional 200 veh/day (100 in, 100 out). Professional visitors, prisoner transports and servicing is expected to account for an additional 60 veh/day (30 in, 30 out) so that an additional 260 veh/day is expected.

The traffic distributions are expected to be about 80% to/from the north and 20% to/from the south so that increased traffic volumes on the Highway north of the site (above current 2007 levels) will be an additional 208 veh/day. Daily traffic volumes will therefore be as shown in **Error! Reference source not found.**.

Table 4-1: Potential Impact of Project Operation on Existing Traffic Flows

Road	Station Number	Location	Daily Volumes		
			Existing (2007)	Additional Project	Total
Princes Highway (State Road 1)	RTA 07.707	Browns Creek Bridge	29,675	208	29,883

The operation of the facility thus results in a 0.7% increase in flows which is a very moderate increase that will have no material impact on traffic conditions along the Highway. Rather, the main issue concerns the provision of safe and efficient access and this is discussed in the following section.

Peak Period Intersection Operation

The period involving the maximum traffic generated by the site is governed by the staff shift roster. There is a peak staff changeover volume of 94 staff at 8.00am which involves 11 staff completing shifts and 83 commencing work, with these flows reversed (11 in, 83 out) in the PM peak around 4.00pm. It is envisioned that 'ride-sharing' will be actively utilised and encouraged by staff and that an average car occupancy of 1.5 is considered achievable, as assumed above. Accordingly, there would be a peak site generation, associated with staff of 63 veh/hr.

Visiting hours to the centre occur outside of these times and therefore these are not considered to contribute to the peak period scenario when assessing the peak traffic generated by the development. The 60 visitor trips assumed above will generate an average 8 veh/hr throughout an 8 hour day (4 in, 4 out) and accordingly, a maximum 72 veh/hr has been assumed to occur during the AM and PM peak periods, as follows:

- 7.30-8.30 AM (60 in, 12 out); and
- 3.30-4.30 PM (12 in, 60 out).

These trips will be distributed with 80% to/from the north and 20% to/from the south. This will be superimposed onto through traffic volumes along the Princes Highway. To accommodate future growth, traffic growth (at 3%pa) to 2012 has been included in the assessment. The impacts associated with these volumes are dependent upon the access design arrangements as discussed in the following section.

Intersection Performance

The resultant traffic volumes at the proposed access will be as shown in Table 4-2.

Table 4-2: Predicted Site Access Volumes (2012)

Approach	Movement	Peak Hour Volume (veh/hr)	
		AM	PM
Highway Southbound	Through	480	1,745
	Right In	48	10
SCCC Access	Left	10	48
	Right	2	12
Highway Northbound	Left	12	2
	Through	1,548	1,064

The Intanal model produces a range of outputs, the most useful of which are the Degree of Saturation (DOS) and Average Vehicle Delay per vehicle (AVD). The AVD is in turn related to a level of service (LOS) criteria. These performance measures can be interpreted using the following explanations:

- **DOS** - the DOS is a measure of the operational performance of individual intersections. As both queue length and delay increase rapidly as DS approaches 1, it is usual to attempt to keep DS to less than 0.9. When DS exceeds 0.9 residual queues can be anticipated, as occurs at many major intersections throughout the metropolitan area during peak periods. In this regard, a practical limit at 1.1 can be assumed. For intersections controlled by roundabout or give way/stop control, satisfactory intersection operation is generally indicated by a DOS of 0.8 or less.
- **AVD** - the AVD for individual intersections provides a measure of the operational performance of an intersection. In general, levels of acceptability of AVD for individual intersections depend on the time of day (motorists generally accept higher delays during peak commuter periods) and the road system being modelled (motorists are more likely to accept longer delays on side streets than on the main road system).
- **LOS** - this is a comparative measure which provides an indication of the operating performance of an intersection as shown below:

Level of Service	Average Delay per Vehicle (secs/veh)	Traffic Signals, Roundabout	Give Way and Stop Signs
A	less than 14	Good operation	Good operation
B	15 to 28	Good with acceptable delays and spare capacity	Acceptable delays and spare capacity
C	29 to 42	Satisfactory	Satisfactory but accident study required
D	43 to 56	Operating near capacity	Near capacity and accident study required
E	57 to 70	At capacity; at signals incidents will cause excessive delays. Roundabouts require other control mode	At capacity and requires other control mode
F	More than 70	Unsatisfactory and requires additional capacity.	Unsatisfactory and requires other control mode or major treatment.

The result of the modelling is shown in Table 4-3:

Table 4-3: Access Performances based on a Seagull Design: Peak Periods (2012)

Intersection of Princes Highway and Proposed SCCC Access Road	Control Type	Degree of Saturation	Intersection Delay (secs)	Level of Service
AM Peak	Seagull	0.09	36.0	C
PM Peak	Seagull	0.22	24.5	B

It can be seen from Table 5 that the access will operate at a satisfactory level of service. In this regard it is emphasised that the relatively high delays in the table relate only to the most disadvantaged movement, being the right turn exit movement from the site. This is associated with negligible volumes and average delays (across all movements) are minimal so that the overall intersection performance is very satisfactory.

Construction Impacts

The construction phase of the Project relates to the building of the various structures identified in Section 5 which are moderate in scale and will result in minimal traffic activity. It is expected that the construction will occur over a 12 to 15 month period and will involve an average of 40 construction workers, with a maximum of 60 construction workers for short

periods at peak times. Furthermore, due to the location of the site and the nature of the construction industry, a reasonable proportion of ride-sharing is expected, with an average vehicle occupancy of 2.0 persons per vehicle. This therefore results in 20 construction worker vehicle arrivals and departures on an average day during the construction period. In addition, it is expected that an average of 10 trucks per day will access the site on over the construction period, with some short term peaks where higher volumes may occur.

The resultant impacts will relate to an additional 60 trips per day (30 in, 30 out) on an average day, including cars and trucks. The construction workers would be drawn from within the local area and also the wider region. In addition to these movements, some 10 vehicle movements per day have been assumed to be generated by visitors (5 in, 5 out) over the construction stage. Hence, a total of 70 trips per day are expected (35 in, 35 out) and these would use all available routes. The following distributions are considered appropriate for assessment purposes:

- 60% to/from the north via the Princes Highway;
- 30% to/from the north via Camberwarra Road to access the Princes Highway;
- 10% to/from the south via the Princess Highway

The impacts of this traffic increase on any route will be moderate and can be readily accommodated. The provision of a standard roadway access with a passing lane for southbound traffic along the Highway would be satisfactory for the expected construction volumes. However, this may need to be reviewed once the final access solution is identified at which time the staging of this arrangement for construction purposes will be a consideration.

4.3.3 Bushfire Risk Assessment

A Bushfire Risk Assessment has been carried out by ABAC and is attached at **Appendix 5**.

Level of hazard to the proposal

Shoalhaven City Council Bush Fire Prone Land map identifies the development zone as Category 1 Vegetation and Buffer Zone to Category 1 Vegetation and is therefore considered to be Bush Fire Prone Land.

Development will take place on flat land with a gentle rise to the north which is covered by predominantly open forest vegetation. The location of the facility generally conforms with the siting principles under Section 4.5.2 of *Planning for Bushfire Prone Land*. In general the buildings within the proposed correctional facility are to be constructed of non-combustible materials, with the major part of the facility located behind a 5 metre high solid concrete wall/fence.

The Site is readily accessible by both the NSW Fire Brigade and the NSW Rural Fire Service. In addition, the correctional centre will have its own internal fire suppression assets including a trained fire fighting team.

Identification of asset protection zones or building requirements to minimise the impact of any bushfire hazard

Measures are to be introduced to minimise the bushfire risk at the Site. The Bushfire Risk Assessment Report identifies the required assessment protection zones to be established around the proposed buildings, being 70 metres to the north, east and west and 60 metres to the south.

The facility has been located so that the required asset protection zones can be provided around most of the facility. There are limited instances where issues of riparian zone management and bushfire management need to be resolved to ensure adequate asset protection and to respect the integrity of the riparian vegetation. This occurs in the north west corner of the facility where the nearest building is approximately 60 metres from the creek. In the north east corner the nearest building is approximately 100 metres from the creek and the south west, approximately 120 metres. The required 70 metre physical separation is not likely to be achieved in the north west corner of the development. It is proposed to resolve this through discussions with the proponent, the RFS and DWE to ensure that alternative solutions are in place to provide adequate fire protection. This matter will be resolved during the environmental assessment process.

Evacuation measures/strategies

The Department of Corrective Services have a protocol in place for the evacuation of inmates. Under this protocol, inmates will be evacuated to a suitable location having regard to their security status.

As outlined in the bushfire assessment report, discussions with the Department of Commerce have identified the following general procedures for evacuation of those staff and inmates who can be evacuated. Maximum security prisoners will not be evacuated, except perhaps where respiratory issues exist and then only after a detailed security risk assessment. The general procedures are:

- When a bushfire threat is identified which may impact on the facility, inmates and/or staff with respiratory issues are identified and they are evacuated to another facility.
- When a bushfire threat impacting on the facility is imminent and it is deemed unsafe to evacuate, minimum security inmates are evacuated into the concrete walled area of the facility.
- When a bushfire threat impacting on the facility is imminent and it is deemed safe to evacuate, minimum security inmates:
    - with the necessary clearance are evacuated to a location nominated by the management of the facility; and
    - without the necessary clearance are evacuated to other correctional centres at Berrima or Goulburn.
- generally for maximum security inmates, they will be evacuated into their accommodation units and outside air intake is shut down to prevent the intrusion of smoke into the area (the discussions identified that this shut-down would be more or less automatic as the air handling system would comply with the BCA and relevant Australian Standards and would incorporate measures to deal with smoke entering the system.

It is proposed that a bushfire management plan be prepared and implemented for the Site to ensure that suitable mechanisms are in place for the ongoing management of the vegetated areas of the Site.

4.3.4 Social and Economic Impacts

A Socio-Economic Impact Assessment of the SCCC has been undertaken by BBC Consulting Planners, and is attached at **Appendix 6**. Referring to findings from other, similar correctional centres which have been established in NSW, in addition to consultation with key stakeholders in the Nowra community, the study examined the potential for a range of impacts by the SCCC on both local residents and the broader Shoalhaven community generally. Consideration was also given to concerns raised during extensive community consultation undertaken during the site selection process in the second half of 2006.

The study includes an analysis of the following areas:

- Community fears and concerns regarding the prison
- Property values and saleability of nearby lands
- Status of the prison having regard to direct and indirect investment and expenditure
- Impacts of the prison on temporary accommodation and low cost housing
- Impacts on social services generally including health, childcare, community crime etc.

In general, it is anticipated that the correctional centre will have a positive impact on Nowra, providing new jobs and a steady source of employment for over 200 staff. It is likely to attract new investment to the area and create greater economic security. Findings from Lithgow and Kempsey have found that the negative social impacts associated with their respective centres have been found to be generally minimal or non-existent, contrary to some perceptions in the local community.

Impacts on safety and security

The primary physical security measure to be used is fencing. The secure fenced areas are designed having regard to the security classification of inmates. The maximum security areas will be secured by a 5 metre high concrete fence topped with razor wire and a 5 metre high expanded steel mesh MACEM fence, with a rolled drum top. Minimum security areas will be secured by a 5 metre high expanded steel mesh MACEM fence, with a rolled drum top. In addition, the SCCC will utilise multi-million dollar, state of the art electronic surveillance and detection systems.

These systems will be enhanced with static and dynamic security by all staff by utilising Area and Case Management principles to facilitate the classification process.

An Emergency Response Plan will be established for the correctional centre in collaboration with the CCC and local emergency service personnel. This plan will set out the procedures to be followed in the event of an escape and the notification procedures for informing neighbours and the surrounding community.

Minimum security inmates participating on work programmes within and outside the correctional centre grounds will be supervised by officers. It is proposed that some minimum

security inmates will be allowed the privilege of day work release to attend jobs in the local community.

The level of privileges will be closely monitored and appropriate to the security classification of inmates.

Visits to inmates are closely monitored. All visitors must supply a number of forms of identification, or be subject to identification via biometric (thumb print) technology, and a photograph of each visitor will be taken and placed on file. Visitors will be screened for drugs and other contraband. The classification of visit (for example, legal, contact or non contact) will be determined by the behaviour of both the inmate and the visitor.

Additional safety concerns raised by local residents during the course of the Site selection community consultation exercises included the increased likelihood that families of inmates would relocate to Nowra, potentially resulting in increased crime levels within the area and pressure on existing services. Findings from post-occupancy studies at other correctional centres across the state, including the Mid North Coast Correctional Centre at Kempsey and Lithgow Correctional Centre, are that very few families have relocated to be close to these centres. Reasons for families not choosing to relocate include uncertainty as to length of stay at a particular centre, loss of social networks, losing place on social housing waiting lists, and reluctance to change schools and employment. It is also important to note that many of the inmates will have origins in the South Coast area, and will therefore have family already residing in the nearby area. This is important for rehabilitation and integration that inmates have access to their social networks.

Impacts on community services

The potential pressures on community facilities and services associated with the introduction of the correctional centre as a result of families of inmates moving or visiting the area incidence of families of inmates moving to the area have been investigated. The Social and Economic Impact Assessment (**Appendix 6**) explores the impact of the proposed development on these services. The key findings of the report are detailed below.

Table 4-4: Impacts on Community Services

Service/Facility	Details of Impact
Emergency and Crisis Accommodation	There is a limited availability of emergency accommodation available to vulnerable groups within the community, including released inmates and their visitors. Visitors are often not eligible for the limited crisis accommodation available because they do not meet eligibility criteria of being homeless if their predicament is due to an inability to afford overnight accommodation while visiting an inmate.
Visitor Accommodation	The majority of inmates will likely come from the South Coast area, therefore the Centre will be easily accessible for day visits. Not all visitors to the facility will therefore require overnight accommodation. For those who do, there is a broad range of tourist and short term accommodation available in Nowra and the surrounding area. The current supply of accommodation can adequately accommodate additional visitors to the new correctional facility.

Public Housing	Nowra has a higher than average proportion of public housing stock. There is often a concern in the community that families of inmates relocating to the area will take precedence for public housing. The Nowra office does have some dealings with returning inmates from other correctional centres and have a concern that the placement of additional families with high support needs in their overcrowded housing estates could have a negative impact on residents. DCS will need to liaise closely with DoH and community housing providers to minimise the impact on existing residents and families.
Public Transport	Due to the general lack of public transport in the area, it is anticipated that the majority of visitors will attend by car. DCS is investigating the possibility of operating a shuttle bus from Bomaderry train station to the SCCC on visiting days, a service which has been successful in Kempsey.
Police Services	Research indicates that Nowra experiences higher than average crime rates, and that it is facing significant anti-social problems seen in many non-metropolitan areas. Discussions with the local police indicate that the impact on police services is anticipated to be limited as long as there is efficient liaison between DCS and NSW Police to manage resources effectively. The availability of holding cells at the correctional centre will be beneficial in relieving some of the pressure on policing services.
Health Services	The majority of health services required by the correctional centre will be provided by Justice Health. Some use of emergency hospital services may be required. Discussions in other correctional centre towns have found that the centres have had little impact on demand for services. Discussions will be held with the SEIAHS and the Aboriginal Medical Service to ensure a co-ordinated approach to staff recruitment, particularly for nursing staff which are in short supply in the region.
Drug and Alcohol Services	It is acknowledged that there are significant issues with drug and alcohol abuse in the Nowra community and that many services are already likely to be stretched to capacity. The centre will have drug and alcohol workers employed by DCS who will run programmes to help offenders manage addiction. There will be no impact on existing services as a result of the proposed development.
Education and Child Care Services	Based on recent findings at Kempsey, it is estimated that an additional 30 children will require educational places in Nowra due to the relocation of new staff and their families. Given the expected limited incidence of families of inmates moving to the area and the relatively small number of children of staff who will relocate to the area, the overall impact on child care services and schools is expected to be minimal.
Higher Education Services	The Illawarra Institute of TAFE had expressed its willingness to assist local contractors in training local residents to prepare for skills required in building and operating the SCCC. DCS will also hold discussions with local education providers in relation to providing education and training services to inmates and staff. The expenditure associated with these

	programs would be covered under a DCS budget, allowing for additional TAFE staff, including part-timers, to be employed at the Nowra branch.
Involvement in the community	It is intended that both the staff and inmates of the SCCC will be active within the Nowra community. It is standard practice for NSW correctional centres to be involved in contributing to their local community, through activities such as fundraising, donation of time for repairing community owned items and cleaning and repair work in the community by minimum security inmates. The mobile work camp will be available for assistance with natural disasters.

Impacts on local/regional economy

It is common for communities to have concerns with regards to the impact of a correctional centre on the image of their community and the associated stigma. However, in reality there is usually little evidence to support this assertion. Studies of other towns near to correctional centres, such as Kempsey and Lithgow, have found that the towns have not attracted stigma nor a negative image. On the contrary, it has been generally found that the presence of the centres has boosted the local economy, with associated positive flow on effects for the local community.

The South Coast Correctional Centre will become an important employer in the region, providing an additional 202 jobs, in addition to flow-on effects. Also, significantly, the employment will be stable, year round positions that are not seasonal or varying. The facility is unlikely to introduce mass redundancies or to close down unlike other major industries in the area. Tenure of employment for correctional centre staff is very secure. The centre also offers excellent career opportunities. It is likely that the majority of staff will reside in the LGA.

It is estimated that the SCCC will have a direct economic effect of $5 on the local economy, with a multiplier effect of $6.7. Total construction costs are estimated to be in the order of $130 million. In addition to the direct effects of wages and operational expenditure, the presence of a major government facility is anticipated to increase investor confidence in the city.

The economic impact of the proposed development will be important and positive. The proposed facility will generate approximately 500 construction jobs and 219 full time positions. It is anticipated that approximately 44% of the full-time jobs will be sourced from the local area.

Assessment of Social Impact

The social impact assessment carried out in respect of the proposed SCCC indicates some concern among local residents regarding the establishment of a correctional centre. These concerns have been investigated in detail. The proposed Centre is expected to have minimal impact in that:

- The incidence of families moving to the Nowra area will be low;
- The likelihood of released inmates remaining in the area is anticipated to be low;

- There will be no negative effect on the image of the town, in fact it is likely to have a positive impact through increased social and economic opportunities in the town;
- There will be a small impact on increased demand for services such as educational, health and social services, however these can be managed through Centre management maintaining open lines of communication with the relevant agencies; and
- Potential for improved benefits for the Indigenous community, such as the maintenance of social networks, employment and training opportunities.

Assessment of Economic Impacts

The SCCC will be an important employer in the local area, providing new, secure jobs with additional flow-on benefits.

The economic impact of the proposed SCCC will be significant, providing 202 new jobs in Nowra with a projected annual local expenditure of $22.7 million. The economic benefits during construction will also be significant. Aside from these direct benefits and the associated multiplier of flow-on effects in support industries, the presence of a major stable government employer will boost investor confidence.

The economic benefits of the proposed SCCC include:

- New employees and their families relocating to the area;
- Staff salaries and disposable income injected into the local community;
- Jobs during construction;
- Expenditure with local businesses on correctional supplies and inmate purchases;
- Availability of physical workforce for community projects;
- Support for local charities through inmate work projects and additional staff fundraising;
- New source of secure employment for local residents;
- Establishment of a stable industry, diversifying the economy of the town; and
- Support for TAFE services and potential for expansion.

4.3.5 Environmental Impacts

4.3.5.1 Contamination and Impacts on the Environment

Preliminary Site investigations undertaken by Cottier and Associates indicate that the Site is not contaminated (refer Section 4.0 of Geotechnical Report, **Appendix 7**) and is suitable for the development of a correctional facility. Localised dumping of car bodies and other materials in the south eastern corner of site will be removed.

4.3.5.2 Geotechnical Impacts

An initial geotechnical report on the Site has been prepared by Cottier and Associates, a copy is included in **Appendix 7**.

The findings are summarised as follows:

- The Site contains approximately 0.2m of clay and silt topsoil, which is underlain by silty clay with an overall average thickness of 1m, followed by highly fractured, weathered shale bedrock.
- The silty clay has a medium to high plasticity and the shale is of extremely low to very low strength.

Recommendations are provided for earthworks beneath pavements and minor structures. Further geotechnical investigations will be undertaken to provide detailed information on specific areas of the Site for the design of roads, pavements and building footings.

4.3.5.3 Flora and Fauna Impacts

A Flora and Fauna Study of the Site was conducted by Kevin Mills and Associates, and is attached at **Appendix 3**. The study undertook detailed site surveys and data collection to enable:

- An accurate assessment of the conservation values of the land;
- An assessment of the impact of the proposed centre on species, populations and communities listed under the NSW TSC Act 1995 and Commonwealth EPBC Act 1999;
- Consideration of the Environmental Assessment Requirements under Part 3A of the *Environmental Planning and Assessment Act 1979*; and
- Development of a conservation strategy with compensatory measures to offset impacts.

The findings of the study, in relation to the Threatened Species Conservation Act and the EPBC Act, are:

- No endangered populations have been declared on or near the project area;
- The forest along the creek lines comprises Swamp Sckerophyll Forest on Coastal Floodplains which is an endangered ecological community.
- The watercourses on the Site provide a function as an environmental corridor.
- No threatened plants were found, and it seems unlikely that any such species occur there.
- The project area does not contain important habitat for migratory species as it does not support an ecologically significant proportion of the population of species. The listed migratory species expected in the area are occasional visitors and in very low numbers.
- The forest to be removed (approximately 23%) is generally young forest that has had nearly all of the large trees removed. Tree hollows are scarce. The remaining 77% of forest on the protect area will be preserved.
- The moist forest along the watercourses will not be affected by the development, except where the access road crosses the creek in the northeast.
- The Site does not contain any important habitat for migratory species in the EPBC Act.

The conclusion of the study was that the development of the proposed SCCC at South Nowra is not likely to have a significant impact on any threatened species, populations or communities listed under the Threatened Species Conservation Act, 1995 or their habitats.

The Study makes a number of recommendations:

1. *It is **recommended** that the residual land be protected and managed for the conservation of its natural values.*

2. *It is **recommended** that a Vegetation Management Plan (VMP) be prepared for the residual land to ensure appropriate management. The VMP should contain:*
   - a statement of objectives;
   - a description of the area to which the plan applies;
   - a vegetation map;
   - a map of significant features, such as the creeks;
   - strategies for access, maintenance of retained tracks, rehabilitation of redundant tracks;
   - weed control, erosion control, etc.;
   - use of woody debris from the construction site;
   - a monitoring/review program.

3. *It is **recommended** that existing trees be incorporated into the landscaping, if practical, for example within the external car park.*

4. *It is **recommended** that some of the organic debris cleared from development site (e.g. tree trunks, branches, leaf litter and dead wood) be distributed across the residual land to enhance its habitat value for flora and fauna, including threatened species such as the Bush Stone-curlew. This organic debris would be valuable for rehabilitating any unnecessary tracks on the site. This matter should be addressed by the VMP.*

5. *Rather than waste hardwood, it is **recommended** that any suitable trees on the site be harvested for timber production and put to good use.*

6. *Instead of importing organic material from elsewhere for use as mulch, it is **recommended** some of the organic debris on the site be used to generate mulch for use in landscaping the site.*

7. *It is **recommended** that local indigenous plant species be utilised in the landscaping.*

8. *It is **recommended** that the water detention ponds on the site be developed as habitat for local fauna, as well as functioning as water quality ponds. The use of local wetland plant species around the ponds is recommended. This issue should be addressed in the VMP.*

9. *It is **recommended** that the access road crossing the watercourse be carefully designed and constructed to ensure that as much as possible of the riparian vegetation is retained and that water flows are maintained near the natural flow regime. The area should be revegetated, as should the existing creek crossing, with appropriate riparian species. This should be addressed in the VMP.*

10. *With regard to the pipelines for water supply and sewage, it is **recommended** that they enter the project area in the same location at the northern end of the site and that they follow the same route southwards to the facility, preferably along an existing vehicle track.*

4.3.5.4 Impacts on Water Resources

DG Requirement : any likely impact on the water course to Nowra Creek, proposed riparian corridor, identification of core riparian zone and management regime, vegetated buffer zones and preparation of a vegetation management plan

There are two watercourses on the Site, which have been categorised by the Department of Natural Resources as environmental corridors. The guidelines state that:

> *"In accordance with this classification, existing vegetation within a width of 40m either side of the watercourses should be retained and protected as a core riparian zone (CRZ). In addition, a vegetated buffer of 10m either side of the CRZ should be provided. It is important also that any bushfire asset protection zone be measured from the outer edge of the vegetated buffer so that the integrity of the CRZ is not compromised".*

The water courses on the site are identified as Category 1 – Environmental corridor the overarching objective for the management of which is to provide biodiversity linkages by maintaining connectivity for the movement of aquatic and terrestrial species along the riparian corridor and between key destinations.

The width of any riparian zone needs to be determined based on the circumstances of the particular case. The preferred riparian corridor of 50 metres either side of each stream can be satisfied over most of the site. There is approximately 2.3 kms of Category 1 watercourse on the site over the majority of which the required riparian corridor width will be met and exceeded. In localised cases on the north western north eastern and south western corners of the development, asset protection clearing and security clearing will encroach partly into the desirable riparian corridor zone and vegetation buffer over relatively short distances of 50 to 100 metres in these three instances.

It is expected that a minimum riparian corridor of at least 20 metres will be provided in all instances.

Notwithstanding these impacts, the key objectives of the category 1 riparian corridor will be readily achieved in that the development ensures the provision of biodiversity linkages by maintaining connectivity for the movement of aquatic and terrestrial species along the watercourses through the site from south to north. The ongoing management of the bushland over the majority of the site will ensure that this function is maintained.

The resolution of issues associated with maintaining the riparian corridors and providing bushfire asset protection and security for the correctional centre is subject to on-going discussions with the DWE and the RFS during the environmental assessment process.

4.3.5.5 Heritage Impacts

A cultural heritage assessment (indigenous and non-indigenous) was conducted of the SCCC study area by Navin Officer Heritage Consultants. This assessment included consultation with the Nowra Local Aboriginal Land Council in addition to a field survey and literature research. A copy of this study in included in **Appendix 8**. This included a review of aboriginal cultural heritage values and places listed on the National Heritage Register and protected under the EPCA Act

The assessment concluded that there are no cultural heritage constraints to the proposed construction and operation of the SCCC. The study recommends that no further cultural heritage assessment is required for the Site and that there is no requirement to apply for, or receive Permits or Consents under section 87 or 90 of the NPW Act to allow for the disturbance, salvage or destruction of Aboriginal objects encountered during development activities.

4.3.5.6 Drainage and Stormwater Management

A Flood Study and Stormwater Management Report has been prepared by Woolacotts, Consulting Engineers to accompany this EA (**Appendix 12**). A piped stormwater drainage system will be provided to carry stormwater from the Site to one of four detention basins to be located off the permitter road from storms up to the 20 year ARI storm. For storms up to the 100 year ARI storm, overland flow paths will be provided to ensure a minimum free board to habitable floors of 300mm. Where pipes cross perimeter security, the maximum pipe diameter shall be 225mm.

Runoff from roof areas will drain via a separate piped system to rainwater tanks, located in the northern part of the Site. Rainwater will be used for toilet flushing and garden irrigation.

Swales are proposed to direct flow into the detention basins and outflow will be dissipated to prevent erosion. The peak flow will be limited to the existing peak flows from the Site. Stormwater will drain to Nowra Creek or one of its tributaries.

External surfaces will be graded at the following falls to the stormwater collection and drainage systems:

Pavements	1 in 100 minimum
Landscaped Areas	1 in 60 minimum

The soil and water management measures proposed for the development, both during construction and in the final development, will generally be designed and implemented in accordance with "Managing Urban Stormwater – Soils and Construction", 3rd Edition 1998 published by NSW Department of Housing. A Water Management Plan will be prepared and submitted to Shoalhaven Water for assessment and approval prior to final construction approval.

Measures incorporated into the design to minimise water use include:

- the use of rainwater tanks to capture roof runoff for use for toilet flushing and garden irrigation;
- use of low water use fixtures and fittings;
- timed showers.

Based on recent experience at Mid North Coast Correctional Centre, it is expected that water usage will be lower that existing correctional centres.

4.3.5.7 Sustainability Measures

The proposed development incorporates a range of sustainability measures:

Siting and Location

- The facility is located within an area identified for future urban development with all urban services available to the site or capable of being readily extended to the site.
- The site has been previously disturbed by logging activity.
- the site is large providing the opportunity for the construction of a correctional facility whilst maintaining and enhancing biodiversity links through the site to adjoining areas.

Building Design

- The development will comply with Part J of the BCA in terms of energy efficiency.
- All buildings are oriented within 10 degrees of north.
- Performance solar glass will be used for all east, north and west windows to control heat gain while providing good natural lighting.
- High level glazing (skylights) in corridors and day room will encourage natural light and cross ventilation via a stack effect.
- The location and extent of glazing balances outlook, views, sun control and solar access.
- South facing skylight will provide excellent natural lighting to circulation zones.
- High thermal mass, low embodied energy, low maintenance materials (brick, block and concrete) will be used for internal walls and floors, and will conserve energy by retaining solar heat and gas heating in winter.
- Roof overhangs and vertical sun shading will provide good sun control.
- The common facilities are planned to maximise openings on the north and south facades.
- Use will be made of natural ventilation where security and operational constraints allow.
- Minimum security cells are not heated or cooled and will have openable windows.
- Maximum security cells are not provided with temperate air.
- A reverse cycle temperate air system will be used in inmate living areas and within the security accommodation zone where any windows must be sealed.
- Correct temperature zones – Different hourly occupied areas will be separated for operation purposes and individual controls will ensure maximum energy efficiency and reduce running costs.
- The system is air cooled based and therefore no cooling towers are proposed to be installed removing the risk of Legionella bacteria growth.

- Innovative kitchen ventilation system – Reducing of exhaust and supply air flows leading to reduction in running costs, noise, drafts etc.
- Selected air conditioning systems have been provided with “Free Cooling” (Outside Air Cycles) – Economy cycle will be utilized for free cooling when outside air temperatures are favourable.
- Electric Reheating – Reheating of cooled air will be minimized as much as possible, as this represents energy wastage. Correct zoning of different areas can minimize this energy wastage.
- Maintenance contracts proposed by the DCS seek to encourage the implementation and maintenance of energy saving technologies to reduce operating costs.
- Provision of efficient access location that minimises the need for additional travel and maximises access by public transport.

Stormwater Management

- Rainwater reuse for irrigation and flushing of toilets over 50% of the site.
- Stormwater detention basins for sediment and nutrient control and with permanent water wetlands for biodiversity enhancement.
- Stormwater swales where possible in lieu of pipe work to assist in slowing the rate of discharge and reducing nutrient load.
- Implementation of effective erosion and sediment controls during construction.

Utility Services

- Reduced water consumption through use of water saving appliances, controlled showers, use of rainwater harvesting for toilet flushing and reduced need for irrigation.
- Reduced energy consumption through design for solar access, choice of building materials, controlled use of lighting.

Waste Management

- Provision of an inmate operated recycling scheme with worm farm.
- Preparation of waste management plans during construction.
- Separate waste and recycle bins in staff and inmate areas
- Recycle bins to be sorted into various components eg glass, aluminium etc. Then either sold or provided to recycling agencies.
- A proportion of the waste to be diverted to the worm farm, with the remainder disposed of via the Council collection system.
- CSI provide collection bins at each workshop to enable recycling.

Ecology

- On-going maintenance of the balance of the site as native bushland.

- Maintenance of biodiversity linkages through the site.
- Minimising impacts on riparian vegetation.
- Provision of landscaping to reinforce local species and vegetation communities.

Construction Methods & Materials

- The contractor will be required to prepare a Site specific Environmental Management Plan (EMP) prior to commencement of construction.
- Flora and Fauna issues identified relevant to the construction phase will be incorporated into the contractor's EMP.
- Air quality, noise and vibration control issues will be contained in the EMP.
- Stormwater management and erosion control will ensure water quality is retained.
- Halons or halogenated compounds will not be used in fire suppression systems.
- Acrylic paints will be used extensively.
- Any timber used will be from plantations or from sustainably managed regrowth forests. Rainforest timber will not be used. The hardwood trees to be removed to allow construction of the SCCC will be milled and used for construction, fencing and landscape purposes.

4.3.5.8 Construction Impacts

Construction will be managed to minimise disturbance to neighbouring properties and the surrounding road network.

Construction techniques will seek to avoid the generation of wastes and to achieve a reduction in building wastes to landfill by reusing and recycling construction material wastes where possible.

The construction of the facility will be in accordance with the conditions of consent and will be managed to ensure site safety and the minimisation of adverse environmental impacts. A number of key environmental issues are discussed below.

Measures will be employed on the Site to control **soil erosion** during construction. These measures will be in accordance with currently accepted principles, as described in *Managing Urban Stormwater* (EPA NSW) and *Soil Erosion and Sediment Control* (The Institution of Engineers, Australia). Specific measures may include, but are not necessarily limited to, the following:

- **Silt Fences** with or without diversion banks, on the downhill side of all disturbed areas and around soil stockpiles. These prevent runoff containing silt from leaving the Site, and remain in place until permanent erosion control measures are established.
- **Turfed Strips** behind all kerbing where the ground slopes towards the roadway. These control soil washing onto roadways.

- **Sediment Basins** collecting the runoff diverted by silt fences and diversion banks. These allow treatment of runoff by silt deposition before discharge from Site.
- **Sediment Filters** across the flow path to all inlets. These may consist of straw bales, rock-filled geo-fabric tubes, geo-fabric over gully gratings, and/or gravel filters.
- **Sand Bag** check drains across gravel surface at the lip of the gutter of roads during construction, to prevent scour at edges of formation.
- **Construction exits** located at the stage boundary. These consist of shaker trays to dislodge mud from truck wheels; and hose down points, to allow washing of soil from vehicles. The runoff from hose down points is directed towards sediment basins.
- **Grassing or other forms of temporary surface treatment** to all exposed areas, until landscaping or permanent surfacing is installed and becomes established.
- **Maintenance**: after each rain inspect, clean and repair measures as required.
- **Sediment pond** and **flocculation treatment**.

All vehicles leaving the Site with fill will pass over a shaker grid for construction traffic. This will be regularly maintained.

Following construction, all exterior surfaces within the development will be treated to prevent soil erosion. This will include a mix of hard and soft landscaping to areas not covered by roads and parking areas.

Control measures for the **handling and storage of raw materials** will be detailed in the Construction Management Plan and will include:

- Locate and operate storage and reception areas in a safe and efficient manner without environmental degradation or breaches of environmental legislation.
- Select materials and goods causing the minimum adverse environmental impact during their collection, manufacture, use and operation.
- Consider the effect of the storage areas on the amenity of adjacent residents.

Dust generation control measures will include:

- Minimise impact on existing residences and other nearby development.
- Maintain dust levels below EPA and OH&S requirements.
- Air quality control measures are incorporated in the EMP to:
    - Ensure that all plant and vehicles comply with Australian design rules for emissions and are maintained to that standard;
    - Require that CFC refrigerants and other ozone depleting agents are avoided;
    - Encourage the use of non toxic products;
    - Prohibit burning of waste construction material on Site.

A **Construction Waste Management Plan** will be prepared for the construction of the facility, setting out procedures for collection, segregation and recycling of waste materials and building debris, as outlined in Section 3.3.5. Waste management procedures will include:

- Provide clearly marked receptacles at appropriate places.
- Keep the Site clean and tidy.

New correctional centres, such as that proposed for Nowra, will have the advantage of incorporating the necessary waste management policies, procedures and facilities into the design of the Centre. This is a great advantage over establishing them retroactively into existing Centres.

A **Construction Traffic Management Plan** will be prepared for the Site. This plan will address issues relating to the traffic impacts of construction to minimise the adverse impacts resulting from construction traffic arriving and leaving the Site.

4.3.5.9 Operational Impacts

Potential sources of noise impacts associated with the development during the operational phase include:

- Car parking and vehicle movements;
- Waste handling and other deliveries;
- Exhaust systems from kitchens and the like; and
- Operational noise.

The operations of the facility are unlikely to have a significant adverse impact on the amenity of the surrounding area. The proposed development will take place on a site currently used for judicial purposes. Buildings will be well separated from residential properties. After hours access to the Site will be limited.

There will be noise during construction associated with normal construction activity including materials delivery and handling, concrete pumping, excavation machinery building superstructure and fit out work. All reasonable conditions of consent in relation to construction management will be complied with.

4.3.5.10 Noise Impacts

An Environmental Noise Impact Study prepared by Consulting Acoustical Engineers Day Design accompanies this DA (**Appendix 11**). The report identifies a number of noise sources associated with the operation of the Correctional Centre which need to be assessed, including:

- Vehicles accessing/leaving the Site;
- Additional traffic generated on local public roads;
- Siren testing, performed weekly during the day;
- Sporting activities, occurring during the day;
- Public address system located within the cell blocks used during the day and evening;
- Mechanical services plant, operating 24 hours;

- Dogs in dog kennels;
- Ground maintenance, industry and agriculture within the premises; and
- An emergency power generator.

The NIA estimates the background noise level at the nearest residences to be approximately 38 dBA during the day, 36 dBA during the evening and 33 dBA at night, which is very quiet. The NIA then refers to EPA manuals and policies to establish acceptable noise level criteria for construction noise, traffic noise, and operational noise, and residential noise. The following table summarises the criteria adopted.

Table 4-5: Noise Criteria Summary

Activity	Time	Criterion
Construction	Day time (7am to 6pm)	43 dBA
Traffic	Day time (7am to 10pm)	43 dBA
Normal Operation	Day Time (7am to 6pm)	45 dBA
	Evening (6pm to 10pm)	40 dBA
	Night time (10pm to 7am)	35 dBA
Emergency Generator	Day Time (7am to 10pm)	43dBA
	Night Time (10pm to 7am)	38dBA

The sources of noise are then identified and noise levels at the nearest residential property, some 600 metres from the secure area, are compared with the above criteria. Noise generated during operation will include traffic noise and testing of emergency sirens.

As detailed in the NIA, all construction, traffic and operational noise will fall below the adopted maximum noise level criteria at the nearest residence.

The conclusion of the NIA is as follows:

> *"Measurements and computations show that the level of noise emitted by the construction and operational activities at the Proposed South Coast Correctional Centre in South Nowra will meet the Environment Protection Authority's acceptable noise level requirements as detailed in Section 4 of [the NIA]. We are of the opinion that sound emitted from this development will not cause "offensive noise" as defined by the Protection of the Environment Operations Act 1997".*

An additional report has been prepared to address noise impacts on the site from the operations of the adjoining quarry and from HMAS Albatross. The assessment (contained in **Appendix 11**) found that intrusive noise and vibration levels will conform with the acceptable limits required by the NSW EPA and the recommended design sound levels in AS 2021-2000. Blasting levels from the quarry activity are likely to be within the limits recommended by British Standard BS 7385-1: 1993. It is noted that it will be necessary for blasting and associated quarrying activity on the adjoining site to occur in a manner that is acceptable to the on-going operation of the facility.

4.3.5.11 External Lighting

The external lighting scheme is of critical importance for the satisfactory operation of the correctional centre as it:

- Provides an environment for which surveillance of key areas may take place at night;
- Serves as a deterrent for any unlawful passage; and
- Supplements and assists electronic security systems to ensure the integrity of the security system.

In addition to the enhanced electronic and physical security measures being implemented, the external lighting forms an integral means of ensuring the secure operation of the facility.

However, external lighting can affect the local ecosystem as well as the residential properties or other developments located near the Site. The SCCC will have maximum security components within and as such the level of security to be included will be of the highest level. In addition to the enhanced electronic and physical security measures being implemented, the external lighting forms one of the most critical means of ensuring the secure operation of this facility.

External lighting design for the SCCC was carried out by Jim Hatz and Associates, which identified the following key lighting parameters and objectives to be carefully considered in order to minimise the potential impact:

- The SCCC entry road and staff car park will be lit for general amenity of personnel. Typically such areas will have pole mounted lighting averaging in the order of 5-10 lux to comply with minimum Australian Standards.
- Outside of the outer-most MACEM fences to provide reasonable surveillance light levels for custodial staff and to provide a deterrent for unlawful entry. Lighting would typically be mounted on the expanded metal fencing at high level (5 – 5.5 metres, immediately below the anti-grapple drum) or on a pole to the same height. The luminaires will be spaced a approximately 20 metre intervals and directed downwards achieving an average horizontal illuminance at ground level of 20 lux. Luminaires will possess sharp cut off angles to minimise spill lighting (upwards and adjacent) and avoid glare on CCTV cameras.
- The sterile zone around the perimeter of the maximum security component of the Site. Luminaires will be pole mounted at 5 metres spaces at 20 metre intervals. The lighting within this region would typically be of a superior level and uniformity with an average horizontal illuminance at ground level will be a highly uniform 40 lux. Luminaires will possess sharp cut off angles to minimise spill lighting (upwards and adjacent) and avoid glare on CCTV cameras. Such enhanced lighting levels will allow the satisfactory operation of critical movement detection electronic security devices to ensure the integrity of this most critical region.
- Inner sterile zones, including perimeters of buildings plus internal roadways/ footpaths. Typically such lighting would be of a moderate level, averaging no greater than 10 lux up to 10 metres from the building. Such lighting will allow general surveillance at night of these most sensitive areas by custodial staff plus allow general CCTV cameras to operate at a satisfactory level.

- Lighting control is to be achieved via a combination of photoelectric cells and time switches with a level of redundancy to ensure continued operation in the event of component failure. Typically external lighting will come into operation upon dusk and continue to operate throughout the night until it is cancelled at dawn.

Additionally, the centre is to be located in the middle of the Site, surrounded by vegetation and high trees in excess of 8 – 10 metres which will create a buffer zone between the Site and the surrounding properties. Furthermore, a non-vegetation area will be provided between the perimeter walls and the trees for security reasons and also to minimise the impact on the eco-system.

4.3.5.12 Services

A Hydraulic Engineering Report has been prepared by Woolacotts Consulting Engineers, presented at **Appendix 10**, to assess potential issues related to service provision at the SCCC. The findings are summarised in the relevant sections below.

Hydraulics

- All downpipes will be connected to an in-ground stormwater drainage system that will drain to rainwater tanks.
- Stormwater treatment is addressed in Section 4.3.5 above.

Water Supply

- Freshwater supply to the Site will be taken from a new Shoalhaven Water pipe in Links road.
- The council main will be extended along Links Road to the Site. The pipe will be sized to cater for demand from the future industrial area as well as the proposed development.
- The proposed rainwater tanks will provide water to flush toilets in buildings in the northern part of the building and for irrigation of playing fields and landscaped areas.

Freshwater use on the Site will be minimised, using the following measures:

- Rainwater tanks will be provided and used for toilet flushing and irrigation of playing fields
- All toilets will be dual flush
- Urinals will be flushed using a sensor system
- Hot and warm water systems will be provided with recirculation pumps to limit the water wasted waiting for hot water.

An estimated 293kL of potable water per week will be saved by the use of rainwater.

Fire Service

- A Fire Brigade Booster Valve will be located at the entry to the Site in accordance with AS2419.1.
- Fire Hydrants will be installed in accordance with AS 2419.1.
- Fire hose reels will be installed in accordance with AS1221 to provide coverage within the buildings.

Electricity Service Supply

The calculated power consumption for the Site is 2182 KVA which includes 25% spare capacity.

Existing Infrastructure:

- The local power supply authority, Integral Energy, has been advised on the project's power supply demand. Existing HV network is currently present on Princes Highway and Link Road /Oxford Street.

Proposed Infrastructure:

- Supply Authority's proposal is to install two substations: no. 1 with 1 x 1000 KVA transformer within block 1 Gate House and no. 2 with 1 x 1500 KVA transformer within block 6 Kitchen.
- The Site loads will be distributed as necessary to balance the transformers.
- The substations will be connected via a high voltage ring main from Princes Highway down to transformer no 1 then to transformer no 2 and up to existing HV network on Link Road/Oxford Street.
- Integral Energy has confirmed that existing HV infrastructure needs to be ascertained for the requested loads. Network infrastructure upgrading may be required in order to accommodate the two pad mount substations.

Emergency Power:

- The Site will be provided with minimum 500 KVA stand by generator which will provide emergency power supply if power is unavailable from Supply Authority.
- The system will be design to kick in immediately when power failure is sensed on the incoming main supply.

Construction Phase:

- Generally the construction of the new power supply should take between 6 and 9 months from Level 3 design certification by Integral Energy.

Communications

Discussions have been held with Telstra for the supply of voice, data and security services to the proposed development. Fibre optic cabling will be supplied to the centre from the nearest available supply (Mitchell Highway) to ensure high speed suitable phone, fax and data communications.

Sewer Drainage

- Sanitary plumbing will be designed to AS/NZ 3500 requirements.
- Sewer drainage will be designed in accordance with AS/NSS 3500.2 standards.
- All drainage will fall to the proposed new Shoalhaven Water Sewage Pumping Station located on the northern edge of the Site before being macerated and pumped via a rising main to the existing Council sewerage system.
- The macerator and pumps will become part of the Council operated pump system.
- The pumping station and the rising main from the pumping station will be designed to cater for sewage from the nearby future industrial area as well as from the Site.
- Grease waste from the kitchen will be collected in accordance with trade waste guidelines.
- No trade waste will be discharged into the Council sewer system.

Natural Gas

- Natural Gas is available in the Nowra region.
- Actew-AGL have been contacted to discuss plans to extend the gas main to Links Road to allow for a connection to the Site.

There are currently no services connected to the Site. Therefore there will be no likely impacts as a result of relocating existing services on the Site.

4.3.5.13 Adjoining Development

Impacts on adjoining development need to be placed in the context of the size of the Site and the proposed generous setbacks from all property boundaries. The closest significant adjoining use is the quarry and materials recycling facility and brickworks to the east of the Site. The land affected by the mining lease is approximately 180 metres from the nearest accommodation units within the correctional centre. The impacts of existing quarry and associated industry operations on the acoustic amenity of the Site has been considered by acoustic consultants in **Appendix 11**.

An application has been lodged for project approval for the continuation and expansion of extractive industries on this Site and the continuation of materials recycling. This process will consider the implications of any additional activity on the proposed correctional centre development.

4.3.5.14 Proposed Environmental Offset

The proposed development requires the removal of approximately 23 hectares of logged forest. The proponent proposes that the residual land be protected and managed for the conservation of its natural values. A Vegetation Management Plan (VMP) will be prepared for the residual land to ensure appropriate management. The VMP will contain:

- a statement of objectives;
- a description of the area to which the plan applies;
- a vegetation map;
- a map of significant features, such as the creeks;
- strategies for access, maintenance of retained tracks, rehabilitation of redundant tracks;
- weed control, erosion control, etc.;
- use of woody debris from the construction Site;
- a monitoring/review program.

Works will be undertaken by inmate labour as part of ground maintenance activities.

Other opportunities for environmental off-sets will be discussed with the DWE in relation to determining a solution for the management of riparian zones on the site.

4.3.5.15 Planning Agreements and/or Developer Contributions

It is not expected that the development would create a need for services of the type included in existing S94 contributions plans adopted by the Council. The proposal involves Crown Development and as such no planning agreement has been prepared. Section 94 of the *EP&A Act – Contributions Plans Manual* contains the following commentary on crown development:

> *Crown developments providing essential community services should not be charged developer contributions.*

Following legal advice, the proponent understands that Section 94 contribution conditions may only be legally imposed on a development application lodged by the Crown of the proposed activity:

- will, or is likely to require the provision of, or increase the demand for public amenities and public services; or
- will, if carried out, take advantage of public amenities or public services provided by a consent authority in preparation for, or to facilitate the carrying out of development in its area.

It is of note that new development will involve the provision of public services and facilities which will lead to significant benefits for the public in terms of providing essential community services and employment opportunities for the local area. This facility will increase amenity benefit overall to the community and will not require the provision of public services and other amenities. These essential community services need to be assessed differently to developments undertaken with a commercial objective.

The proponent is therefore working on the legal premise that Section 94 contributions for this development are not applicable and will not be levied over and above any requirement outlined in Circular D6.

Consequently, the proponent has not entered into, or sought to enter into, a Planning Agreement with the Council.

Arrangements will be made with relevant servicing authorities for the extension of services to meet the needs of the development.

Water authorities can charge direct connection costs where appropriate but not compulsory levy water and sewerage contribution costs under the Water Management Act 2000. This is outlined in the “Developer Charges for Water Supply, Sewerage and Stormwater Guidelines”. These guidelines state:

> *Crown developments for community services (e.g. education, health, community services and law and order) are exempt from general developer charges. Water utilities may charge these development only for the portion of the direct connection (e.g. for a lead-in main) relating to Crown developments.*

5. STATEMENT OF COMMITMENTS

5.1 Overview

Under S.75F(6) of the Act, the proponent may be required to include a Statement of Commitments within the environmental assessment outlining the measures the proponent is prepared to make in respect of environmental management and mitigation at the Site.

The NSW Department of Corrective Services' proposed Statement of Commitments for the project, and details of how the project will be managed to minimise potential impacts both during construction and operation, are outlined below.

5.2 Details of Commitments

General	
A	The development will be undertaken generally in accordance with the Environmental Assessment Report dated November 2007 prepared by BBC Consulting Planners Pty Ltd (including accompanying appendices) and drawings accompanying the application.
B	The proponent is committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act, 1979. The construction and operation of the correctional centre will be undertaken in accordance with the Premier's Memorandum No.2003-2 High Environmental Performance for Buildings and the requirements of the Environmental Performance Guide for Buildings (EPGB).
C	The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.
D	The proponent will continue to liaise with the local community during the development process.
E	The proponent will continue to liaise with Shoalhaven Council during the development process.
Social and Economic	
A	The proponent will monitor the social and economic impacts of the correctional centre.
B	Local recruitment programmes will be employed.
C	The DCS will establish a community consultative committee during the construction phase of the project and will maintain this committee during the operational phase.
Services	
A	The proponent will comply with the requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of

services affected by the construction of the proposed development.

Water Management

A Water saving devices will be used including dual-flush toilets and reduced flow shower heads.

B Landscaping will include drought tolerant plant species.

C Rainwater harvesting tanks will be constructed and rainwater will be recycled for toilet flushing.

Materials

A Any timber used will be sourced from plantations or from sustainably managed regrowth forests.

Flora and Fauna

A The proponent will provide landscaping in accordance with drawing submitted with the Environmental Assessment.

B The proponent will seek to retain as many trees as possible within the Site.

C All trees on the Site within the vicinity of areas of works that are to be retained will be suitably protected by way of tree guards, barriers or other measures as necessary to protect root systems, trunks and branches during construction and demolition.

D Resident wildlife will be captured and relocated prior to the commencement of site works.

E A suitable person will be on-site during site clearance to check trees to be felled for hollows and wildlife (e.g. bats, arboreal mammals or birds) and to take appropriate measures to capture, care for and relocate/release wildlife where necessary.

F The proponent proposes that the residual land be protected and managed for the conservation of its natural values.

G A Vegetation Management Plan (VMP) will be prepared for the residual land to ensure appropriate management. The VMP will be prepared in accordance with the recommendations of the Flora and Fauna Study contained in Appendix 3 of the Environmental Assessment.

- weed control, erosion control, etc.;
- use of woody debris from the construction site;
- a monitoring/review program.

H The facility will be constructed and operated to satisfy the recommendations the flora and fauna assessment contained in Appendix 3 of the Environmental Assessment.

Access for People

with Disabilities

A The design of the facilities will permit effective, appropriate, safe and dignified use by all people, including those with disabilities and will be in accordance with relevant standards.

Bushfire Hazard

A Asset protection zones will be established and maintained as recommended in the EA.

B An bush fire evacuation plan will be prepared prior to the commencement of operations at the centre

C A bushfire management plan be prepared and implemented for the site to ensure that suitable mechanisms are in place for the ongoing management of the vegetated areas of the site.

D The facility will be constructed and operated to satisfy the recommendations the bush fire assessment contained in Appendix 5 of the Environmental Assessment.

Operation

A An operational environmental management plan will be prepared prior to the intake of inmates at the new facility. The plan will address, but will not be limited to, the following matters:

- Protection of flora and fauna and minimisation of anti-social behaviour;
- Visitor safety;
- Site security;
- Noise management;
- Traffic and pedestrian management;
- Storage of materials;
- Emergency and evacuation procedures;
- Fire safety;
- Waste management and ESD initiatives;
- Lighting; and
- Signage.

B A Waste Management Plan describing the procedures for the disposal of all waste generated by the new minimum security facility will be prepared.

Construction Management

A Prior to the commencement of construction, a Construction Environmental

Management Plan will be prepared. This plan will include:

- Development of a site specific soil erosion and sediment control plan;
- Details of construction hours;
- Air quality/dust control procedures;
- Noise management procedures;
- Construction Waste Management Plan;
- Flora and Fauna Protection Plan;
- Community Safety Plan;
- Arrangement for pedestrian and vehicular access during construction;
- Storage and handling of materials procedures;
- Environmental Training and Awareness;
- Contact and complaints handling procedures; and
- Emergency preparedness and response.

B Measures to control soil erosion during construction will be introduced in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institute of Engineers, Australia).

C Access to existing facilities within the Site will be maintained during construction.

Ecological Sustainable Development

A The proponent is committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act, 1979. The construction and operation of the correctional centre will be undertaken in accordance with the *Premier's Memorandum No.2003-2 High Environmental Performance for Buildings* and the requirements of the *Environmental Performance Guide for Buildings* (EPGB).

B The engineering services and building passive design will complement each other in design and operation to jointly achieve the functional outcomes for the building, including providing an energy efficient, healthy, thermally comfortable and acoustically acceptable indoor environment.

C Water conservation and water cycle management will be considered in the design (e.g. rainwater reuse, stormwater management, water recycling).

D Only environmentally sound materials (with minimal impact on the environment, minimised use of non-renewable resources, non-hazardous substances, minimised impact on indoor air quality and high

recycled/recyclable content) will be used wherever possible.

Access and Movement	

A An Access and Safety Plan will be prepared to maintain access and use of the Site during the redevelopment programme to ensure the safety of staff and visitors.

B A minimum of 305 parking spaces will be provided on the subject land in a manner that is in accordance with Australian Standard *AS2890.1 – 1993 Car Parking Requirements*.

6. GENERAL ENVIRONMENTAL RISK ANALYSIS

The following table identifies the potential environmental impacts which may arise as a result of the proposed development and, where relevant, identifies the mitigation measures that will be undertaken.

Table 6-1: Environmental Risk Analysis

POTENTIAL ENVIRONMENTAL IMPACT	COMMENT	MITIGATION MEASURES
Environmental Impacts		
Contamination	Preliminary environmental site investigations have been carried out at the Site and reveal that the Site is suitable for the proposed development.	Isolated dumping of car bodies and drums in the south east corner of the Site will be investigated and removed as required.
Waste Disposal	The proposed development will not result in the generation of an extra ordinary waste products.	A Waste Management Plan detailing the nature and volume of waste that will be generated by the facility and the means of disposal/treatment of this waste will be prepared for the Site. Waste will be managed with regard to all relevant codes of practice, standards, statutes and guidelines.
Erosion and Sediment Control	Construction activity will involve earthworks.	Measures will be introduced across the Site as a whole to control soil erosion during construction. Measures will be in accordance with accepted principles and relevant guidelines. Sedimentation basins will be constructed at the Site of permanent water detention ponds. Following construction all exterior surfaces will be treated to prevent soil erosion. This will include a mix of hard and soft landscaping to areas not covered by roads or parking areas.
Bushfire Hazard	The Site is situated within bushfire prone land.	Asset protection zones and an evacuation management plan will be provided.

POTENTIAL ENVIRONMENTAL IMPACT	COMMENT	MITIGATION MEASURES
Social Impacts		
Safety and security	Concern has been raised by the community with regards to the potential for increased crime and anti-social behaviour in town.	The CCC will work closely with police, Council and other community groups to ensure crime levels continue to decline. The DCS will liaise with the LAC to ensure staffing levels remain adequate and to continue to share resources and information where relevant.
Impact on community services	Concern has been raised that the introduction of new correctional centre facilities will increase pressure on existing community services such as public housing, schools and the like.	Centre management will work closely with local service providers, maintaining open communication and working to establish partnerships to jointly address the shifts in demand.
Economic Impacts		
Local employment opportunities	The proposed development will result in an additional 202 jobs.	DCS are committed to channelling the economic benefits associated with the development of correctional centre facilities into the local community. Local recruitment programmes will be employed.
Impact on local/regional economy	The SCCC will have a positive impact on the local and regional economy, with a projected annual expenditure of approximately $22.7 million.	DCS is committed to supporting the local economy, with purchasing policies designed to maximise the returns to local suppliers wherever State Government policies allow.
Ecological Impacts		
Flora	Site clearance to accommodate new development, including the necessary APZ, will necessitate the removal of trees and vegetation both within and around the Site.	Vegetation has been examined. No significant flora species were found to be present within the Site. Discussions will continue with RFS and DWE to identify an appropriate management regime for the limited parts of the development that are within an indicative riparian zone.

POTENTIAL ENVIRONMENTAL IMPACT	COMMENT	MITIGATION MEASURES
Fauna	Flora and fauna investigations have revealed the presence of various wildlife species within the Site although no threatened species are likely to be affected.	All necessary measures will be taken to capture and relocate wildlife which is resident within the development zone. A suitable person will be present on Site to ensure that wildlife is not present in trees to be felled, and where necessary to capture, care for and release/relocate any wildlife found.
Construction Impacts		
Construction	The development is substantial and has the potential to cause disruption to the surrounding area if not carefully managed.	A Construction Management Plan will be prepared for the Site.
Operational Impacts		
Traffic	The proposed development will generate additional traffic. 202 staff will be employed at the Site. Traffic movements will also be generated by visitors.	The additional traffic impacts of the proposed development have been explored in the Traffic Impact Assessment attached at **Appendix 4**. The assessment identifies that the proposed development will have no adverse traffic impacts.
Parking	305 parking spaces are proposed to be established on the Site.	The Traffic Impact Assessment concludes that this level of parking is sufficient to meet the proposed demands of staff and visitors for parking.
Noise and Vibration	Increased activity at the Site has the potential to generate additional noise.	The surrounding location of rural-residential in character and there are few residential properties within the surrounding area. The siting of the new facility will help to prevent any significant impact associated with increased noise levels.

POTENTIAL ENVIRONMENTAL IMPACT	COMMENT	MITIGATION MEASURES
Services and Infrastructure		
Services	All services are available to the Site and are capable of being extended to meet the needs of the proposed development.	New infrastructure will be introduced to the Site as required.
Drainage		A stormwater management strategy has been developed for the Site.
Built Development		
New Development	New development will include the construction of a purpose built correctional centre facility comprising a cluster of two storey buildings arranged around a central courtyard.	New buildings have been designed to be fit for purpose and responsive to user needs. The design of the new buildings has strong regard for the functional requirements of the correctional centre.
Views	Views of the facility are likely to be available from surrounding residential properties and the highway.	Building heights have been restricted to a maximum two storeys to minimise the visual impact of the proposed facility from surrounding areas.
Landscaping	Landscaping is required for both functional and aesthetic reasons. Landscaped spaces will be used by inmates but will also provide a setting for new development. Landscaping needs to strike a balance between improving the visual appearance of the Site and maintaining security.	

POTENTIAL ENVIRONMENTAL IMPACT	COMMENT	MITIGATION MEASURES
Safety and Security	The nature of the proposed development demands a high regard for safety and security.	The safety of staff, visitors, neighbouring residents and inmates is of the highest priority. Security measures will be adopted at the centre to maximise safety, this will include physical security measures including perimeter fencing and surveillance equipment.
Existing Uses	The Site is largely remnant State Forest land and has been heavily logged in the past.	The proposed development will only occupy X of the entire Site, with the remainder of the vegetation, including the riparian corridors along the two creeks, to be protected and managed under a Vegetation Management Plan.

7. CONCLUSION

This report accompanies an application for the approval of the construction of the South Coast Correctional Centre. The report, together will the appended technical reports, comprises a comprehensive environmental assessment of the South Coast Correctional Centre project as required by the environmental assessment requirements prepared by the Council and Part 3A of the Environmental Planning and Assessment Act 1979.

An assessment of the impacts of the proposal indicates that the project and the principles guiding the future redevelopment of the Site will result in positive social, environmental and economic outcomes.

The proposal demonstrates consistency with prevailing planning instruments including the provisions of the Shoalhaven LEP 1985 (where relevant), SEPPs and REPs.

In conclusion, the Site is suitable for the proposal and the implementation of the South Coast Correctional Centre project is consistent with the public interest.

Accordingly, the Minister's favourable consideration of this application is sought together with a determination that no further environmental assessment is required for the project.

APPENDICES

APPENDIX 1

Director General's Environmental Assessment Requirements

APPENDIX 2a

Concept Plan

APPENDIX 2b

Reduced Set of DA Plans

APPENDIX 3

Flora and Fauna Report – Kevin Mills and Associates

APPENDIX 4

Traffic Report - Traffix

APPENDIX 5

Bushfire Risk Assessment - ABAC

APPENDIX 6

Socio-Economic Impact Assessment – BBC Consulting Planners

APPENDIX 7

Geotechnical Report – Cottier and Associates

APPENDIX 8

Heritage and ATSI Impact Assessment – Navin Officer

APPENDIX 9

Structural and Civil Engineering Report – Woolacotts, Consulting Engineers

APPENDIX 10

Hydraulic Engineering Report – Woolacotts, Consulting Engineers

APPENDIX 11

Noise Impact Report – Day Design

APPENDIX 12

Flooding and Stormwater Management Report – Woolacotts, Consulting Engineers