



SOUTH COAST CORRECTIONAL CENTRE

500 BED MULTI CLASSIFICATION SECURITY FACILITY

PART 3A MAJOR PROJECT

PREFERRED PROJECT REPORT

Prepared for



**By
BBC Consulting Planners**

Job No. 06238
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Table of Contents

1.	INTRODUCTION.....	1
2.	CONSIDERATION OF SUBMISSIONS	2
	2.1 Summary of Submissions.....	2
	2.2 RESPONSE TO SUBMISSIONS.....	2
3.	AMENDMENTS TO THE PROJECT APPLICATION PLANS AND DOCUMENTS	35
	3.1 Proposed Access Arrangements.....	35
	3.2 Response to DECC Issues	35
4.	REVISED STATEMENT OF COMMITMENTS.....	38

1. INTRODUCTION

This Preferred Project report relates to the 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).

The Environmental Assessment report relating to the above project was exhibited from 21 November to 21 December 2007. During and after that period a total of 34 submissions was received by the Department of Planning. Thirty-one of these submissions were from the public and 3 from public authorities including Shoalhaven Council. These submissions are summarised in Appendix 1.

The Proponent (ie. Department of Corrective Services) has considered the issues raised in the submissions made during the exhibition period and has implemented various actions in relation thereto.

2. CONSIDERATION OF SUBMISSIONS

2.1 Summary of Submissions

Provided in Appendix 1 is a summary of the issues raised in the submissions made during and after the exhibition period. A total of 34 submissions was received by the Department of Planning. Of these:-

- 31 were from private individuals;
- 3 were from government agencies;

Twenty one of the submissions from individuals were a form letter. Twenty six of the submissions from individuals objected to the proposed development, two supported the development and three requested more information.

2.2 RESPONSE TO SUBMISSIONS

Provided overleaf is a response to the submissions.

No.	Submitter	Issues Raised	Response and Mitigation Strategy	Committment
1 and 2	Public Submissions (2)	Adjoining property owners support use of Central Avenue, Oxford St and the Links Road as the main access for the CC.	Access issues discussed below with the Links Road Access preferred	No additional commitments required.
3 to 29	Public Submissions (27)	21 submissions were form letters		
		Increased undesirables in the town	<p>This issues was discussed in the EA SCCC (SEIA Section 4.6.4, pp 37-38)</p> <p><i>"The Lithgow Socio-Economic Impact Assessment (BBC Consulting Planners, 1997), prepared eight years after the Lithgow Correctional Centre commenced operations, found that the community held a perception that drug offences and car theft had increased, as a direct result of the centre. However, analysis of crime statistics indicated that that crime in fact decreased in Lithgow over the period by 5%, while it increased by 25% in NSW during the same period."</i></p> <p><i>"The general comment should be made that the majority of visitors to inmates are law abiding citizens. Notwithstanding this, it is noted that visits to inmates at the SCCC will be tightly controlled. All visitors will be required to make appointments in advance with the centre. All visitors will be obliged to supply a number of forms of identification, or be subject to identification via 'thumb print' technology, and a photograph of each visitor will be taken and placed on file. Visitors will also be screened for drugs and other contraband, as is the procedure in other correctional centres."</i></p>	Social and economic commitments are included in the EA. No additional commitments required in response to this issue.
		Stigma of "jail towns"	<p>The EA addresses this issue (SCCC SEIA, Section 4.6.5 pp38-39)</p> <p><i>"Similar concerns were also raised by representatives across many community service sectors in Kempsey. However, contrary to initial</i></p>	Recommendations of SEIA to be implemented. No additional

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			<p>community expectations, it was found that the correctional centre may have led to a more positive image of the town amongst its residents, as a result of direct and indirect employment opportunities and economic development within the town. Council's Social Planner commented that the centre has been very positive for the community, which sees the centre as a proactive partner in community affairs".</p> <p>Recommendations of the SEIA include:</p> <ul style="list-style-type: none"> • DCS to work with Council and tourism authorities to maintain a positive image and build tourism opportunities. • DCS and SCCC to promote the economic benefits being delivered to the community 	commitments required.
		Adverse effect on tourism	<p>The EA addresses this issue (SCCC SEIA Section 4.6.4 pp 39-40) "Similar concerns were also voiced by the community in other towns when correctional centres were proposed, including Kempsey, Wellington and Lithgow. However post-occupancy evaluations in both Kempsey and Lithgow have revealed that these concerns did not eventuate".</p> <p>Recommendation for action noted above.</p>	Recommendations of SEIA to be implemented. No additional commitments required.
		Negative impact on local business – no work for local businesses, no jobs for local residents and impact of location	<p>The EA addresses this issue (SCCC SEIA P56)</p> <p>"Construction</p> <p>Data collected by the Department of Commerce in relation to the MNCCC indicated that of all of the people inducted on site (including contractors and construction staff, client representatives, project management staff, suppliers and others), 66% resided in Kempsey and adjacent local government areas, with over half of those, or 37%, being resident in the Kempsey Shire. In Wellington, the local component</p>	Recommendations of SEIA to be implemented. No additional commitments required.

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			<p>increased to over 70%.”</p> <p>Operation The SCCC will employ 202 persons. Based on previous experience, it is estimated that:</p> <ul style="list-style-type: none"> • 53% (108) of these will move into the area with the remainder (94) recruited locally; • 80% of staff moving into the area (86) will live in Shoalhaven LGA with 10% moving to Wollongong and Shellharbour and 10% elsewhere such as Kiama or Moss Vale; • 70% of staff moving to Shoalhaven LGA (61) will move to Nowra, with 30% (26) moving to other towns such as Shoalhaven Heads and rural areas. P12 <p>Local businesses There are a number of opportunities for local companies, including:</p> <ul style="list-style-type: none"> • Ongoing and preventative maintenance contracts generated by capital works, which are generally major expenditure items. Some of these contracts are developed on a statewide basis, but often local companies do the work. For example, maintenance of diesel generators, freezers, air conditioning and the like. • The construction contract includes a 6 year facilities maintenance component, with options for a further 6 years. As with the item above, local companies are often employed to do the work. • The main benefit to local businesses is from the creation of over 200 permanent positions, and the injection of the salaries from these people and their families (plus the multiplier) into the local economy. 	

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			<p>The recommendations in the SEIA include:</p> <p>Maximise Positive Economic and Social Impacts</p> <p>(1) CCC to work closely with local businesses and service providers, including schools, to ensure all possible opportunities for partnership and development are identified and addressed, including:</p> <ul style="list-style-type: none"> • Holding discussions with DCS about methods of ensuring maximum opportunities for local firms to win tenders under the DCS centralised tendering process. • Ensure that tenders are placed in local newspapers. • Regularly publish a list of upcoming future tenders at Council and in the local areas. • Working to establish mutually beneficial partnerships between local industry and Corrective Services Industries (CSI). <p>(2) Liaise closely with economic development groups to develop new ways to value add economically from the Centre, eg attracting new industries, briefing sessions to assist the local community in the development of individual or consortium based approaches to bid for tenders.</p> <p>(3) Liaise with TAFE to enable courses to be developed to provide locally based skilled workforce for the construction program.</p> <p>(4) CCC to investigate ways the Centre and minimum security inmates on work release program can contribute to local public works and community projects.</p> <p>(5) CCC to work co-operatively with the local Indigenous community</p>	

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			<p>to develop and facilitate skills enhancement programs, pre-employment strategies and active recruitment drives in the Indigenous community.</p> <p>Impact on nearby businesses</p> <p>Silverwater Correction and Remand Centre in Sydney has been operating for over 100 years adjacent to industrial and business uses of increasing density without any negative effect. As noted in the SEIA, p39 "The buildings will be primarily domestic in appearance and scale. The buildings will be located some distance from the highway and the retention of much of the native forest on the site will provide substantial natural screening from passers by. Additional screening planting may be undertaken once the buildings are completed if necessary."</p>	
		Lack of services and infrastructure (doctors, police, mental health, roads and transport)	<p>The EA addresses this issue (SCCC SEIA)</p> <p>Health</p> <p>P 10 "Justice Health staff will operate a 24-hour, seven-day clinic within the SCCC. The correctional centre will also have its own dental facilities, pharmacy, x-ray and video equipment for remote diagnosis".</p> <p>P11 "Justice Health, the provider of medical services to NSW correctional centres, is expected to advertise a minimum of 11 Registered and/or Enrolled Nurse positions. It is possible that the SCCC will compete for scarce nursing resources in the area. Consequently it is important that discussions are held prior to the engagement of nursing staff between Corrections Health Service, South Eastern Sydney and Illawarra Area Health Service (SESAHS) and the Shoalhaven District Memorial Hospital to ensure measures are put in place to minimise the impacts of the additional jobs on existing service delivery.</p> <p>In addition to the nursing staff, a local dentist, psychiatrist, radiographer</p>	No additional commitments required.

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			<p>and general practitioner will be sought to provide regular, contracted services to the SCCC. Discussions will be held with SESIAHS and the Shoalhaven District Memorial Hospital in this regard to coordinate service delivery. “</p> <p>Mental Health</p> <p>P50 “The Department of Health and DCS are working continually to develop mental health programs for inmates. Inmates at the SCCC requiring specialist attention, particularly mental health treatment, will generally be transported to the appropriate facilities at either Long Bay or Silverwater Correctional Centres in Sydney”</p> <p>Welfare</p> <p>P51 “During community consultation, concern was expressed that St Vincent de Paul, the largest provider of charitable services in the area, may be unable to cater for the anticipated increase in demand created by the SCCC.</p> <p>Similar issues were also raised by community and welfare organisations in Kempsey who were concerned about the impact of inmates’ families visiting or relocating to the area, as well as from released inmates remaining in the area as a result of the MNCCC. However, anecdotal evidence found that the presence of the MNCCC has had minimal to no impact on demand for most welfare and charitable services.”</p> <p>Drug & Alcohol Services</p> <p>P53 “The Correctional Centre will have drug and alcohol workers who will conduct programs to help offenders manage addiction. The Centre will also have 3 detoxification units for inmates. All drug and alcohol services for inmates will be provided by the Department of Corrective</p>	

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			<p>Services. This will therefore minimise the need to rely on external drug and alcohol service providers in the Shoalhaven area, many of whose resources are already stretched. The SCCC will hold discussions with the relevant alcohol and drug service providers in the area to establish co-operative approaches to managing the drug and alcohol issues of inmates, both pre-and post-release. “</p> <p>Police P45 “The Mid North Coast Local Area Command advised that the presence of the correctional centre had not impacted the policing resources of the Kempsey area, as two additional detectives and three general duties positions were created within the Mid North Coast LAC to cater for additional demand. The relationship between the Police in the Mid North Coast LAC and the staff at the MNCCC has been described as positive, with regular joint operations and assistance being provided by both organisations.</p> <p>The SCCC will contain holding cells for persons detained in the area. Police on the Mid North Coast advised that the presence of a similar facility at the MNCCC has not only reduced the time and resources which would have otherwise been spent transporting the inmates to the Port Macquarie Police Station and holding them in police cells overnight, but has also lowered the potential risk of death or injury in police custody. Police holding cells for the South Coast region are located at Batemans Bay, which similarly involves extensive Police resources from the Shoalhaven area in transportation duties.</p> <p>Transport P41 The MNCCC has been successfully operating a courtesy bus service between Kempsey railway station and the Centre on weekends and public holidays to transfer visitors who do not arrive by car. Management have indicated that approximately 20% of all visitors arrive in this manner each weekend. Discussions with local social service</p>	<p>DCS, in conjunction with the CCC, will determine the level of need for transportation of visitors to the Centre, and will implement a suitable solution.</p>

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			<p>providers indicated that this has had a positive effect of reducing the potential negative impacts of visitors in the town and boosting inmate morale. It is possible that a similar arrangement can be made in Nowra. This service is likely to be undertaken in partnership with a local bus company or other service provider, but may be provided directly by DCS. DCS will consult with the local community to determine a preferred solution.</p>	
		<p>Social responsibility – alternatives to gaols. Not addressing rehabilitation or causes of crime.</p>	<p>The Concept Plan Application is for the purpose of obtaining approval to construct and operate a correctional facility, for which there is an identified need and backlog. The SCCC is only a part of a broader statewide strategy to address crime on a number of different levels.</p> <p>SCCC SEIA p37</p> <p>“Inmates due for release are offered pre-release education and assistance in relation to coping in society. The SCCC will implement a Release Strategy which will be prepared in consultation with the CCC. This is designed to maximise the support given to inmates on their release and to minimise the potential negative impacts on the surrounding community. Feedback from community service providers in Kempsey indicated that their Release Strategy, whereby on release inmates are either picked up from the centre by family or accompanied by MNCCC staff to the train or bus station, timed to arrive 5 minutes before the pre-arranged departure, has been extremely successful in easing the transition of released inmates from the MNCCC to their home.</p> <p>Prior to release arrangements are made with service providers near to home for the provision of on-going care and management. This includes housing authorities (including halfway houses), drug and alcohol counselling, community health services and medical treatment, Centrelink payments, and parole services and the like. A bank account</p>	<p>No additional commitments required.</p>

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			is established at a branch near home if needed by the inmate.”	
30 and 31	Public Submission (2)	Requested information regarding community consultation	<p>The following agencies were contacted individually for indepth telephone consultation during the preparation of the SEIA, as listed in the appendix of that report. Feedback from community consultation undertaken during the site selection process was also used to inform the impact assessment.</p> <ul style="list-style-type: none"> • Department of Housing – Nowra Office • Shoalhaven Community Housing • Shoalhaven Local Area Command, Nowra Police Station • Community Offenders Service • Department of Education and Training • Illawarra Institute of TAFE • Salvation Army – Bridge Program • Drug and Alcohol Community Adult Team (D.A.C.A.T) – Nowra Office • Jerringa Local Aboriginal Land Council • Shoalhaven City Council 	No additional commitments required.
32	DECC			
		Concept plan currently impacts on foraging habitat of The Eastern Bent-wing Bat, the Large-eared Pied Bat and the Glossy Black Cockatoo .	<p>In relation to the bat species, the EA states (Appendix 3) that: “Given the lack of any roosting sites within the limits of the likely development area, and the retention of bushland adjacent to this that would meet the foraging needs of these microchiropterans, it is not considered that either microbat would be adversely affected. The proposed development wouldn’t limit the extent of roosting resources available to these species, nor significantly reduce the amount of foraging habitat present.”</p> <p>Neither bat species is limited by foraging habitat over its range; both are threatened to some extent because of their requirements for caves</p>	Refer to Section 3.2.

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			<p>where they roost and breed. At most, a small part of their foraging area would be removed. On balance, the management of the larger surrounding area of habitat on the subject land to maintain vegetation cover and allow it to mature in years to come would be a reasonable outcome. It is noted that the Bentwing-bat lives in metropolitan Sydney, roosting in drains and the like, so the assertion that this bat could be significantly affected by the SCCC development seems very unlikely.</p> <p>In relation to the Glossy Black Cockatoo, the only foraging habitat to be removed by the development is a small stand of young Casuarina trees on the northern edge of the development. The remaining stands of Casuarinas are within the area to be retained and managed for conservation purposes. Under these circumstances, it is very unlikely that the Glossy Black-Cockatoo could in any way be seriously affected by the development.</p> <p>In relation to the Square-tailed Kite, the occurrence of this bird of prey in discussed in the EA (Appendix 3). It is acknowledged there that this species is a regular summer visitor to the Nowra area. The species has a huge foraging range (up to 50 km²), the development area of 23 hectares being a minute part of that range. It is also noted that the species forages on cleared land and the edges of forest. The remaining forests are to be retained and managed for conservation purposes. Under these circumstances, it is very unlikely that the Square-tailed Kite could in any way be seriously affected by the development.</p>	
		Does not adequately assess the potential indirect impacts on the Endangered Ecological Community (Swamp Sclerophyll Forest on Coastal Floodplains).	This community occurs along the watercourse, as shown on our general vegetation map in Appendix 3 of the EA. The location of this vegetation community has been more recently confirmed by survey. Indirect impacts from changes to the water run-off characteristics will be minimised by the proposed stormwater management system as outlined in the EA. A train of water quality controls is proposed including gross	Refer to Section 3.2

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			<p>pollutant traps near the source and wetland detention basins prior to discharge to the water courses. The wetlands will provide additional habitat and are located outside the identified EEC and at least 40 from the stream. The potential for impacting indirectly upon this vegetation is a matter for the envisaged Vegetation Management Plan. Careful consideration will be given to construction management through the implementation of a construction environmental management plan. It is considered that the proposed development adequately addresses the impact on the EEC.</p>	
		<p>Proposed Vegetation Management Plan will not adequately mitigate against the potential impacts on the threatened species using the site for foraging or the EEC. Biodiversity offsets should be considered, should look at principles recommended to the South Coast Concrete Crushing and Recycling facility.</p>	<p>Discussions have been held with DECC in this regard and the resulting commitments are discussed in Section 3.2.</p>	Refer to Section 3.2
33	RTA	<p>Does not support the proposal in its current form (ie the seagull arrangement for access). Needs to be revised to adhere to the RTAs strategy for the precinct which restricts access to all properties between the roundabout at Central Avenue and the proposed Warra Warra Road roundabout to left in and</p>	<p>The RTA has not provided a copy of its strategy for this section of the Princes Highway nor made it available for public comment. The limitations associated with restricting access to all properties between the roundabout at Central Avenue and the proposed Warra Warra Road roundabout to left in and left out only have been discussed in the EA.</p> <p>The RTA (and Council) prefers left in/left out only access from the highway, construction of a central median on the Princes Highway to RTA standard, a left turn slip lane and access into the site for vehicles coming from the north is to be via the Warra Warra Road roundabout. This requires the construction of the Warra Warra Road roundabout</p>	<p>Access to the facility is proposed via Central Avenue, Oxford Street and Links Road.</p>

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		left out only.	<p>which the RTA advises is expected for completion in mid 2008.</p> <p>This access arrangement is considered unsuitable and inefficient for the operation of the correctional centre.</p> <p>In view of RTA opposition to a direct access from the highway accommodating all movements, the proponent proposes access via Central Avenue, Oxford Street and the Links Road as discussed below.</p>	
34	Shoalhaven City Council			
		<p>Nowra Bomaderry Structure Plan and Shoalhaven LEP</p> <p>In rezoning the site the Minister should ensure the structure plan provisions are implemented. In particular, the intention to zone riparian corridors for environmental protection, to ensure consistency with the zoning of the remainder of the Structure Plan study area.</p>	<p>Council has indicated an intention to rezone riparian land to recognise its conservation value. The location of the riparian vegetation is the vicinity of the site has been identifigied by survey to assist with this task. This vegetatn will be protected and will not be affected by the development other than at the access crossing points.</p>	No additional commitments required.
		<p>South Coast Regional Strategy</p> <p>In accordance with the recommendation of Point 1 above any rezoning of the site should ensure that the riparian corridors which contain the Spotted Gum-Paperbark Forest (an Endangered Ecological</p>	As above.	No additional commitments required.

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		Community) are zoned for environmental protection.		
		<p>Traffic Access and Parking Location of Access</p> <p>Council expresses the view that access to the development should be provided in accordance with Access Option 3 (i.e. left in/left out only access, construction of a central median on the Princes Highway to RTA standard, a left turn slip lane and access into the site for vehicles coming from the north is to be via the Warra Warra Road roundabout).</p> <p>Council does not support direct access from the facility onto the local road network as proposed in Access Option 2.</p> <p>Council does not support Option 1 (direct access with all movements from the Princes Highway via a roundabout or alternative intersection arrangement. This is because this would be contrary to RTA advice and because it raises questions about the future of the Warra Warra Road roundabout.</p>	<p>Council's lack of support for right and left hand turn, in and out, from the Princes Highway as preferred by the proponent is based on the lack of support by the RTA and a view that an access at this point raises questions about the future of the Warra Warra Road roundabout.</p> <p>There is no justification for the comment that an access at the location proposed under this option (Option 1 in the EA) would have any impact on the future of the Warra Warra Road roundabout.</p>	Discussed in Section 3.1.

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		<p>Consistency with Nowra-Bomaderry Structure Plan. Council refers to Nowra Hill Road as part of the future road network under the Structure Plan. Council has requested additional information that the exclusion of Nowra Hill Road from the proposed future road network as identified in the Nowra-Bomaderry Structure Plan will be acceptable in traffic terms and for what intended for replacement of Nowra Hill Road to satisfy the Nowra-Bomaderry Structure Plan envisaged expansion of Flinders Industrial Estate and access to developments immediately to the west of the Princes Highway (between Central Avenue and Warra Warra Road).</p>	<p>It is noted that the Structure Plan proposes a number of roads through the site:</p> <ul style="list-style-type: none"> • An east west local road at approximately the location proposed under Option 1 via a full intersection with a east west local road to the east of the highway. This road is planned to connect with Nowra Hill Road. • An east west main road at Warra Warra Road becoming a local road further to the west. • Nowra Hill Road connecting with the highway just south of the Central Avenue roundabout (presumably via a left in and left out access only in conjunction with the use of the Warra Warra Road roundabout) and extending southward to connect with the east west main road at Warra Warra Road. <p>It is also noted that the access to the proposed facility preferred by the proponent (Option 1) is at the location of a full intersection with the highway. The nature of this intersection (signals or roundabout) is not identified. The location of Option 1 with all movements possible is consistent with the adopted structure plan.</p> <p>The development of the site as a correctional facility retains the northern part of Nowra Hill Road south to Links Road. There is the potential for connectivity to future industrial development to the north and west of the site via the Links Road and via Warra Warra Road main east west road.</p> <p>The site is located within an area envisaged for the longer term expansion of Flinders Industrial Estate and is immediately to the west of the Princes Highway (between Central Avenue and Warra Warra Road). Given the significant reduction in traffic generation of a correctional</p>	<p>No additional commitments required.</p>

Construction access will be via Central Avenue and Nowra Hill Road.

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		Facilities – Part 3: Bicycle Parking Facilities.		
		Section 94 Contributions a) Should the Department of Planning approve the proposal the following should be conditioned on any issued development consent: <ul style="list-style-type: none"> • A requirement for S94 Contributions for the roundabout at the intersection of Warra Warra Road and the Princes Highway, South Nowra. In this regard further discussions/negotiations should be had with Council prior to the applications determination. • A requirement for S94 Contributions for fire and emergency services. 	<p>It is noted that there is no S94 contributions plan for drainage or roadworks applicable to the development.</p> <p>The Department of Corrective Services will meet the reasonable costs of providing access to the site including a new access from the Links Road and construction and reconstruction of Links Road and Oxford Street as required to meet the needs of the development.</p>	Proposals for access discussed in Section 3.1.
		Flooding a) Additional information should be provided that: <ul style="list-style-type: none"> • Re-estimates the water levels along the site using the correct downstream 	<p>The first part of Council's comments relate to the peak stormwater flows at the site, and state that the flows detailed in the EA do not agree with the flows given in the Patterson Britton Study.</p> <p>The peak stormwater flows at the site used in our report were taken</p>	The Proponent has no objection to amending the freeboard above the 1 in 100 year design flood level to 500mm for habitable floors.

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		<p>boundary conditions in the HEC-RAS model (i.e. a reassessment of flood modelling using appropriate down stream boundary conditions as provided in the Nowra and Browns Creek Flood Study (Issue 4, March 2005) to determine the correct flood level and flood planning level across the development site) ;</p> <ul style="list-style-type: none"> Models the post development site/catchment condition. <p>b) A minimum freeboard of 0.5m (instead of 0.3m specified) in accordance with the requirements of the Floodplain Development Manual should be provided.</p> <p>c) Nominated road levels should be revised based on the revised flood levels detailed in Recommendation (a).</p>	<p>from Table 16 of the Patterson Britten Report. The Table is labelled "Peak Flows for Nowra Creek Sub-catchments based on 2 hour critical storm duration". As the flows were detailed in the main report, our consultants understood that they were the critical flows in Nowra Creek, which were used in the determination of flood levels. The flows given by Council in their comments are taken from the RAFTS output in Appendix H and are for differing storm durations. Woolacotts see no reason to change the EA report for this item.</p> <p>The second part of the comments on flooding relates to the downstream water level and the location where it occurs, with Council claiming Woolacotts have used the levels detailed for Central Avenue at Links Road. In the Patterson Britten report, Central Avenue is the furthest location upstream at which flood levels are given in Table 19. This is the location at which the downstream levels were set in our analysis. In the model, Central Avenue is called Station10, while Links Road is called Station 40. These numbers do not represent distances along the creek, and the stations are 400m apart in the model. Council may have assumed that the station numbers represented distances along the creek.</p> <p>As the Patterson Britten report does show water surface profiles in Figure 6 (which is part of the calibration of the study), we have re-run over flood model using the water levels at the top end of Nowra Creek (approximately Links Road) to test the sensitivity of the downstream water level on flood levels through the site. With the flood levels at Links Road given by Council included in the model, Woolacotts found that by Stations 250/300 there was no difference in water levels from the levels detailed in our original flood study. Therefore, the flood levels at the centre remain unchanged.</p> <p>Council's letter also requires that the post-development flows in Nowra Creek be modelled. The correctional centre has been provided with rainwater reuse tanks and stormwater detention basins, which limit the</p>	

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			<p>peak flow from the site to the existing peak flow. Consequently the flow in Nowra Creek will remain at pre-development levels. Therefore, the existing flows equal the proposed, and only one set of flows were modelled.</p> <p>The minimum freeboard of 300mm to habitable floors in the 100 year ARI flood event was adopted as this is a typical freeboard required by Councils and Australian Rainfall and Runoff requires between 300 and 500mm. We have no objection to amending this freeboard to 500mm for habitable floors.</p> <p>Minimum road levels were set at the 100year ARI flood level as no freeboard is normally provided for roadways. Based on the revised 100 year ARI flood levels we require the entry road at Nowra Creek culverts to be above RL 37.80. The road is currently at RL 38.65, and is well above the 1 in 100 year flood level. No other road levels require amendment.</p>	
		Flora and Fauna a) Threatened flora and fauna survey's for this proposal should comply with the requirements of the DECC issued working draft (Nov 2004) <i>Threatened Biodiversity Survey and Assessment Guidelines</i> in order to adequately address the potential for significant impact on identified threatened species. The applicant should be requested to demonstrate	<p>The survey methods set out in various guidelines should always be applied having regard to the site in question. The time spent spotlighting was largely on the proposed development site (about 23 ha) with time spent on the surrounding land that will not be impacted at all (coming and going to the development site). During all spotlighting, including that during the bat survey, only one Brush-tailed Possum was observed. This is consistent with our habitat assessment that the young forest on the development site is unlikely to support many arboreal mammals. It is not stated which species Council believes may be detected with additional spotlighting; we have dealt with all relevant threatened species in Section 4.2, even though we did not find them on the site.</p> <p>The site boundary with a 1.8m high fence is required for security reasons. The proponent will enter into discussions with DECC to determine the appropriate form of this fencing having regard to wildlife</p>	<p>The proponent will liaise with the DECC to determine the most appropriate form of property boundary fencing for the site having regard to wildlife movements.</p>

No.	Submitter	Issues Raised	Response and Mitigation Strategy	Committment
		<p>this compliance as well as undertake an investigation of the impact of fencing the site boundary with a 1.8m high fence on flora and fauna.</p> <p>b) Should the Department of Planning approve the proposal the following should be conditioned on any issued development consent:</p> <ul style="list-style-type: none"> • The recommendations as detailed in Section 7 of the Flora and Fauna Assessment prepared by Kevin Mills and Associates (Dated: October 2007); • The area depicted on the Tree Exclusion and Construction Zone Plan – Project No.2804, Drawing No. DA06, Issue A, Dated 00.0007, to be retained as natural bushland be fenced off prior to the commencement of any works and remain fenced off from construction spoil, waste, materials and machinery until all works are completed. Any issued development consent in 	<p>movements in the area.</p> <p>The Statement of Commitments requires implementation of the recommendations of the flora and fauna study contained in Appendix 3 of the EA with additional commitments resulting from discussions with DECC.</p>	

No.	Submitter	Issues Raised	Response and Mitigation Strategy	Committment
		addition to the above should incorporate the "Avoidance and Mitigation Recommendations" contained in the Ecological Assessment Report.		
		Bushfire a) The Rural Fire Service should be contacted to provide comments on the submitted <i>Bushfire Risk Assessment</i> and any recommended conditions be incorporated on any notice of approval. b) The development demonstrate compliance with the requirements of <i>Planning for Bushfire Protection 2006</i> (i.e. access, services, emergency and evacuation planning etc) and the deemed to satisfy provisions of the Building Code of Australia through AS 3959-1999.	The RFS were contacted by the Department of Planning in preparing the DG's Environemntal Assessment Requirements and by the proponents consultant in the preparation of the EA and the PPR.	
		Food Premises Construction a) The construction and operation of the food premises shall comply with	All relevant legislation will be satisfied by the proponent in the operation of the facility.	No additional commitments required.

No.	Submitter	Issues Raised	Response and Mitigation Strategy	Committment
		<p>the Food Act 2003, Food Safety Standards and Council's Food Premises Policy (refer to Attachment 3).</p> <p>b) The applicant shall register the premises on the NSW Food Authority's Notification and Food Safety Information System.</p>		
		<p>Noise</p> <p>a) All construction work shall be restricted to the hours of 7am to 8pm Monday to Friday and 8am to 3pm Saturday. No work shall take place on Sundays or public holidays.</p> <p>b) Noise and vibration from the use and operation of any plant and equipment either during construction or as a result of the occupation of the premises shall not give rise to "Offensive Noise" to any person as defined by The Protection of the Environment Operations Act 1997 (NSW).</p> <p>c) Compliance with the recommendations and findings of the Acoustical</p>	<p>Council requirements for construction times and construction management are acceptable to the proponent. Prior approval from the Council will be obtained to any construction activity outside the hours nominated by the Council.</p> <p>Consideration has been given to the impact of quarrying activities (including any expansion into Mineral Lease 6322) on the proposed facility in the EA and in particular in Appendix 11.</p> <p>It is envisaged that the quarry will operate in a manner that complies with all relevant criteria and take into account the proposed correctional centre is its design and operation.</p>	<p>Prior approval from the Council will be obtained to any construction activity outside the hours nominated by the Council.</p>

No.	Submitter	Issues Raised	Response and Mitigation Strategy	Committment
		<p>Engineers Report prepared by Day Design Pty Ltd, Report Number: 3749 (Dated: 19 November 2007).</p> <p>d) Consideration be given to the impact of quarrying activities (including any expansion into Mineral Lease 6322) on the proposed facility.</p>		
		<p>Stormwater</p> <p>a) The applicant should be required to provide permanent stormwater quality device(s) to collect pollutants that will be generated post development so as to ensure stormwater is clear of debris and pollutants prior to discharge from the site (i.e. so as not to adversely impact on any waterbody and/or adjoining land). Pollutants will include litter, floatable debris, organic debris, coarse sediments, suspended solids, road grit and oil. The stormwater treatment device(s) should have a performance criteria in excess of 90% of litter,</p>	<p>Concerns are raised by Council that the only treatment of stormwater will be the gross pollutant traps prior to the rainwater reuse tanks shown on Drawing DA08. Section 4.0 of the Flood Study and Stormwater Management Report details that gross pollutant traps will be provided upstream of the detention basins. The report also details that the outlet of the detention basin will be at least 600mm above the base, so that the lower section of the basin acts as a sediment trap, to provide further treatment to stormwater flows leaving the site. These traps provide a storage volume of approximately 5,000m³, which will capture silt and the nutrients carried by the silt.</p> <p>The other query raised by Council relates to water reuse on the site. All roof areas on the site drain by a separate network to rainwater tanks. Water from the tanks will be used to flush toilets in the administration and minimum security parts of the site, as well as for irrigation of landscaped areas. The details of proposed water reuse and minimisation are presented in the Hydraulic Engineering Report, which was included in the EA (Appendix 10).</p> <p>The measures suggested by the Council are included in the project and are discussed in the EA.</p>	No additional commitments required.

No.	Submitter	Issues Raised	Response and Mitigation Strategy	Committment
		<p>floatable debris, organic debris, coarse sediments, suspended solids, road grit and oil of gross stormwater pollutants.</p> <p>b) Sustainable water management practices such as stormwater harvesting and re-use should be implemented as part of the development (i.e. toilet flushing, garden watering, cooling tower make-up etc).</p>		
		<p>Site Drainage</p> <p>a) On-site detention storage for stormwater run off from the development site shall be provided such that discharge from the site for design storm events up to and including the 100 year average recurrence interval does not exceed the pre-developed conditions.</p> <p>b) The levels of the car park and landscaped areas adjacent to the buildings must be designed so as to prevent the 1 in 100 year stormwater runoff from overland flows or pipe blockages from entering the</p>	<p>On-site stormwater detention has been provided to cater for storms up to the 1 in 100 year storm event, as detailed in the Stormwater Management Report and shown on Drawing DA08.</p> <p>Overland flow paths through the site cater for flows in excess of the piped capacity.</p> <p>No additional design changes are considered necessary.</p>	No additional commitments required.

No.	Submitter	Issues Raised	Response and Mitigation Strategy	Committment
		buildings or having adverse affects on adjacent property/buildings. Overflow paths must be provided to allow for flows of water in excess of the capacity of the pipe/drainage system. Blocked pipe situations with 1 in 100 year ARI events must be incorporated into the design.		
		Recommendations Regarding Social Issues <ul style="list-style-type: none"> A bus service be provided by the operator of the facility that runs regularly between the goal and Bomaderry Railway Station for: <ul style="list-style-type: none"> Visitors during weekend visitation hours and employees; and Inmates upon release from the facility. 	<p>The MNCCC has been successfully operating a courtesy bus service between Kempsey railway station and the Centre on weekends and public holidays to transfer visitors who do not arrive by car. Management have indicated that approximately 20% of all visitors arrive in this manner each weekend. Discussions with local social service providers indicated that this has had a positive effect of reducing the potential negative impacts of visitors in the town and boosting inmate morale. It is possible that a similar arrangement can be made in Nowra. This service is likely to be undertaken in partnership with a local bus company or other service provider, but may be provided directly by DCS. DCS will consult with the local community to determine a preferred solution.</p> <p>This service will only be maintained if there is a demand and it is used by visitors to the centre. The success of similar services at other centres suggests that utilisation needs to be monitored and alternative arrangements put in place if required to meet the specific needs of the centre. As visits are booked, it is possible to obtain advanced notice of transport requirements.</p>	Service is likely to be undertaken in partnership with a local bus company or other service provider, but may be provided directly by DCS. DCS will consult with the local community to determine a preferred solution.
		The Department of Community Services have on going	The EA analyses the impacts of the development on population and housing including housing availability and affordability and public	No additional commitments

No.	Submitter	Issues Raised	Response and Mitigation Strategy	Committment
		discussions with the Department of Housing and other low cost housing providers during the construction and operation of the facility to determine the need for and where necessary provide additional public and affordable housing stock in line with any increased demand generated by the facility.	housing. Specific recommendations are included in the SEIA (Appendix 6) requiring the situation to be monitored. The Statement of Commitments in the EA states that the development shall be undertaken generally in accordance with the EA (including supporting appendices). The Statement of Commitments also requires the proponent to monitor the social impacts of the facility and to establish a community consultative committee. The Council has suggested half way housing for the transition of inmates upon release. DCS is looking at options such as halfway housing.	required.
		The Community Consultation Committee should include the Aboriginal Development Officer from Shoalhaven City Council.	The membership of the CCC will be discussed with the Council and the Council will be given the opportunity to nominate representatives. The formation and operation of the CCC will be the responsibility of the Centre Manager. There is a separate committee looking specifically at indigenous employment during construction and operation with the role and function of the committee changing once construction finishes.	No additional commitments required.
		The Department of Corrective Services put in place a process/procedure to ensure that the additional health workers that are employed by the facility are available to the general community.	A number of additional health workers will be engaged by the DCS for the centre. These positions will be separately funded and will result in additional health worker positions in the area, some of which will be part time.	No additional commitments required.
		The Department of Corrective Services have ongoing discussions with existing community service providers (including charities and welfare agencies) to enable future	The DCS is recognised as an active participant in the local community. Specific recommendations are included in the SEIA (Appendix 6) requiring the social impacts to be monitored. The Statement of Commitments in the EA states that the development shall be undertaken generally in accordance with the EA (including supporting appendices).	No additional commitments required.

No.	Submitter	Issues Raised	Response and Mitigation Strategy	Committment
		planning of services and ensure that services are growing in line with any increased demand generated by the facility.	The Statement of Commitments also requires the proponent to monitor the social impacts of the facility and to establish a community consultative committee.	
		<ul style="list-style-type: none"> Compliance with the recommendations of the Socio-Economic Impact Assessment prepared by BBC Consulting Planners, Job Number: 06238A (Dated: November 2007). 	This is reflected in the existing Statement of Commitments.	No additional commitments required.
		There is a need for the provision of additional local community based rehabilitation services. Measures should be put in place to ensure that these can be provided as needed (i.e. in a timely manner).	Community based rehabilitation services will be available through the Community Offender Services operating in Nowra.	No additional commitments required.
		The facility should be known as and described as the "South Coast Correctional Centre"	During construction the centre will be known as the South Coast Correctional Centre. Should a name change be considered all parties will be consulted. There is no intention to include "Nowra" in the name of the centre.	No additional commitments required.
		Sediment and Erosion Control a) An amended erosion and sediment control plan must be prepared and implemented prior to the commencement of works. The amended plan must	The erosion and sediment control plan DA09 was prepared in accordance with the Landcom Manual 'Soils and Construction, Managing Urban Stormwater, Vol 1 4 th Edition, March 2005' to provide the overall principles of the erosion and sediment control measures to be implemented by the Contractor. Further detailed design, methodology and maintenance procedures are required to be prepared	No additional commitments required.

No.	Submitter	Issues Raised	Response and Mitigation Strategy	Committment
		include, but not be limited to, the additional measures as detailed above.	<p>by the Contractor.</p> <p>In principle, no further erosion control measures are required on the southern end of the site as all those areas fall to the north east and north west to be collected by the catch drains and silt fences already shown on drawing DA09.</p> <p>The size of the four sediment basins provided has been designed to meet the requirement of the Landcom Manual.</p>	
		<p>Water</p> <p>a) The applicant must construct a 200mm diameter and 250mm diameter water main from the new 300mm diameter MPVC main in Links Road (adjacent to Lot 81 DP 1067883 (No.35) Norfolk Avenue) to the site in accordance with the general principles as outlined in Attachment 4. Prior to undertaking this work (including design works) discussions should be had with the Shoalhaven Water Group.</p> <p>b) Appropriate Section 64 contributions relating to water should be levied on the proposal.</p> <p>c) A Certificate of compliance under Section 307 of</p>	<p>The nominated requirements are shown on drawing DA07 and included in the Hydraulic Engineering Report. Detailed design drawings have been sent to Shoalhaven Water for their review.</p> <p>Certificates of compliance will be obtained where relevant to Crown authorities.</p>	No additional commitments required.

No.	Submitter	Issues Raised	Response and Mitigation Strategy	Committment
		Division 5 Part 2 of Chapter 6 of the Water Management Act 2000 is to be issued prior to the occupation of the development.		
		<p>Sewer</p> <p>a) The applicant must construct a gravity sewer line (225mm diameter and 300mm diameter) in accordance with the general principals as outlined in Attachment 5. Prior to undertaking this work (including design works) discussions should be had with the Shoalhaven Water Group.</p> <p>c) The future sewer pumping station site (which is located on the subject site) must be transferred into Council ownership prior to occupation of the development.</p> <p>d) The Sewer Pumping Station is to be designed in accordance with the Manual of Practice Sewage Pumping Station Design. Prior to undertaking design works discussions should be had with the Shoalhaven</p>	<p>The principle requirement for a new Sewer Pumping Station and rising main is shown on drawing DA07 and included in the Hydraulic Engineering Report. Detailed design drawings have been sent to Shoalhaven Water for their review.</p> <p>The issue of the sewer easement appears to have now been resolved. Refer attached letter dated 11 February 2008.</p> <p>Certificates of compliance will be obtained where relevant to Crown authorities.</p>	No additional commitments required.

No.	Submitter	Issues Raised	Response and Mitigation Strategy	Committment
		<p>Water Group.</p> <p>e) Appropriate Section 64 contributions relating to sewer/sewerage should be levied on the proposal.</p> <p>f) A Certificate of compliance under Section 307 of Division 5 Part 2 of Chapter 6 of the Water Management Act 2000 is to be issued prior to the occupation of the development.</p>		
		<p>Trade Waste and Backflow</p> <p>a) A trade waste agreement must be entered into with the Shoalhaven Water Group prior to occupation of the development.</p> <p>b) A backflow prevention device appropriate for that hazard rating must to be installed prior to occupation of the development.</p>	<p>The requirement for a tradewaste agreement will be complied with in relation to any kitchen and laundry activities proposed on site. A back flow penetration device is included in the proposed design as nominated in Section 2.3 of the Hydraulic Engineering Report.</p>	<p>No additional commitments required.</p>
		<p>General Utility and Servicing</p> <p>a) That further investigation be undertaken to ensure that the proposed facility does not absorb the currently available latent capacity of the utility services in the South Nowra</p>	<p>The water, sewer and gas services infrastructure upgrades are shown on drawing DA07 forming part of the EA and agreement in principle has been reached with Shoalhaven Water and Actew AGL.</p>	<p>No additional commitments required.</p>

No.	Submitter	Issues Raised	Response and Mitigation Strategy	Committment
		employment/industrial precinct. In addition, sufficient capacity needs to be provided in any new utility services/infrastructure to cater for future industrial subdivision on adjacent lands as detailed in the Nowra-Bomaderry Structure Plan.		
		Department of Defence a) The Department of Defence should be contacted to provide comment on the proposal.	The Department of Defence was consulted during the site selection stage and raised no objection to the proposed development. Noise intrusion from HMAS Albatross has been considered in the EA (Appendix 11)	No additional commitments required.
		Waste a) A waste minimisation and management plan should be prepared in accordance with the requirements of Development Control Plan No.93 – Controls for Waste Minimisation and Management. This plan needing to consider site preparation/construction waste and ongoing use waste.	A construction waste management plan is proposed as part of the construction environmental management plan that will be prepared in accordance with the Statement of Commitments and any other reasonable conditions of approval. The Statement of Commitments require the preparation of an operational management plan to include provisions for waste management. As outlined in the EA (Section 3.3.5), it is expected that inmates will play an active role in waste management and recycling on the site.	No additional commitments required.

No.	Submitter	Issues Raised	Response and Mitigation Strategy	Committment
		Economic Opportunities a) The Department of Corrective Services should further investigate options available as overviewed above for industrial activities that can be undertaken by the inmates.	The development includes employment opportunites for inmates including a range of industries. The industries undertaken at the centre will be determined having regard to the needs of the area and the abilites of the inmates. In other correctional centres, employment oopportunities at the centre are aligned with specific needs in the local community. The development and implementation of such programs is the responsibility of the Governor with advice from the Community Consultative Committee.	No additional commitments required.
		BCA a) All building work must be carried out in accordance with the requirements of the Building Code of Australia. b) Access for disabled persons shall be provided to the development and its buildings in conformity with Part D 3.2 of the Building Code of Australia and AS1428.1 "design for access and mobility - General requirements for access in buildings".	These requirements will be met in accordance with current legislative requirements.	No additional commitments required.
		Illawarra REP a) If any buildings are to be erected on the site in excess of 11m then the concurrence of the Director (having regard for the requirements of subclause (3)) should be obtained.	The specific provisions of the REP do not apply to a major project. There are no buildings that are in excess of 11m.	No additional commitments required.

No.	Submitter	Issues Raised	Response and Mitigation Strategy	Committment
		Signage a) Any signage provided at the entrance point to the site should be designed and be constructed of materials so as to enhance the visual presentation of the site entrance.	Agreed. The operational environmental management plan required by the Statement of Commitments is to address signage.	The proponent will accept a condition of approval in the terms suggested by the Council.

3. AMENDMENTS TO THE PROJECT APPLICATION PLANS AND DOCUMENTS

3.1 Proposed Access Arrangements

Based on the views of the RTA, the proponent has amended the project to delete the preferred option of access from the highway via an intersection that accommodates all movements.

Access to the facility is now proposed via the existing road network to the north of the site comprising Central Avenue, Oxford Street and the Links Road.

Amended drawings of this access have been prepared and are contained in Appendix 1.

Off-site works proposed to be undertaken in Oxford Street and Links Road are:

- A new intersection will be provided at the intersection of Oxford Street, Links Road and the access to the facility. A generalised concept for this intersection is contained in Appendix 3. The detailed concept and design will be resolved in discussion with Council.
- Improvements to Oxford Street to provide a 7 metre sealed carriageway with 2 metres gravel shoulders.
- Improvements to Links Road to provide 7 metre sealed carriageway for a distance of 30 metres from the Links Road Oxford

Changes to proposed servicing arrangements are also proposed.

3.2 Response to DECC Issues

The EA referred to the need for on-going discussions with DECC and RFS on riparian corridors and vegetation in proximity to the centre near where clearing would be required for asset protection from bushfires. These discussions have been held and matters resolved. Discussions were also held with the DECC in the issue of environmental off sets.

The proposal has been assessed through a flora and fauna study and the general findings were that:

- (1) The proposal will not directly impact upon any threatened plant species as none are identified as occurring within the area to be cleared;
- (2) The proposal will not directly impact upon threatened fauna species identified or known or likely to occur within the area to be impacted (ie area to be cleared);
- (3) The proposal will not directly impact upon endangered ecological communities (ie area to be cleared); and

- (4) The proposal is not likely to cause loss of habitat or key habitat features for threatened species known or likely to occur.

The specialist report has assessed that the development of the proposed South Coast Correctional Centre 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, and the preparation of a Species Impact Statement (SIS) is not warranted.

DECC have recognised that there will be no direct impact upon threatened species in their submission and that there are actions proposed in the recommendation of the flora and fauna report.

DECC has, as part of their submission, expressed concern that there is potential for indirect impacts and that those potential impacts were not fully addressed in the Environmental Assessment. Also DECC had concerns that the vegetation to be cleared, that could potentially allow for foraging fauna (threatened and non threatened species) should have the impact mitigated.

Consequently following discussions with DECC, the following commitments are proposed to mitigate any potential impact of the development on flora and fauna:

- (1) The residual land will be protected and managed for the conservation of its natural values. This would allow for animal foraging; a buffer capacity to protect adjacent remnant bushland; and also an area for revegetation so that overall tree number are not reduced.
- (2) A Vegetation Management Plan (VMP) will 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;
 - reuse of organic debris cleared from development site;
 - use of pesticides and inorganic fertilisers;
 - re-establishment of riparian vegetation at creek crossing points;
 - weed control, erosion control, etc.;
- (3) A stormwater management and recycling plan will be prepared to capture and recycle stormwater runoff from all buildings and impervious surfaces area within the correctional centre. This is to ensure that there is no indirect, offsite stormwater impacts upon the flora / fauna in the catchment.
- (4) Existing trees will be incorporated into the landscaping plan for the facility.

- (5) Organic debris cleared from development site (e.g. tree trunks, branches, leaf litter and dead wood) will be distributed across the residual land to enhance its habitat value for flora and fauna. Organic debris would be valuable for rehabilitating any unnecessary tracks on the site.
- (6) Local indigenous plant species will be utilised in the landscaping.
- (7) The water detention ponds on the site will 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 aspect will be addressed in the VMP.
- (8) The access road crossing the watercourse will 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.
- (9) Pipelines for water supply and sewage will 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.
- (10) No pesticides or inorganic fertilisers to be used on the grounds of the facility where there is a potential for them to enter the surrounding catchment. A 50 metre buffer zone will be established around water courses, where pesticides and inorganic fertilisers will not be used. (This will be specially addressed in the VMP).

These commitments would mitigate any direct or potential indirect impact upon threatened species. DCS agree that, if the commitments are part of the PPR, than an offset would not be required.

Discussions have been held with the RFS on the agreed asset protection measures where the full extent of the recommended asset protection zone cannot be provided without impacting on riparian vegetation. This occurs only in one location in the north western side of the facility where the area available for asset protection outside of the riparian vegetation is approximately 40 metres. In this specific location asset protection zones would be reduced with the asset protection works being graded so that a higher percentage of the canopy is retained closer to the riparian vegetation and greater clearing is undertaken closer to the facility.

4. REVISED STATEMENT OF COMMITMENTS

A draft Statement of Commitments was provided in the Environmental Assessment Report. Following consideration of the submissions made during (and after) the exhibition period, the Proponent has amended the draft Statement of Commitments with a view to further mitigating the potential adverse environmental impacts arising out of the proposed Project. The revised Statement of Commitments is set out below with the revisions shown in bold type.

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.

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), the Preferred Project Report dated April 2008 prepared by BBC Consulting Planners and drawings accompanying the Preferred Project Report.
- 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 Preferred Project Report and in accordance with these commitments.
- 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 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;
 - reuse of organic debris cleared from development site;
 - use of pesticides and inorganic fertilisers;
 - re-establishment of riparian vegetation at creek crossing points;
 - weed control, erosion control, etc;
 - a monitoring and review program.

- H The residual land will be protected and managed for the conservation of its natural values. This would allow for animal foraging; a buffer capacity to protect adjacent remnant bushland; and also an area for revegetation so that overall tree number are not reduced..
- I A stormwater management and recycling plan will be prepared to capture and recycle stormwater runoff from all buildings and impervious surfaces area within the correctional centre. This is to ensure that there is no indirect, offsite stormwater impacts upon the flora / fauna in the catchment.
- J Existing trees will be incorporated into the landscaping plan for the facility.
- K Organic debris cleared from development site (e.g. tree trunks, branches, leaf litter and dead wood) will be distributed across the residual land to enhance its habitat value for flora and fauna. Organic debris would be valuable for rehabilitating any unnecessary tracks on the site.
- L Local indigenous plant species will be utilised in the landscaping.
- M The water detention ponds on the site will 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 aspect will be addressed in the VMP.
- N The access road crossing the watercourse will 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.
- O Pipelines for water supply and sewage will 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.
- P No pesticides or inorganic fertilisers to be used on the grounds of the facility where there is a potential for them to enter the surrounding catchment. A 50 metre buffer zone will be established around water courses, where pesticides and inorganic fertilisers will not be used.

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 and PPR.
- 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 external to and within the site.
- 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*.
- C DCS, in conjunction with the CCC, will determine the level of need for transportation of visitors to the Centre, and will implement a suitable solution.



APPENDICES



APPENDIX 1

Amended Project Drawings



APPENDIX 2

Correspondence Regarding Rising Future Council Mains



APPENDIX 3

Links Road Intersection Concept