



**ENVIRONMENTAL ASSESSMENT REPORT
APPLICATION TO MODIFY
CONCEPT PLAN APPROVAL NO 07_0053**

SOUTH COAST CORRECTIONAL CENTRE

**500 BED MULTI CLASSIFICATION
SECURITY FACILITY**

Prepared for



**By
BBC Consulting Planners**

September 2009

**Job No. 06238
EA Modification**

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ABBREVIATIONS

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	Ecologically Sustainable Development
IPZ	Inner Protection Zone
LEP	Local Environmental Plan
LGA	Local Government Authority
NSW	New South Wales
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

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Qualifications	MSc (Urban and Regional Planning); MPIA
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In respect of	Modification to Approval for the South Coast Correctional Centre

Applicant & Land Details

Applicant name	
Applicant Address	GPO Box 31 Sydney NSW 2001
Land to be developed:	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

An environmental assessment of the modification is attached.

Statement of Validity

I certify that I have prepared the contents of the environmental assessment having regard to 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

14 September 2009

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 75W of the Environmental Planning and Assessment Act 1979 (the Act) to modify an approved concept plan. Major Project No. 07_0053 for the construction of a 500 bed male and female multi-classification security correction centre, associated site works and car parking was granted by the Minister on 10 June 2008 and relates to land on the Princes Highway, South Nowra.

Pursuant to Section 75P(1)(c) the Minister declared that the construction and operation of the correction centre required no further environmental assessment for the project or any particular stage of the project. The construction of the facility has commenced.

Based on further investigations by DCS regarding their existing facilities, current demand standards and future inmate projections, it is considered necessary to expand the approved correctional centre by an additional 100 beds.

Further, this application seeks to provide an additional facility to the north of the existing correctional centre to house a Community Offender Support Program Centre (COSP). COSP is a non custodial community based service providing interim accommodation (resettlement and reintegration) for between 3-6 months for certain types of offenders.

The environmental assessment concludes that the site is suitable for the development envisaged in the concept plan as modified and that the project is consistent with the public interest. Any potential negative impacts will be substantially mitigated by the measures outlined in the report and in the approval. Sufficient details of the project (as amended) and its environmental assessment sufficient to meet the requirements of a project application have been provided. The project (as amended) will still meet the requirements, pursuant to Section 75P(1)(c), that no further environmental assessment is needed for the project.

An assessment of the impacts of the proposed modifications finds that the conclusions of the environmental assessment of the concept plan remain valid. These were that, subject to the implementation of appropriate mitigative measures and in particular, those identified in the Draft Statement of Commitments forming part of this environmental assessment, the project as modified will not result in any significant adverse long-term social or environmental outcomes.

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.

1.3 Justification for the Modified 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 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.

Construction of the South Coast Correctional Centre is underway. The proposed additional beds to be provided at Nowra will allow DCS to meet increased demand and reduce pressure placed on existing centres to accommodate new inmates. This can be done in an efficient and effective manner by alterations and additions to buildings proposed for construction.

1.3.1 Community Offender Support Program Centres

One of the main roles of DCS is to address the risk of re-offending, thereby contributing to overall community safety. Numerous strategies are used to achieve this goal, including the development and implementation of Community Offender Support Program Centres(COSPs).

COSPs are a non custodial community based service providing interim accommodation (resettlement and reintegration) of between 3-6 months for offenders on:

- parole, including court based parole (with or without supervision);
- a bond;
- bail (post conviction);
- community service orders;
- home detention;
- extended supervision orders, and
- Stage III of the Compulsory Drug Treatment Correctional Centre program;
- Community Corrections Orders, or
- who are required to undertake programs to address offending behaviour.

Those who participate in COSPs are offenders who are unable to attain or maintain suitable accommodation and/or access to community support services and programs. Crisis accommodation for up to 14 days is made available for offenders whose accommodation arrangements break down in the community. COSP also provide an opportunity to stabilize and provide enhanced supervision of offenders who may be experiencing difficulties in adjusting to lawful community life, and who may otherwise be re-incarcerated for a breach of parole or other community based order.

COSP centres therefore provide a vital service which aims to assist offenders in developing skills required to re-settle in the community and reduce the risk of re-offending.

1.3.2 Project Benefits

The proposed development (as amended) 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 opportunities for resettlement and reintegration into the community, thereby reducing the risk of re-offending and improving overall community safety;
- 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

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 project will contribute to meeting the projected increase in demand for correctional centre bed spaces.

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.

The accommodation of additional beds within the approved correctional centre will better maximise the potential of the facility whilst alleviating pressure on existing correctional centres to accommodate increases in inmate population. Estimates of future inmate numbers has increased. It is considered that the proposed facility under construction on the South Coast could provide for an increased number of inmates without adversely affecting the impact on the natural and built environments, as well as the efficiency and level of care at the proposed South Coast Correctional Facility.

The availability of a serviced correctional facility site is an ideal location for the COSP centre. The location of the facility close to Nowra and close to the source of future residents provides accessible accommodation and access to community support services and programs.

1.5 The Site

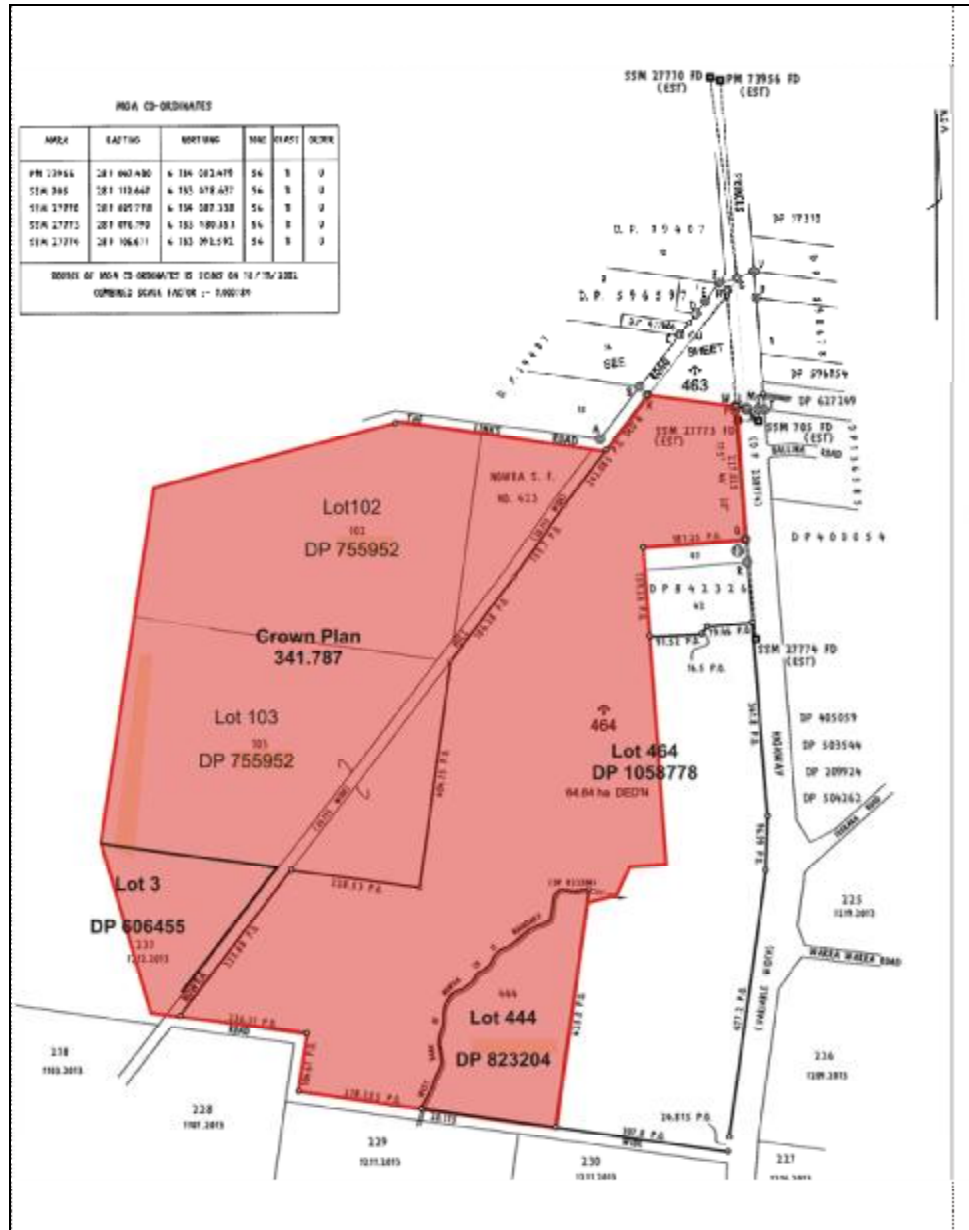
The Site is situated approximately 5km to the south of Nowra city centre on the western side of the Princes Highway. The surrounding area is of mixed character and includes industrial as well as some rural residential development. The area also incorporates a significant amount of vegetation.

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

- Part of 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 1.

Figure 1: The Site



2. SITE ANALYSIS

The additional beds and associated facilities are located within the existing correctional centre on land that is cleared and serviced and available for development.

The COSP will be located towards the northern part of the site on land that is yet to be cleared. The centre will occupy an area of approximately 3000 square metres. This area is characterised by relatively flat terrain with little relief. The proposed COSP centre is located approximately 230 metres from the entrance to the site at Links Road. It is set back some 130 metres from the northern boundary.

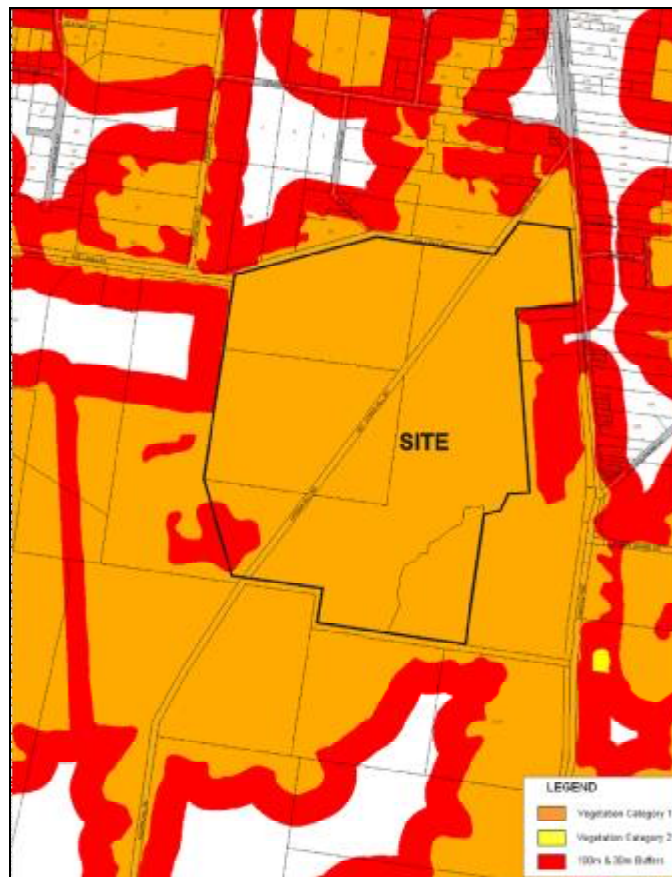
The Site is bisected by Nowra Creek and a tributary running directly through the site on a general southwest to northeast alignment.

The COSP 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. 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 were been removed although the regrowth is characteristic of the natural vegetation.

The additional 100 beds within the correctional centre will be located on land already cleared. The COSP centre will require land to be cleared for the construction of the facility and for asset protection from bushfire risk.

2.1.1 Bushfire Hazard

Figure 2: 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 4**.

2.1.2 Access

The site is accessed from the Princes Highway via Central Avenue and Oxford Street and a new site entry road which is the primary access to the site.

The proposed COSP centre will be accessed from the new site entry road.

3. SOUTH COAST CORRECTIONAL CENTRE PROJECT

3.1 Description of Modifications for which Approval is Sought

3.1.1 Development Overview

The concept plan approved the construction of a 500 bed male and female multi-classification security correctional centre, associated site works and car parking. DCS now seek to amend this approval, pursuant to Section 75W of the Environmental Planning and Assessment (EP&A) Act, in the following manner:-

- Extension to the mens' minimum security facilities, including an additional 100 beds, extension to the workshop and community centre buildings and construction of a new accommodation building;
- Construction of Community Offender Support Program (COSP) centre to provide short-term accommodation for 40 offenders and support programs/services;
- Extension of services to accommodate the COSP centre and the provision of car parking; and
- Additional parking.

Plans of the modifications are contained in **Appendix 2**.

The approved concept plan was 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.

Pursuant to Section 75P(1)(c) of the EP&A Act, the Minister declared that no further environmental assessment was required for the project. This application provides a level of detail consistent with the original concept plan application and seeks to modify that approval which declared the concept plan to be a project without the need for further assessment.

3.1.2 Modification to Consent Conditions

The concept plan approved the construction of a 500 bed multi-classification centre, and associated works on the Site. The application seeks to modify the following conditions:-

A1 *Development Description*

Concept Plan Approval is granted only to the carrying out of the following development:-

- Construction of a ~~500~~ **600**-bed, male and female multi classification security correction centre including associated site works and parking; **and**
- **Construction of Community Offender Support Program (COSP) centre to provide short-term accommodation for 40 offenders and support programs/services.**

A2 Development in Accordance with Plans and Documentation

The development shall be in accordance with the following plans and documentation

South Coast Correction Centre Environmental Assessment South Coast Correction Centre Environmental Assessment Report of Modification of Major Project Approval prepared by BBC Consulting Planners dated June 2009			
Architectural (or Design) Drawings prepared by Perumal Pedavoli Architects, Thomas & Associates Consulting Pty Ltd and Woolacotts Consulting Engineers			
Drawing No.	Revision	Name of Plan	Date
DA01	B	OVERALL SITE PLAN	12 March 2009
DA02	B	SITE PLAN	12 March 2009
DA03		OVERALL ROOF PLAN	29 April 2008
DA04	A	OVERALL ELEVATIONS	29 April 2008
DA05	A	LANDSCAPE PLAN	29 April 2008
DA06	A	TREE EXCLUSION & CONSTRUCTION ZONE PLAN	29 April 2008
DA07	A	HYDRAULIC SERVICES (off site gas, cold water & sewer infrastructure)	29 April 2008
DA08	A	CIVIL WORKS	29 April 2008
DA09	A	CIVIL WORKS	29 April 2008
DA10	A	CIVIL WORKS – Bulk Earthworks Plan	29 April 2008
DA11	A	SURVEY PLAN	29 April 2008
AD 10	01	BLOCK M(10) – MENS WKSHP/COMM. CENTRE ELEVATIONS	23 February 2009
AD 22	01	BLOCKS M3(22), M2(23) M1(24) – MENS MIN SEC. ACCOM. ELEVATIONS & SECTIONS	23 February 2009
AD 25	01	BLOCK M4(25) – MENS MIN SECURITY ACCOM. ELEVATIONS & SECTIONS	23 February 2009
A01	C	PROPOSED HOLDING POINT FACILITY – GROUND PLAN/LOCATION PLAN/SECTION	9 March 2009
A03	C	PROPOSED HOLDING POINT FACILITY – MALE/FEMALE BLOCK	9 March 2009

3.2 Scope of Proposed Works

3.2.1 Extension to Mens Minimum Security Facilities

The modifications proposed to the approved facility involve extensions to the mens minimum security facilities in the north-eastern portion of the site.

The two southern and eastern accommodation buildings will be increased as shown by the shaded areas. The additions will be integrated into the design of the facility with overall height and materials of the building remaining unchanged. A new accommodation building is also proposed to the north of the basketball courts. This will be designed in a manner similar to the approved buildings.

The workshop will also be doubled in size, as shown on Drawing No. AD10. The extension will be of mainly Colourbond construction. Windows will be provided along the western elevation to a sill height of 9.43 metres.

3.2.2 Community Offender Support Program Centre

The Community Offender Support Program Centre (COSPC) provides interim accommodation of between 3 to 6 months for offenders on:-

- parole, including court based parole (with or without supervision);
- a bond;
- bail (post conviction);
- community service orders;
- home detention;
- extended supervision orders; and
- Stage III of the Compulsory Drug Treatment Correctional Centre program;
- Community Correction Orders, or
- who are required to undertake programs to address offending behaviour.

The target population are those offenders unable to attain or maintain suitable accommodation and/or access to community support services and programs. Crisis accommodation for up to 14 days will be available for offenders whose accommodation arrangements suddenly break down.

COSPs also provide an opportunity to stabilize and provide enhanced supervision of offenders who may be experiencing difficulties in adjusting to lawful community life, and who may otherwise be re-incarcerated for a breach of parole or other community based order.

Residents will be supported to establish links with community services and program providers and to obtain suitable, sustainable community accommodation and employment. COSPs will be staffed 24 hours per day, 7 days per week to provide the high level of support and structure that the residents will require.

Residents will be required to participate in group work programs.

The objectives of the centre are:

- To contribute to a reduction in risk of re-offending through the provision of:
 - × interim accommodation for eligible offenders;
 - × assistance to obtain sustainable independent housing and employment in the community;
 - × intensive support and case management;
 - × assistance in accessing services;
 - × clear exit strategies,
 - × and outreach services and programs for offenders who have moved into the community from the COSPS.

- To provide a supportive environment, underpinned by a motivational framework including the principles of cognitive skills based learning, where offenders can be motivated to undertake personal change. This will be done through individual case management and participation in group programs provided at the COSP, the District Office or the community.
- To assist offenders to develop the skills required to re-settle in the community.
- To develop sustainable partnerships with community organisations including cultural and ethnic councils in order to support the re-settlement process.

All residents will have the capacity to live within the community.

Layout

The layout of the COSP Centre is orientated around two rectangular grassed courtyards with a centralised communal block separating the male and female accommodation.

Shared bedroom accommodation is provided which can accommodate up to two offenders per room. A typical room consists of lockers, a chair and bunk beds.

The communal block comprises shared showers and toilets (male and female), a laundry equipped with washers, dryers and ironing space, and a commercial style kitchen for the preparation of meals. A multi-use communal living area is also provided which functions as a recreational space and for dining purposes.

Interview rooms for staff and external service providers will be used for community service provision. Office space and facilities for staff have also been provided. A shed for the storage of gardening equipment is to be constructed onsite.

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. The buildings will be single storey, with a maximum height of 4 metres above ground level.

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

Hours of operation and staffing

The COSP centre will operate 24 hours a day, 7 days a week and will be staffed at all times.

Staff include managers, administration staff, support workers and placement officers. External service providers will also visit the Centre on a needs basis. There will be a maximum of 6 staff on site at any one time.

Staffing numbers for the main correction facility will remain unchanged.

3.2.3 Traffic, Access and Parking

The access and parking arrangement for the main correctional centre remains unchanged.

Access for the COSP Centre is provided from in internal access road to the centre. No additional access points to the site are proposed.

Parking is provided to meet the needs of the development.

3.2.4 Civil Works and Utility Services

Additional 100 Beds

All utility services within the existing correctional centre under construction have been designed with sufficient capacity to accommodate the additional 100 beds and associated facilities. This includes stormwater drainage and hydraulic services as discussed in the report prepared by Woolacotts Consulting Engineers contained in **Appendix 5**.

Community Offenders Support Program Centre

The location of the COSP Centre was chosen in part due to proximity to services constructed to serve the correctional centre. The facility will connect to sewer and water services for the main centre located generally along the internal access road.

Stormwater drainage and detention for the proposed facility will be provided in accordance with Council's requirements.

The building will be constructed with a floor level that will be above the probable maximum flood level from the tributaries of Nowra Creek on the site.

All necessary utility services will be extended to the facility.

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 overall site were undertaken indicating that the site is suitable for the proposed development in terms of land capability and soil conditions. 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.

Site specific geotechnical investigations will be undertaken as required to determine the foundation requirements for the proposed buildings.

Contamination

The only known 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.

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.

The modifications will not involve the removal of any of the riparian vegetation identified along the water courses.

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 modifications.

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, as modified, 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 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 proposed COSP Centre 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 South Coast 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 international 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 Development) 2005

The State Environmental Planning Policy (Major Development) 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 (Infrastructure) 2007

One of the aims of ISEPP is to:-

- “(f) *providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing*”

Clause 104 provides referral provisions for certain development which is classified as ‘traffic-generating’ in accordance with Schedule 3 of ISEPP. Whilst the original application required referral to the Roads and Traffic Authority, the traffic generation of the proposed modification is considered minor. Referral to the RTA is therefore not required.

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. 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 development proposed under this modification.

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 3 below.

The Site falls within the following zones:

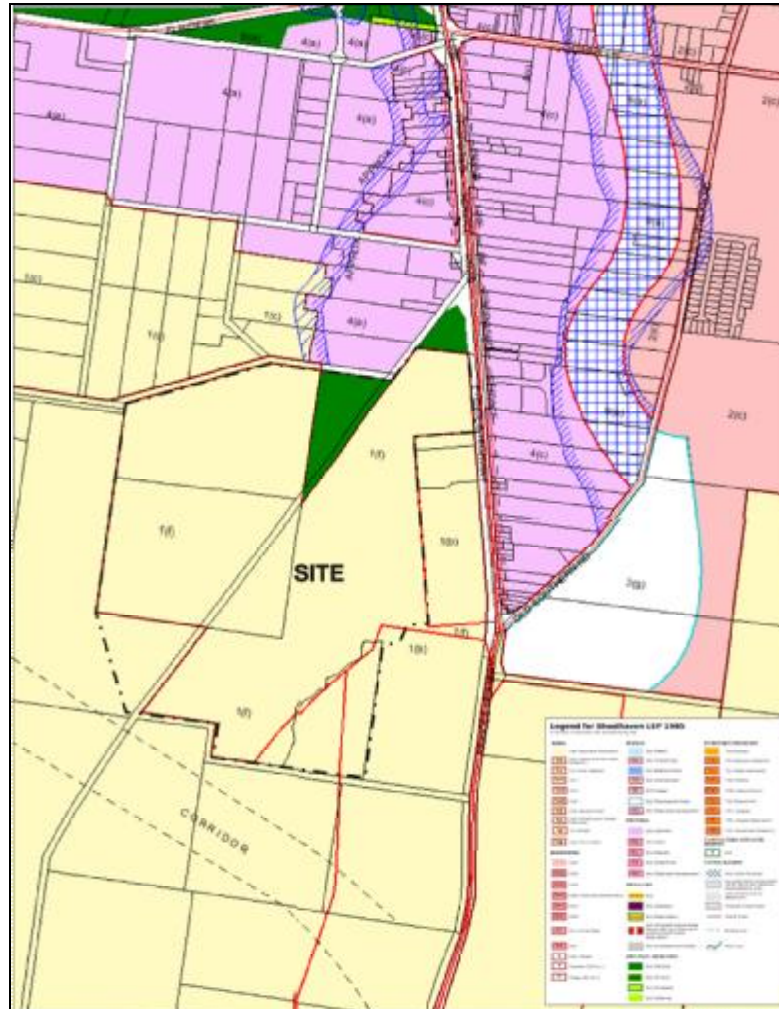
Zone	Permissibility
1(f)	Institutions prohibited
1(b)	Permissible
1(d)	Permissible
6(a)	Not permissible

The correctional 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 COSP Centre is located partly on land zoned 6(a) Open Space and partly on land zoned 1(f).

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.

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

Figure 3: Zoning Map



4.2.8 Illawarra Regional Environmental Plan No 1 1998

The Illawarra REP contains a number of provisions 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.*

4.3 Part C – Key Issues

4.3.1 Urban Form and Design

Impact on Streetscape/Landscape

The proposed Correctional Centre facility is located centrally within a site which consists of closely spaced 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 report, an area of Spotted Gum Ironbark Forest will be removed to provide for the COSP centre, 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 vegetation protected.



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.

4.3.2 Transport, Traffic and Access

No change to access arrangements are required for the additional 100 beds. No additional staff will be required and it is expected that visitors for the additional inmates will be accommodated within the existing planned parking areas. It is noted that the site is of sufficient size to readily accommodate any additional parking that may be required for the proposed modifications.

The proposed COSP centre will be accessed off the newly constructed internal access road to the centre. The driveway is located so as to provide adequate sight distances. Parking is proposed for 12 vehicles. It is proposed that 6 spaces will be required for staff, 5 for residents and one disabled space. This meets the projected demand as determined by the Department of Corrective Services. Transport of residents would be the responsibility of the Department.

It is noted that the facility is designed to enable expansion of parking areas if required. Impervious areas have been kept to a minimum.

The traffic impacts of the modifications have been addressed by Traffix, Traffic and Transport Planners whose report is contained in **Appendix 7**. Having regard to the above, Traffix considers that the proposed expansion and COSP facility creates no unacceptable traffic or parking impacts associated with increased visitor levels and the proposed amendment is therefore supported.

4.3.3 Bushfire Risk Assessment

A Bushfire Risk Assessment has been carried out by ABAC and is attached at **Appendix 4**.

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 fall to the north 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 are to be constructed of non-combustible materials.

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 (**Appendix 4**) 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 the facility without the need to impact on riparian vegetation. At its closest, this vegetation community is approximately 65 metres from the north west corner of the COSP building. It is considered that the asset protection requirements can be met within this distance without the need to remove any riparian vegetation.

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.

Because the COSP centre will be staffed 24 hours a day, it is proposed that similar protocols will be put in place for the evacuation of this facility.

4.3.4 Social and Economic Impacts

A Socio-Economic Impact Assessment of the SCCC was undertaken as part of the Environmental Assessment.

In general, it is anticipated that the correctional centre as modified will have a positive impact on Nowra, providing new jobs and a steady source of employment. It is likely to attract new investment to the area and create greater economic security.

It is considered that the addition of the COSP Centre will have a positive social impact through the provision of an ancillary facility which reduces the risk of re-offending through assisted community re-integration and resettlement. The additional community and support services will reduce the impact of the correction centre on existing services available in Nowra.

4.3.5 Environmental Impacts

4.3.5.1 Contamination and Impacts on the Environment

Preliminary investigations indicate that the SCCC site is not contaminated and is suitable for the development of a correctional facility.

4.3.5.2 Geotechnical Impacts

An initial geotechnical report on the SCC site has been prepared.

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.

Further geotechnical investigations will be undertaken to provide detailed information on specific areas of the modifications as required for the design of roads, pavements and building footings.

4.3.5.3 Flora and Fauna Impacts

A Flora and Fauna assessment of the COSP centre was conducted by Kevin Mills and Associates, and is attached at **Appendix 3**. The study was based on 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 Sclerophyll 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 associated with the COSP and associated asset protection areas is generally young forest that has had nearly all of the large trees removed. Tree hollows are scarce.
- The moist forest along the watercourses will not be affected by the modifications.
- The Site does not contain any important habitat for migratory species in the EPBC Act.

The conclusion of the study is that the modifications do not alter the conclusions of the Environmental Assessment 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.

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 to the north western of the proposed COSP centre, asset protection clearing will extend to the riparian vegetation with the buffer area being part of the outer asset protection area over relatively short distance.

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.

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 as part of the EA. This assessment included consultation with the Nowra Local Aboriginal Land Council in addition to a field survey and literature research.

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 Stormwater Drainage and Hydraulic Services Report has been prepared by Woolacotts, Consulting Engineers to accompany this modification application (**Appendix 5**). A piped stormwater drainage system will be provided to carry stormwater from the COSP centre in accordance with Council requirements.

Soil and water management measures during construction will be designed and implemented in accordance with *Managing Urban Stormwater: Soils & Construction* (4th edition, Landcom, 2004).

4.3.5.7 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: Soils & Construction* (4th edition, Landcom, 2004).

It is proposed that the construction of the development incorporated into this modification application will be integrated with the construction of the SCCC presently taking place.

4.3.5.8 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 is essentially residential in nature and will take place on the site of a correctional facility. Buildings will be well separated from

residential properties. After hours access to the site will be limited and consistent with residential use.

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 approval in relation to construction management will be complied with.

4.3.5.9 Noise Impacts

The development associated with this modification application is residential and consequently is not expected to have any detrimental impact on the amenity of the surrounding area. The COSP centre is setback some 130 metres from the northern site boundary.

4.3.5.10 External Lighting

The external lighting scheme for the COSP centre would comprise task lighting for safety and wayfinding at night typical of any residential development. Typically lighting for the perimeters of buildings and internal roadways/ footpaths 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. Lighting control is to be achieved via a combination of photoelectric cells and time switches. Typically external lighting will come into operation upon dusk and continue to operate throughout the night until it is cancelled at dawn.

The COSP centre is to be located within the site, surrounded by vegetation with trees in excess of 8 – 10 metres which will create a buffer zone between the site and the surrounding properties.

4.3.5.11 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 to the proposed COSP centre is large lot residential to the north of Links Road. The COSP centre is approximately 130 metres from the northern property boundary.

4.3.5.12 Vegetation Management

The proposed COSP centre requires the removal of approximately 3,125 square metres of logged forest plus an additional area of approximately 2.7 hectares for bushfire asset protection. This is in addition to the 23 hectares of cleared land as identified for the project in the Environmental Assessment. The site area is approximately 100 hectares and thus in total about 26 hectares or 25% of the site would be affected by clearing or asset management. These areas are shown on the drawing contained in Appendix 6.

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.

The Director-General's assessment report responded to a submission from the DECC that a biodiversity offset is not required as the proposal does not impact on the foraging habitat for identified threatened species.

The statement of commitments and the conditions of approval to the project require the preparation of the VMP.

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

4.3.5.13 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.

It is of note that the modifications 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.

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

5. 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. This Statement of Commitments is referred to in the approval.

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.

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 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. This will include the COSP centre 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 to control soil erosion during construction. Measures will be in accordance with accepted principles and relevant guidelines. 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.



POTENTIAL ENVIRONMENTAL IMPACT	COMMENT	MITIGATION MEASURES
Bushfire Hazard	The Site is situated within bushfire prone land.	Asset protection zones and an evacuation management plan will be provided.
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. The COSP centre will provide alternative accommodation and programs for those currently in the community.
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. The modifications will have no significant additional impact.
Economic Impacts		
Local employment opportunities	The proposed modification will result in some additional 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 an injection of money into the local economy from wages and other expenditure.	DCS is committed to supporting the local economy, with purchasing policies designed to maximise the returns to local suppliers wherever State Government policies allow.



POTENTIAL ENVIRONMENTAL IMPACT	COMMENT	MITIGATION MEASURES
Ecological Impacts		
Flora	Site clearance to accommodate new development, including the necessary APZ, will necessitate the removal of trees and vegetation within the Site.	<p>Vegetation has been examined. No significant flora species were found to be present within the Site.</p> <p>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. No additional clearing of riparian vegetation is proposed with the modification.</p>
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.	<p>All necessary measures will be taken to capture and relocate wildlife which is resident within the development zone.</p> <p>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.</p>
Construction Impacts		
Construction	The modifications are not substantial and are expected to be accommodated within the existing construction program.	A Construction Management Plan will be prepared and implemented.
Operational Impacts		
Traffic	The proposed modifications will generate minimal additional traffic associated with	The additional traffic impacts of the proposed development have been considered and have been found to be acceptable. The assessment



POTENTIAL ENVIRONMENTAL IMPACT	COMMENT	MITIGATION MEASURES
	additional visitors to the SCCC and resident traffic to the COSP centre.	identifies that the proposed development will have no adverse traffic impacts. No additional staff is proposed for the 100 additional beds and the 40 residents and 6 staff at the COSP centre will generate minimal additional traffic. This is addressed in the traffic report prepared by Traffix contained in Appendix 7
Parking	12 spaces are provided for the COSP centre	The proposed parking is sufficient to meet the proposed demands of staff and residents.
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.
Services and Infrastructure		
Services	All services are available to the Site and are capable of being extended to meet the needs of the modifications.	New infrastructure is being 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 additional purpose built correctional centre accommodation in a form similar to that approved. The COSP facility	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 functional requirements.



POTENTIAL ENVIRONMENTAL IMPACT	COMMENT	MITIGATION MEASURES
	will be a single storey accommodation facility residential in character arranged around a central courtyard.	
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	<p>Landscaping is required for both functional and aesthetic reasons.</p> <p>Disturbed areas will be landscaped to create a garden setting for the COSP centre.</p>	
Safety and Security	The nature of the proposed development is such that no additional security arrangements are required.	<p>The safety of staff, visitors, neighbouring residents and inmates is of the highest priority. Security measures will be adopted at the correctional centre to maximise safety, this will include physical security measures including perimeter fencing and surveillance equipment.</p> <p>The residents of the COSP centre will pose no additional security threat as the residents would otherwise live within the community.</p>
Existing Uses	The Site is largely remnant State Forest land and has been heavily logged in the past.	The proposed modifications will occupy approximately an additional 3,125 square metres of land, 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 modification of the approval of the construction of the South Coast Correctional Centre. The report, together with the appended technical reports, comprises an environmental assessment of the modifications having regard to the environmental assessment requirements 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 modifications to the approved South Coast Correctional Centre project are consistent with the public interest.

Accordingly, the Minister's favourable consideration of this application is sought. It is considered that no further environmental assessment of the modifications is required.

APPENDICES

APPENDIX 1

Director General's Environmental Assessment Requirements

APPENDIX 2

Modification Drawings

APPENDIX 3

Flora and Fauna Report – Kevin Mills and Associates

APPENDIX 4

Bushfire Risk Assessment - ABAC

APPENDIX 5

**Stormwater Drainage and Hydraulics Services Report – Woolacotts,
Consulting Engineers**

APPENDIX 6

Drawing of Vegetation Areas to be Managed

APPENDIX 7

Traffic Impact Assessment