

## Review of Environmental Factors



### South Coast Correctional Centre Staged Extension and Associated Facility Upgrades

Prepared on behalf of Department of Justice NSW

September 2016 ■ 16088

# Foreword

This Review of Environmental Factors (REF) has been prepared for the Department of Justice NSW to assess the potential environmental impacts that could arise from a staged 360 bed expansion to inmate accommodation and associated upgrades to the facilities of the South Coast Correctional Centre.

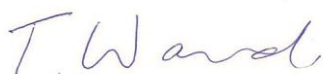
This REF has been prepared in accordance with the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, *State Environment Planning Policy (Infrastructure) 2007*, and other applicable Commonwealth and State Legislation including the *Environment Protection and Biodiversity Conservation Act 1999*.

Based on the information presented in this REF and the mitigation measures indicated, it is unlikely that there will be any significant environmental impacts associated with the Proposal.

## Certification

This REF provides an accurate review of the proposal in relation to its potential effects on the environment.

**Prepared by:**

A handwritten signature in blue ink that reads "T. Ward".

Tim Ward  
Associate  
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Date: 19 September 2016

**Endorsed by:**

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## 1.0 Introduction

This Review of Environmental Factors (REF) has been prepared by JBA for the NSW Department of Justice (NSW Justice) to assess the potential environmental impacts that could arise from a staged 360 bed expansion to inmate accommodation and associated upgrades to facilities, at the South Coast Correctional Centre. The works are proposed to be carried out by NSW Justice in line with the Correctional Centre Increase Program.

This report describes the site, its environs, the proposed activity, and provides an assessment of the environmental impacts and identifies the steps to be taken to protect or lessen the potential impacts on the environment.

### 1.1 Background

The NSW Department of Justice (NSW Justice) 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 NSW Justice in fulfilling its obligations within the criminal justice system include corrective services which 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 programs that contribute to reduced rates of re-offending.

The principle service areas delivered by NSW Justice in relation to corrective services 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 programs directed towards reduced re-offending;
- post-sentence reintegration and relapse prevention; and
- corporate governance, specialised security and support.

Correctional centres operated by NSW Justice are generally classified as maximum, medium or minimum security, although some may contain more than one category of prisoners. NSW Justice also operates periodic detention centres; transitional centres for female inmates; and probation and parole offices, which provide for remand, special programs (e.g. acute crisis management, assessment, violent offenders, sex offenders), and work release.

#### Maximum Security

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

### Medium Security

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

### Minimum Security

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

## 1.2 South Coast Correctional Centre

The South Coast Correctional Centre (SCCC) was opened in 2010 to accommodate 600 adult male offenders. The centre currently accommodates maximum security and minimum security inmates, as well as persons who are on remand. The centre primarily caters to persons between Helensburgh and the Victorian Border.

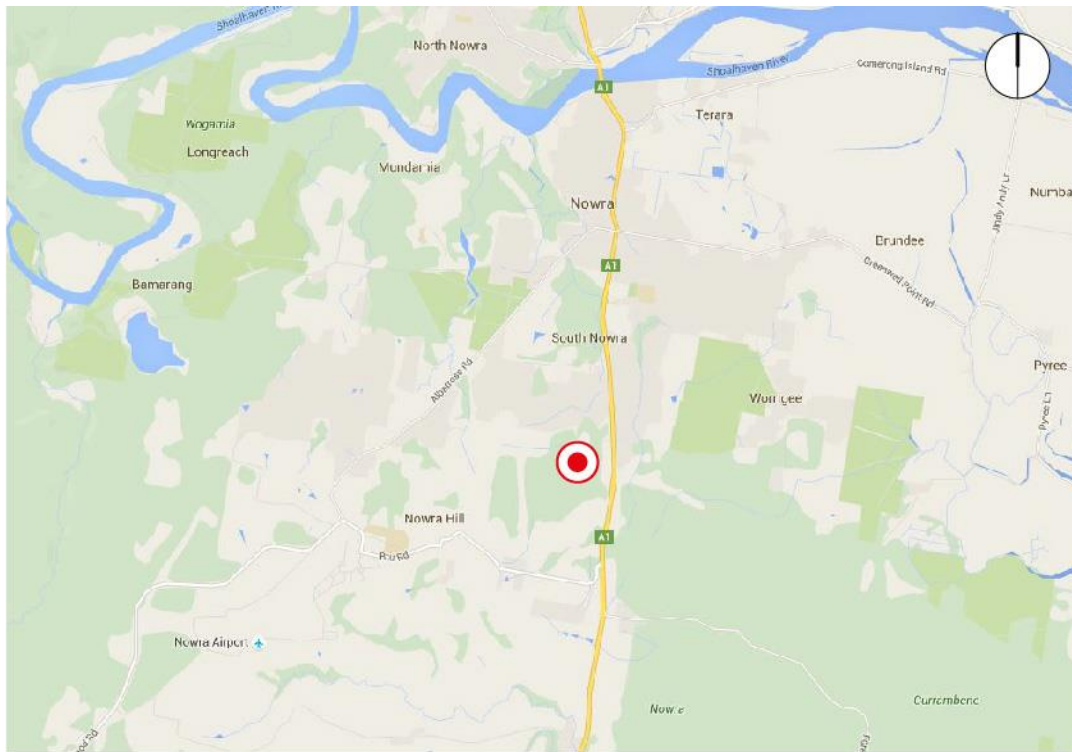


## 2.0 Site Analysis

### 2.1 Site Location and Context

The existing South Coast Correctional Centre (SCCC) is located on the southern fringe of Nowra, approximately 5km south from the Nowra town centre; approximately 168km south-west of the Sydney CBD and 58km south west of Wollongong. The site is located on the southern side of The Link Road.

The site's locational context is shown at **Figure 1**.



 The Site

**Figure 1** – Locational context of the site

### 2.2 Site Description

The site is known as South Coast Correctional Complex, located at 55 The Links Road, South Nowra. The South Coast Correctional Complex site is approximately 110 hectares in area, and comprises a number of parcels of land within which the South Coast Correctional Centre is located.

The land parcels that make up the South Coast Correctional Complex are:

- Lot 102 in DP 755952;
- Lot 7041 in DP 1121435;
- Lot 7040 in DP 1119495;
- Lot 103 in DP 755952;
- Lot 2 in DP 1112040;
- Lot 444 in DP 823204; and

- part Lot 30 in DP 1169494.

These allotments are reserved under Part 5 of the Crown Lands Act 1989 or are under the ownership of the Minister for Commerce (Department of Corrective Services), as detailed in the title searches accompanying this report at **Appendix B** (refer to **Figure 2** below). A copy of the gazetted land holdings comprising the South Coast Correctional Complex is provided in **Appendix L**.

An aerial photo of the site is included at **Figure 3**.



**Figure 2** – Existing allotment boundaries over the site (shown in yellow)





**Figure 3** – Aerial photo showing the extent of the South Coast Correctional Complex site

### 2.2.1 Existing Development

The SCCC currently occupies approximately 33 hectares within the South Coast Correctional Complex site. The SCCC presently comprises of the following buildings and facilities:

- a gatehouse;
- maximum security accommodation divided into six (6) cell blocks;
- medium security accommodation divided into four (4) cell blocks;
- a management station for the maximum security accommodation;
- services for inmates including a gym, chapel, medical clinic, and two (2) workshop and community buildings;
- reception and visitor's buildings;
- a storeroom, laundry and kitchen;
- waste storage;
- two (2) staff amenities buildings;
- Shine for Kids building; and
- a response and transport unit.

This proposal is for the expansion of the SCCC within the South Coast Correctional Complex site.

### 2.2.2 Topography

Surface levels on site fall generally in the north-easterly direction at grades of 1 in 30 to 1 in 40, with an overall difference in levels estimated to be about 15 m from the highest part of the site to the lowest. The estimated difference in level across the developed area is about 8 m.

Refer to the Preliminary Geotechnical Investigation prepared by Douglas Partners at **Appendix C**.

### 2.2.3 Geology and Groundwater

Reference to the 1:250 000 New South Wales state-wide geodatabase indicates that the site is underlain by sandstone, siltstone, shale, claystone and conglomerate belonging to the Shoalhaven Group of Permian age. No free groundwater was observed on the site.

Refer to the Preliminary Geotechnical Investigation prepared by Douglas Partners at **Appendix C**.

### 2.2.4 Vegetation

The site today is highly modified from its natural condition. Most of the area is treeless and covered in exotic mown grassland. The areas surrounding those parts of the SCCC site that are currently in use are characterised by small trees and a quite disturbed ground cover, including Spotted Gum, Grey Ironbark, Woollybutt and Thin-leaved Stringybark.

Refer to the Flora and Fauna Assessment prepared by Kevin Mills and Associates and included at **Appendix D**.

### 2.2.5 Access and Parking

A Traffic Impact Assessment, outlining the existing access and parking arrangement for the SCCC, has been provided at **Appendix E**.

#### Vehicle Access

Vehicle access to the site is provided via the SCCC access road, at the intersection of Oxford Street and The Links Road. The road network in the vicinity of the site comprises of:

- The Princes Highway, running north/south to the east of the site, forms part of an interstate link between Sydney and Melbourne and generally carries two lanes of traffic in either direction;
- Central Avenue, running east/west from an intersection with The Princes Highway, generally carries a single lane of traffic in either direction;
- Oxford Street, running north/south from an intersection with Central Avenue, carries a single lane of traffic in either direction within an undivided carriageway of width 7.5 metres; and
- The Links Road, running east/west and connects with Oxford Street, is a rural road and carries a single lane of traffic in either direction.

#### Public Transport

The nearest public transport service is the 732 bus route, which has a bus stop at the entrance to the SCCC site at the intersection of The Links Road and Oxford Street. This bus route operates between Nowra and Bay / Basin loop, servicing such centres as SCCC, Nowra, Huskisson, Hyams Beach and St Georges Basin. This service also provides access to the Bomaderry (Nowra) Railway Station approximately 6.8km to the north of the site.

## Parking

At-grade vehicle parking for staff and visitors is provided on site. A total of 148 staff car parking spaces and 148 visitor car parking spaces are currently available.

## 2.3 Surrounding Development

The SCCC is primarily bordered on all sides by bushland, as shown in **Figure 3** above and **Figures 4** and **5** below. The SCCC is not in close proximity of any sensitive residential areas.

Development in proximity of the site comprises of:

- Large lot residential dwellings on the northern side of the Links Road, located approximately 350m north of the SCCC, with bulky-good outlets further north on Central Avenue. These areas are zoned IN1 General Industry to provide for future industrial development.
- A retail outlet for water sports and a construction site adjoining the eastern side of the site. On the eastern side of the Princes Highway are further bulky good outlets.
- Undeveloped land with pockets of thick bushland adjoining the site to the south and west.



**Figure 4** – Main entrance to SCCC as viewed from Oxford Street





**Figure 5** – The SCCC as viewed from the Princes Highway

### 3.0 Description of the Activity

The Activity comprises of a staged expansion of accommodation on site, in addition to various associated works to upgrade the correctional centre facilities. The proposed works include:

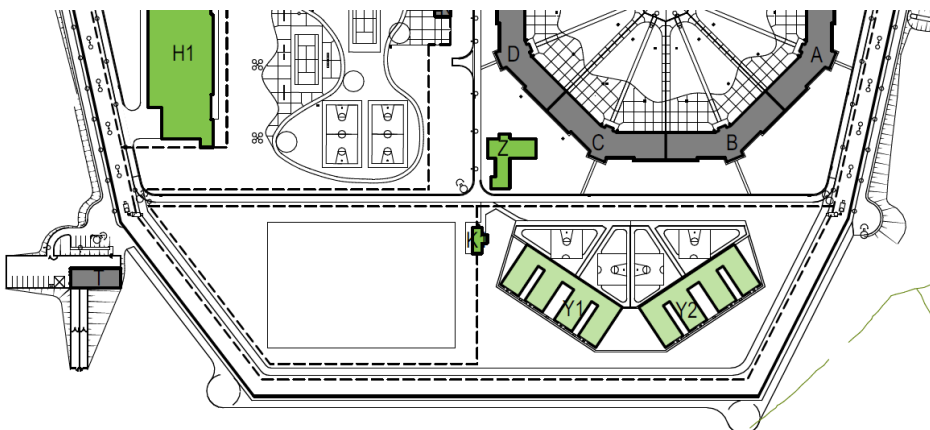
- site preparation, vegetation removal, bulk earthworks and the provision of utilities and services;
- construction of a new 160 bed maximums security ward;
- construction of a new 200 bed minimum security ward;
- upgrades to the existing minimum security ward;
- providing an additional 221 staff parking spaces and 220 visitor parking spaces;
- upgrading the road layout;
- associated site infrastructure and support facilities upgrades/modifications;
- landscaping;
- stormwater Management; and
- the demolition of buildings as required.

A detailed description of the Activity is provided in the subheadings below and illustrated in the Architectural Drawings at **Appendix A**.

#### 3.1 New Maximum Security Facility

A new maximum security facility is proposed for the south eastern portion of the site (Refer to **Figure 6**). This facility will comprise of two buildings to be known as 'Y1' and 'Y2' that each provide an additional 80 beds of maximum security accommodation on the site (for a total of 160 beds). These buildings will be supported by four segregated exercise yards, officer posts, storerooms, and bathrooms. Refer to the Architectural Plans at **Appendix A**.

Associated upgrades to perimeter fencing is described in **Section 3.6** below, and associated upgrades to the roads is described in **Section 3.5** below.



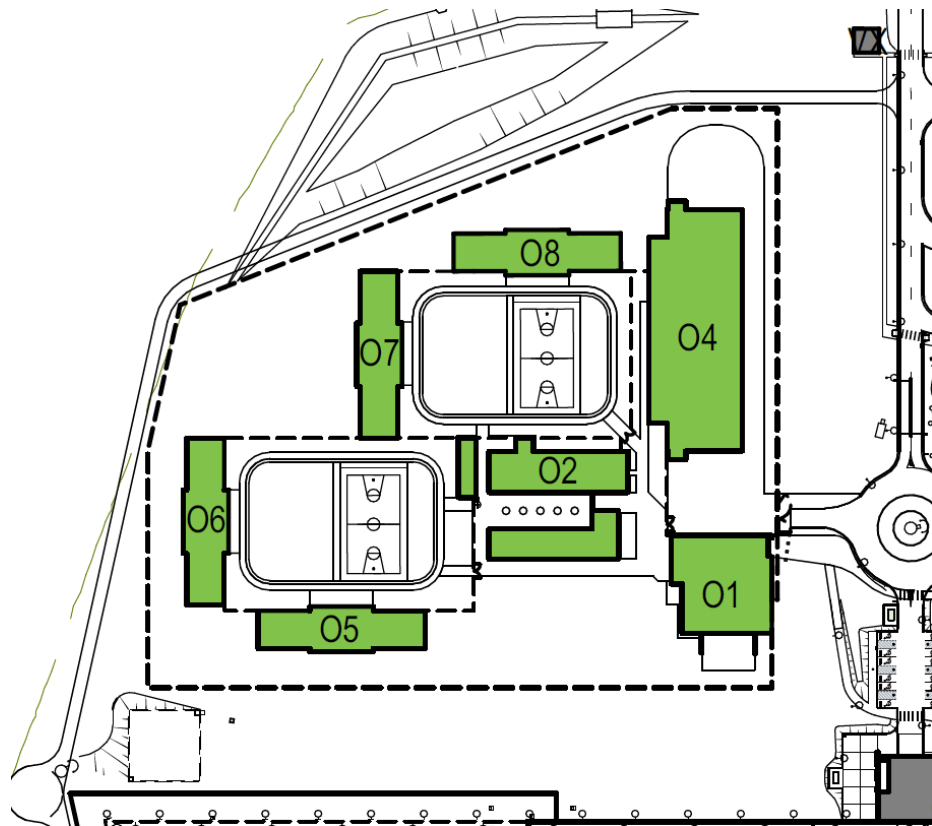
**Figure 6** – Proposed maximum security facility (shown in green)  
Source: Guymer Bailey Architects

### 3.2 New Minimum Security Facility

A new minimum security facility is proposed to be constructed in the north western portion of the site (refer to **Figure 7** below). This facility comprises of four buildings, to be known as 'O5', 'O6', 'O7' and 'O8', which together provide an additional 200 beds of minimum security accommodation on the site. Refer to the Architectural Plans at **Appendix A**.

The operation of this minimum security facility will be supported by:

- two new enclosed exercise yards at the centre of the new minimum security facility;
- a new minimum security reception and visitors building (known as 'O1'), which include both gatehouse and visits functions to the new facility including visitor entry processing and vehicular entry control from a central officer post, as well as both indoor and outdoor contact visit areas, non-contact visits booths and a professional visits interview room;
- a new clinic and program control building (known as 'O2'), which includes medical treatment, consultation, and interview rooms, a nurses station, managers office, staff breakout area, AVL rooms, classrooms, program rooms, and an officer post; and
- a new industries building (known as 'O4'), which includes two separate industry work areas including lunch and training rooms (refer to **Section 3.11** below for further discussion).



**Figure 7** – Proposed minimum security facility (shown in green)

Source: Guymer Bailey Architects



### 3.3 Additional Support Facilities

The Activity also includes new standalone support buildings within the SCCC site, to accommodate the proposed increase in inmate and staff numbers. These facilities include:

- a new staff amenities building in the north east of the site (known as 'R'), which will replace the existing staff building being demolished for the minimum security facility, and will include a gym, amenities room, kitchen, and bathrooms;
- a new standalone Audio Visual Link (AVL) building central to the site (known as 'I'), which includes holding cells for up to 60 inmates, computer rooms, an officers post, and separate rooms for AVL to court;
- a new 10 bed cell block for segregating inmates (known as 'G1'), and the conversion of the existing protection cells to segregation cells by including an air lock;
- a new industries building (known as 'H1') in the south west of the site, to support the operation of industries on site, through a 2500m<sup>2</sup> new industries building consisting of two large engineering workshops, one smaller vocational training workshop and a new laundry (refer to **Section 3.11** below);
- a new satellite clinic and methadone treatment facility in the south of the site (known as 'Z'), which includes inmate holding areas, interview, consulting and treatment rooms, a nurses station, managers office, staff room, and program room; and
- a new recreation post in the south of the site (known as 'K1') to store sports equipment and an officers post for the new maximum security ward.

Refer to the Architectural Plans at **Appendix A**.

### 3.4 Upgrades to Existing Facilities

The Activity also includes upgrading and extending existing correctional centre buildings within the SCCC site, to assist in accommodating the growing population of inmates and staff. These works comprise of:

- upgrading the existing minimum security accommodation on site to make it suitable for medium security inmates, within the cluster of buildings known as 'M1', 'M2', 'M3', 'M4', and the cluster of buildings known as 'W2' and 'W1';
- upgrading the keys and radio building (known as 'S');
- extending two of the medium security programs building (known as 'M+' and 'W+') to include new program rooms;
- extending the existing visitor building (known as 'N1') to provide new indoor and outdoor open-plan visiting areas, controlled and secured visiting areas, holding areas, a probation and parole meeting room, and officers post;
- converting the existing AVL suites (known as 'N2') to provide additional holding cells, visiting rooms, and search booths, plus an increase in the valuable storage area; and
- extending the existing medical clinic (known as 'N3') to provide new offices, nurses station, tea room and kitchen, a three-bed ward, consulting rooms, and observation cells.

Refer to the Architectural Plans at **Appendix A**.

### 3.5 Car Parking and Access

The works will require the existing internal road and car park to be modified to accommodate the development. This comprises of:

- Removal of the existing car park located on the site of the new minimum security facility.
- An extension to the at-grade visitor and staff car park to provide an additional 221 staff parking spaces and 220 visitor parking spaces in the north east of the site. This will result in a total provision of 454 car parking spaces on site to service the SCCC, comprising a net increase of 163 car parking spaces from the 291 spaces currently provided.
- The perimeter road will be extended to accommodate the new maximum security ward in the south of the site, and provide a second access point for the response and transport unit building (known as 'T') in the south west of the site. The perimeter road will also extend around the minimum security facility.

Refer to the Architectural Plans (**Appendix A**) and Traffic Impact Assessment (**Appendix E**).

### 3.6 Fences

The new maximum security ward in the south of the site and new minimum security ward in the north east of the site, described in **Section 3.1** and **3.2** above, requires extending the perimeter fencing to enclose these areas.

The fencing around the new maximum security ward will match the existing fencing, being an internal layer of 5-metre-high concrete panel walls with razor wire, and an outside layer of metre-high MACEM expanded metal fencing with a roll top drum.

The new minimum security facility and designated exercise yards will be enclosed by 5-metre-high 358 Securifor fencing.

Refer to the Architectural Plans at **Appendix A**.

### 3.7 Tree Removal

In order to accommodate the Activity (described in detail below), existing vegetation is to be removed within three small areas across the site that fall within the footprint of the proposed works.

These areas for clearing are illustrated in **Figure 8** below, and discussed in the Flora and Fauna Assessment at **Appendix D** and **Section 5.2** of this report.



**Figure 8** – Three areas designated for vegetation clearing  
 Source: Kevin Mills & Associates

### 3.8 Infrastructure and Servicing

The Activity will include upgrading the utilities and services on site, in order to accommodate the extension and upgrade works described in **Sections 3.1 to 3.4** below. The proposed upgrade works for electrical services, hydraulic services, mechanical services, and fire services have been discussed in detail by Meinhardt at **Appendices F to I**.

A Stormwater Management Plan has also been prepared by Meinhardt (**Appendix J**), which outlines the recommended works required to upgrade the water cycle management system on site. These stormwater management works include:

- A pit and pipe system designed to the peak 1 in 20 Year ARI storm, and a 1 in 100 Year ARI storm with overland flow.
- A new detention/sedimentation basin to be constructed in the vicinity of the existing south-west detention basin, which will accommodate discharge from the western part of the new maximum security ward. The storage volume of this basin will be 850m<sup>3</sup>, with a slotted 75mm discharge control pipe and a 5m wide overflow weir set 300mm below the top of the basin embankment.
- Installing a rainwater tank within the maximum security complex (capacity approx. 60,000 litres) with an overflow eventuating into the new basin.
- An enlargement in volume and elongation of the spillway for the existing sedimentation/detention basin in the north-west of the site, to account for the additional minimum security facility.
- The existing detention basin in the north east of the site will require an increase in volume to an additional 750 m<sup>3</sup>, which is designed to attenuate additional

surface water generated from the increased car park area and proposed Building 'R' in addition to the increase in impervious area from expansion of the existing minimum security sterile zone and any works within the internal areas.

- Building 'H1' will require enlargement of the existing stormwater system to take additional flows into the existing south-west sedimentation/detention basin.
- Building 'G1' (expansion of building G) and Building Z will require enlargement of the existing stormwater system to take additional flows into the existing South-East sedimentation/detention basin.
- Building 'W+' (expansion of building W), Building I will require enlargement of the existing stormwater system to take additional flows into the existing north-west sedimentation/detention basin.
- Building 'M+' will require enlargement of the existing stormwater system to take additional flows into the existing North-East sedimentation/detention basin.

As part of this REF, consultation has been undertaken with Shoalhaven Water to determine the relevant implications of the proposed utilities and services on water and sewage infrastructure, and whether this requires additional upgrades to Council infrastructure. Refer to **Section 4.9** below.

### 3.9 Staging

The envisaged expansion and upgrade works to the SCCC will be completed over two stages to enable new accommodation and facilities to commence operation on site while other works are being delivered. Specifically, the two stages comprise of:

- Stage 1:
  - new 160 bed maximum security ward known as 'Y1' and 'Y2';
  - associated earthworks, tree removal, and servicing;
  - extensions to the perimeter road;
  - extensions to security fencing; and
  - extending the at-grade car park for visitors and staff.
- Stage 2:
  - new 200 bed minimum security ward known as 'O5', 'O6', 'O7' and 'O8';
  - all new facilities described in **Section 3.3** above;
  - all upgrade works to existing facilities described in **Section 3.4** above; and
  - associated earthworks, tree removal, and servicing.

### 3.10 Construction Management

A range of management measures have been established by NSW Justice to establish the initial requirements for construction management and site operations for the proposal (see **Section 7**). A more detailed Construction Management Plan will be prepared at the time of contract award to ensure alignment with the proposed methodologies and construction staging of the preferred contractor.

The works will be undertaken in accordance with the following legislative requirements and any others that must be complied with in carrying out of the works as required including:

- Protection of the Environment Operations Act 1997 and Regulations;
- Environmentally Hazardous Chemicals Act 1985;

- Protection of the Environment Administration Act 1991 and Regulations;
- Work Health and Safety Act 2011;
- Australian Standard 2601-2001: Demolition of Structures;
- Code of Practice for the Safe Removal of Asbestos (NOHSC:2002 (1998));
- Guide to the Control of Asbestos Hazards in Buildings and Structures (NOHSC:3002 (1998));
- Resource and Recovery Act 2001;
- Environmental Planning and Assessment Act 1979;
- Heritage Act 1997;
- Local Government Act 1993;
- Applicable aviation standards eg CASA requirements;
- Occupational Health and Safety Act 1983;
- Soil Conservation Act 1938 and
- Australian Standard 4970-2009: Protection of Trees on Development Sites.

Construction work will be confined to the hours of 7:00am to 6:00pm Monday to Friday, and 8am to 1pm Saturday, consistent with the NSW Office of Environment and Heritage's *"Interim Construction Noise Construction Guideline (July 2009)"*. The potential for out-of-hours works are assessed in **Sections 5.7** and **7** of this REF.

### 3.11 Industries

The SCCC contains facilities that employ inmates in a wide variety of jobs including:

- Manufacturing of furniture and cubby houses;
- packing and assembly work;
- internal ground maintenance and hygiene operations;
- package and distribution of inmate breakfast packs;
- laundry;
- food services;
- external ground maintenance work; and
- participate in community projects and Mobile Outreach Programs.

These industry activities are proposed to be expanded on site via two new industry buildings known as 'H1' and 'O4'. These buildings will provide new work and training rooms for inmates, as illustrated in the Architectural Plans at **Appendix A**.

### 3.12 Evaluation of Alternatives

The Activity will provide additional beds and upgrade presently outdated facilities to alleviate an existing strain on correctional centres in NSW. Three possible options are available for the management of this correctional centre. These options are outlined and assessed below.



### 3.12.1 Option 1 – Do Nothing

Demand for corrective facilities and services is driven by factors that are external to NSW Justice and over which it has no control for example, bail restrictions, strategic policing, sentencing guidelines, and population growth. These external factors have contributed to an unprecedented surge in the existing inmate population across NSW.

This NSW prison population is expected to further increase owing to improved policing, longer sentencing and changes to the Bail Act. Accordingly, whilst the 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 accommodation where possible.

As a result of this, the 'do nothing' option will not facilitate a suitable outcome to adequately accommodate for a growing demand. This option has not been considered further.

### 3.12.2 Option 2 – Upgrade the Existing Buildings

Upgrading the existing facility with increased accommodation densities is not feasible due to the nature of use. Accordingly, this option will not facilitate a suitable outcome to adequately accommodate for a growing demand and has not been considered further.

### 3.12.3 Option 3 (the Activity) – Extension and Upgrade Works

The SCCC complex has significant landholdings that are undeveloped with few sensitive receivers in proximity. Accordingly, the SCCC has the capacity to expand into undeveloped parts of the site without causing disruption to the existing facility. This option will enable additional beds to be provided on site, and presently outdated facilities to be upgraded, which will alleviate the existing strain on correctional centres in NSW and accommodate for future correctional services needs.

This option best addresses the needs of NSW Justice and is therefore proposed as the Activity.

## 4.0 Legislative Context

### 4.1 Commonwealth Environment and Protection and Biodiversity Conservation Act 1999

The expansion of the facilities at the SCCC is not likely to have a significant impact on any matter of national environmental significance listed under the *Environment Protection and Biodiversity Conservation Act 1999*. Referral to the Commonwealth Minister for the Environment for assessment and approval is therefore not warranted. See also Section 5.17 and **Appendix O**.

### 4.2 Threatened Species Conservation Act 1995

The Activity is not likely to have a significant impact on any threatened species, populations or communities listed under the Threatened Species Conservation Act, 1995 (NSW), or their habitats, and the preparation of a Species Impact Statement (SIS) is not warranted. See also Section 5.2 and **Appendix D**.

### 4.3 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the core legislation that governs land use and assessment of development works in NSW. The proposed development is an 'Activity' as defined within Part 5 of the EP&A Act, and an environmental assessment in accordance with Part 5 of the EP&A Act is therefore required to be carried out. This REF provides an assessment of the environmental impacts of the Activity as required by Part 5 of the EP&A Act.

Specifically, this REF considers the requirements of sections 5A and 111 of the EP&A Act, as well as clause 228 of the *Environmental Planning and Assessment Regulation 2000* (refer to **Section 5.1**).

The objects of the EP&A Act include a requirement to encourage the protection and enhancement of the environment. A determining authority in its consideration of an activity shall, notwithstanding any other provisions of the EP&A Act or the provisions of any other Act or of any instrument made under the EP&A Act or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity (refer to sub-section 1 of section 111).

This REF report addresses the above provisions of section 111 of the EP&A Act. **Table 1** below demonstrates the effect of the proposed activity on the matters listed for consideration in sub-sections 2, 3 and 4 of section 111.

**Table 1 – Matters for consideration under section 111 of the EP&A Act**

| <b>Matters for consideration under sub-sections 2, 3 &amp; 4 of section 111 of the EP&amp;A Act</b>  |   |
|--|---|
| Matter for consideration   | Impact of Activity  |
| <p><i>Sub-section 2</i></p> <p>(a) any conservation agreement entered into under the <i>National Parks and Wildlife Act 1974</i> and applying to the whole or part of the land to which the activity relates, and</p> <p>(b) any plan of management adopted under that Act for the conservation area to which the agreement relates, and</p> <p>(c) any joint management agreement entered into under the <i>Threatened Species Conservation Act 1995</i>, and</p> <p>(d) any biobanking agreement entered into under Part 7A of the <i>Threatened Species Conservation Act 1995</i> that applies to the whole or part of the land to which the activity relates</p> | <p>No effect, as the site is not subject to any conservation agreement or any plan of management under the <i>National Parks and Wildlife Act 1974</i>.</p> <p>No effect, as the site is not subject to any plan of management or joint management agreement entered into under the <i>Threatened Species Conservation Act 1995</i>.</p> <p>The site is not subject to any biobanking agreement entered into under the <i>Threatened Species Conservation Act 1995</i>.</p> |
| <p><i>Sub-section 3</i></p> <p>Without limiting subsection (1), a determining authority shall consider the effect of an activity on any wilderness area (within the meaning of the <i>Wilderness Act 1987</i>) in the locality in which the activity is intended to be carried on.</p>   | <p>No effect, as the site is not located within or in the vicinity of a wilderness area as defined under the <i>Wilderness Act 1987</i>.</p>  |
| <p><i>Sub-section 4</i></p> <p>Without limiting subsection (1), a determining authority must consider the effect of an activity on:</p> <p>(a) critical habitat, and</p> <p>(b) in the case of threatened species, populations and ecological communities, and their habitats, whether there is likely to be a significant effect on those species, populations or ecological communities, or those habitats, and</p> <p>(c) any other protected fauna or protected native plants within the meaning of the <i>National Parks and Wildlife Act 1974</i>.</p>   | <p>No effect, as the Activity will not affect critical habitat, nor cause significant effect on any threatened species, populations and ecological communities, and their habitats.</p>   |
| <p>Note. If a biobanking statement has been issued in respect of a development under Part 7A of the <i>Threatened Species Conservation Act 1995</i>, the determining authority is not required to consider the impact of the activity on biodiversity values.</p>  |   |

## 4.4 State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)

Under Clause 26 of the ISEPP, development may be carried out by or on behalf of a public authority without consent on land within a prescribed zone if the development is in connection with an existing 'Correctional Centre', and is for the following purposes:

- b) sporting facilities or additions to sporting facilities, if the development does not involve clearing of more than 2 hectares of native vegetation,*
- c) demolition of buildings,*
- d) replacement of accommodation, administration or other facilities in a correctional complex,*
- e) alterations of, or additions to, a correctional complex,*
- f) construction, maintenance or realignment of security fencing with a height of not more than 12 metres above ground level (existing).*

For the purposes of the ISEPP:

- The Activity is being undertaken by NSW Justice, who are a public authority.
- The facilities at the site were gazetted as a Correctional Centre on 23 March 2016, pursuant to Section 225 (4) of the *Crimes (Administration of Sentences)*



*Act 1999* (Refer to **Appendix K**). The Activity is thereby being undertaken in relation to an existing 'Correctional Centre' under the meaning of the ISEPP.

- The subject site was also gazetted as a 'Correctional Complex' on 23 March 2016, pursuant to Section 224 (3) of the *Crimes (Administration of Sentences) Act 1999*. As such, the Activity for a staged expansion of inmate accommodation on site in addition to various associated works to upgrade facilities, is in association with an existing complex under the meaning of the ISEPP. Refer to **Appendix L**.

It is also noted that the Activity will be constrained to land that is zoned SP1 Special Activities, under the *Shoalhaven Local Environment Plan 2014*, which is identified as a prescribed zone under Part 3 Division 2 of the ISEPP (refer to **Section 4.6**).

In light of this, the Activity can be undertaken as Development Permitted Without Consent meaning development consent under Part 4 (Development Assessment) of the EP&A Act is not required. As described in **Section 4.3**, an environmental assessment is still required under Part 5 of the EP&A Act.

## 4.5 State Environmental Planning Policy No. 44 - Koala Habitat Protection

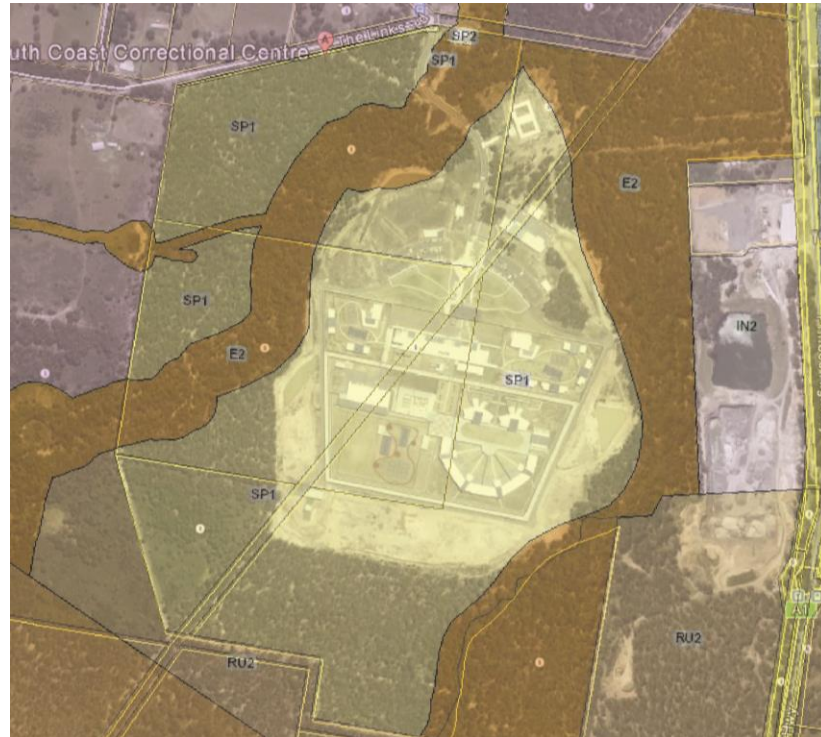
Shoalhaven Council is one of the local government areas in which *State Environmental Planning Policy No. 44 - Koala Habitat Protection* (SEPP 44) applies. Under this instrument, the site is not identified as potential Koala habitat owing to the lack of koala food trees identified in Schedule 2 of the SEPP occurring on the site.

## 4.6 Local Environment Plan

The *Shoalhaven Local Environment Plan 2014* applies to the site and determines the relevant standards for development on the site. The Activity is permissible in the SP1 (Correctional Centre) Infrastructure zone, and is not located within the portion of the site zoned E2 Environmental Conservation (refer to **Figure 9** below). Environmental impacts of the Activity will generally be constrained to the site.

The site is mapped as containing terrestrial biodiversity in the north west of the site, and a Category 1 Watercourse running north/south along the western boundary of the site. It is emphasised that these environmental constraints are confined to the footprint of the E2 zoned land and as such will not be affected by the proposed Activity that occurs outside of this area. This is further discussed in **Section 5** below.

The subject site is also not identified as being of any heritage significance or within any heritage conservation areas, and is not subject to any maximum height or FSR development standards.



**Figure 9** – Correctional overlaid with the LEP land use zones  
 Source: Shoalhaven LEP 2014 / JBA

## 4.7 Other Legislation

### 4.7.1 Rural Fires Act 1997

The Activity does not trigger the requirement to obtain a Bushfire Safety Authority under s100B of the *Rural Fires Act 1997* as the works do not involve the subdivision of land or a special fire protection purpose. The *Rural Fires Act 1997* therefore does not apply to the Activity.

### 4.7.2 Heritage Act 1997

There are no State-listed heritage items located on or in the vicinity of the Activity. Therefore, the provisions of the *Heritage Act 1977* do not apply to the proposed works.

### 4.7.3 National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* relates to the establishment, preservation and management of national parks, historic sites and certain other areas and the protection of certain fauna, native plants and Aboriginal objects.

There are no national parks, historic sites, Aboriginal objects or other such sites or objects as legislated for by the *National Parks and Wildlife Act*, that are located on, or in the vicinity of, the subject site of the works. Provisions of the *National Parks and Wildlife Act 1974* therefore do not apply to the proposed Activity.

Refer to **Section 5.16** and **Appendix U** for further discussion.

### 4.7.4 Roads Act 1993

The Activity does not relate to a public road, nor will the works involve the pumping of water onto a public road or involve the connection of a road to a

classified road. Accordingly, consent is not required under s138 of the *Roads Act 1993*.

#### 4.7.5 Water Management Act 2000

Under the Water Management Act 2000, 'waterfront land' is defined as land within 40m of a watercourse. The Activity is not located on 'waterfront land' and does not involve interference with any aquifers. As such a Controlled Activity Approval (CAA) is not required. Accordingly, no approval is required from the Office of Water (Department of Primary Industries) prior to carrying out the works. However, construction works in the south-eastern corner of the site will be close to waterfront land. If construction works are ultimately required within 40m of the watercourse, then a CAA will be required for those works from the Office of Water.

#### 4.7.6 Fisheries Management Act 1994

The site does not contain a permanent watercourse or any other natural water body. Those species and communities listed under the FM Act would not occur on the site. The importance of the nearby riparian vegetation is discussed elsewhere.

#### 4.7.7 Contaminated Land Management Act 1997

The site is not listed by the NSW Environment Protection Authority (EPA) as being significantly contaminated, as such the provisions of the *Contaminated Land Management Act 1997* do not apply to the Activity. Further discussion with respect to contamination is provided at **Section 5.3**.

#### 4.7.8 Protection of the Environment Operations Act 1997

The *Protection of the Environment Operations Act 1997* (POEO Act) sets out the framework for preventing pollution in NSW. Under the POEO Act the EPA will be the appropriate regulatory authority for activities undertaken by NSW Justice. The proposed Activity does not constitute a scheduled activity and as such does not require an Environment Protection Licence from the EPA.

A detailed Construction Environmental Management Plan required under the mitigation measures (**Section 7**) will ensure all works are completed in accordance with the provisions of the POEO Act, including ensuring that waste is managed in accordance with the *Protection of the Environment Operations (Waste) Regulation 2014*.

### 4.8 Other Approvals

There are no separate approvals or authorisations required in relation to the proposed development activity prior to determination under Part 5 of the EP&A Act. Certification under section 109R of the EP&A Act will be required before the Activity commences on site.

### 4.9 Consultation

The proposed Activity requires consultation with the NSW Rural Fire Service under Subclause 2 Clause 16 (f) of the ISEPP, which specifies:

16. *Consultation with public authorities other than councils*

(f) *development for the purposes of an educational establishment, health services facility, correctional centre or group home, or for residential purposes, in an area that is bush fire prone land (as defined by the Act)—the NSW Rural Fire Service.*

The SCCC site is mapped as bushfire prone land, including Category 1 vegetation and buffer areas, as identified in the Bushfire Assessment prepared by Australian Bushfire Assessment Consultants (**Appendix M**). In light of this, the applicant is required to provide written notice of the intent to carry out the development to the NSW Rural Fire Service. A period of 21 days is set for those notified to respond to the application, after which time the application can be determined.

On 5 September 2016, a letter was sent to the NSW Rural Fire Service, care of the Shoalhaven Fire Control Centre (refer to **Appendix N**). At the time of writing this REF, the NSW Rural Fire Service had not provided comments. A contingency for when/if the relevant authority issues a response to the proposed Activity has been captured in the mitigation measures at **Section 7**.

In addition to this, a meeting was held with Shoalhaven Council on 12 August 2016, to notify Council of the intended Activity and receive preliminary input on the scheme. Council raised no substantive issues with the proposed scheme, subject to it being lawfully undertaken as Development Permitted Without Consent. As has been demonstrated in **Section 4.5** above, the Activity can be completed under Clause 26 of the ISEPP and as such does not require development consent under Part 4 of the EP&A Act.

Shoalhaven Water was also notified on 16 August 2016 of the proposed Activity in relation to additional demand on water supply and sewerage infrastructure.

It is highlighted that no other form of consultation is required under the ISEPP or other relevant legislation. However, NSW Justice have chosen to notify properties in proximity of the site (refer to **Figure 10** below) via a letter drop on 15 September 2016. A copy of the notification letter accompanies this REF at **Appendix P**.

It is noted that at the time of writing this REF, no submissions have been received from the community. A contingency for when/if the relevant stakeholders issue a response to the proposed Activity has been captured in the mitigation measures at **Section 7**.

As part of the Socio-economic impact assessment, consultation with representatives of the following agencies has also been undertaken in relation to the proposed Activity:

- NSW Department of Housing (Nowra Office);
- Nowra Community Corrections Office;
- South Coast Correctional Centre;
- Shoalhaven City Council; and
- Local accommodation providers (Nowra Gateway Caravan Park, Shoalhaven Caravan Village, Nowra Motor Inn)

The outcome of this consultation has been addressed in the Socio Economic Impact Assessment included at **Appendix Q**, and discussed in **Section 5.13** of this REF.

Wider consultation (than that already undertaken) is not considered necessary in relation to the Activity as:

- all works are restricted to land under the control of the NSW Justice;
- the proposal does not involve any works to any Council-owned infrastructure/services;

- the works are not anticipated to cause a strain to the capacity of the local road network or to water or sewage infrastructure owned by Council; and
- the works are not within proximity of any sensitive receivers.

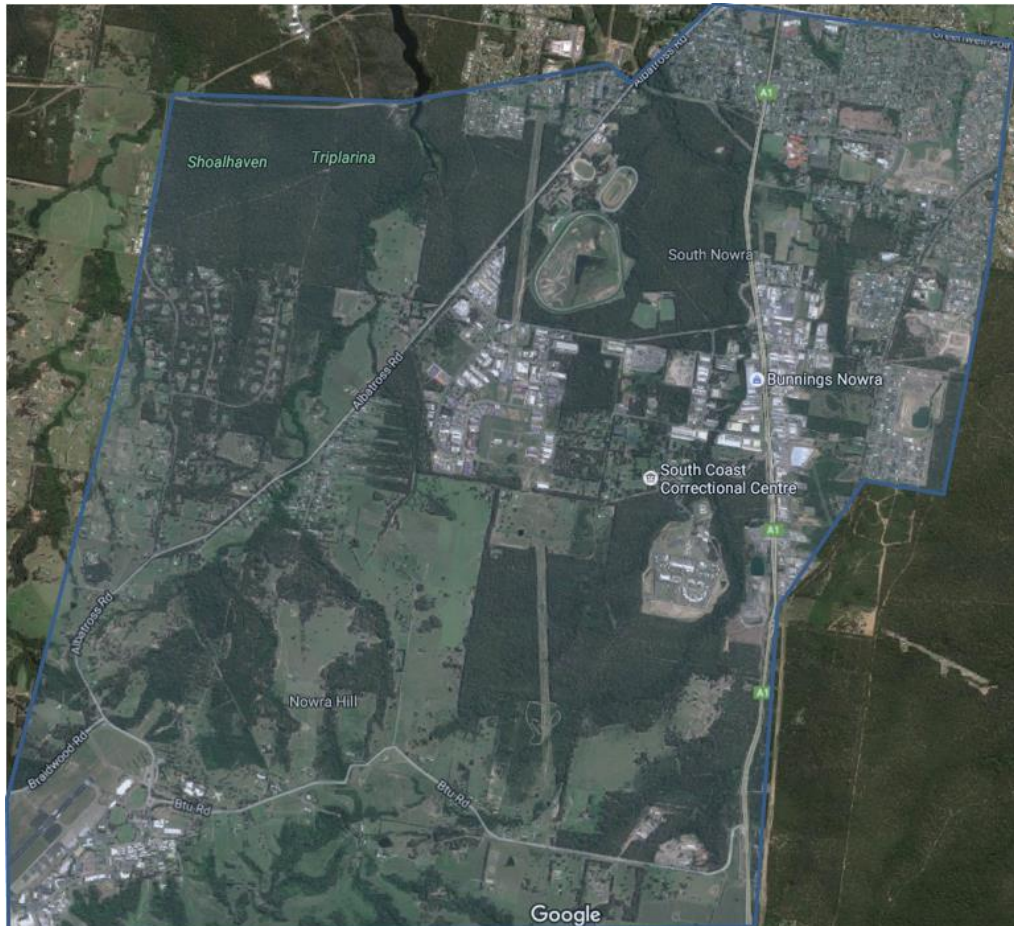


Figure 10 – General coverage of neighbourhood notification letters



## 5.0 Environmental Impact Assessment

This section considers the planning issues relevant to the proposed development. It contains our assessment of the environmental impacts of the proposal and identifies the steps to be taken to prevent or mitigate the potential impacts on the environment.

### 5.1 Environmental Planning and Assessment Regulation 2000 Considerations

#### 5.1.1 Consideration of Clause 228(2) Factors

**Table 2** below provides a summary checklist of matters to be considered under clause 228 of the *Environmental Planning and Assessment Regulation 2000*.

**Table 2** – Summary checklist of matters to be considered

| Factor   | Impact  |
|--|---|
| <b>(a) any environmental impact on a community</b><br>Long-term benefits for the comfort, safety and security of inmates by accommodating for a growing prison population. Modern and high-quality facilities will support the operation of this important piece of social infrastructure.   | -ve <input type="checkbox"/><br>Nil <input type="checkbox"/><br>+ve <input checked="" type="checkbox"/> |
| <b>(b) any transformation of a locality</b><br>The subject site is confined by thick bushland on all sides, with no sensitive receivers in closer proximity. The SCC has the capacity to expand into undeveloped parts of the site whilst maintaining this vegetated buffer.   | -ve <input type="checkbox"/><br>Nil <input checked="" type="checkbox"/><br>+ve <input type="checkbox"/> |
| <b>(c) any environmental impact on the ecosystems of the locality</b><br>The removal of nominated trees surrounding the building footprints and work site will not result in displacing any flora and fauna, creating a barrier to their movement, or introducing noxious weeds, vermin or feral species.                              | -ve <input type="checkbox"/><br>Nil <input checked="" type="checkbox"/><br>+ve <input type="checkbox"/> |
| <b>(d) any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality</b><br>The activity will not reduce the aesthetic, recreational, scientific or other environmental quality or value of a locality.   | -ve <input type="checkbox"/><br>Nil <input checked="" type="checkbox"/><br>+ve <input type="checkbox"/> |
| <b>(e) any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations</b><br>The development will not significantly increase or decrease the significance of the site. | -ve <input type="checkbox"/><br>Nil <input checked="" type="checkbox"/><br>+ve <input type="checkbox"/> |
| <b>(f) any impact on the habitat of protected fauna (within the meaning of the National Parks and Wildlife Act 1974)</b><br>The development will not impact on the habitat of any protected fauna.   | -ve <input type="checkbox"/><br>Nil <input checked="" type="checkbox"/><br>+ve <input type="checkbox"/> |
| <b>(g) any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air</b><br>The development will not endanger any species of animal, plant or other living thing.  | -ve <input type="checkbox"/><br>Nil <input checked="" type="checkbox"/><br>+ve <input type="checkbox"/> |
| <b>(h) any long-term effects on the environment</b><br>There will be no long term effects on the environment.  | -ve <input type="checkbox"/><br>Nil <input checked="" type="checkbox"/><br>+ve <input type="checkbox"/> |
| <b>(i) any degradation of the quality of the environment</b><br>There will be no degradation of the quality of the environment as a result of the works being carried out.   | -ve <input type="checkbox"/><br>Nil <input checked="" type="checkbox"/><br>+ve <input type="checkbox"/> |
| <b>(j) any risk to the safety of the environment</b><br>The activity will not risk the safety of the environment.  | -ve <input type="checkbox"/><br>Nil <input checked="" type="checkbox"/><br>+ve <input type="checkbox"/> |

| Factor  | Impact  |
|---|---|
| <b>(k) any reduction in the range of beneficial uses of the environment</b><br>The activity will not alter the potential for the environment to be utilised.  | -ve <input type="checkbox"/><br>Nil <input checked="" type="checkbox"/><br>+ve <input type="checkbox"/> |
| <b>(l) any pollution of the environment</b><br>Appropriate mitigation measures will be implemented to ensure that the environment will not be polluted during the demolition.   | -ve <input type="checkbox"/><br>Nil <input checked="" type="checkbox"/><br>+ve <input type="checkbox"/> |
| <b>(m) any environmental problems associated with the disposal of waste</b><br>No environmental problems are anticipated with the disposal of waste from the Activity. Should any asbestos materials be identified during works, appropriate measures will be undertaken to manage and dispose of these materials in accordance with legislative requirements and OH&S documents. | -ve <input type="checkbox"/><br>Nil <input checked="" type="checkbox"/><br>+ve <input type="checkbox"/> |
| <b>(n) any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply</b><br>The activity will have no significant impacts in terms of demand for scarce resources.   | -ve <input type="checkbox"/><br>Nil <input checked="" type="checkbox"/><br>+ve <input type="checkbox"/> |
| <b>(o) any cumulative environmental effect with other existing or likely future activities</b><br>The activity will assist with delivering future benefits with additional and renewed facilities, without contributing to any known environmental stresses in the locality.  | -ve <input type="checkbox"/><br>Nil <input type="checkbox"/><br>+ve <input checked="" type="checkbox"/> |
| <b>(p) any impact on coastal processes and coastal hazards, including those under projected climate change conditions.</b><br>The Activity will have no impact on coastal processes and coastal hazards, including those under projected climate change conditions.   | -ve <input type="checkbox"/><br>Nil <input checked="" type="checkbox"/><br>+ve <input type="checkbox"/> |

## 5.2 Flora and Fauna

A Flora and Fauna Assessment of the Activity has been undertaken by Kevin Mills & Associates and included at **Appendix D**. This assessment confirms that the proposed construction site area is today highly modified from its natural condition, being mostly treeless, and covered in exotic mown grassland in those specific areas subject to the Activity.

The limited existing vegetation within the scope of works is identified as being modified forest with a simple structure and low diversity and limited ground cover. Identified areas of Swamp Sclerophyll Forest on Coastal Floodplains is not subject to the proposed vegetation clearing nor will the Activity impinge upon this vegetation, and so avoids impacting upon this community.

Accordingly, the removal of a small area of modified forest to enable the proposed works will not affect any areas of endangered ecological communities, and will not adversely affect the life-cycle of any endangered population, or lead to a viable local population of any listed species being placed at-risk of extinction.

Furthermore, it is confirmed that the areas where works are proposed doesn't contain a permanent watercourse or any other natural water body. Those species and communities listed under the FM Act would not occur on the site.

Riparian corridors are located to the east and the west of the SCCC. Construction works are not expected to be required within 40m of these watercourses and so clearing within the riparian corridors is not proposed. The riparian corridors contain EECs, however the Flora and Fauna Assessment (**Appendix D**) concludes that areas where clearing is proposed are not EECs.

In accordance with the objectives of the Office of Water's Guidelines for riparian corridors on waterfront land, the riparian corridors will be protected during the works, and clearing in the vicinity of the riparian corridors will be minimised.

The Activity is therefore not likely to have a significant impact on any threatened species, populations or communities, subject to the recommended mitigation measures in **Section 7**.

### 5.3 Soils

Due to the nature and extent of the activity, there is no potential for the salinisation, acidification, contamination, or loss of structural integrity of the underlying soil. The Preliminary Geotechnical Assessment prepared by Douglas Partners at **Appendix C**, confirms that:

- The soil samples tested were found to show contaminants less than the practical quantifiable limits or the site assessment criteria applied to the contamination assessment, which assumed a generic residential land use scenario from the investigation and screening levels of Schedule B1, *National Environment Protection (Assessment of Site Contamination) Measure 1999*.
- The results of investigations have indicated generally non-saline conditions, with one result indicating slightly saline conditions, and as such the potential effects of salinity are minimal.
- The results also indicate that the site soils can be classified as 'mildly aggressive' to concrete and 'non aggressive' to steel and that it is anticipated that minimal earthworks will be required to achieve design levels and structural loads.

Accordingly, the Activity can be safely accommodated on site, subject to project-specific geotechnical investigations with subsurface profiling that should be undertaken prior to construction, to determine the appropriate foundation systems for the various structures on site.

### 5.4 Bushfire

The SCCC site is mapped as bushfire prone land, including Category 1 vegetation and buffer areas, as identified in the Bushfire Assessment prepared by Australian Bushfire Assessment Consultants (**Appendix M**). Under clause 16(2)(f) of the ISEPP, consultation is required with the NSW Rural Fire Service, which has been initiated. At the time of writing this REF no response from this authority has been received. Regardless, the mitigation measures in **Section 7** include contingencies to accommodate any comments received within the notification period.

The RFS is also required to consider the need for a bushfire safety authority under section 100B of the *Rural Fires Act 1997*. This is only required for the development of bushfire prone land for a Special Fire Protection Purpose. The proposed development does not fall within the definition of a Special Fire Protection Purpose.

In spite of this, the assessment completed by Australian Bushfire Assessment Consultants (**Appendix M**) confirms the following:

- The land around the existing perimeter walls is cleared for a distance of 50m, which provides substantial effective separation distance between the centre and any vegetation. In the event that the nominated Asset Protection Zones cannot be provided, the construction of Buildings 'R' and 'O6' are to comply with the construction requirements of BAL-19 and BAL-29 (respectively), in accordance with AS3959-2009. All remaining buildings are to be constructed to standard BAL-12.5.
- The existing and proposed perimeter walls are capable of providing sufficient radiant heat shielding to areas within the walls.



- Reticulated water is available to the site.
- Whilst increased volumes of traffic would be expected in the event of a bushfire emergency, the conclusions of the Traffic Impact Assessment (refer to **Section 5.13** above) indicates that the public roads servicing the site will be capable of accommodate increased traffic.

The existing bushfire management plan for the operation of the SCCC should be updated, or if not already in place, a bushfire management plan be prepared and implemented for the site to ensure suitable mechanisms are in place for the ongoing management of the vegetated areas of the site. Further specific mitigation measures regarding the materiality and detailed design of the development are addressed at **Section 7**.

## 5.5 Air Quality

Due to the nature and extent of the Activity, there will be no qualitative impacts on local or regional air quality. Demolition works may cause localised short-term increases in dust levels, but are likely to only affect workers on the site that will be operating in accordance with the *NSW Work Health and Safety Regulation 2011*. Accordingly, no site specific mitigation measures are required in relation to the proposed Activity.

## 5.6 Stormwater

The Activity includes various upgrades to the existing water cycle management system on site to accommodate the correction centre extension and upgrades. An assessment of the Activities impact on the quantity and quality of water has been prepared by Meinhardt at **Appendix J**. This assessment confirms that:

- The existing detention basins around the site are designed as sediment basins and as such already incorporate water quality features.
- Erosion & Sediment Controls during construction activities for this development will be in accordance with Shoalhaven City Council's Guidelines. An erosion and sediment control plan will be prepared prior to the issuance of a Construction Certificate.
- The various proposed works to upgrade the existing stormwater system and enable additional flows into existing sediment basins, and enlarge the existing sediment and detention basins, will appropriately manage the quantity of stormwater generated by the SCCC.

In addition to this, whilst the Activity does relate to external works, it is considered unlikely that there will be any impacts on surface water or ground water. The Preliminary Geotechnical Assessment (**Appendix C**) confirms that no free ground water was observed in the boreholes during investigations on site, and there are no creeks or ponds in the immediate vicinity of the proposed earthworks.

Accordingly, no site specific mitigation measures are required in relation to the proposed Activity.

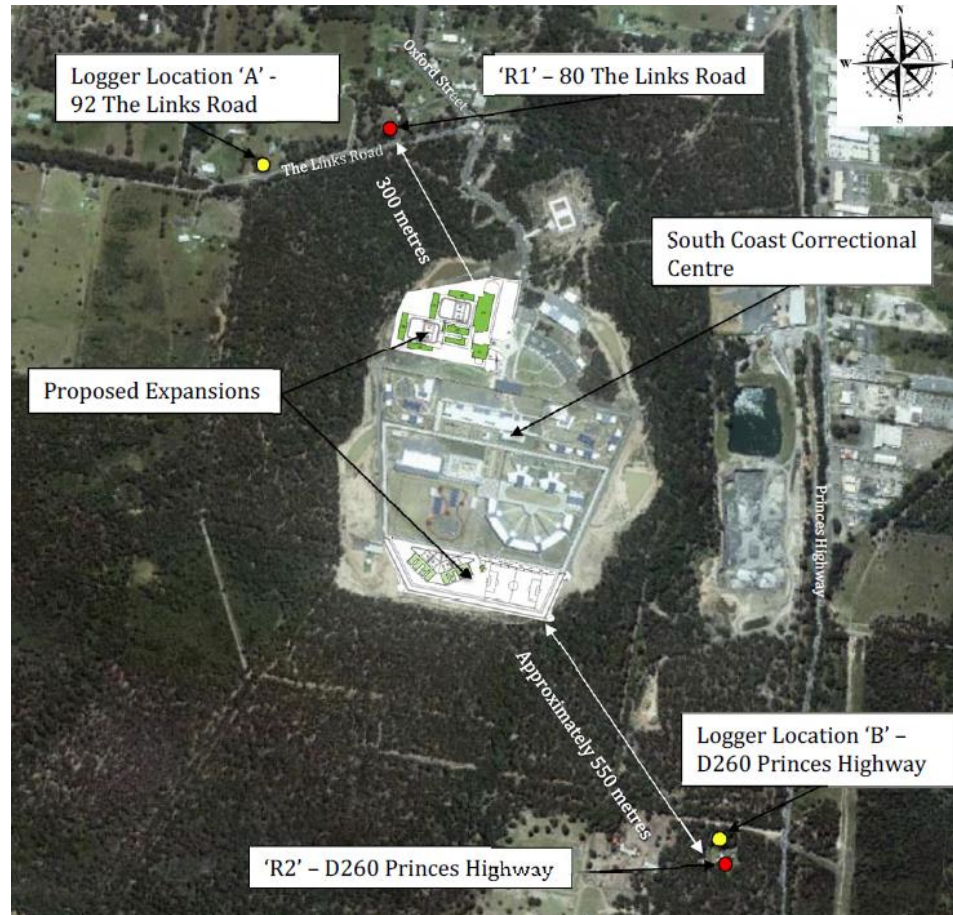
## 5.7 Acoustic Impact

### 5.7.1 Operational Noise

Day Design have undertaken an assessment of the likely environmental noise impacts from mechanical plant servicing the expanded and upgraded South Coast Correction Centre (**Appendix R**). This mechanical plant will comprise of air conditioning condenser units and fans to serve the buildings, which may operate for 24 hours a day, 7 days a week.

Day Design have identified the nearest sensitive receivers in proximity of mechanical plant on site as being:

- a residence 330m to the north of the site at 80 The Links Road; and
- a residence 550m to the south east of the site at 260 Princes Highway.



**Figure 11** – Sensitive receivers in proximity of the Activity  
Source: Day Design

The existing acoustic environment was measured between 25 August to 5 September 2016 using noise loggers that recorded background noise ( $L_{90}$ ) and equivalent continuous noise levels ( $L_{eq}$ ) at locations shown in **Figure 11**.

Based on the background and ambient noise monitoring carried out at the nearest affected residential locations, Day Design have developed a set of project specific noise criteria (see **Table 3**), taking into consideration the NSW Industrial Noise Policy.

**Table 3** – Project Specific Noise Management Levels for residences

| Receiver                     | Period     | Noise Management Level |
|------------------------------|------------|------------------------|
| Residences to north          | Day        | 42 $L_{eq}$ , 15min    |
|                              | Evening    | 40 $L_{eq}$ , evening  |
|                              | Night time | 36 $L_{eq}$ , night    |
| Residences to the south east | Day        | 53 $L_{eq}$ , 15min    |
|                              | Evening    | 48 $L_{eq}$ , evening  |
|                              | Night time | 39 $L_{eq}$ , night    |

The envisaged  $L_{eq}$  levels of noise at the nearest affected residential receiver locations from the proposed expansion of the SCCC have been assessed against the specific noise criteria (**Table 4** below). Compliance with the most stringent noise criteria, being the night time management levels, ensures the Activity is also compliant with the day and evening criteria.

**Table 4** – Predicted noise levels at the receptor locations

| Receiver                     | Predicted Noise Level (dBA) | Night Time Noise Goal (dBA) |
|------------------------------|-----------------------------|-----------------------------|
| Residences to north          | 32                          | 36                          |
| Residences to the south east | 31                          | 39                          |

Accordingly, these measurements demonstrate that the predicted level of noise emitted by mechanical plant is capable of meeting the noise management requirements under the NSW Industrial Noise Policy. No site specific mitigation measures are required.

## 5.7.2 Construction Noise

The detailed construction program and methodology has not been fully established and as such noise emissions from this stage of the Activity have not been assessed. It is envisaged that construction work will be limited to the hours of 7:00am to 6:00pm Monday to Friday, and 8am to 1pm Saturday, consistent with the NSW Office of Environment and Heritage's *"Interim Construction Noise Construction Guideline"* (July 2009)".

The potential for out-of-hours works is addressed in the mitigation measures at **Section 7** of the REF, which will moderate any adverse environmental impacts resulting from construction noise.

## 5.8 Traffic and Transport Impact

A Traffic Impact Assessment has been prepared by Traffix and included at **Appendix E**. This assessment addresses the proposed increase in the inmate and staff population at the SCCC in relation to vehicle parking and vehicle movements to and from the site.

### 5.8.1 Traffic Generation

Traffix completed traffic surveys to gauge the existing traffic generated by the SCCC, owing to the RMS Guide to Traffic Generating Developments (2002) and Technical Direction TDT2013/04a omitting rates for correctional centres. These surveys confirmed that peak traffic generation periods for staff were between 7am and 9am and between 4pm and 6pm, whilst traffic associated with visitors generally occurs on weekends and is moderated through allocated visiting times over the course of the day. The peak period traffic rates were calculated to be as follows:

- 0.34 trips per hour per staff member during the AM peak period; and
- 0.36 trips per hour per staff member during the PM peak period.

An application of these rates in relation to the proposed peak number of staff who will be arriving and leaving the site during shift changeovers, and with consideration of the traffic generated by the existing development, results in the following net trip generation:

- 16 vehicles per hour, comprising of 16 entering the site and none leaving the site, during the AM peak period; and
- 17 vehicles per hour, comprising of 1 entering the site and 16 leaving the site, during the PM peak period.

Modelling of these derived traffic generation levels during peak times demonstrates that the Activity will have a negligible impact on the performance of the Princes Highway and Central Avenue intersection and Oxford Street and The Links Road intersection. The Activity will therefore not impact on the existing levels of service and as such no external upgrades are required to support the increased traffic volumes. No mitigation measures are required.

### 5.8.2 Parking

The Activity will provide an additional 221 staff parking spaces and 220 visitor parking spaces, resulting in a total of 454 car parking spaces on site to service the SCCC – a net increase of 163 compared to the current parking provision.

Traffic have confirmed that the proposed development, with 238 on-site staff (at shift changeovers) and 960 offenders, is expected to generate a peak demand for 224 parking spaces comprising 157 staff spaces and 67 visitor spaces. The proposed additional parking will therefore exceed the expected demands from staff and visitors and as such can readily accommodate the proposed increase in inmate and staff population on the site.

Service vehicles can continue to be accommodated on site in the large hardstand area, which can accommodate up to eight vehicles at any one time. No mitigation measures are required.

### 5.8.3 Access

In view of the negligible traffic generation from the Activity, no change or upgrades to the site's vehicle access is proposed or required.

The internal access arrangements will be reviewed prior to the issuing of a Construction Certificate, to confirm that compliance is achieved with the relevant requirements of AS 2890.1 (2004), AS 2890.2 (2002) and AS 2890.6 (2009).

## 5.9 Services and Utilities

The Activity will include upgrading the utilities and services on site, in order to accommodate the extension and upgrade works described in **Sections 3.1 to 3.4** below. The proposed upgrade works for electrical services, hydraulic services, mechanical services, and fire services have been discussed in detail by Meinhardt at **Appendices F to I**.

These services must be installed or augmented in accordance with the relevant service provider and the mitigation measures at **Section 7**.

## 5.10 Chemical and Hazardous Substance Management

The activity will not involve the use, storage or transportation of hazardous substances which may build up residues in the environment, other than those used generally for demolition or construction works. The potential impacts of the use of these materials will be minimised through the application of appropriate workplace safety methods and specialist training required for the SCCC staff.

## 5.11 Waste Management

The NSW Government has in place a firm policy directed towards the minimisation of waste. This policy is aimed at conserving valuable resources through the minimisation of waste and optimisation of materials recovery for recycling. It also

limits the need to establish new landfill facilities and reduces the potential for the uncontrolled generation of methane gas. This policy is to be achieved through the establishment of waste management strategies.

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

- Waste Prevention;
- Waste Minimisation;
- Reuse and Recycling; and
- Identification of waste streams for appropriate disposal.

Waste Audit and Consultancy Services have undertaken a detailed review of operational and construction waste generated by the proposed Activity, which accompanies this REF at **Appendix S** and **T** respectively.

## Operational Waste

Waste Audit and Consultancy Services have identified the main waste streams generated during the operation of the SCCC as being the 'rations packs' distributed to inmates at meal times, and the industry workshops that produce timber off cuts, sawdust and scrap metal. An estimate of the quantity and types of waste generated by the SCCC, including the specifications for waste management has been included in **Table 5** below.

**Table 5** – Waste generation and management

| Waste Type                    | Litres per Week | No. 4000L Bins | Frequency of Clearance per Week | Management Process   |
|-------------------------------|-----------------|----------------|---------------------------------|--|
| General waste (max. security) | 126,400         | 11             | 3                               | <ul style="list-style-type: none"> <li>■ Inmates separate general waste to deposit directly into the correct bin.</li> <li>■ Inmates / staff collect the dedicated bins from various areas in the vicinity and transfer to the waste storage area.</li> <li>■ Waste contractor to empty bins at waste storage area.</li> </ul> |
| General waste (min. security) | 320,000         | 3              | 3                               |  |
| Recycling (max. security)     | 12,640          | 4              | 1                               | <ul style="list-style-type: none"> <li>■ Inmates separate paper/cardboard materials to deposit in correct bins</li> <li>■ Inmates collect the dedicated bins from various areas in the facility and transfer to the waste storage area.</li> <li>■ Waste contractor to empty bins at waste storage area.</li> </ul>            |
| Recycling (min. security)     | 3200            | 1              | 1                               |  |
| Cardboard (max. security)     | 15,800          | 2              | 2                               | <ul style="list-style-type: none"> <li>■ Inmates separate comingled materials to deposit into correct bin.</li> <li>■ Inmates collect the dedicated bins from various areas in the facility and transfer to the waste storage area.</li> <li>■ Waste contractor to empty bins at waste storage area.</li> </ul>                |
| Cardboard (min. security)     | 4000            | 1              | 1                               |  |

Waste generated by the new maximum security facility will be added to the centres existing waste centre, whilst the minimum security wing will be supplied with a new waste collection area. Waste will be managed in accordance with the procedures outlined in **Table 5** above, and the following:

- 240L bins places around the facility are to be emptied into larger 4m<sup>3</sup> bins via a mechanical bin lifter, as they become full.



- Hazardous waste such as needles and bio hazardous waste will not be accepted into the general waste stream. All hazardous waste produced by the medical facilities will be serviced by a private medical waste specialist.
- Waste collection will be completed in the early hours of the morning, when inmates are secured in their cells to minimise any threats to the security of the correctional centre.
- The streams of waste will be differentiated through colour coding, signage, and separate storage areas.
- Garbage storage areas must be designed to minimise odours, deter vermin, protect surrounding areas, and make it a user friendly and safe area. As a general rule, it is recommended that an additional 30% of the estimated footprint for bins be allocated to circulation.

The existing industrial workshops have been provided with four 4m<sup>3</sup> bins for timber offcuts and one bin for sawdust. Waste metal produced as part of these activities is stored in one 4m<sup>3</sup> and picked up on an intermittent basis. The appointed waste contractor servicing the SCCC caters to timber waste generated, and a separate scrap metal contractor has been appointed to pick up scrap metal as needed.

It is noted that whilst there may be capacity to accommodate the new industries building in the existing waste management system, the exact nature of future industries on the site are presently unknown. Accordingly, bin requirements will be finalised once the industry type has been decided. Generation rates will be based on the existing workshop waste generation rates mentioned above.

### Construction Waste

The Construction Waste Management Plan prepared by Waste Audit and Consultancy Services, confirms that 86% of the volume of materials estimated to be generated during construction activities, will be diverted from disposal at landfill.

The waste sources likely to be encountered during the staged expansion works to the SCCC, and their envisaged disposal method, have been detailed in **Table 6** below.

**Table 6** – Construction waste types and management procedure

| Material       | Volume (m <sup>3</sup> ) | Destination  |
|----------------|--------------------------|--|
| Concrete       | 50                       | No on site use.<br>Collected by contractor and disposed at concrete recycling facility.  |
| Timber         | 100                      | Reuse for new formwork where possible.<br>Collect and recycle at an appropriate timber yard, if not of an appropriate standard for reuse.<br>Dispose at landfill if of a non-recyclable variety.   |
| Brick          | 30                       | To be stockpiled and reused where possible, including in pavement construction or for temporary access tracks.<br>Unusable bricks will be collected and recycled at an appropriate recycling facility to be used in aggregate gravel products. |
| Plasterboard   | 40                       | Unused material taken back by supplier for reuse where possible.<br>Possible use as soil improver with gypsum etc removed by recycler.   |
| Ferrous metals | 10                       | No on site reuse.<br>Collected by specialist subcontractor for recycling.  |

| Material           | Volume (m³) | Destination  |
|--------------------|-------------|--|
| Non-Ferrous metals | 5           | No on site reuse.<br>Collected by specialist subcontractor for recycling.  |
| Cladding           | 40          | No on site reuse.<br>Collected by waste subcontractor for recycling.   |
| Glazing            | 2           | No on site reuse.<br>Recyclers consulted as to potential for recycling and if suitable separated for recycling by a facility (possibly as road base, but generally not accepted for recycling due to film in the glass). |
| Plastics           | 5           | No on site reuse.<br>Contractor appointed to collect and recycle.  |
| Mixed recyclables  | 19          | No on site reuse.<br>Contractor appointed to collect and recycle.  |
| General waste      | 50          | No on site reuse or recycling.   |

Waste Audit and Consultancy Services have developed specific mitigation measures relating to both operational and construction waste management, which have been captured in **Section 7** of this report.

## 5.12 Natural Resource Use

The activity will not result in any significant impacts in relation to the following:

- Natural resources including ground and surface water;
- Fuels;
- Timber;
- Extractive material;
- Minerals; or
- Prime agricultural land or areas important for fishing, agriculture, forestry or mining.

No mitigation measures are required.

## 5.13 Impact on the Community

A Socio Economic Impact Assessment (SIA) has been prepared by BBC Consulting Planners (**Appendix Q**) to:

- assess the social and economic impacts of the proposed additions on the local community;
- ensure that the positive effects of the expansion are maximised; and
- minimise the extent of any negative effects of the development, and provide a response for these issue or problems.

It is noted that this study also provides a comparative analysis of how the area has changed since the last SIA report was produced, at the inception of the centre in 2007.

The following key matters demonstrate that the proposed Activity is capable of being undertaken without substantial adverse social or economic impacts:

### 5.13.1 Employment

- It is estimated that an additional 316 staff are required to service the expanded SCCC. Whilst the first SIA sought to employ a minimum of 30% of staff from the local area, an audit of staff in 2016 confirmed that 50% had been recruited

locally from the South Coast area. It is anticipated that a significant portion of the new staff will also be secured from the local area, in-line with this existing trend.

- The construction program is expected to extend over 2 years, requiring over 307,000 man hours. Contracts will ensure that 20% of trade work is undertaken by apprentices, and that a consultative committee is established to achieve employment for indigenous Australians on the project.
- Minimum security inmates are able to participate in education, training and employment programs, which form part of the rehabilitation process. These opportunities include on-site industries as well as assisting local groups such as the St Vincent De Paul, Helping Hands, Fire Services NSW and Council Neighbourhood Centres or local schools with maintenance and construction. Additional employment demand resulting from the proposed expansion has been taken into consideration and it is understood the current work release programs can cater for additional inmates, with associated benefits to local community groups.
- Maximum security inmates are employed through on-site industries, which are proposed to be expanded in conjunction with the inmate accommodation to effectively cater to an increase in demand.

### 5.13.2 Expenditure

Purchases may only be made from an external supplier in the event that correctional centre purchasing policies cannot be met. Where possible, these external orders will be made from businesses in the local area, providing a number of opportunities for the local economy. It is recommended that the Centre works with the appointed Community Consultative Committee to ensure that local businesses are provided every opportunity to supply and service the Centre.

### 5.13.3 Escapes

Investigations of recently reported escapes from the South Coast Correctional Centre reveals both a recent escape by an inmate in custody during admission to the Shoalhaven Hospital in August 2016 and a foiled escape attempt from the minimum security section, in May 2016. However, a consideration of broader trends demonstrates that escapes from maximum security facilities have remained uniformly low since 1979, with the majority of state-wide escapes being attributed to minimum security inmates during an escorted or unescorted release period.

An escape or attempted escape will more often result in movement of the inmate to a more secure institution, thereby mitigating the potential for further escape opportunities. Furthermore, studies have confirmed that the vast majority of inmates do not commit offences whilst escaping.

### 5.13.4 Inmates or Families Moving to the Area

Consultation with relevant service providers identified in **Section 4.9** of this REF have confirmed that whilst housing affordability is a significant issue for the area there has not been a nominal increase in demand for services that can be directly attributed to the opening of the SCCC in 2010. Furthermore, visits are limited to the weekends thereby making it more likely for families to seek short term accommodation rather than permanently relocating to the locality.

Recent discussions with the Department of Housing, Nowra Office, confirm previous research findings, reporting that it is likely that only inmates who were originally from the area prior to incarceration will remain in Nowra, South Coast or Wollongong area following release. These few inmates who choose to remain in the general area will be supported by the Prisoner Servicing Interagency Meeting,



which is a coordinated service provision response to address issues relating to the reintegration of inmates to society.

### 5.13.5 Crime Rates

An assessment of the relevant crime statistics since the inception of the SCCC have revealed that malicious damage to property, incidents of assault, incidents of liquor offences, and incidents of harassment and threatening behaviour or private nuisances have actually reduced over the last 6 years, whilst incidents of assault and sexual offences have remained stable. There has been a noticeable increase in drug offences, however, these incidences spiked four years after the establishment of the centre with no correlating pattern. Accordingly, it is confirmed that there has been no significant increase in incidents of crime following the opening of the centre in 2010.

### 5.13.6 Justice System

Discussions with the Community Corrections Office, responsible for managing inmates on probation or parole, have revealed that the Nowra office program has successfully completed a number of community service projects within the local area which has provided positive flow-on effects for the community.

Furthermore, there is likely to be minimal impact on the Court operations, particularly given the coordinated efforts and level of communication currently undertaken between supporting agencies, allowing for effective case management.

### 5.13.7 Health Services

As discussed in **Section 3** of this report, an expansion of medical services will be undertaken on site in conjunction with the proposed increase to inmate accommodation, seeking to mitigate the effects of a greater population. However, it is highlighted that there may still be implications for local health services and the requirements of inmates upon release. This potential impact has been anticipated by NSW Justice Health and whilst the details with respect to the projected increase in number of inmates requiring medical treatment at the Shoalhaven Memorial Hospital is unknown at this stage, appropriate management of the impacts will be undertaken with the coordinated response by both NSW Justice Health and the Illawarra Shoalhaven Area Health Service

### 5.13.8 Education and Child Care

Experience at other correctional centres in NSW suggest that educational services provided to the wider community through TAFE are not compromised as a result of the services offered to Correctional Centres, as the expenses associated with offering these education programs to staff and inmates are covered under a Justice NSW budget.

The overall impact on education and child care services is expected to be minimal, given the limited in-migration of inmate families and staff with young children who will relocate to the area. Furthermore, it is anticipated that the Care for Kids Centre on site will continue to provide services to visitors.

### 5.13.9 Indigenous Community

As previously mentioned, the construction of the new additions could provide employment opportunities for Indigenous people in the local area and can satisfy the requirements under the NSW Government's Aboriginal Participation in Construction Guidelines.

### 5.13.10 Welfare and Charity

Support services with the potential to most likely be affected by the Centre were anticipated to be those providing welfare and charitable services. Prison Servicing Interagency Meetings attended by community, welfare and charitable services, have been successful in monitoring and addressing impacts arising from the SCCC. The impact of additional inmates can thereby be effectively through coordinated efforts of key agencies, to help determine ways to mitigate any negative impacts.

### 5.13.11 Drug and Alcohol Services

The SCCC has its own established program to assist those offenders suffering from substance addictions, through detoxification units provided by the NSW Justice. This effectively minimises the impact of inmates on external service providers in the LGA.

### 5.13.12 Property Values

There has been no indication that property and land values have decreased as a result of the opening of the Centre in 2010. Trends in property pricing show that there has been an increase in median sales price for all dwellings over the last 8 years with the Shoalhaven LGA. Property trends have also shown that the presence of the established Centre has not impacted on property prices within Nowra with median property prices showing an upward trend since the establishment of the Centre. This trend can also be applied to rental properties.

### 5.13.13 Mitigation Measures

BBC Consulting Planners have developed site specific mitigation measures to limit any potential negative social or economic impacts, and enhance any positive implications, resulting from the proposed Activity. These have been detailed in **Section 7** below.

## 5.14 Visual Assessment

As described in **Section 2**, the site is bordered on all sides by existing bushland and there are no other developments directly overlooking the SCCC and no sensitive receivers in the vicinity of the site. Accordingly, the proposed expansions to the existing SCCC facility and works within the site will have a negligible visual impact. No Activity will obscure existing views or create unattractive views and as such no mitigation measures are required.

## 5.15 Land Use

The Activity will occupy land that is either presently vacant or occupied by an underutilised at-grade parking and staff amenities building, which will be replaced elsewhere on site. The staged expansion of inmate accommodation and associated upgrades to the support facilities will support the existing use of the site as the South Coast Correctional Centre, and as such no change of land use is proposed.

## 5.16 Heritage

The subject site is not subject to any heritage items or heritage conservation areas located on or in the vicinity of the Activity. No direct mitigation measures are required.

A search of the Aboriginal Heritage Information Management System (AHIMS) was carried out and is provided in **Appendix U**. No Aboriginal heritage items have been identified within 1km of the SCCC.

Furthermore, a cultural heritage assessment addressing indigenous and non-indigenous heritage was conducted on the SCCC site by Navin Officer Heritage Consultants when the correctional centre was originally proposed for construction. This assessment concluded there was no cultural heritage constraints to the proposed construction and operation of the SCCC.

In view of the Activity being within the confines of the now existing SCCC, no specific mitigation measures are required, however, should any heritage items or artefacts be found, work will stop and appropriate action under the relevant legislation will be undertaken to either record, remove, or protect the artefact. Refer to **Section 7**.

## 5.17 Environment Protection and Biodiversity Conservation Checklist

An EPBC Act Protected Matters Report has been generated from the Australian Government's Department of Environment and Energy Protected Matters Search Tool, and is attached in **Appendix O**. A summary of the Protected Matters Report is provided in **Table 7**. The expansion of the facilities at the South Coast Correctional Centre is not likely to have a significant impact on any matter of national environmental significance and referral to the Commonwealth Minister for the Environment for assessment and approval is not warranted.

**Table 7** – EPBC Checklist

| Factor  | Impact Assessment  |
|---|--|
| Any significant impact on a declared World Heritage Property?                             | N/A<br>No World Heritage Properties are located in the vicinity of the site.   |
| Any significant impact on a National Heritage place?                                      | N/A<br>No National Heritage places are located in the vicinity of the site.  |
| Any significant impact on a declared Ramsar wetland?                                      | N/A<br>No Ramsar wetlands are located in the vicinity of the site.   |
| Any significant impact on Commonwealth listed threatened species or endangered community? | N/A<br>Commonwealth listed threatened species have been identified in the vicinity of the site. A Flora and Fauna Assessment is provided in <b>Appendix D</b> , and the outcomes of the assessment are provided in more detail in <b>Section 5.2</b> . The Flora and Fauna Assessment concludes that the removal of the modified forest on the site is not likely to significantly impact on the Commonwealth listed threatened species. |
| Does any part of the proposal involve nuclear actions?                                    | N/A<br>The proposal does not involve a nuclear action.   |
| Any significant impact on Commonwealth marine areas?                                      | N/A<br>No Commonwealth Marine Areas are located in the vicinity of the site.   |
| Any significant impact on Commonwealth land?  | N/A<br>The site does not comprise Commonwealth land.   |

## 5.18 Cumulative Environmental Impacts

As demonstrated in the discussion above, any likely environmental impacts in relation to the proposed Activity are contained within the existing SCCC site, whilst any potential wider impacts on the surrounding community can be effectively mitigated. Accordingly, as future works will be subject to detailed mitigation measures, there is not expected to be any cumulative environmental impacts resulting from the Activity.

## 6.0 Summary of Impacts

The objective of the Activity is to provide additional beds and upgrade presently outdated facilities to alleviate an existing strain on correctional centres in NSW. The preceding sections of this REF have assessed the impacts of the proposal, demonstrating that the additions to the existing centre will be either minimal or manageable. The impacts of the activity are summarised below.

### 6.1 Biophysical Impacts

Whilst the Activity requires removing small portions of existing vegetation on site, it is confirmed that no areas of endangered ecological communities will be harmed and there will be no significant impact on any threatened species, populations or communities. In addition to this, the potential impacts of the Activity in relation to air quality, acoustic amenity, visual setting, the local road network, waste management, and utilities and services has been found to be either minimal or manageable. Accordingly, subject to the implementation of the mitigation measures set out in Section 7.0 of this REF, the proposed works are not considered to significantly impact upon the biophysical environment.

### 6.2 Social Impacts

A thorough assessment of potential social impacts in relation to the proposed Activity have concluded the following:

- the incidence of families moving to the local area will remain low;
- the likelihood of released inmates (not previously residents of the region) remaining in the area will continue to be small and manageable;
- there will be a small impact on increased demand for services however these can be managed through ongoing communication and coordinated efforts between the Centre and service providers through the Prison Servicing Interagency Meetings; and
- potential exists for improved benefits for the Indigenous community.

Furthermore, some social benefits have been identified including potential support for local charities through inmate work projects, additional employment opportunities for local residents, and the expansion of a stable industry.

Accordingly, the Activity is considered to have acceptable social impacts.

### 6.3 Economic Effects

The economic impact of the proposed expansion will be important and positive, providing secure local employment and additional annual local expenditure. The economic benefits during construction will also be significant. Aside from these direct benefits and the associated multiplier of flow-on effects in support industries, the continued presence of a major stable government employer will carry on supporting investor confidence.

### 6.4 Conclusion

This REF concludes that the proposed Activity is not likely to significantly affect the environment (including critical habitat) or threatened species, populations or ecological communities, or their habitats.

## 7.0 Mitigation Measures

### 7.1 Environmental Management Plans

Under the State Government's policy to improve the performance of the NSW construction industry, preparation of a construction environmental management plan (CEMP) is mandatory for all projects undertaken by or on behalf of government agencies or where funding is being provided by the government. The Construction Policy Steering Committee and the then Department of Infrastructure Planning and Natural Resources have produced environmental management system and environmental management plan guidelines aiming to assist contractors both in complying with the Government's policy and in demonstrating that compliance. The environmental management objectives and supporting actions presented in this section are intended to assist in this process.

The CEMP would also consider any demolition of the proposal and would include a risk assessment which ensures that the safeguards identified in the REF, as well as any others that are considered relevant, are effectively translated into actual construction techniques and environmental management activities, controls and monitoring/verification to prevent or minimise environmental impacts. The CEMP should also identify the requirements for compliance with relevant legislation and other regulatory any requirements to ensure environmental safeguards described throughout the REF are implemented. The environmental management objectives and supporting actions presented in this section are intended to assist in this process. The NSW Department of Justice (DJ) would review the CEMP.

The CEMP would generally conform to the structure shown in **Table 8**.

**Table 8 – CEMP Structure**

| Section                  | Details   |
|--------------------------|---|
| Background               | <ul style="list-style-type: none"> <li>▪ Introduction to the document</li> <li>▪ Description of the proposal and project details</li> <li>▪ The context for the CEMP in regards to the overall project</li> <li>▪ The CEMP objectives</li> <li>▪ The contractor's environmental policy</li> </ul>   |
| Environmental Management | <ul style="list-style-type: none"> <li>▪ Environmental management structure of the organisation and specific team responsibilities with respect to the CEMP and its implementation</li> <li>▪ Approval and licensing requirements relevant to the project</li> <li>▪ Reporting requirements</li> <li>▪ Environmental training</li> <li>▪ Emergency contacts and response</li> </ul> |
| Implementation           | <ul style="list-style-type: none"> <li>▪ A project specific risk assessment</li> <li>▪ A detailed list of environmental management safeguards and controls</li> <li>▪ CEMP sub plans for specific environmental controls</li> <li>▪ A detailed schedule assigning responsibility to each environmental management activity and control</li> </ul>                                   |
| Monitor and review       | <ul style="list-style-type: none"> <li>▪ Environmental monitoring</li> <li>▪ Environmental auditing</li> <li>▪ Corrective action</li> <li>▪ CEMP review and document control procedures</li> </ul>  |



## 7.2 Mitigation Measures to be Implemented

This REF applies to the staged 360 bed expansion to inmate accommodation and associated upgrades to facilities at the South Coast Correctional Centre, as outlined above, and is consistent with the ISEPP provisions. Activities undertaken during demolition and construction would require environmental safeguards to a suitable standard to be implemented, to reduce any potential adverse impacts arising from the proposed works on the surrounding environment.

This REF has been prepared in accordance with the following plans and supporting information:

| Report / Plan No.                                | Date / Rev. No.  | Description                              | Prepared by                                |
|--|------------------|--|--|
| <b>Architectural Drawings</b>                    |                  |  |  |
| 2253-AR-AA-001                                   | Rev B            | Existing Site Plan                       | Guymer Bailey Architects                   |
| 2253-AR-AA-004                                   | Rev G            | Stage 1 Site Plan 1/2                    | Guymer Bailey Architects                   |
| 2253-AR-AA-008                                   | Rev K            | Stage 2 Site Plan 1/2                    | Guymer Bailey Architects                   |
| 2253-AR-AA-009                                   | Rev E            | Stage 2 Site Plan 2/2                    | Guymer Bailey Architects                   |
| 2253-AR-AA-014                                   | Rev C            | Overall Site                             | Guymer Bailey Architects                   |
| 2253-AR-G-101                                    | Rev A            | Existing Segregation (G) Option 2        | Guymer Bailey Architects                   |
| 2253-AR-G1-100                                   | Rev F            | Segregation (G1)                         | Guymer Bailey Architects                   |
| 2253-AR-H1-104                                   | Rev A            | Industries (H1) Option 5                 | Guymer Bailey Architects                   |
| 2253-AR-I-100                                    | Rev B            | AVL (I)                                  | Guymer Bailey Architects                   |
| 2253-AR-K1-100                                   | Rev C            | Recreation Post (K1)                     | Guymer Bailey Architects                   |
| 2253-AR-M-100                                    | Rev B            | Additional Programs (M+)                 | Guymer Bailey Architects                   |
| 2253-AR-N1-100                                   | Rev B            | Visits Expansion 1/2 (N1)                | Guymer Bailey Architects                   |
| 2253-AR-N1-101                                   | Rev B            | Visits Expansion 2/2 (N1)                | Guymer Bailey Architects                   |
| 2253-AR-N2-100                                   | Rev B            | Reception Alterations (N2)               | Guymer Bailey Architects                   |
| 2253-AR-N3-102                                   | Rev A            | Clinic Expansion (N3) Option 3           | Guymer Bailey Architects                   |
| 2253-AR-O1-101                                   | Rev A            | Min Sec Entry & Visits (O1) Option 2     | Guymer Bailey Architects                   |
| 2253-AR-O2-100                                   | Rev G            | Min Sec Programs (O2) Option 1           | Guymer Bailey Architects                   |
| 2253-AR-O4-100                                   | Rev C            | Min Sec Industries (O4)                  | Guymer Bailey Architects                   |
| 2253-AR-O5-100                                   | Rev D            | Min Sec 50 Bed Accommodation (O5)        | Guymer Bailey Architects                   |
| 2253-AR-R-100                                    | Rev C            | Carpark                                  | Guymer Bailey Architects                   |
| 2253-AR-R-101                                    | Rev B            | Staff Amenities (R)                      | Guymer Bailey Architects                   |
| 2253-AR-W-100                                    | Rev B            | Additional Programs (W+)                 | Guymer Bailey Architects                   |
| 2253-AR-Y-100                                    | Rev D            | Max Security Accom Plans (Y)             | Guymer Bailey Architects                   |
| 2253-AR-Z-101                                    | Rev E            | Satellite Clinic & Programs (Z) Option 2 | Guymer Bailey Architects                   |
| <b>Technical Studies</b>                         |                  |  |  |
| Architectural Statement                          | 09/08/2016       | -  | Guymer Bailey Architects                   |
| Preliminary Geotechnical Investigation           | 17/07/2016       | -  | Douglas Partners                           |
| Flora and Fauna Assessment                       | May 2016         | -  | Kevin Mills & Associates                   |
| Traffic Impact Assessment                        | 08/07/2016 Rev 2 | -  | Traffix                                    |
| Sketch Design Submission for Electrical Services | 22/07/2016       | -  | Meinhardt                                  |
| Sketch Design Submission for Hydraulic Services  | 22/07/2016       | -  | Meinhardt                                  |
| Sketch Design Submission for Fire Services       | 21/07/2016       | -  | Meinhardt                                  |
| Sketch Design Submission for Mechanical Services | 25/07/2016       | -  | Meinhardt                                  |
| Stormwater Management Plan                       | 05/08/2016       | -  | Meinhardt                                  |
| Bushfire Assessment                              | July 2016 Rev 2  | -  | Australian Bushfire Assessment Consultants |

| Report / Plan No.  | Date / Rev. No.   | Description | Prepared by  |
|--|-------------------|-------------|--|
| Gazettal of SCCC Correctional Centre                     | 23/03/2016        | -           | n/a  |
| Gazettal of SCCC Correctional Complex                    | 23/03/2016        | -           | n/a  |
| Protected Matters Report                                 | 13 September 2016 | -           | Commonwealth Department of Environment and Energy    |
| Socio Economic Impact Assessment                         | September 2016    | -           | BBC Consulting Planners                              |
| Environmental Noise Assessment                           | 12/09/2016        | -           | Day Design Pty Ltd                                   |
| Waste Management Plan                                    | September 2016    | -           | Waste Audit and Consulting Services                  |
| Construction Waste Management Plan                       | September 2016    | -           | Waste Audit and Consulting Services                  |
| Aboriginal Heritage Information Management System Search | 14 September 2016 | -           | Office of Environment and Heritage AHIMS Web Service |

A summary of mitigation measures and details of those responsible for these is provided in **Table 9** below.

**Table 9 – Mitigation Measures**

| Issue              | Mitigation Measure  |
|--------------------|---|
| Detailed Design    | Detailed design of the proposal is to be consistent with <b>Section 3</b> of the REF and the plans provided in Appendix A of the REF. Where there is any inconsistency, additional environmental assessment may be required.  |
| Submissions        | If new issues arise during consultation, NSW Justice may be required to undertake further assessment so as to determine the likely environmental impacts and associated mitigation measures, prior to proceeding with the works.  |
| Traffic and access | <p>A construction traffic management plan to be prepared by the Contractor in consultation with NSW Justice, and provided to Council and RMS as required. The traffic management plan would be the primary management tool to manage potential traffic impacts associated with construction and demolition of the proposed works.</p> <p>The internal traffic circulation and parking arrangements shall be reviewed prior to the release of a construction certificate, to confirm that compliance is achieved with the relevant requirements of AS 2890.1 (2004), AS 2890.2 (2002) and AS 2890.6 (2009).</p> <p>Any alterations to Internal access roads for the site and SCCC are to comply with Section 4.2.7 of Planning for Bush Fire Protection 2006.</p> <p>Car parking is to be restricted to the main car parking areas to the facility to ensure that parking does not obstruct the paved width of the access road(s).</p> |
| Bushfire           | <p>Design of above ground items must be in accordance with the bushfire protection measures included in the NSW Rural Fire Service (RFS) guideline Planning for Bushfire Protection 2006.</p> <p>Avoid undertaking hot work (such as welding) outside during dry weather or periods of prolonged bushfire risk.</p> <p>In the event of a bushfire, work is to cease and workers evacuated in accordance with standard emergency response procedures.</p> <p>Shrubs are not to be planted close to any buildings.</p> <p>Fences, sheds and structures are to be constructed of non-flammable material and be clear of trees and shrubs.</p> <p>General site maintenance to be undertaken as per existing maintenance procedures in order to minimise bushfire risk.</p> <p>All grasses are to be maintained to a height of a maximum 50mm.</p>   |

| Issue           | Mitigation Measure   |
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|                 | <p>The crowns of trees would be separated where practical such that there is a clear separation distance between adjoining tree crowns.</p> <p>Prune lower branches of trees to stop a surface fire spreading to the canopy of the trees.</p> <p>Trees or shrubs are to be regularly cleared of any dead material.</p> <p>Gas cylinders to be stored in an area that is clear of all flammable material and securely tethered with non-flammable fastenings to prevent toppling over.</p> <p>Driveways and access ways must allow for the safe passage for emergency vehicles to all buildings and assets on the land.</p> <p>Roof gutters would be free of leaves and other combustible material.</p> <p>Asset protection zones are to be maintained in accordance with the requirements of the NSW Rural Fire Service document entitled Standards for Asset Protection Zones.</p> <p>A minimum 60m APZ is to be provided between any new work / buildings (except the proposed expansion of the maximum security component) and adjacent classified vegetation. The APZ is to comprise of an inner protection area of 40m and an outer protection area of 20m.</p> <p>If not already in place, a bushfire management plan (BMP) should be implemented for the site and SCCC facility. The BMP should address the ongoing management of the vegetated areas of the site so as to minimise the overall bushfire risk to the SCCC.</p> <p>If a BMP is already in place, procedures outlined in the BMP should be observed and adhered to in relation to any activities associated with the ongoing management of the vegetated areas in the northern part of the site in general so as to minimise the overall bushfire risk to the Correctional Centre complex.</p> <p>Subject to the provision of an APZ as required in (a) above, construction of the following new works/buildings is to comply with (as a minimum standard), the requirements for construction to the standard for BAL-12.5 as per AS3959-2009.</p> <p>In the event that the APZ required by cannot be provided for whatever reason, the construction of the following buildings shall be increased to comply with the construction requirements for the BAL as per AS3959-2009 (Construction of buildings in bushfire prone areas) as nominated below. All other buildings shall be constructed to the requirements for BAL-12.5.</p> <ul style="list-style-type: none"> <li>▪ R – BAL-19</li> <li>▪ O6 – BAL-29</li> </ul> <p>Services and equipment (fire protection measures) are to be provided to and within the proposed new work/buildings in accordance with Part E of the Building Code of Australia.</p> <p>Any new electricity supply lines are to be installed underground.</p> |
| Flora and Fauna | <p>All staff will be inducted and informed of the limits of vegetation clearing and the areas of vegetation to be retained. Areas of vegetation not to be removed will be clearly marked prior to construction.</p> <p>A weed management plan will be prepared as part of the CEMP for implementation before, during and after the works. The weed management plan will include measures to prevent the spread of weeds, particularly African Boxthorn and Tree of Heaven.</p> <p>Pruning or lopping of limbs will be conducted in preference to tree removal wherever possible.</p> <p>Removal of native vegetation will be minimised wherever possible.</p> <p>Locally native flora species will be used for any revegetation around the proposal site.</p>  |

| Issue               | Mitigation Measure   |
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|                     | <p>Any herbicides used for weed control will be applied to the manufacturer's specifications and as outlined in the manufacturer's Material Safety Data Sheet.</p> <p>Broad spectrum non-selective herbicides (residual herbicides) will not be used. Herbicides selected for use will be appropriate for the species being treated.</p> <p>Spraying of herbicides will not be undertaken in windy weather or within such distance of a watercourse as will permit any of the herbicide to enter the water.</p> <p>Vehicle and machinery wash/brush downs will be conducted before vehicles leave the proposal site to minimise the risk of spreading weed and pathogen species during construction.</p> <p>Weed infested topsoil will be disposed of or treated and will not be stockpiled adjacent to any areas of native vegetation.</p> <p>Declared noxious weeds will be managed according to the requirements of the NSW Noxious Weeds Act 1993.</p> <p>It is recommended that the large old tree with hollows in Area 3 be retained if possible.</p> <p>It is recommended that the two artificial ponds be protected from significant modification due to their potential habitat value for frogs, possibly including the Green and Golden Bell Frog; this includes excessive sedimentation during construction.</p> <p>Local indigenous plant species be utilised in the landscaping wherever possible.</p>  |
| Noise and vibration | <p>A Noise Management Plan be prepared in accordance with the Interim Construction Noise Guidelines, prior to construction commencing on site.</p> <p>Where work must occur outside the standard hours for reasons of safety, operational reasons and/or practicability, work will be concentrated to daytime and evening periods where possible (7.00am – 10.00pm).</p> <p>Where audible night-time works are necessary then they must be carried out in such a way as to ensure that they do not exceed 'background + 5 dBA' and nearby sensitive receivers likely to be affected by the noise from night works should be notified.</p> <p>Regularly train workers and contractors (such as at the site induction and toolbox talks) on the importance of minimising noise emissions and how to use equipment in ways to minimise noise.</p> <p>Avoid any unnecessary noise when carrying out manual operations and when operating plant.</p> <p>Ensure spoil is placed and not dropped into awaiting trucks.</p> <p>Avoid / limit simultaneous operation of noisy plant and equipment within discernible range of a sensitive receiver where practicable.</p> <p>Switch off any equipment not in use for extended periods e.g. heavy vehicles engines will be switched off whilst being unloaded.</p> <p>Avoid deliveries at night/evenings wherever practicable. Night time heavy vehicle movements should be avoided.</p> <p>No idling of delivery trucks.</p> <p>Keep truck drivers informed of designated vehicle routes, parking locations and acceptable delivery hours for the site.</p> <p>Minimise talking loudly; no swearing or unnecessary shouting, or loud stereos/radios onsite; no dropping of materials from height where practicable, no throwing of metal items and slamming of doors.</p> <p>Maximise the offset distance between noisy plant and adjacent sensitive receivers and determining safe working distances.</p> <p>Use the most suitable equipment necessary for the construction works at any one time.</p> <p>Direct noise-emitting plant away from sensitive receivers.</p> |

| Issue              | Mitigation Measure   |
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|                    | <p>Regularly inspect and maintain plant to avoid increased noise levels from rattling hatches, loose fittings etc.</p> <p>Use quieter construction methods where feasible and reasonable.</p> <p>The community should be notified prior to any out of hours works commencing.</p> <p>The use of noisy equipment should be minimised during the night time period.</p> <p>Activities involving large earth moving equipment should not be conducted outside of standard working hours. It may be possible to conduct construction activities that have lower noise emission, or conduct internal fit out works.</p>   |
| Air quality        | <p>All plant and machinery would be fitted with emission control devices complying with the Australian Design Standards.</p> <p>Machinery would be turned off when not in use and not left to idle for prolonged periods.</p> <p>Dust generation would be monitored visually, and where required, dust control measures such as water spraying would be implemented to control the generation of dust.</p> <p>Any waste (such as excavated spoil) produced on-site would be stored appropriately to reduce the production of dust.</p> <p>Materials transported to and from the site would be covered to reduce dust generation in transit.</p> <p>Access points would be inspected to determine whether sediment is being transferred to the surrounding road network. If required, sediment would be promptly removed from roads to minimise dust generation.</p> <p>Stabilisation of any excavated areas would occur as soon as practicable.</p> <p>Fixed hoses would be used to dampen exposed surfaces to minimise dust generation, where required.</p>   |
| Heritage           | <p>Work crews involved in the proposed work should be made aware of the legislative protection requirements for all Aboriginal sites and objects.</p> <p>In the unlikely event that objects are encountered that are suspected to be of Aboriginal origin (including skeletal material), it activities should cease within the immediate vicinity of the find locality and be relocated to other areas of the subject site (allowing for a curtilage of at least 50 metres). OEH must then be contacted to advise on the appropriate course of action to record and collect the identified item(s).</p>  |
| Site Contamination | <p>An 'unexpected finds protocol' would be prepared and included in the CEMP to assist with the identification, assessment, management, health and safety implications, remediation and/or disposal (at an appropriately licenced facility) of any potentially contaminated soil and/or water.</p> <p>Check machinery daily for oil, fuel or other liquid leaks.</p> <p>Develop contingency plans to deal with spills which might occur during the course of construction.</p> <p>Undertake progressive soil testing of the proposal area during excavation works. Tests would confirm the presence and type of any contaminants, and classify the soil for the purpose of spoil management and removal.</p> <p>In the event that indicators of contamination are encountered during construction (such as odours or visually contaminated materials), work in the area would cease until an occupational hygienist can advise on the need for remediation or other action.</p> <p>If dewatering is required during construction, the water would be tested (and treated if necessary) prior to re-use, discharge or disposal.</p> |

| Issue                            | Mitigation Measure   |
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|                                  | <p>Asbestos removal and management in NSW is regulated under the Occupational Health and Safety Act 2000 and Occupational Health and Safety Regulation 2001. The handling of asbestos and asbestos work must be carried out in accordance with the following documents published by the NOHS Commission in August 1988, as in force from time to time (clause 259): "Guide to the Control of Asbestos Hazards in Buildings and Structures [NOHSC: 3002 (1988)]", and, "Code of Practice for the Safe Removal of Asbestos [NOHSC: 2002 (1988)]".</p> <p>Prior to the commencement of asbestos removal work at the site, the contractor is to prepare a building specific Asbestos Management Plan for the removal of the asbestos containing materials from the building in accordance with the requirements of section 3.4 of the How to Safely Remove Asbestos Code of Practice issued by Safe Work Australia. This asbestos removal control plan is to be kept on site for the duration of the asbestos removal work.</p> <p>The Regulation requires licensed contractors to contact WorkCover NSW of each bonded asbestos removal project of 10m<sup>2</sup> or more.</p> <p>The removal of the asbestos containing construction materials from the buildings must only be carried out by contractor holding a Class A licence for friable asbestos removal work or a Class B licence for non-friable asbestos removal work.</p> <p>Airborne asbestos fibre monitoring is to be undertaken adjacent to each of the asbestos removal work areas for the duration of the asbestos removal and decontamination work.</p> <p>All asbestos contaminated waste from the work is to be double bagged in 0.2 mm asbestos waste bags for disposal at a landfill facility licenced by the NSW Office of Environment and Heritage (NSW OEH).</p> |
| Soils, erosion and water quality | <p>Sediment and erosion control devices would be installed around work sites and maintained to minimise the transport of sediment in accordance with Managing Urban Stormwater, Soils &amp; Construction, Volume 1 (Landcom, 2004). These devices would be inspected weekly and immediately after rainfall to ensure their effectiveness over the duration of the works. Any damage to erosion and sediment controls would be rectified immediately.</p> <p>The area of exposed surfaces would be minimised and disturbed areas would be stabilised progressively to ensure that no areas remain unstable for any extended length of time.</p> <p>Wherever possible, reuse soil and sediment that accumulates in erosion and sediment control structures during site restoration unless it is contaminated or otherwise inappropriate for reuse.</p> <p>Cease work in the immediate vicinity of any areas of suspected contamination that are identified prior to or during work. Ensure that these areas are not disturbed and are cordoned off as a safety risk.</p> <p>Vehicle and machinery movement would be confined to designated roads, tracks, pathways and work areas. Designated lay-down areas would be selected to minimise erosion or vegetation damage.</p> <p>Manage stockpiles by implementing sediment and erosion control devices in accordance with Managing Urban Stormwater, Soils &amp; Construction, Volume 1 (Landcom, 2004).</p> <p>Cease work during heavy rainfall events when there is a risk of sediment loss off-site or ground disturbance due to water logged conditions.</p> <p>Ensure equipment, plant and materials are placed in designated areas where they are least likely to cause erosion.</p> <p>Following completion of work, restore land surfaces to as close as</p>                       |



| Issue                | Mitigation Measure  |
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|                      | possible to pre-existing conditions.  |
| General construction | <p>Service searches (such as dial before you dig and an on-site search with a services locator) should be conducted prior to undertaking activities such as excavation that have the potential to impact utility services. If the results of the searches indicate that services are likely to be affected, the relevant service providers would be consulted to discuss potential impacts and develop measures to minimise impacts.</p> <p>Best management construction and demolition impacts are to be documented in a project specific CEMP.</p>  |
| Demolition           | Adherence to Australian Standard AS2601: <i>The demolition of structures</i> is required under the Environmental Planning and Assessment Regulation 2000.   |
| Waste Management     | <p>All materials on-site or being delivered to the site shall be contained within the site. The requirements of the <i>Protection of the Environment Operations Act 1997</i> shall be complied with when placing/stockpiling loose material or when disposing of waste products or during any other activities likely to pollute drains or watercourses.</p> <p>All waste generated by the project, shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials in accordance with the DECCW's "Waste Classification Guidelines (2008)" and the <i>Protection of the Environment Operations Act 1997</i>.</p> <p>Maintain the site in a clean and tidy condition at all times.</p> <p>Ensure waste is placed in skip bins positioned in defined area(s) onsite or within the site compound (if required).</p> <p>Avoid surplus construction materials through appropriate planning of the construction works.</p> <p>Recycle waste in accordance with the NSW Government's Waste Reduction and Purchasing Policy.</p> <p>All waste materials produced by the proposal would be assessed, classified, managed and disposed of in accordance with the Waste Classification Guidelines (DECCW, 2009) and the waste management hierarchy.</p> <p>Classify and dispose of waste (if unable to be reused or recycled) in accordance with the EPA Waste Classification Guidelines (EPA 2014).</p> <p>Any waste material identified as being contaminated would be managed in accordance with the Contaminated Land Management Act 1997 and other relevant legislation.</p> <p>Limit smoking to defined areas and provide butt bins for construction workers.</p> |
| Socio-economic       | <p>Undertake consultation with the community and address any concerns regarding the proposal.</p> <p>A construction environmental management plan would address impacts to adjoining landholders and complied with during demolition and construction.</p> <p>Consultation with local government and businesses and service providers would be undertaken to ensure that the required workforce can be acceptably accommodated.</p>   |

| Issue | Mitigation Measure  |
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|       | <p>To mitigate potential impacts for safety and security, it is recommended that:</p> <ul style="list-style-type: none"> <li>▪ The Community Consultative Committee be reformed to update an Emergency Management Plan and a communications strategy for the additions to the correctional centre with the local community.</li> <li>▪ Centre management develop an updated program of communication with neighbouring residents and local community groups, including points of contact during any crisis situation at the Centre.</li> <li>▪ Centre management continue working through the correctional centre to report on security measures and action taken in relation to escape management.</li> </ul>  |
|       | <p>To mitigate potential impacts for increased crime and anti-social behaviour in the locality, connected with the Centre, it is recommended that:</p> <ul style="list-style-type: none"> <li>▪ Centre management continue to work with police, Council and other community groups to ensure management of crime levels.</li> <li>▪ Liaison with the Local Area Command be undertaken to ensure staffing levels remain adequate, and to continue to share information where relevant.</li> </ul>  |
|       | <p>To mitigate potential impacts on social and welfare services, it is recommended that:</p> <ul style="list-style-type: none"> <li>▪ Existing partnerships with government and not for profit community services providers be maintained to assist in minimising the impact of the correctional centre, and to facilitate the integration of service delivery.</li> <li>▪ The streamlined approach with social service providers be maintained to clearly articulate their policies on service provision, and procedures with local service providers to maximise work opportunities.</li> <li>▪ The Centre increase awareness of support and assistance that is available through Justice NSW to eligible visitors of inmates.</li> <li>▪ A Health Reference Group be established to enable open and ongoing dialogue between NSW Justice Health and the Illawarra Shoalhaven Area Health Service to ensure any issues that arise following the expansion of the Centre are addressed with both short and long term solutions.</li> </ul> |
|       | <p>To addressing the needs of the Indigenous community, it is recommended that:</p> <ul style="list-style-type: none"> <li>▪ local Aboriginal land councils be engaged to participate in the Community Consultative Committee or other form, where necessary, to address relevant community wide issues surrounding Indigenous needs.</li> </ul>  |
|       | <p>The Centre is to work closely with local businesses and service providers, including schools, to ensure all possible opportunities for partnership and development are identified and addressed. This might involve:</p> <ul style="list-style-type: none"> <li>▪ Discussions about methods of ensuring maximum opportunities for local firms to win tenders under the Justice NSW centralised tendering process.</li> <li>▪ Ensuring that tenders are placed in local newspapers.</li> <li>▪ Regularly publish a list of upcoming future tenders at Council and in the local areas.</li> <li>▪ Establishing communication with local schools and other community facilities through the Community Consultative Committee during early operation of the new centre, to identify initiatives which provide community benefit</li> </ul>   |

| Issue    | Mitigation Measure   |
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|          | Liaise closely with economic development groups to develop new ways to value add economically from the Centre, e.g. attracting new industries, briefing sessions to assist the local community in the development of individual or consortium based approaches to bid for tenders. |
| Land use | The neighbouring landowners are to be consulted with regard to the construction works, predicted program and any access requirements as required.  |
|          | Land disturbance during construction is to be strictly limited to that required to undertake the construction and demolition works.  |
|          | Construction and demolition works would be undertaken in consideration of adjacent vegetation.   |
|          | Areas disturbed during construction and operation of the proposal would be rehabilitated and returned to the pre-construction condition.   |
| Visual   | Maintain construction sites in a clean and tidy condition at all times.  |
|          | Ensure all work equipment and materials are contained within the designated boundaries of the work site.   |
|          | Limit construction vehicles and personnel on site to those needed for that activity, with all excess equipment moved off-site to reduce visual impacts.  |