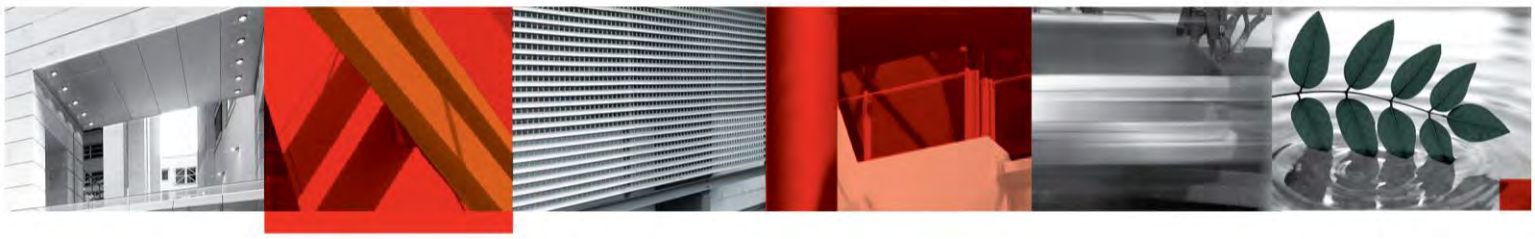
# Review of Environmental Factors
## Environmental Impact Assessment



## Junee Correctional Complex
## Correctional Centre Increase Program
On Behalf of NSW Department of Justice

November 2016 ■ 16507

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# Foreword

This Review of Environmental Factors (REF) has been prepared for the NSW Department of Justice to assess the potential environmental impacts that could arise from an expansion to inmate accommodation and associated upgrades to the facilities of the Junee 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.

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Date: 14 November 2016

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Date: NOVEMBER 2016

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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 the expansion works of the existing Junee Correctional Centre. The works are proposed to be carried out by the NSW Justice in line with the Correctional Centre Increase Program.

## 1.1 Background

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 in fulfilling its obligations within the criminal justice system include 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 correctional 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.

### 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 Correctional Centre Increase Program

New South Wales' prison population is steadily increasing and existing correctional centre are close to capacity. In response to the increasing prison population, the New South Wales Government has announced a $3.8 billion expansion of prisons around the state. The works are proposed to be carried out by NSW Justice in line with the Correctional Centre Increase Program. The expansion has focused development in locations that area largely cleared.

## 1.3 Junee Correctional Centre

The existing Junee Correctional Centre (JCC) was established in 1993 and has a 790-bed capacity to accommodate adult male inmates. The centre currently accommodates inmates of both medium and minimum security classification (650 medium security and 140 minimum security), as well as persons on remand. The JCC also contains a female transition unit housing a maximum of four inmates.

The JCC maintains a comprehensive range of educational, vocational, cognitive and training programs as a means of rehabilitation. The JCC is run under private management by GEO Group Australia on behalf of the NSW Justice, and continues to be the largest regional correction centre in NSW.

The JCC is located on a large parcel of land in a predominantly rural area. The site is relatively flat and contains the prison buildings and associated infrastructure, including oval and roads, within a secured area.

Access to the JCC is via Park Lane. A car park for staff and visitors (separated) is located off the internal access road and adjacent to the correctional centre entrance.

# 2.0 Site Analysis

## 2.1 Regional and Local Context

The existing JCC is located within the Junee Shire Local Government Area within the Riverina region of NSW.

The JCC is located on the north-western fringe of Junee, approximately 2.5km from the town centre; approximately 40km north-east of Wagga Wagga and 450km south west of Sydney.

The site is located on the southern side of Park Lane. The regional context of the site is shown in **Figure 1** and a local context map is provided in **Figure 2**.

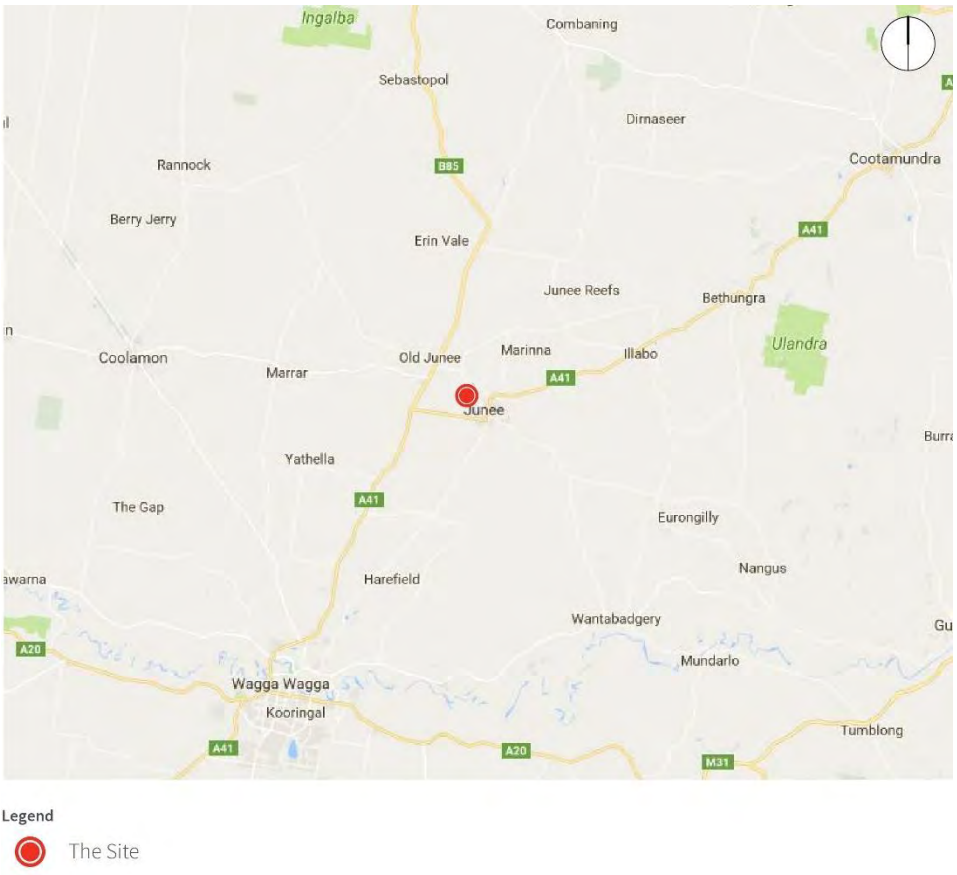


**Figure 1** – Regional Context Map
*Source: Google Maps*

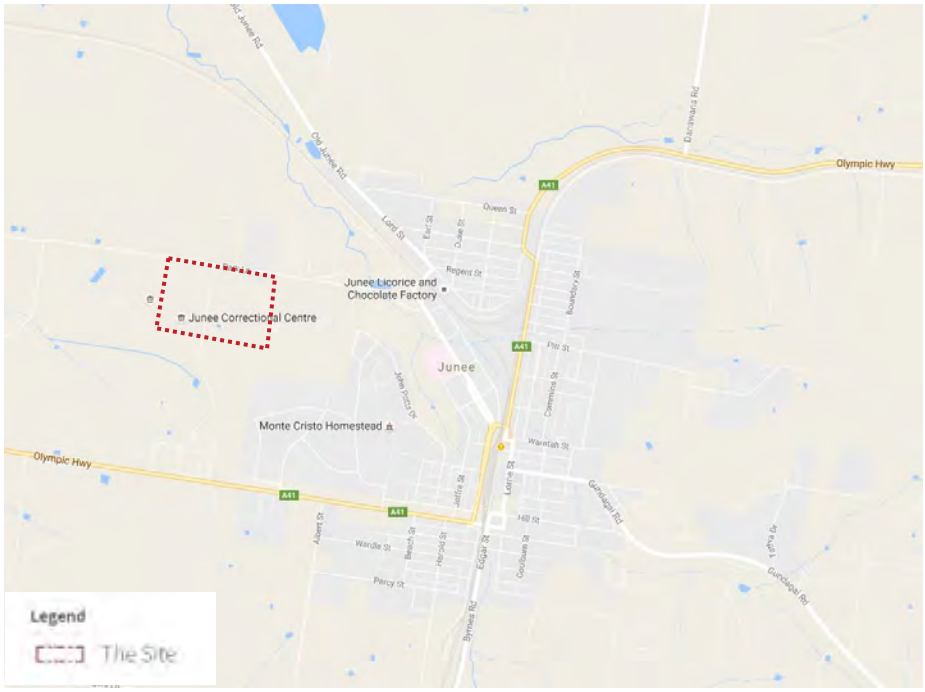


**Figure 2** – Site Location Context Map
*Source: Google Maps*

## 2.2 Site Description

The JCC is located within the Junee Correctional Complex, which comprises of the following parcels of land:

- Lots 1 and 2 DP703393;
- Lots 5 and 6 DP 111285; and
- Lot 2 DP593746.

The JCC was proclaimed to be a correctional centre on 27 January 1993 pursuant to the *Prisons Act 1952,* and the site was proclaimed to be the Junee Correctional Complex on 17 January 1996 pursuant to the *Prisons Act 1952*. **Appendix C** provides a copy of the proclamations.

Junee Correctional Complex is owned by NSW Justice and covers an area of approximately 100 ha.

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


**Figure 3** – Aerial photograph of the site
*Source: Nearmap and JBA*

## 2.3 Existing Development

The Junee Correctional Complex site is currently occupied by a number of buildings associated with the JCC. The main JCC development is located centrally within the site with buildings that range from one to two storeys in height, servicing a range of functions. More specifically, the JCC comprises:

- a large secure fenced area, containing a disparate collection of buildings ranging in size from one to two storeys, visits area, workshops, and playing fields;
- reception and administration buildings, sheds and workshops;
- a section of land, directly south of the secured fence area, dedicated to storage and small scale agriculture. The space contains a disparate range of storage sheds, farming equipment and animal holding facilities.

As can be seen on the Aerial Photograph at **Figure 3**, all built structures are located centrally on the site. All aspects of the site are generally flat in nature comprising predominantly cleared land. The extremities of the site outside the secure fenced area, are connected through non-sealed roads which enables access to a dam located directly west of the main existing JCC development.

Vegetation of the site is minimal with the exception of medium to large trees concentrated along the internal entrance road. The remaining areas of the site have a sporadic selection of trees with grass and the ground cover.

## 2.4 Site Access

Access to the JCC is via Park Lane, which connects via Broadway to the Olympic Highway and the Junee town centre. Park Lane is a sealed road between Broadway and the JCC, however west of the JCC it is currently unsealed. An existing carpark located outside the secure fenced area provides 180 staff and 65 visitor car parking spaces.

## 2.5 Surrounding Landscape and Development

The site is located within a rural residential locality of Junee. The entire Junee Correctional Complex site is surrounded by the rural land without any immediately adjacent residential development. The closest residential development is located north and south east of the site approximately 700m away.

Low intensity agricultural land surrounding the JCC generally compromises grazing and cropping such as wheat production.

Junee township is approximately 2-3 km to the east. The Main Southern Railway line between Sydney and Melbourne runs through the town.

The site does not contain any watercourses. Houlaghans Creek is located approximately 2.5 km to the west. The creek is a tributary of the Murrumbidgee River, and its surface flow is ephemeral.

# 3.0 Description of the Development

## 3.1 Overview

The proposed development is for the expansion of the existing JCC within the existing Junee Correctional Complex site. This expansion will increase the capacity of the JCC with an extension of prisoner accommodation and refurbishment of existing services. More specifically, works for the proposed expansion include:

- Site preparation, vegetation removal, bulk earthworks and the provision of utilities and services;
- Construction of a new maximum security compound comprising of accommodation building, central support, segregation unit and industries/program building;
- Construction of playing fields, walking and exercise tracks within the new secure fenced area;
- Modification to existing minimum/medium compound buildings with the inclusion of a new programs building, and the refurbishment and expansion of existing visitors, clinic, reception, female transition unit and kitchen;
- Works outside the secure fenced area comprising of a new administration building, bulk stores, dog squad building, expansion of staff amenities building, relocation of shine for kids and expansion to the gatehouse;
- Associated site infrastructure and support facilities upgrades/modifications;
- Landscaping; and
- Stormwater management.

The proposed expansion of the JCC is anticipated to occur over two development stages.

Architectural Drawings for the proposal prepared by Phillips Smith Conwell are provided at **Appendix A**.

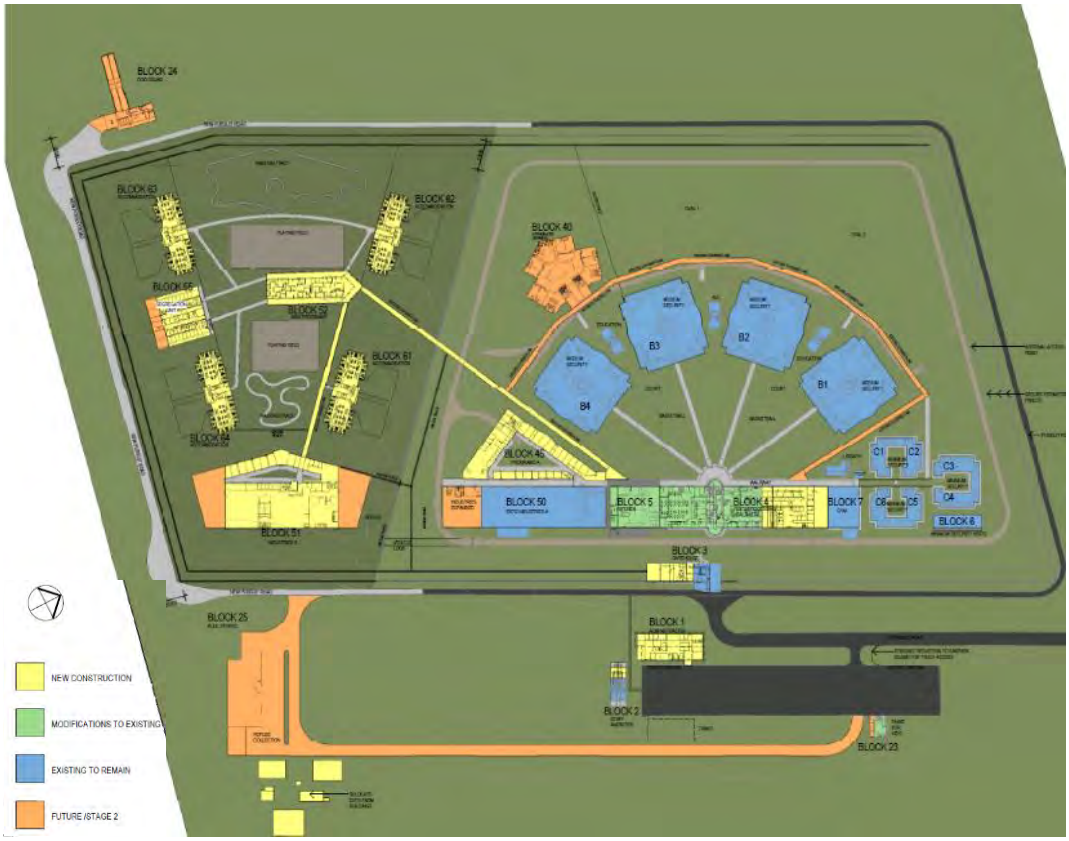


**Figure 4** – Proposed Site Plan
*Source: Phillips Smith Conwell*

## 3.2 Site Preparation Works

Site clearing and grading will be required to provide appropriate conditions for construction of the proposal. The site is generally flat and cleared so these works are expected to be relatively minor in nature. Earthworks have been designed to be balanced in terms of cut/fill. The depth of excavation has a maximum depth of approximately 1.5m at the at the eastern end of the site with the building pads generally located with a cut-fill line close to the centre of the buildings. A maximum fill depth of approximately 1.2m will occur in the western part of the site.

Preliminary bulk earthworks quantities have been calculated as 20,220 $m^3$ of cut and 15,380 $m^3$ of fill. With an assumed compaction factor of 15% applied to the cut material to be used as fill on site, the computed spoil quantity is assessed as: approximately 1,800 $m^3$. The excess spoil material is expected to be spread on the downstream batters west of the secure area.

There are also a range of existing buildings within the existing Correctional Centre, and immediately adjacent, that will need to be demolished.

## 3.3 New Accommodation Building

Expansion of the JCC will see accommodation expanded southward. The extension will be a maximum-security facility and will include several elements including:

- The construction of four 2 storey accommodation buildings. Each accommodation building will comprise of two wings, housing 60 inmates each, for a total 120 inmates in each building, equating to 480 inmates overall and;
- Each accommodation building will house interview rooms, and officer post and services.

## 3.4 New Central Support Building

A new central support building is proposed to be constructed within the new secure perimeter of the JCC. The building will house an officer post, satellite clinic and audio-visual suites.

## 3.5 New Industries Building

A new industries building is proposed for construction along the eastern boundary of the new secured fenced area. the building will incorporate industry spaces as well as interview rooms and office accommodation.

## 3.6 New Integrated Learning Centre

A new integrated learning centre is proposed for construction within the southwestern corner of the existing secure fenced area, under stage two of development. the centre will comprise of four larger and two smaller detached units which will provide spaces for cultural programs.

## 3.7 New Programs Building

A new programs building is proposed within the south-eastern corner of the existing fenced area. The building will be triangular in shape and sit directly adjacent the existing industries building. Surrounded a central courtyard, the new programs building will house a library, rooms for multi-face practice and interview rooms.

## 3.8 New Segregation Building

A new segregation facility is proposed to be constructed within the securely fenced area of the JCC. The new segregation unit will include:

- One single storey building housing 20 segregation security beds; and
- movement control and administration facilities.

## 3.9 New Bulk Stores Building

A new bulk stores room is proposed to be constructed on the southern portion of the site, exterior to the secured fenced area. The proposed building will have a primary function of storing incoming and outgoing goods.

## 3.10 Dog Squad Building

A new dog squad building is proposed to be constructed south-west of the existing JCC. Facilities within the dog squad building will include:

- four dog kennels;
- food preparation, storage and dog washing facilities;
- general and guard specific office;
- amenities, lobby and lunch rooms; and

- two car parking spaces.

A new internal road from the dog squad building will run along the southern boundary of the site and link to the main entrance road of the JCC.

## 3.11 Modifications to Existing Buildings

Several modifications are proposed to the existing JCC facilities as a result of the overall expansion. These works include:

- Expansion of existing gatehouse building;
- Expansion of existing kitchen;
- Expansion of staff amenities building;
- Relocation of existing shine for kids building to adjacent the visitor carpark;
- Relocation of education centre to a new building;
- Relocation of staff administration building external to the secure fenced area;
- Relocation of existing farm building; and
- Expansion of visitors, clinical, prisoner processing and female transition units within existing administration building.

## 3.12 New Administration Building

To accommodate the increased requirements of the JCC a new administration building will be constructed at the centre of the site, adjacent the main gatehouse. JCC administration staff and services will relocate to this new facility.

## 3.13 Car Parking and Access

Works will not modify existing parking and accessibility routes to/from, and within the site. A new internal road however, will connect to the eastern edge of the existing car park and provide a link to the newly proposed bulk stores building directly south of the carpark. In addition, a new pursuit road will be constructed around the entire of length of the new extension to create a continuous link around the entire fenced area of the JCC.

## 3.14 Perimeter Security

The existing perimeter security system encloses the accommodation units and playing fields, as well as the industries, programs and visits. The perimeter fencing will be extended to accommodate the proposed maximum security facilities.
The existing and proposed perimeter security consists of:

- Perimeter fencing for the existing and proposed facilities includes a two fence system separated by a sterile zone. The inner fence, a heavy duty expanded mesh fence 5.1 metres high whilst the outer fence, a 5.1-metre-high “MACEM” fence topped with a roll top drum);
- There is a microwave security system surrounding the facility which will be extended to include the maximum security facility;
- A video motion detection system for comprehensive 24-hour perimeter surveillance;
- An existing sealed, one-way road surrounding the perimeter wall, providing the opportunity for staff to respond to attempted breaches of the perimeter by vehicle will be extended around the perimeter of the maximum security facility; and

- An existing standard 2.4-metre-high chain wire link fence delineates the property boundary.

## 3.15 Landscape

Landscaping will be utilised to soften the visual impact of the proposed development.

## 3.16 Operational Staffing

The JCC currently employs a total of 277 personnel. The proposed expansion is expected to result in total staff increasing to approximately 378. However, it is highlighted that the nominal staffing profile is based on operation of the JCC by NSW Justice, whereas the JCC is currently operated by a private contractor who operates the site with an alternative staffing profile, which results in peak staff on-site Monday to Friday of 146, and 120 on weekends. With consideration of the existing staffing profile, the expansion could result in up to 200 staff on-site Monday-Friday, and 164 on weekends.

## 3.17 Visiting Hours

Existing visiting arrangement for the JCC are outlined below.

- Remand Facility: Friday between the hours of 8:30am – 11:30am; and Saturdays, Sundays and Public Holidays between the hours of 8.30am - 11:30am and 12.30pm - 3.30pm.
- Medium / Minimum Security Facility: Saturday and Sunday between the hours of 8:30am – 3:30pm, and Public holidays between the hours of 8:30am – 3:30pm.

All inmates may also receive legal visitors by appointment, seven days per week between the hours of 9:00am and 3:00pm.

Visitation hours for proposed maximum security facility are expected that visits to maximum security inmates will occur during the weekends in accordance with the existing visitation hours.

## 3.18 Development Staging

The development will be staged to allow the existing correctional centre to remain operational during the construction phase of the proposed expansion.

It is expected that the JCC will undergo expansion in at least two stages. **Figure 4** and **Appendix A** show the works that are proposed to be undertaken during stage one of the expansion program, and those works that would take place during the second (or subsequent) stage.

The first stage of works will involve the following phases:

- Site preparation and earthworks, relocation of existing farm buildings and 'Shine For Kids' facilities, installation of new onsite power supply infrastructure, and construction / refurbishment of the gatehouse so it is operational before the main work occurs inside the existing secure perimeter.
- Construction of the new maximum security compound, including the new perimeter road, as well as construction of new administration building and the dog squad facilities, extension of existing staff amenities and refurbishment of existing kitchen and visitor's facilities.

- Refurbishment of existing facilities including: education building, clinic, reception.

The future second stage of works includes construction of a new integrated learning centre within the existing compound, expansion of industries facilities, and construction of a new bulk stores building outside of the secure area.

## 3.19 Construction Program

Construction is anticipated to commence in March 2017, with works continuing through to November 2019. Construction works associated with the main expansion area outside the existing compound are expected to be completed by December 2018, with internal works and refurbishment work inside the existing secured area continuing until November 2019.

During construction, approximately 120 construction workers are expected to be inducted on site.

## 3.20 Construction Equipment

At this stage the detailed construction methodology has yet to be finalised. It is envisioned that the construction works would involve the following typical equipment:

- Mobile crane
- Light delivery vehicle
- Material and delivery truck, including dump trucks
- Water cart and pumps
- Generator
- Excavators
- Concrete saw cutting
- Flatbed truck with crane
- Rock-breaker
- Grader
- Vibratory roller
- Jackhammer
- Concrete mixer and pump
- Concrete truck
- Mobile electric welding set
- Electric hand tool

## 3.21 Construction Management

A range of management measures have been established by NSW Justice to establish the initial requirements for construction management for the proposal (see **Section 8**). 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;
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA);
- 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 1983 and
- Australian Standard 4970-2009: Protection of Trees on Development Sites.

## 3.22 Hours of Construction

The works would largely be undertaken within standard hours of construction, as per the *Interim Construction Noise Guidelines* (DECC, 2009) this being 7am-6pm, Monday to Friday and 8am to 1pm Saturday with no work on Sundays and public holidays.

However, some construction works nay need to be undertaken outside of standard construction hours in order to reduce the overall construction program and thereby reduce the duration of construction impacts to the local community. In particular, it may be necessary to extend Saturday working hours until 6pm.

## 3.23 Industries

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

- Engineering (mostly light fabrication);
- Furniture manufacture (upholstery and timber products);
- Ground and building maintenance;
- Staff canteen and a number of hygiene programs; and
- Existing farm programs.

The proposed expansion of the JCC will not influence the industry programs offered at the correction centre. Rather, expansion will provide additional industry buildings to enhance the capacity of industry programs on offer.

## 3.24 Evaluation of Alternatives

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, and sentencing guidelines. The NSW prison population is expected to continue to increase due to improved policing, longer sentencing and changes to the Bail Act. Although existing correctional facilities adequately meet the current demand for correctional centre bed spaces, the anticipated increase in the prison population and the retirement of some existing facilities necessitates the introduction of additional facilities.

Upgrading the existing JCC with increased accommodation densities is not feasible due to the nature of the existing use.

The Junee Correctional Complex has significant landholdings that are undeveloped with few sensitive receivers in proximity. Accordingly, the JCC has the capacity to expand into undeveloped parts of the existing Junee Correctional Complex site without causing significant disruption to the existing correctional centre while meeting future correctional service needs.

There are no alternatives available to undertaking the works, other than not undertaking the proposed works. Given the projected need for additional correctional centre bed capacity, and the ability of the JCC to expand within the Junee Correctional Complex site this is not considered to be a suitable option. Accordingly, the expansion works are considered the most appropriate alternative.

# 4.0 Planning Context

## 4.1 Commonwealth Environment Protection and Biodiversity Conservation Act 1999

The provisions of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* do not affect the proposed works as it is not development that takes place on or affects Commonwealth land or waters. Further, it is not development carried out by Commonwealth agencies, nor does the proposed development impact on matters of national environmental significance. There are no critical habitats or threatened species likely to be significantly affected by the proposed activity the subject of this REF.

## 4.2 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

| Matters for Consideration under Sub-sections 2, 3, & 4 of Section 111 of the EP&A Act | |
|---|---|
| Matters for Consideration | Impact of Activity |
| Sub-section 2:<br>a) Any conservation agreement entered into under the *National Park and Wildlife Act 1974* and applying to the whole or part of the land to which the activity relates, and<br>b) Any plan of management adopted under the Act for the conservation of area to which the agreement relates, and<br>c) Any joint management agreement entered into under the *Threatened Species Conservation Act 1995*, and | No effect, as the site is not subject to any conservation agreement or any plan of management under the *National Parks and Wildlife Act 1974.* |

| Matters for Consideration under Sub-sections 2, 3, & 4 of Section 111 of the EP&A Act | |
|---|---|
| Matters for Consideration | Impact of Activity |
| d) Any biobanking agreement entered into under Part 7A of the *Threatened Species Conservation Act 1995* that applies to the whole or part of the land to which the activity relates. | No effect, as the site is not subject to any joint management agreement entered into under the *Threatened Species Conservation Act 1995.*<br><br>The site is not subject to any biobanking agreement entered into under the *Threatened Species Conservation Act 1995.* |
| Sub-section 3:<br>Without limiting subsection 1, a determing authority shall consider the effect of any activity on any wilderness area (within the meaning of the *Wilderness Act 1987*) in the locality in which the activity is intended to be carried on. | No effect, as the site is not located within or in the vicinity of a wilderness area as defined under the *Wilderness Act 1987.* |
| Sub-section 4:<br>Without limiting subsection 1, a determining authority must consider the effect of an activity on: | |
| a) Critical habitat, and | No effect. There is no critical habitat on or within the vicinity of the subject site. |
| 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 | No effect. There is no threatened species or ecological community affected by the proposal. |
| c) Any other protected fauna or protected native plants within the meaning of the *National Parks and Wildlife Act 1974.* | No effect. |
| Note. If a biobanking statement has been issued in respect of a development under Part 7A of the *Threatened Species Conservation Act 1995*, the determining authority is not required to consider the impact of the activity on biodiversity values. | |

### Consideration of Section 112

The activity has been assessed as not likely to have a significant impact on the environment or threatened species populations or ecological communities or their habitats. As such an Environmental Impact Statement is not required to be prepared.

## 4.3 Local Environment Plan

The site is zoned SP2 Infrastructure (Correctional Centre) under the *Junee Local Environmental Plan 2012* (the LEP). As noted below, the Infrastructure SEPP has specific provisions relating to Correctional Centres (under Part 3 Division 2) which allow certain works to be carried out without the need for development consent in certain prescribed zones. The site is within a prescribed zone, being SP2 Infrastructure (Correctional Centre).

## 4.4 State Environmental Planning Policies

The following SEPPs apply to the site, however they apply to the site only by virtue that they apply to the State.

- State Environmental Planning Policy No 30—Intensive Agriculture
- State Environmental Planning Policy No 33—Hazardous and Offensive Development
- State Environmental Planning Policy No 44—Koala Habitat Protection
- State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas
- State Environmental Planning Policy No 55—Remediation of Land
- State Environmental Planning Policy No 64—Advertising and Signage
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007
- State Environmental Planning Policy (State and Regional Development) 2011

The SEPPs which apply to the site and are relevant to the assessment of the proposed works are outlined below.

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

Under clause 26, development for a range of purposes including additions to a correctional complex may be carried out by or on behalf of a public authority without consent on land in a prescribed zone if the development is in connection with an existing correctional centre. Junee Correctional Centre is a declared correctional centre and all works will be undertaken within a declared correctional complex (see **Appendix C**).

The proposed works are being undertaken by the Department of Corrective Services (a public authority) to expand the existing JCC within the Junee Correctional Complex. The buildings are located in a prescribed zone, being the SP2 Infrastructure zone, in accordance with clause 26 of the ISEPP.

In light of the above, development consent under Part 4 (Development Assessment) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) is not required in relation to the proposed works. However, an assessment under Part 5 (Environmental Assessment) of the EP&A Act is required, and as such, this REF has been prepared.

### 4.4.2 State Environmental Planning Policy No 55—Remediation of Land

SEPP 55 aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. The SEPP specifies when consent is required for remediation of contaminated land.

Whilst the site is not expected to be contaminated, the geotechnical report identifies that the southern portion of the site is disturbed by minor anthropogenic disturbances related to primarily roads, carparks and farming, and that import of material from off-site may have occurred in relation to access track or pad construction.

Further assessment is required to adequately characterise the potential for contamination arising from the previous and current site use. If further contamination assessment identifies that remediation is warranted then remediation would be expected to be defined as Category 2 remediation works under SEPP 55. A Remedial Action Plan would need to be prepared for the remediation works, and under clause 16 of the SEPP notification is required to be given to Council at least 30 days prior to the carrying out of Category 2 remediation work. Appropriate conditions are provided to reflect the above.

## 4.5 Other Legislation

### 4.5.1 Rural Fires Act 1997

The proposed works do 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 proposed works.

### 4.5.2 Threatened Species Conservation Act 1995

The *Threatened Species Conservation Act 1995* (TSC Act) protects species of threatened flora and fauna, endangered populations and endangered ecological communities and their habitats in NSW.

The proposed works do not comprise the removal of any threatened species covered under this Act. Therefore, the TSC Act does not apply to the proposed works.

### 4.5.3 Heritage Act 1977

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

### 4.5.4 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.

One of the objects of the NPW Act is the conservation of places, objects and features of significance to Aboriginal people (Section 2A). The NPW Act provides for the management of both Aboriginal Objects and Aboriginal Places. Aboriginal Objects and Aboriginal Places are protected under Part 6 of the NPW Act and there are legislative penalties if a person harms or desecrates an Aboriginal Place or Object (s. 86). Harm to an Aboriginal Place or Object includes any act or omission that destroys, defaces or damages the object or place, or, in relation to an Aboriginal object, moves the object from the land on which it had been

There are no known 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 the site of the works.

It is considered that there is a low likelihood of Aboriginal sites being present at the JCC site and as such further archaeological investigations and/or an Aboriginal Heritage Impact Permit are unlikely to be required.

### 4.5.5 Roads Act 1993

The proposed works do 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*.

### 4.5.6 Contaminated Land Management Act 1997

As the site is not subject to any declarations, orders or voluntary management proposals, as defined in the Act, the *Contaminated Land Management Act 1997* does not apply.

### 4.5.7 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 no approval is required from the Office of Water (Department of Primary Industries) prior to carrying out the works.

### 4.5.8 Protection of the Environment Operations Act

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.

A search of the EPA public registers was undertaken on 25 October 2016 that confirms there are no licences or orders that apply to the site under the *Protection of the Environment Operations Act 1997*.

A detailed Construction Environmental Management Plan required under the mitigation measures (**Section 8**) 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*.

## 4.6 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 certain work commences on site.

# 5.0 Consultation

## 5.1 Stakeholder Consultation

NSW Justice met with Junee Shire Council to discuss the proposed expansion.

Key issues raised by Council are described below in **Table 2**, which includes a summary of how the issue has been addressed.

**Table 2** – Response to Council's issues

| Submission | Response |
|---|---|
| Traffic<br>Council note that Park Lane is unsealed west of the JCC. With the increase in vehicle movements due to staff increases and visitors on weekend, this road should be sealed. | A Traffic Assessment is provided in Appendix E, and concludes that the additional traffic on the unsealed western part of Park Lane is minimal, and does not warrant sealing of the road surface. |
| Social Impact Statement<br>▪ Concern about the increase in staff numbers at the correctional centre and the town's capacity to accommodate weekend visitors.<br>▪ Council would like to know how many construction workers will be on site and need to be accommodated within the local community. Of particular concern is the behaviour of itinerant workers. | A Socio-Economic Impact Assessment report has been prepared for the JCC expansion, and is provided in Appendix F.<br>It highlights that visitor expenditure is relatively low, and that the proximity of major centre of Wagga Wagga means visitors do not need to stay in Junee.<br>In relation to construction workforce, up to 120 construction workers are expected. NSW Justice will work with the JCC to maximise the employment of local contractors. |
| Lighting<br>Concern about the night time light spill from the proposed extension. | Lighting has been described in Section 6.11 and Appendix I. |
| Noise<br>In particular construction noise and the potential for out of hours or 24 hour, seven days a week work schedule. | Construction hours are described in Section 3.22, and will be largely restricted to standard hours of construction, with no work on Sundays and public holidays.<br>Some construction works nay need to be undertaken outside of standard construction hours in order to reduce the overall construction program and thereby reduce the duration of construction impacts to the local community. In particular, it may be necessary to extend Saturday working hours until 6pm. |
| Water and sewage infrastructure capacity. | Water and sewage service issues have been described in Section 6.5 and Appendix H. |

## 5.2 Community Consultation

Community consultation was undertaken between 19 September and 7 October 2016. A letter was distributed to all Junee residents and businesses, posters were displayed on pin boards and in local shops and a project specific email and 1800 number were established.

In total, five submissions were made; three emails and two phone calls.

Key issues raised by the community included:

- Socio-economic impacts, including the visitors to the correctional centre
- Safety and security of local residents
- Infrastructure capacity constraints (i.e. sewerage)

**Table 3** below details the key issues received in each submission and the response provided by the project team.

**Table 3** – Response to community submissions

| Submission | Response |
|---|---|
| Question about impact to Aboriginal Heritage. | Disinterested in discussing the issue once project team returned the call. |
| Two issues raised:<br>• Sewerage infrastructure; and<br>• Socio-economic impacts.<br><br>1. Sewerage Infrastructure<br>Sewerage system is at capacity, and it would be unreasonable for the Junee ratepayers to be required to cover the costs of upgrading the infrastructure to accommodate the expansion.<br><br>2. Socio-economic impacts<br><br>(a) The proposed expansion will result in the JCC accommodating maximum security inmates. The move to incorporate maximum security raises concerns about the inmate visitors and what happens when these inmates are released if they stay in Junee.<br>- Maximum security prisoners include those associated with organised crime. As such, their visitors are also likely to involved with organised crime. Junee is a small town and should not be expected to accommodate significant amounts of visitors associated with maximum security prisoners. This is particularly concerning where visitors (including family members) stay overnight or relocate to Junee for extended periods during the period of incarceration.<br>- Junee is a small town and should not be expected to accommodate released maximum security inmates. Arrangements should be put in place to ensure released prisoners are repatriated to the towns where they were from before they were incarcerated. They should be prevented from settling in Junee after release.<br><br>(b) The JCC originally operated under arrangements whereby local service providers were offered contracts for providing goods and services to the correctional centre. These arrangements appear to have been discontinued. Such arrangements should be reinforced as part of the expansion. | ▪ The design team has been in consultation with council about the infrastructure capacity constraints in the local sewerage system. Options are being developed to address the sewerage capacity constraints – which may include on-site treatment or contributions towards capacity increases in Council's system.<br>▪ A Socio-economic Impact Assessment is being prepared as part of the Review of Environmental Factors to address social and economic impacts from the JCC expansion on Junee, however the following general comments are made in relation issues raised:<br>- The majority of visitors to inmates are law abiding citizens. Notwithstanding the above, visits to inmates are tightly controlled. All visitors to maximum security sections must make appointments in advance with the Centre; they must supply a number of forms of identification, and are subject to the biometric identification process. Visitors are also screened for drugs and other contraband.<br>- Prisons attempt to house offenders based on the catchment they come from. The JCC houses offenders from the surrounding district that the correctional centre serves. Generally, the catchment is approximately 250km, which is considered to be the distance that a family member could travel in one day. Visits are also limited to weekends to make it easier for families to visit the centre without permanently relocating to the area.<br>- It is difficult to determine the likelihood of inmates remaining within the area upon release. However, previous studies (which will be documented in the Socio-economic Impact Assessment indicate that few inmates choose to stay in the town after their release, unless they were a pre-existing resident in the area. Transport is arranged upon release for inmates to return to their home or location of arrest, and prior to release, arrangements are made with service providers near an inmate's home for the provision of on-going care and management. This includes housing authorities (including halfway houses), drug and alcohol counselling, community health services and medical treatment, Centrelink |

| Submission | Response |
|---|---|
| | payments, and parole services and the like.<br>- Regular meetings are held with the Police Local Area Commanders whereby no information or evidence has been provided to suggest that the risk of crime increases in locations as a result of visitors to correctional centres within NSW. Studies at other correctional centres have confirmed that crime rates remained stable post previous expansions. Crime statistics will be included within the Socio-economic Impact Assessment.<br>▪ As part of this proposal, NSW Justice are committed to ongoing consultation with police, Council and other community groups and agencies to address any potential impacts from the extension.<br>▪ Whilst arrangements for purchasing local goods and services is generally outside of the scope of the environmental assessment required under the *Environmental Planning and Assessment Act 1979*, the centre aims to source locally. Currently there is a comprehensive list of goods and services locally procured for operation including; food supplies, maintenance supplies, recreational supplies and equipment supplies. |
| Calling on behalf of several members of the Junee community to express contentment about the expansion.<br>Pleased with the positive contribution inmates make to the Junee community, and a subsequent increase would only increase contributions. | No response required |
| Issues raised:<br>• Category of inmates;<br>• Socio-economic impacts; and<br>• Land value.<br><br>1. The expansion will see the construction of an additional 480 beds. Is this to accommodate maximum security prisoners?<br>2. What will be socio-economic impacts associated with the visitors of the JCC? An increase in prisoners will ultimately facilitate the movement of more visitors visiting and possibly residing in Junee. Although not all inmates are a reflection of their family, visitors themselves may bring unsavoury behaviours.<br>3. What will be the impacts of land value? Many residents and investors have homes and rental properties within the area and there is a fear that expansion of the JCC will decrease property values. There are concerns that Junee will become less attractive to both residents and investors and that the expansion will alter the towns image. | ▪ The additional 480 beds proposed as part of the correctional centre's expansion are for maximum security prisoners.<br>▪ A Socio-economic Impact Assessment is being prepared as part of the Review of Environmental Factors to address social and economic impacts from the JCC expansion on Junee. The following general comments are made in relation to issues raised.<br>- The majority of visitors to inmates are law abiding citizens. Notwithstanding the above, visits to inmates are tightly controlled. All visitors to maximum security sections must make appointments in advance with the Centre; they must supply a number of forms of identification, and are subject to the biometric identification process. Visitors are also screened for drugs and other contraband.<br>- Regular meetings are held with the Police Local Area Commanders whereby no information or evidence has been provided to suggest that the risk of crime increases in locations as a result of visitors to correctional centres within NSW. Studies at other correctional centres have confirmed that crime rates remained stable post previous expansions. Crime statistics |

| Submission | Response |
|---|---|
| | will be included within the Socio-economic Impact Assessment.<br>▪ As part of this proposal, NSW Justice are committed to ongoing consultation with police, Council and other community groups and agencies to address any potential impacts from the extension.<br>▪ Potential impacts on land values will be included in the Socio-economic Impact Assessment, however previous studies at other regional locations indicate that it is unlikely that the presence of a Correctional Centre has a negative impact on property values in the nearby area. |

| Submission | Response |
|---|---|
| Issues raised:<br>1. The correction centre promotes families of inmates to relocate to Junee. many inmates themselves choose to reside in Junee upon release. These people are disruptive to the town and causes many issues.<br>2. The correction centre has altered to social appearance of the area and shifted perceptions away from Junee as a sleepy, secure and peaceful township.<br>3. Overall, the town has been degraded by the correctional centre. | ▪ A Socio-economic Impact Assessment is being prepared as part of the Review of Environmental Factors to address social and economic impacts from the JCC expansion on Junee, however the following general comments are made in relation issues raised:<br>▪ The majority of visitors to inmates are law abiding citizens. Notwithstanding the above, visits to inmates are tightly controlled. All visitors to maximum security sections must make appointments in advance with the Centre; they must supply a number of forms of identification, and are subject to the biometric identification process. Visitors are also screened for drugs and other contraband.<br>▪ Prisons attempt to house offenders based on the catchment they come from. The JCC houses offenders from the surrounding district that the correctional centre serves. Generally, the catchment is approximately 250km, which is considered to be the distance that a family member could travel in one day. Visits are also limited to weekends to make it easier for families to visit the centre without permanently relocating to the area.<br>▪ It is difficult to determine the likelihood of inmates remaining within the area upon release. However, previous studies (which will be documented in the Socio-economic Impact Assessment indicate that few inmates choose to stay in the town after their release, unless they were a pre-existing resident in the area. Transport is arranged upon release for inmates to return to their home or location of arrest, and prior to release, arrangements are made with service providers near an inmate's home for the provision of on-going care and management. This includes housing authorities (including halfway houses), drug and alcohol counselling, community health services and medical treatment, Centrelink payments, and parole services and the like.<br>▪ Regular meetings are held with the Police Local Area Commanders whereby no information or evidence has been provided to suggest that the risk of crime increases in locations as a result of visitors to correctional centres within NSW. Studies at other correctional centres have confirmed that crime rates remained stable post previous expansions. Crime statistics will be included within the Socio-economic Impact Assessment.<br>▪ As part of this proposal, NSW Justice are committed to ongoing consultation with police, Council and other community groups and agencies to address any potential impacts from the extension. |

# 6.0 Environmental Impact Assessment

The following section provides an outline of the potential impacts of the activity on the environment, and how these potential impacts will be managed.

## 6.1 Environmental Planning and Assessment Regulation 2000 Considerations

**Table 4** below provides a summary checklist of matters to be considered under clause 228 of the *Environmental Planning and Assessment Regulation 2000*.

**Table 4** – Summary checklist of matters to be considered

| Factor | Impact |
|---|---|
| **(a) any environmental impact on a community**<br>The activity only relates to the construction of buildings on cleared land that is not in proximity of any sensitive receivers and therefore would not result in any significant ongoing impact on any community. However, construction works will generate noise, traffic and general amenity issues for the local Junee community. | -ve ☒<br>Nil ☐<br>+ ve ☐ |
| **(b) any transformation of a locality**<br>The activity only relates to the expansion of the existing JCC site which is generally isolated, and as such there will be no noticeable transformation of the locality beyond the approved use as a Correctional Centre. | -ve ☐<br>Nil ☒<br>+ ve ☐ |
| **(c) any environmental impact on the ecosystems of the locality**<br>The activity will not have an environmental impact on the greater ecosystem of the locality. | -ve ☐<br>Nil ☒<br>+ ve ☐ |
| **(d) any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality**<br>The activity will not significantly reduce the aesthetic, recreational, scientific or other environmental quality or value of a locality. | -ve ☐<br>Nil ☒<br>+ ve ☐ |
| **(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**<br>The development will not significantly increase or decrease the significance of the site. There are no known heritage items or cultural heritage sites. | -ve ☐<br>Nil ☒<br>+ ve ☐ |
| **(f) any impact on the habitat of protected fauna (within the meaning of the National Parks and Wildlife Act 1974)**<br>The site is not expected to contain any habitat of protected fauna so the proposed works are unlikely to impact on the habitat of any protected fauna. | -ve ☐<br>Nil ☒<br>+ ve ☐ |
| **(g) any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air**<br>The site is not known to contains threatened species and is not likely to contain them due to historical clearing. As such, the proposed works are unlikely to endanger any species of animal, plant or other living thing. | -ve ☐<br>Nil ☒<br>+ ve ☐ |
| **(h) any long-term effects on the environment**<br>There will be no long term effects on the environment. | -ve ☐<br>Nil ☒<br>+ ve ☐ |

| Factor | Impact |
|---|---|
| **(i) any degradation of the quality of the environment**<br>There would be expected to be minor but temporary degradation of the quality of the environment as a result of the works being carried out. | -ve ☒<br>Nil ☐<br>+ ve ☐ |
| **(j) any risk to the safety of the environment**<br>The proposed works will not result in any risk to safety of the environment as all works will be contained to the existing JCC site. Appropriate site management will be installed during construction works. | -ve ☐<br>Nil ☒<br>+ ve ☐ |
| **(k) any reduction in the range of beneficial uses of the environment**<br>The activity will not alter the potential for the environment to be utilised as the proposed site of the expansion is already cleared and is within the Junee Correctional Complex. | -ve ☐<br>Nil ☒<br>+ ve ☐ |
| **(l) any pollution of the environment**<br>Appropriate mitigation measures will be implemented to ensure that the environment will not be polluted during the works. | -ve ☐<br>Nil ☒<br>+ ve ☐ |
| **(m) any environmental problems associated with the disposal of waste**<br>No environmental problems are anticipated with the disposal of waste from the proposed works. Should any hazardous materials be identified during works, appropriate measures will be undertaken to manage and dispose of these materials in accordance with waste regulations and OH&S documents. | -ve ☐<br>Nil ☒<br>+ ve ☐ |
| **(n) any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply**<br>The activity will have no significant impacts in terms of demand for scarce resources. | -ve ☐<br>Nil ☒<br>+ ve ☐ |
| **(o) any cumulative environmental effect with other existing or likely future activities**<br>The proposed works are contained wholly within the existing JCC site. We are not aware of any works that may conflict with the proposal. Accordingly, there will not be any negative cumulative environmental effect. | -ve ☐<br>Nil ☒<br>+ ve ☐ |
| **(p) any impact on coastal processes and coastal hazards, including those under projected climate change conditions.**<br>The proposed works will have no impact on coastal processes and coastal hazards, including those under projected climate change conditions. | -ve ☐<br>Nil ☒<br>+ ve ☐ |

## 6.2 Traffic, Access and Parking

### 6.2.1 Operational Traffic

A Traffic, Transport and Access Assessment Report has been prepared by Cardno (**Appendix E**) to determine the potential traffic impacts associated with the expansion of the JCC. As vehicular access to the Centre is only accessible from Park Lane, both from easterly and westerly directions, the assessment has detailed the potential impacts on the Park Lane – 'Site Access' intersection. Impacts have been assessed in terms of traffic increases associated with the expansion such as staff access, inmate transfers, visitors, deliveries and maintenance, in accordance with the road surface of Park Lane which is a combination of sealed divided, and unsealed rural road.

The traffic analysis shows that for most of the day vehicle movements associated with the JCC are less than 20 (2-way in/out total) during any 15-minute period. At shift start times (6:30am and 8am) total vehicle movements increase to peaks of 35 (2-way in/out total) in a 15-minute period.

Overall, the report determined that currently, the Park Lane 'Site Access' Intersection is sufficient in dealing with the low levels of traffic flows the JCC generates. The expansion is not likely to adversely impact on the intersection and external road network.

The majority of traffic volume travels to the JCC from the east, which is on a two-lane sealed road. Subsequently, low levels of traffic are experienced on the partially unsealed country road which provides access from the west.

Particularly, traffic monitoring during the morning peak hour period identified that of the 75 vehicles movements associated with the JCC (arriving or departing), 66 utilised Park Lane east, and just 9 vehicles (12%) utilised the western unsealed parts of Park Lane.

Based on a growth factor of 1.36, which is predominantly driven by staff increases, future traffic volumes are expected to be up to 102 during the morning peak hour period. This would correlate to a total of 12 vehicles projected to use the unsealed western part of Park Lane. This small level of traffic volume increases is not considered to be significant enough to warrant an upgrade of the unsealed road.

### 6.2.2 Car Parking

The existing car park provides a total 245 spaces, nominally 180 for staff and 65 for visitors. Staffing levels are expected to increase from the nominal existing total of 277 to a new total of approximately 378 as a result of the expansion.

During the daytime period the peak total number of staff on site at any one time is 175. The nominal provision of 180 car parking spaces is currently sufficient to cater for all staff. However, if the same staff ratios are extrapolated to the new staff total, this could mean that up to 238 staff could be on-site during the day-time. It is possible that the existing car park may not be sufficient to cater for this level staff car parking demand. However, it is highlighted that the nominal staffing profile is based on operation of the JCC by NSW Justice, whereas the JCC is currently operated by a private contractor who operates the site with an alternative staffing profile, which results in peak staff on-site Monday to Friday of 146, and 120 on weekends. With consideration of the existing staffing profile, the expansion could result in up to 200 staff on-site Monday-Friday, and 164 on weekends.

The Monday-Friday peak period for staff occurs outside of the visiting hours which occur on weekends. As such, the visitors car park would provide over-flow capacity during the Monday-Friday period for staff parking, if required.

The number of visitors visiting the site on weekends currently averages around 160, although not all visitors are at the site for the entire period. Visiting periods coincide with lower staff demand for car parkin, so there would be over-flow capacity for visitors within the staff car park during visiting periods.

It is highlighted, that whilst no extension of the car parking area is proposed as part of this expansion project, there remains substantial undeveloped areas adjacent to, and in the vicinity of, the existing car park that could be utilised for temporary over-flow car parking, if required. In particular, an unpaved area adjacent to the existing car park is expected to be used as a construction laydown and site-office area, and this area would be available for over-flow parking if

required at the end of construction. These areas could also be formally developed in the future to accommodate additional car parking demand, if it eventuated that the existing car parking areas were determined to not be sufficient based on operational usage rates. Any additional car park extension works, if required, would need to be subject of a further environmental assessment at the time.

### 6.2.3 Construction Traffic

Construction plant and equipment, including parking for construction workers, would be accommodated on-site. The impact of construction traffic is unlikely to result in detrimental impacts to the local road network due to the low background traffic volumes. A construction traffic management plan will be prepared, which will ensure that construction vehicles do not use the unsealed section of Park Lane.

## 6.3 Soils and Contamination

The earthworks are likely to encounter layers of topsoil, colluvium, and residual clays overlying weathered rock. The topsoil layer is generally 100mm to 200mm deep with the clay layers extending to the rock layer at an average depth of 1.5m. There is no risk in regard to acid-sulphate soils on the site and testing has indicated that the soils are not saline or sodic.

The geotechnical report identifies that the southern portion of the site is disturbed by minor anthropogenic disturbances related primarily to roads, carparks and farming, and that import of material from off-site may have occurred in relation to access track or pad construction.

Notwithstanding this, analysis of soil samples for chemical contaminants indicated that contaminants were below the limits of reporting or below the health risk and ecological risk screening levels set out in the National Environmental Protection Measures in all samples – except for one sample that had elevated concentrations of Arsenic.

No asbestos fragments were identified on site with no detections in samples submitted for laboratory analysis.

Further assessment is required to adequately characterise the potential for contamination arising from the previous and current site use – in particular, in the location of the elevated arsenic concentrations and areas that have been previously filled.

If further contamination assessment identifies that remediation is warranted then a Remedial Action Plan would need to be prepared for the remediation works. Appropriate conditions are provided to reflect the above.

## 6.4 Flooding and Stormwater Management

A Stormwater Management Plan has been prepared by Cardno and is attached at **Appendix G**. The report addresses construction erosion and sediment controls, operational stormwater quality and the rate of runoff associated with the proposed extension.

### 6.4.1 Flooding

The site is not identified as being flood prone or subject to flooding.

All overland flow paths will be designed to carry the 1 in 100 year storm flow with a minimum freeboard to habitable rooms of 300mm.

### 6.4.2 Groundwater

No standing groundwater was encountered during the geotechnical investigation and dewatering is not expected to be required. However, seepage may occur in the deeper excavations, particularly at the soil and rock interface.

### 6.4.3 Surface Water Construction

The expansion works would not directly impact on primary watercourses or tributaries. However, the works will affect the overland sheet flow across the site, and could present a risk of water quality impacts associated with the movement of sediments in overland flows. The nearest creek is approximately 2.5km to the west, so water quality impacts are unlikely, however measures will be required to prevent ponding and scouring during the construction, and to manage any potential temporary impacts to water quality.

These measures would include the diversion of all freshwater upstream of disturbed areas and stockpiles to be diverted around the disturbed area to minimise the amount of sediment mobilisation, the construction of temporary drains and surface grading within the site to direct internal runoff away from disturbed areas and stockpile sites.

Erosion and sediment controls will be provided in accordance with the Managing Urban Stormwater (The Blue Book) guideline, and will include the following general water quality controls:

- A wash-down area and entry/exit pad are to be provided at the access point to the construction site to minimise the amount of sediment being tracked off the site.
- Sediment fences are to be installed upstream and downstream of all disturbed areas and stockpiles prior to earthworks commencing.
- Check dams are to be located within diversion swales around the site to restrict the flows in the swales to non-eroding velocities.
- All freshwater upstream of disturbed areas and stockpiles is to be diverted around the disturbed area to minimise the amount of sediment mobilisation.
- All topsoil will be stockpiled for re-use and is to be stored away from drainage lines.
- Stockpiles and storage areas shall be located on flat ground away from areas subject to concentrated runoff. Perimeter banks, catch drains or sediment fences shall be constructed upstream and downstream of all stockpiles to protect them from upstream runoff and trap sediments respectively.
- Hay bales, geotextile fabric fences and cut-off drains are to be used to minimise cross-site and off site drainage.
- All unnecessary construction vehicle movements across the landscape are to be avoided.
- Construction during periods of low rainfall with completion and site rehabilitation is preferred.
- Construction sites are to be made secure and safe for the duration of works.
- All construction rubbish is to be removed from the site at the completion of the work.
- All drains and swales are to be turfed as soon as possible during construction.
- All areas used by vehicles are to be adequately drained
- Access over existing table drains are to be constructed with concrete pipework and associated headwalls

- Monitoring of existing stormwater drains to ensure they are free of sediment and debris.

### 6.4.4 Surface Water Operation

Stormwater from within the new secured area is proposed to flow through multiple 225mm pipes, with peak flows mitigated through three newly proposed discharge points that have low-flow overflow via a swale to the adjoining existing dam.

The stormwater management system has been designed as follows:

- To be in accordance with the requirements of relevant Australian Standards.
- Piped drainage systems shall be designed to carry flow for the 1 in 20 year storm without surcharge at the pits.
- Overland flow paths shall be designed to carry the 1 in 100 year storm flow with a minimum freeboard to habitable rooms of 300mm.

No analysis has been carried out on the size of the existing dam and whether it is large enough to prevent additional downstream discharges after completion of expansion works. However, it is noted that there is substantial undeveloped land immediately adjacent the dam, so the dam could be extended as required.

Further analysis should be carried out prior to the commencement of construction to establish whether the dam is sufficiently sized to prevent increased downstream discharges for the design storm event. If this analysis indicates that additional dam volume is required, then enlargement of the dam should be undertaken to meet the predicted water storage volume requirements.

## 6.5 Infrastructure Services and Utilities

### 6.5.1 Water Supply

A hydraulic Services report has been prepared by SPP Group (**Appendix H**) to determine any potential impacts relating to both existing infrastructure and existing authority services.

Water is currently provided to the site by Goldfields Water County Council. In terms of water supply, the proposed expansion will function as a standalone unit separate from existing infrastructure within the secure fenced area. The water supply to the new areas will be through two storage tanks of equal capacity, capable of providing three days of operational storage capacity. This supply will act as the primary water supply when the supply infrastructure is out of operation for servicing, which occurs two to three days per annum.

A main with a minimum dimension of 150mm will provide potable water to the site through isolated connections to each building varying in sizes specific to building requirements.

### 6.5.2 Sewer

It is intended that the expansion of the JCC will utilise the existing sewerage infrastructure and rising main located on Park Lane. Sewage from both the new and existing facilities will be combined and transferred to a new wet well and pump station, located exterior to the secure fenced area near the north-west corner of the correctional centre. Existing pumps and grinders will be upgraded to accommodate an increase in flows, and a 24-hour emergency storage system will be provided to allow for surge capacity.

Junee Shire Council has plans for an upgrade of its sewage treatment facility to increase its capacity, and NSW Justice is in discussions with Council about appropriate coordination of the sewerage infrastructure with the JCC expansion project.

### 6.5.3 Gas

Gas supply to the new extension will be achieved by tapping into the existing 160kpa service. The existing meter and first stage regulator may however, require upgrading to accommodate an increase in usage load.

The fire water system that will service the expanded section of the JCC will be independent of the existing system and comprise of two fire storage tanks with a pump house serviced by dual electric and diesel pumps. The storage tanks will meet the requirements of the BCA and comply to the relevant Australian Standards. All hydrants will be a minimum of 10m from the building they service.

### 6.5.4 Electricity

A Power Supply and Site Assessment Report has been prepared by GHD (**Appendix I**) to detail the proposed energy demands and supply changes associated with the proposed expansion.

The proposed expansion will double the site's power demands from 800kW to 1600kW. Increased demand will be accommodated through the installation of two new 1500kVA substations and the removal of the sites existing two 750 kVA pad mounted substations.

In addition to the new substations, additional electrical works will include:

- A new overhead transmission line connecting the site to the existing transmission line on Park Lane, west of the correctional centre.
- New underground cables connecting the new substations to the existing overhead transmission line on the eastern part of the site. Upgrading of conductors on a section of this existing transmission line to support the additional load.
- Installation of a new emergency generator and relocation of the existing generator to a dedicated generator room.
- Relocation of the existing pole mounted substation that supports the prison farm out buildings to the proposed farm building's new location.

Proposed upgrades to the site's electricity will produce minor impacts to the community, primarily regarding works associated with upgrading the existing transmission line. This will require temporary traffic control during surveying, re-conducting and restringing works on local roads.

## 6.6 Waste Management

The NSW Government's Waste Reduction and Purchasing Policy aims to minimise waste. This policy is aimed at conserving valuable resources through the minimisation of waste and optimisation of materials recovery for recycling. Minimising waste would also limit the need to establish new landfill facilities and reduce the potential for the uncontrolled generation of methane gas. This policy is to be achieved through the establishment of waste management strategies by all sectors of the community including the various Government agencies.

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

- Waste Prevention;

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

### 6.6.1 Construction

Construction and demolition waste is expected to generate the following waste streams:

- Demolition of the Education Building will require removal of a 940 square meter concrete slab, as well as external precast concrete walls, concrete blocks from internal partitions, steel framed roof, and services.
- General demolition within existing buildings will generate concrete blocks from internal partitions, plasterboard and fibre-cement ceilings, as well as services.
- 300 linear meters of steel from fencing.
- General construction waste associated with new build, noting that the disposal of spoil will be minimal as a result of the balanced cut/fill approach.

Waste generated by the construction of the proposal will be managed in accordance with the NSW Government's Waste Reduction and Purchasing Policy. The selected contractor would be required to adopt waste management and recycling principles in accordance with waste management hierarchy described above. All waste disposed off-site would be classified in accordance with the EPA's Waste Classification Guidelines, and disposed of at a suitably licenced facility. A more complete list of mitigation measures to manage waste are provided at Section 8, which include the requirement for the construction waste streams and appropriate disposal options to be identified by the contractor prior to construction commencing.

The existing JCC was constructed after 1993, and so the presence of asbestos is considered unlikely. However, the existing farm buildings that will be relocated are from older construction, and so may have used asbestos sheeting and/or other asbestos containing building products. Section 8 includes provisions for the appropriate management of asbestos that may be present in older buildings that will be demolished and/or relocated.

### 6.6.2 Operation

Waste generated by the expanded facilities will be integrated within the existing waste management protocols for the JCC.

The centre operator reports that the JCC currently generates approximately 6 tonnes of waste each week, which is compacted on site, and collected by a local waste collection service, for recycling or disposal. The key waste streams associated are as follows:

- Packaging waste is estimated at 2.3 tonnes per week, including 0.3 tonnes per week of cardboard that is recycled.
- Paper waste is estimated at 2.7 tonnes, which is recycled.
- Industries and maintenance waste is estimated at 0.5 tonnes per week, which includes steel, off cut wood product etc.
- General putrescible waste would make up the residual 0.5 tonnes per week, noting that most food waste is recycled on the farm.

The proposed expansion project would increase inmate population by 56%, and staff similarly. The expected quantity of operational waste once the JCC has been expanded is therefore expected to be in the order of 9 tonnes per week. The

same local waste collection service is expected to be able to accommodate this increase in waste volume.

## 6.7 Socio-Economic

A Socio-Economic Impact Assessment (SEIA) has been completed by BBC Consulting Planners and is located at **Appendix F**. The SEIA has been used as a means of assessing the social and economic impacts of the proposed JCC expansion on Junee community, as well as ensuring all social and economic benefits which are generated are maximised to the community. In the case negative externalities are predicted with the expansion of the correction centre, the SEIA will guide strategies to ensure negative social and economic impacts are minimised.

Overall, the expansion of the JCC will provide a positive benefit to the Junee community. Expansion will generate employment growth through the creation of both construction and management for the correction centre, many of which being sourced directly from the local community. The proposed expansion is surrounded directly by pastoral land and not in direct proximity to residential development. Subsequently, the rate of development, property values and resale potential in the area are unlikely to be impacted.

More specifically, it is expected that the expansion of the JCC will:

- Increase the support for local charity groups through greater inmate work projects and staff fundraising already taking place;
- Increase the employment opportunities for local residents through both construction and operational jobs;
- Increase the growth of a stable industry within a rural local government area;
- Not see the increase in anti-social behaviour generated from families who visit inmates;
- Not substantially influence inmates to reside in the community after release;
- Not increase the number of inmate families relocating to Junee to be closer to the correction centre; and
- Generate a small impact of local education, health and social services due to increased demand. This however can be managed through the JCC maintaining strong communication with the relevant service providers.

### 6.7.1 Maximising positive economic and social benefits

To ensure the positive benefits of the expansion are achieved, the JCC is to foster partnerships with local businesses and schools to ensure maximum local job opportunities. Discussions will ensure local business have the maximum potential to win tenders under the NSW centralised tendering process, as well as ensuring future tenders are published in local newspapers. Active community consultation via a Community Consultative Committee will create dialogue with the Junee community to foster community benefit initiatives, and extract new economic initiatives from the JCC such as attracting new industries, skill-enhancement programs and recruitment drives.

### 6.7.2 Minimising potential negative impacts

The SEIA has taken into consideration the key issues raised from the community consultation process and provided the following recommendations to ensure these potential impacts are minimised.

### Impacts of safety and security

- Ensure the Emergency Management and residents communications strategy is updated for the expansion of JCC which includes points of contact during any crisis situations; and
- The Community Consultative Committee is to report on escape management and security measures.

### Increases in crime and anti-social behaviour associated with the JCC

- Centre management will continue to liaise with Local Area Command to ensure management of crime levels and adequate staff.

### Impacts of social and welfare services

- Enhance partnership with government and non-government service providers to generate integrated service delivery;
- Encourage a streamlined approach with all social service providers to define their provision of services to maximise work opportunities;
- Establish a Health Reference Group to promote dialogue between NSW Justice Health and the Murrumbidgee Area Health Service on any issues that arise from the JCC expansion on both a long and short term basis; and
- The establishment of a Prison Sentencing Interagency group to generate dialogue and information sharing in response to the management and operation of the service providers to the Centre.

### Addressing the needs of the Indigenous community

- Increase engagement, through the Community Consultative Committee, with local Indigenous land councils where necessary to address community wide issues associated with Indigenous needs.

## 6.8 Noise and Vibration

### 6.8.1 Construction

The Interim Construction Noise Guidelines (ICNG) provides guidance on the management of construction noise in NSW. The ICNG specifies standard hours for construction works, and prescribes noise management levels for sensitive receivers during construction works. The ICNG specifies that all reasonable and feasible work practices should be implemented to ensure the noise management levels are achieved.

Standard work hours are 7am-6pm Monday to Friday, and 8am-1pm on Saturdays. During the recommended standard hours, the noise management levels are background noise + 10 dBA.

Outside of the standard work hours the ICNG specify that the noise management levels are background noise + 5 dBA. The ICNG states that a detailed justification should be provided for any construction works outside of the standard work hours.

The closest residential receptors re located over 700m from the expansion area at the site. At this distance, noise associated with construction or operational aspects of the expansion is not expected to exceed guideline levels. However, background noise at the nearest receptors has not been measured so the noise management levels cannot be determined at this time. In absence of background noise measurements, typical background noise levels are sourced in Australian

Standard AS1055.2 – Acoustics – Description and measurement of environmental noise. For an area with negligible or low density transportation similar to the rural area surrounding the JCC, typical background noise level ranges from 30 dBA during night-time to 40 dBA during daytime. Based on these typical background noise levels the noise management level during standard daytime construction hours would be approximately 50 dBA. For out of hours work the noise management level could range from approximately 35 dBA during the night-time to 45 dBA in daytime periods.

In relation to the management of noise during construction, the appointed construction contractor should be required to develop and implement a Construction Noise Management Plan (CNMP) detailing how construction noise and vibration will be managed during the construction phase in accordance with the Interim Construction Noise Guidelines. The CNMP should include measures to ensure the following:

- Where the predicted or measured construction noise level exceed the management levels, then all feasible and reasonable work practices should be implemented to reduce construction noise, and community consultation regarding construction noise is required to be undertaken.
- Site access routes should be located as far away from noise sensitive receivers as feasible.
- Equipment should be located to take advantage of the barriers provided by existing site structures.
- Noisy plant should be located as far away from noise sensitive receptors as possible whilst still allowing efficient and safe completion of the work.

A detailed construction methodology has not yet been prepared. However, the Correctional Centre Increase Program is an urgent series of correctional centre upgrades and expansions that responds to a projected short-fall in prison capacity. As such, there may be a need for out of hours construction works. In relation to managing this need the following additional management measures are proposed:

- If work outside of standard hours are necessary, then the CNMP should detail a process for assessing these out of hours works given the greater potential for construction noise disturbance during works outside of standard hours.
- Where audible out-of-hours works are necessary then they must be carried out in such a way as to ensure that they do not exceed 'background + 5dBA' and nearby sensitive receivers likely to be affected should be notified.
- Where reasonable and feasible, noisy construction works should not be conducted outside of standard working hours.
- Where noisy work must occur outside of standard working hours for reasons of safety, operational reasons at the JCC and/or practicability, then works should be concentrated to the daytime period (i.e. extended Saturday working hours), and the evening, rather than night time hours where possible.

### 6.8.2 Operation

When mechanical plant is being selected an acoustic assessment should be carried out to ensure it will comply with the Industrial Noise Policy at the nearest residential receptors.

## 6.9 Flora and Fauna

The site is generally cleared, with a small number of existing trees located around property boundaries and delineating fence lines to be removed.

A search of OEH's Atlas of NSW Wildlife indicates that no threatened flora species and 10 threatened fauna species which are protected under the NSW TSC Act have been recorded within a 10km x 10km area centred on the subject site. The White-fronted Chat have and Little Eagle been recorded in the vicinity of the subject site. No threatened flora or fauna species are known or expected to occur within the site.

An EPBC Act Protected Matters Report for a 5 km radius around the site identified three listed threatened ecological communities, 13 threatened flora species, two threatened fauna species and five listed migratory species that may or are likely to occur within the area.

A search of the subject site on LPI SIX Maps NSW Vegetation (VIS) Map Viewer (administered by OEH) did not identify any vegetation within the subject site listed under the TSC Act or EPBC Act as an Endangered Ecological Community (EEC).

It is not known if any of these species occur on the subject site, however due to the site's disturbed nature overall the site would have very limited habitat potential, and none of the threatened flora species or communities listed as occurring within a 10km radius of the site are anticipated to be present on or utilising the site for primary habitat. Mitigation measures to ensure flora and fauna impacts are minimised included in **Section 8**.

## 6.10 Bushfire

The site is not listed as bushfire prone. Further the site is generally cleared of vegetation and is surrounded by land that is already cleared of vegetation. The risk of bushfire impacts is low.

## 6.11 Visual Assessment

The new perimeter will consistent in bulk and scale to the existing JCC. The closest residence south of the expansion area is over 700m away. No visual mitigation is proposed.

The site perimeter security will be fitted with pole mounted lighting that will provide sufficient lighting for the electronic security system to operate at their option performance. The CCTV system requires lighting level to a similar standard to the existing perimeter lighting system. This lighting will be designed to be low glare luminaires using luminaires that have no light above the horizontal to maintain a dark sky strategy.

Buildings will be fitted with exterior security lighting. This lighting will be designed using low wattage luminaires and be arranged to have limited upward component.

There are a number of open activity spaces within the security fenced zones and these areas will be fitted with flood lighting columns to provide area lighting. These lights will only be operational during prisoner night time activities and in the case of an emergency situation in the correctional centre and thus should have minimal impact on the local community.

## 6.12 Heritage

### 6.12.1 Non-Indigenous Heritage

There are no heritage items located at the JCC site and the site is not located within a heritage conservation area. There are no state heritage listed items on or near the site.

### 6.12.2 Indigenous Heritage

The proposed works are located in areas subject to previous disturbance as part of the ongoing activities associated with the Junee Correctional Complex.

An Aboriginal Heritage Information Management System (AHIMS) search was undertaken in June 2016 for the subject site (including a 200m buffer around the boundary of the lot). The result of this search indicates that no Aboriginal items or places have been recorded within the site.

It is considered that there is a low likelihood of Aboriginal sites being present at the JCC site and as such further archaeological investigations and/or an Aboriginal Heritage Impact Permit are unlikely to be required.

In accordance with the Due Diligence Code of Proactive for the Protection of Aboriginal Sites in NSW the proposed works could proceed with caution subject to mitigation measures set out in Section 8.

## 6.13 Air Quality

Due to the nature and extent of the activity, there will be no significant long-term impacts on local or regional air quality. Operationally, air quality emissions would be limited to increased vehicle emissions associated with staff and visitors accessing the JCC.

Construction works may cause localised short-term increases in dust levels at the site, however peak impacts would only occur for the relatively term period of construction works associated with earthworks and would not be expected to impact nearby residents. The implementation of standard dust management measures is appropriate during construction, and have been included in Section 8.

## 6.14 Natural Resource Use

The proposed works 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.

## 6.15 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 J**. A summary of the Protected Matters Report is provided in **Table 5**. The expansion of the facilities at the JCC 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 5** – EPBC Checklist

| Factor | Impact Assessment |
|---|---|
| Any significant impact on a declared World Heritage Property? | N/A<br>No World Heritage Properties have been declared in the vicinity of the site. |
| Any significant impact on a National Heritage place? | N/A<br>No places of National Heritage 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>No Commonwealth listed threatened species or endangered communities are anticipated to be located in the vicinity of the site. |
| Does any part of the proposal involve nuclear actions? | N/A<br>The proposal does not involve nuclear actions. |
| 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>No Commonwealth land is located in the vicinity of the site. |

## 6.16 Cumulative Environmental Impacts

The proposed demolition works are wholly contained within the JCC site which will continue to operate without interruption throughout the development program. Further, there are no works proposed that would present a risk of cumulative environmental impact on the site or located in proximity to the site. Accordingly, as the future works will be managed by a CEMP, there is not expected to be any cumulative environmental impacts resulting from the REF.

# 7.0 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.

## 7.1 Biophysical Impacts

Whilst the Activity requires removing small portions of existing vegetation on site, no areas of endangered ecological communities are expected to be present 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 8 of this REF, the proposed works are not considered to significantly impact upon the biophysical environment.

## 7.2 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.

## 7.3 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.

# 8.0 Mitigation Measures

## 8.1 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. NSW Justice would review the CEMP.

The CEMP would generally conform to the structure shown in **Table 6**.

**Table 6** – CEMP Structure

| Section | Details |
|---|---|
| Background | ▪ Introduction to the document<br>▪ Description of the proposal and project details<br>▪ The context for the CEMP in regards to the overall project<br>▪ The CEMP objectives<br>▪ The contractor's environmental policy |
| Environmental Management | ▪ Environmental management structure of the organisation<br>▪ and specific team responsibilities with respect to the<br>▪ CEMP and its implementation<br>▪ Approval and licensing requirements relevant to the<br>▪ project<br>▪ Reporting requirements<br>▪ Environmental training<br>▪ Emergency contacts and response |
| Implementation | ▪ A project specific risk assessment<br>▪ A detailed list of environmental management safeguards<br>▪ and controls<br>▪ CEMP sub plans for specific environmental controls<br>▪ A detailed schedule assigning responsibility to each<br>▪ environmental management activity and control |
| Monitor and review | ▪ Environmental monitoring<br>▪ Environmental auditing<br>▪ Corrective action<br>▪ CEMP review and document control procedures |

## 8.2 Mitigation measures to be implemented

This REF applies to the expansion of JCC as outlined above and is consistent with the ISEPP provisions. Activities undertaken during construction and operation 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. Whilst most mitigation measures relate to construction, there are also some mitigation measures that relate to detailed design and/or operation.

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

**Table 7** – Relevant Reports and Documentation

| Report / Plan No. | Plan Date/ Revision | Description | Prepared By/Client |
|---|---|---|---|
| Architectural Drawings | | | |
| SD_A10-02 | - | Site Plan – Proposed | Phillips Smith Conwell Architects |
| SD_A10-03 | - | Site Plan - Proposed Coloured | Phillips Smith Conwell Architects |
| SD_A10-04 | - | Site Plan - Perspective | Phillips Smith Conwell Architects |
| Technical Studies | | | |
| Site Survey | 18/08/2016 | - | Cardno Pty Ltd |
| Preliminary Geotechnical Report | 14/09/2016 | - | Cardno Pty Ltd |
| Traffic, Access and Parking Statement | 11/10/2016 | - | Cardno Pty Ltd |
| Socio-economic Impact Assessment | 18/10/2016 | - | BBC Consulting Planners |
| Civil and Stormwater Plans / Report | 20/10/2016 | - | Cardno Pty Ltd |
| Utilities and Services Report | 12/10/2016 | - | SPP Group |
| Power Supply Report | 18/10/2016 | - | GHD |

A summary of mitigation measures and details of those responsible for these is provided in **Table 8** below.

**Table 8** – Mitigation Measures

| Issue | Mitigation Measure |
|---|---|
| Detailed Design | Detailed design of the proposal is to be consistent with Section 3 of the REF and the plans provided in Appendix A of the REF. Where there is any inconsistency, additional environmental assessment may be required. |
| Traffic and access | Car park vacancy surveys shall be carried out after commencement of operations of the expanded JCC to determine if unformed overflow car parking areas are being utilised on a regular basis. If these surveys indicate that overflowing of the car park is occurring, then additional car parking areas should be constructed on-site to accommodate the predicted demand. Any additional car park extension works would need to be subject of a further environmental assessment at the time. |
| | 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 works. The traffic management plan will document measures to ensure the unsealed part of Park Lane is not used by construction workers and contractors. |

| Issue | Mitigation Measure |
|---|---|
| | 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). |
| | Car parking is to be restricted to the main car parking areas to the JCC to ensure that parking does not obstruct the paved width of the access road(s). |
| Flora and Fauna | A pre-clearing survey must be undertaken prior to the commencement of works to confirm that the site does not contain any threatened flora or fauna species or any Endangered Ecological Communities. |
| | 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. |
| | A weed management plan will be prepared as part of the CEMP for implementation before, during and after the works. |
| | Pruning or lopping of limbs will be conducted in preference to tree removal wherever possible. |
| | Removal of native vegetation will be minimised wherever possible. |
| | Locally native flora species will be used for any revegetation around the proposal site. |
| | 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. |
| | Broad spectrum non-selective herbicides (residual herbicides) will not be used. Herbicides selected for use will be appropriate for the species being treated. |
| | 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. |
| | 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. |
| | Weed infested topsoil will be disposed of or treated and will not be stockpiled adjacent to any areas of native vegetation. |
| | Declared noxious weeds will be managed according to the requirements of the NSW Noxious Weeds Act 1993. |
| | Local indigenous plant species be utilised in the landscaping wherever possible. |
| Noise (Operational) | When mechanical plant is being selected an acoustic assessment should be carried out to ensure it will comply with the Industrial Noise Policy at the nearest residential receptors. |
| Noise and vibration | A Construction Noise Management Plan (CNMP) shall be prepared in accordance with the Interim Construction Noise Guidelines, prior to construction commencing on site. |
| | 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). |
| | If work outside of standard hours are proposed, then the CNMP should detail a process for assessing these out of hours works given the greater potential for construction noise disturbance during works outside of standard hours. |
| | 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. |
| | 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. |
| | Avoid any unnecessary noise when carrying out manual operations and when operating plant. |
| | Ensure spoil is placed and not dropped into awaiting trucks. |
| | Avoid / limit simultaneous operation of noisy plant and equipment within discernible range of a sensitive receiver where practicable. |
| | Switch off any equipment not in use for extended periods e.g. heavy vehicles engines will be switched off whilst being unloaded. |
| | Avoid deliveries at night/evenings wherever practicable. Night time heavy vehicle movements should be avoided. |

| Issue | Mitigation Measure |
|---|---|
| | No idling of delivery trucks. |
| | Keep truck drivers informed of designated vehicle routes, parking locations and acceptable delivery hours for the site. |
| | 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. |
| | Maximise the offset distance between noisy plant and adjacent sensitive receivers and determining safe working distances. |
| | Use the most suitable equipment necessary for the construction works at any one time. |
| | Direct noise-emitting plant away from sensitive receivers. |
| | Regularly inspect and maintain plant to avoid increased noise levels from rattling hatches, loose fittings etc. |
| | Use quieter construction methods where feasible and reasonable. |
| | The community should be notified prior to any out of hours works commencing. |
| | The use of noisy equipment should be minimised during the night time period. |
| | 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. |
| Air quality | All plant and machinery would be fitted with emission control devices complying with the Australian Design Standards. |
| | Machinery would be turned off when not in use and not left to idle for prolonged periods. |
| | 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. |
| | Any waste (such as excavated spoil) produced on-site would be stored appropriately to reduce the production of dust. |
| | Materials transported to and from the site would be covered to reduce dust generation in transit. |
| | 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. |
| | Stabilisation of any excavated areas would occur as soon as practicable. |
| | Fixed hoses would be used to dampen exposed surfaces to minimise dust generation, where required. |
| Heritage | Work crews involved in the proposed work should be made aware of the legislative protection requirements for all Aboriginal sites and objects. |
| | 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). |
| Site Contamination | 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. |
| | Undertake progressive soil testing of the works area prior to construction works. Tests would confirm the presence and type of any contaminants, and classify the soil for the purpose of spoil management and removal. |
| | In the event that indicators of contamination are encountered during construction (such as odours or visually contaminated materials), work in the area would |

| Issue | Mitigation Measure |
|---|---|
| | cease until an occupational hygienist can advise on the need for remediation or other action. |
| | If remediation is required, then a Remedial Action Plan is to be prepared and remediation works are to be carried out in accordance with State Environmental Planning Policy No. 55 – Remediation of Land. |
| | Check machinery daily for oil, fuel or other liquid leaks. |
| | Develop contingency plans to deal with spills which might occur during the course of construction. |
| | If dewatering is required during construction, the water would be tested (and treated if necessary) prior to re-use, discharge or disposal. |
| | 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):<br>"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)]". |
| | 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. |
| | The Regulation requires licensed contractors to contact WorkCover NSW of each bonded asbestos removal project of 10m2 or more. |
| | 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. |
| | 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. |
| | 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). |
| Stormwater Management System | Storm water drainage design must comply with the requirements of;<br>▪ Australian Runoff Quality (ARQ)<br>▪ Australian Rainfall and Runoff (AR&R, 1987)<br>▪ Managing Urban Stormwater (The Blue Book)<br>▪ Junee Shire Council<br>▪ Corrective Services NSW<br>▪ The Blue Book (Landcom 2004)<br>All storm water assets will remain the property of NSW Justice and will need to be maintained in accordance with relevant requirements. |
| | Further assessment of stormwater drainage for the JCC will be completed during detailed design to establish whether the on-site dam is sufficiently sized to prevent increased downstream discharges for the design storm event. |
| Construction soils, erosion and water quality | A Soil and Water Management Plan shall be prepared prior to the commencement of construction. |
| | 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 & 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. |
| | 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. |

| Issue | Mitigation Measure |
|---|---|
| | 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. |
| | 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. |
| | 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. |
| | Manage stockpiles by implementing sediment and erosion control devices in accordance with Managing Urban Stormwater, Soils & Construction, Volume 1 (Landcom, 2004). |
| | Cease work during heavy rainfall events when there is a risk of sediment loss off-site or ground disturbance due to water logged conditions. |
| | Ensure equipment, plant and materials are placed in designated areas where they are least likely to cause erosion. |
| | Following completion of work, restore land surfaces to as close as possible to pre-existing conditions. |
| General construction | 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. |
| | Best management construction and demolition impacts are to be documented in a project specific CEMP. |
| Demolition | Adherence to Australian Standard *AS2601: The demolition of structures* is required under the Environmental Planning and Assessment Regulation 2000. |
| Waste Management | All materials on-site or being delivered to the site shall be contained within the site. The requirements of the *Protection of the Environment Operations Act 1997* 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. |
| | 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 *Protection of the Environment Operations Act 1997.* |
| | Maintain the site in a clean and tidy condition at all times. |
| | Ensure waste is placed in skip bins positioned in defined area(s) onsite or within the site compound (if required). |
| | Avoid surplus construction materials through appropriate planning of the construction works. |
| | Recycle waste in accordance with the NSW Government's Waste Reduction and Purchasing Policy. |
| | 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. |
| | Classify and dispose of waste (if unable to be reused or recycled) in accordance with the EPA Waste Classification Guidelines (EPA 2014). |
| | Any waste material identified as being contaminated would be managed in accordance with the Contaminated Land Management Act 1997 and other relevant legislation. |
| | Limit smoking to defined areas and provide butt bins for construction workers. |
| Socio-economic | To mitigate potential impacts for safety and security, it is recommended that:<br>▪ The Community Consultative Committee to update an Emergency Management Plan and a communications strategy for the additions to the correctional centre with the local community.<br>▪ 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. |

| Issue | Mitigation Measure |
|---|---|
| | ▪ Centre management continue working through the correctional centre to report on security measures and action taken in relation to escape management. |
| | To mitigate potential impacts for increased crime and anti-social behaviour in the locality, connected with the Centre, it is recommended that:<br>▪ Centre management continue to work with police, Council and other community groups to ensure management of crime levels.<br>▪ Liaison with the Local Area Command be undertaken to ensure staffing levels remain adequate, and to continue to share information where relevant. |
| | To mitigate potential impacts on social and welfare services, it is recommended that:<br>▪ 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.<br>▪ 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.<br>▪ The Centre increase awareness of support and assistance that is available through Justice NSW to eligible visitors of inmates.<br>▪ Establish a Health Reference Group to enable open and ongoing dialogue between NSW Justice Health and Murrumbidgee Area Health Service to ensure any issues that arise following the expansion of the Centre are addressed with both short and long term solutions. |
| | To addressing the needs of the Indigenous community, it is recommended that:<br>▪ 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. |
| | 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:<br>▪ Discussions about methods of ensuring maximum opportunities for local firms to win tenders under the Justice NSW centralised tendering process.<br>▪ Ensuring that tenders are placed in local newspapers.<br>▪ Regularly publish a list of upcoming future tenders at Council and in the local areas.<br>▪ 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 |
| | 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 | lighting will be low glare luminaires using luminaires that have no light above the horizontal to maintain a dark sky strategy. This lighting will be designed using low wattage luminaires and be arranged to have limited upward component. |
| | 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. |