

Table of Compliance

Long Bay Correctional Complex DCP

Clause	Requirement	Proposal	Compliance
4.2 Phasing of Development	<p>Development on the site will reflect the following principles:</p> <ul style="list-style-type: none"> Facilitate the orderly and economic development of the site Facilitate the provision of infrastructure and services Recognise the changing nature of correctional practices and the role and function of the LBCC in the NSW correctional system; Recognise the changing nature of mental health best practice; and Provide flexibility in staging development on the site. 	<ul style="list-style-type: none"> The proposed development reflects the desired principles, in that the proposed development will facilitate the orderly and economic development of the site and provide flexibility in staging development on the site. The development has been undertaken in recognition of the changing nature of correctional practices, including mental health best practice, and the role and function of the LBCC in the NSW correctional system; 	Y
4.3 Land Use Principles	<ul style="list-style-type: none"> to strengthen the role and function of LBCC by facilitating the development of appropriate correctional, mental health and correctional health facilities and ancillary uses; to encourage development that will have minimal adverse or cumulative impact on the locality to enable flexibility in land use to reflect changing correctional management practices and the requirements of the NSW correctional system to allow for a range of development that is consistent with local and State planning instruments. 	<ul style="list-style-type: none"> The proposal responds to land use principles, in that: <ul style="list-style-type: none"> it strengthens the role and function of LBCC by facilitating the development of appropriate health facilities and ancillary uses; it encourages development that will have minimal adverse or cumulative impact on the locality; and it reflects changing correctional management practices and the requirements of the NSW correctional system and forensic health practices it is consistent with local and State planning instruments. 	Y
4.3.2 Land Use Provisions	<ul style="list-style-type: none"> The Master Plan proposes the continued use of the site for correctional purposes as well as related hospital and health facilities; Land uses are to be distributed generally in accordance with Figure 10 and as described in Section 4.3.1 of the Master Plan Land uses and development must demonstrate compliance with the provisions of any conservation management plan for the site endorsed by the Heritage Office. 	<ul style="list-style-type: none"> The proposed development will support the continued use of the site through the provision of essential services and facilities. The development will be undertaken in accordance with the intent and provisions of the LBCC Master Plan. The proposed development will be undertaken in accordance with the Conservation Management Plan applying to the site as endorsed by the Heritage Office. 	Y

Clause	Requirement	Proposal	Compliance
4.5.2 Built Form Principles	<ul style="list-style-type: none"> ▪ To ensure new development maintains the heritage significance of the site ▪ To ensure that new development responds to the form and scale of existing buildings on the site and integrates with development in the locality, in respect of the character, scale and form of development; ▪ To ensure that external lighting does not affect the amenity of adjoining uses; ▪ To maintain important views to the historic precinct of the site from Anzac Parade to the south west ▪ To provide perimeter landscaping where consistent with security requirements ▪ To ensure adequate security though appropriately designed fencing 	<ul style="list-style-type: none"> ▪ The proposed development responds to the built form principles applying to the site by: <ul style="list-style-type: none"> - Appropriately responding the form and scale of existing buildings. - Integrating with surrounding development in consideration of the heritage significance, views, scale, form and local character. - Incorporating landscape treatments consistent with LBCC security requirements. - Ensuring adequate security, including external lighting, is provided and maintained in a manner than minimises impacts on adjacent residents. 	Y
4.5.3 Built Form Provisions Building Design and Siting	<ul style="list-style-type: none"> ▪ All buildings are to be designed to professional architectural standards ▪ Building design, including alterations and additions are to respect the heritage qualities of the site and are to be consistent with any conservation management plan for the site endorsed from time to time by the Heritage Office ▪ New buildings shall respect the height and form of existing buildings within the area and local topographic features ▪ Building materials and textures are to respect the function of the proposed use and the existing building fabric on the site within the immediate context of the new development. The continued use of masonry elements is preferred. ▪ Roof materials and external building cladding including colour shall be sympathetic with the immediate environment and shall not be highly reflective. 	<ul style="list-style-type: none"> ▪ The buildings have been designed and located to respect the heritage qualities of the site in accordance with the Conservation Management Plan applying to the site. ▪ The Justice Health Operations Building will be in harmony with the topography of the land to ensure impact on views are minimised. ▪ All building materials, including roofing, will be sympathetic to the immediate environment and incorporate colours compatible with existing materials within the complex, such as masonry. Refer to Visual Impact Assessment in Appendix P. 	Y
Palette of Colours	<ul style="list-style-type: none"> ▪ Tonal variation in colour schemes is to be used to break the mass of the buildings; ▪ The palette of colours for built structures is to reinforce the heritage qualities of the site with larger buildings to be in the muted recessive colours and exposed structures and articulated elements to be highlighted by colour. 	<ul style="list-style-type: none"> ▪ The Prison Hospital and Forensic Hospital walls will not be visible due to the perimeter walls ▪ Roof materials are suitably sympathetic. 	Y

Clause	Requirement	Proposal	Compliance
Building Height	<ul style="list-style-type: none"> The height of buildings is not to exceed the prevailing height of buildings on the site. Any new building is to have a maximum height of two storeys Variation to the building height can occur to accommodate the operational requirements of the proposed use subject to the approval of Randwick City Council Buildings within the forensic hospital zone are to have a height that retains views to the historic skyline from Anzac Parade 	<ul style="list-style-type: none"> The Forensic Hospital does not impact the views to the historic skyline from Anzac Parade, as evidenced in the Visual Impact Assessment and Photomontages attached in Appendix P. The building heights do not exceed the prevailing height of buildings on the site 	Y
External Lighting	<ul style="list-style-type: none"> External lighting is to be designed so as to minimise spill off site so as to protect the amenity of adjoining residential uses. 	<ul style="list-style-type: none"> External lighting associated with the Forensic Hospital will be consistent with existing security requirements. Only during the event of an emergency alarm condition will the Forensic Hospital be illuminated with floodlights. This will occur on rare occasions and is therefore considered a minimal, acceptable impact. External lighting in association with the Prison Hospital will not impact adjoining residential uses as the site is located towards the centre of the LBCC site with vegetated mounds along the Bilga Avenue frontage. 	Y
Perimeter Fencing	<ul style="list-style-type: none"> Person-proof perimeter fencing of not less than 1.8m in overall height is to be erected around the boundary of the site. The perimeter fence shall be located along the boundary where practical. Where an area adjoining a roadway is to be landscaped, the fencing shall be integrated into this landscaped area. 	<ul style="list-style-type: none"> The proposed development will accord with all fencing requirements during construction and operations. 	Y
4.6 Heritage Conservation	<ul style="list-style-type: none"> All development is to be consistent with the provisions of any conservation management plan for the site endorsed by the Heritage Office. All development is to be consistent with the recommendations of any archaeological investigations undertaken for the site Development applications are to be accompanied by an assessment of heritage impacts relevant to the particular development. 	<ul style="list-style-type: none"> A Heritage Impact Assessment is attached in Appendix I. The proposed development will be undertaken in accordance with the Conservation Management Plan and Aboriginal Archaeology Assessment applying to the site. 	Y

Clause	Requirement	Proposal	Compliance
4.7 Infrastructure Provision – Stormwater Management	<ul style="list-style-type: none"> Development that increases the amount of impervious area on the site should incorporate on-site detention to accommodate stormwater run-off from the site in accordance with the stormwater concept plan prepared for the site. Stormwater pollution control devices shall be provided prior to discharge to the off-site trunk drainage system Maximum depth of ponding should be generally restricted to 1.2m although greater depths may be acceptable in areas of restricted access. Geotechnical reports are to accompany any application for the proposed use of water infiltration to identify the suitability of the site for this purpose 	<ul style="list-style-type: none"> On site stormwater detention for both the Prison Hospital and Forensic Hospital will be provided in accordance with Council's requirements and relevant policies. 	Y
4.8 Remediation of the Site	<ul style="list-style-type: none"> Information will be submitted with subsequent development applications in areas where there is potential for contamination indicating that the site of the proposed development is suitable, or will be suitable after remediation, for its proposed use. 	<ul style="list-style-type: none"> An Environmental Risk Assessment is attached in Appendix S. The site is suitable for the proposed use, subject to the recommended remediation measures. 	Y
4.9 Access and Parking	<ul style="list-style-type: none"> The main access point to the site it to be retained from Anzac Parade Access points are to be designed in accordance with AS 2890.1 (2004) and AS 2890.2 (2002). All loading and unloading activity is to take place totally within the boundary of the site Loading and unloading facilities are to be located so as to provide convenient access to buildings and so as to minimise potential for conflict with pedestrian movement. Vehicles awaiting loading/unloading are to stand entirely within the site during normal operating conditions Car parking spaces, dimensions, numbers and materials shall be provided to meet the specific needs of development. The design of access, internal circulation and parking areas for each development are to be in accordance with the provisions of the Randwick DCP – Parking and AS 2890.1 (2004) and AS 2890.2 (2002). Development applications for major development are to be accompanied by a traffic and parking study indicating how traffic and parking requirements have been determined and met and assessing the implications of proposed development on traffic generation and the capacity of the road network to accommodate additional traffic Internal access arrangements to consider the movement of heavy vehicles and interaction of various other users of the site. 	<ul style="list-style-type: none"> The access point to the site is not affected by this proposal Loading and unloading facilities will be provided within the boundary of the site and in accordance with LBCC security requirements Car parking spaces, dimensions and materials shall be provided to meet the specific needs of the development and will be provided generally in accordance with the provisions of the Randwick DCP – Parking and AS 2890.1 (2004) and AS 2890.2 (2002). Traffic studies, including general traffic and construction related traffic, have been included with this application. Refer to Appendices G and H. The internal access and circulation for the proposed development has been considered but is not discussed in the EAR as this is sensitive material 	Y

Clause	Requirement	Proposal	Compliance
4.11 Impact on and Improvement to Public Domain	<ul style="list-style-type: none"> Where development adjoins a street frontage boundary, provision will be made for landscaping within the site or adjoining the site within the road reserve 	<ul style="list-style-type: none"> A Landscape Plan is provided in Appendix E. This plan details the treatment of the boundary frontage and road reserve in accordance with the Randwick Street Tree Master Plan. 	Y
4.12 Provision of Open Space and Landscaping	<ul style="list-style-type: none"> Street trees along the main internal access roads including the former main entry road and the main access road to the south of the main building precincts should be retained and enhanced. Existing mature trees on the periphery of the site should be retained and incorporated into the landscape zone where possible Landscaping to side boundaries and along internal access ways is encouraged where compatible with operational and security requirements. Species should be selected, and landscaping works designed, to provide an effective visual screen adjacent to Bilga Crescent and Calga Avenue. This needs to consider security requirements at the correctional complex All development applications for new buildings and substantial additions to existing buildings shall be accompanied by a Landscape Plan indicating concepts for the treatment of landscape zones. Development in the vicinity of site boundaries is to include provision for perimeter landscaping within the site or adjoining the site within the road reserve Landscape zones to incorporate grass, suitable plants, trees and shrubs, landscaped mounds and mature planting, where appropriate Tree species for landscaping shall primarily be natives which are suitable for the coastal environment and be selected in consultation with Council. Other species may be appropriate in local garden settings and heritage precincts Landscaping treatment shall be undertaken on the site that compliments the site development and intended activities, and which minimises potential visual impacts of the development from the surrounding areas. 	<ul style="list-style-type: none"> A Landscape Plan is provided in Appendix E. This plan details the treatment of the boundary frontage and road reserve in accordance with the Randwick Street Tree Master Plan The Landscape Plan details the following elements of the proposal <ul style="list-style-type: none"> - Landscape treatments and zones - Species selection, including use of native and drought-resistant species - Visual screening - Compliance with LB security measures The proposal appropriately responds to each of these requirements 	Y

Clause	Requirement	Proposal	Compliance
4.14 Principles of Ecologically Sustainable Development: Biodiversity	<ul style="list-style-type: none"> Access the implications of all development on flora and fauna having regard to S5A of the EP&A Act; and Contribute to habitat by site landscaping 	<p>The proposal will not result in significant effect on threatened species, populations or ecological communities or their habitats, based on the following:</p> <ul style="list-style-type: none"> An Ecological Assessment of the site concluded that there are no Commonwealth threatened or endangered species on the site (refer to Appendix K) The proposed development sites are not vegetated The proposed development will not result in the loss of habitat of a threatened species, population or ecological community <p>Landscaping will be conducted in accordance with security requirements and will include the use of native and endemic species.</p>	Y
Water	<ul style="list-style-type: none"> New works are to incorporate means of treating stormwater prior to discharge off site in accordance with the stormwater concept plan prepared for the site Identify satisfactory arrangements for the collection, removal and disposal of all trade effluent and wastes originating from the site All relevant EPA guidelines are to be satisfied in the operation of any industries on the site Incorporate specific provisions for the storage of any dangerous goods to ensure that potential spills are managed such that the risk of spills entering the groundwater or receiving waters of Botany Bay are minimised Investigate the re-use of rainwater where consistent with operating policies Landscaping should use species that are drought resistant 	<ul style="list-style-type: none"> The proposed Stormwater Management for the site is described in the attached Stormwater Statement (refer to Appendix F). In accordance with this report, Stormwater discharge will be treated in accordance with Council requirements and relevant legislation No dangerous goods will be stored on site and relevant Waste Management, OH&S and Construction Management Plans will be implemented to ensure appropriate collection, removal and disposal of all trade effluent and wastes occurs from the site and procedures are implemented to address potential spillage. Rainwater will be harvested on site via collection tanks and re-used for irrigation. Refer to the Services Enhancement and Expandability Report in Appendix N. The Landscape Plan provided in Appendix E details the use of drought resistant species 	Y

Clause	Requirement	Proposal	Compliance
Energy	<ul style="list-style-type: none"> The NSW Government Energy Management Policy is to be complied with Reduce energy consumption through energy efficient building design methods eg. Building orientation for solar access during winter, design to minimise the need for artificial light, use of high performance glass for all glazed surfaces, sun-shading devices, cross ventilation measures, insulated floor slabs, roofs and walls in excess of R2.5. Identify means of greenhouse gas reduction and the contribution that any proposed new building will make Promote the use of renewable energy technologies and energy efficient products 	<ul style="list-style-type: none"> The proposed development incorporates appropriate initiatives to reduce energy consumption, such as: <ul style="list-style-type: none"> Low energy building design Optimal use of natural lighting Automated lighting controls to reduce use of artificial lighting Use of refrigerants with minimal or no ozone depletion material <p>The proposed energy efficiency initiatives of the development are described in Appendix N.</p>	Y
Soil	<ul style="list-style-type: none"> Undertake further investigations into contamination on the site in conjunction with redevelopment proposals Implement stormwater management systems to prevent pollutants entering the soil Implementation of sediment and erosion control measures during construction 	<ul style="list-style-type: none"> A comprehensive Stage 2 Environmental Site Assessment (ESA) has been undertaken to determine and manage contamination on the site. The ESA is attached in Appendix L. Stormwater management, including on-site detention and treatment, will be implemented to prevent pollutants entering soil on the site. Sediment and erosion control measures to comply with Council requirements will be implemented during construction of the site, as detailed in the Construction Methodology Plan in Appendix C. 	Y
Waste	<p>A construction Waste management plan is to be prepared for each development. This plan should identify recycling targets and how they will be met.</p> <p>An Operational Waste Management Plan is to be prepared prior to commencement of any operations indicating waste management practices, recycling and reuse and waste reduction measures.</p> <p>All waste management plans to incorporate recycling and reuse strategies and targets for construction and operation of development.</p> <p>Materials suitable for recycling to be used where possible.</p>	<ul style="list-style-type: none"> Procedures to manage construction related waste products will be implemented prior to commencement of construction. Each site will have appropriate waste disposal facilities serviced by contracted waste removalists. The Construction Methodology in Appendix X outlines construction waste management measures to be implemented on the site. An Operational Waste Management Plan, detailing general and recyclable waste management, will be prepared and implemented for each respective site. 	Y
4.15 Acid Sulphate Soils	Should Acid Sulphate Soils be encountered during construction, management measures are to be implemented based on ASSMAC Manual, Acid Sulphate Soils Management Guidelines, August 1998.	<ul style="list-style-type: none"> There is a low risk of ASS being present within the site. ASS management procedures for the Project are detailed in Appendix S. 	Y
4.19 Renewable Energy Design	Consideration to the principles of renewable energy shall be undertaken in the design, construction and management of major development. The use of such measures will be subject to the security requirements of the LBCC.	<ul style="list-style-type: none"> Where appropriate, and in accordance with LBCC security requirements, the proposed development will incorporate renewable energy initiatives 	Y