

## Long Bay Forensic & Prison Hospitals Project

Mr Glenn Monckton

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Long Bay Forensic and Prisons Hospitals

PPP Project

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Mr Michael File  
Director Strategic Sites  
Department of Planning  
23-33 Bridge Street  
SYDNEY NSW 2000

Dear Michael

### **Re: Long Bay Forensic and Prison Hospitals PPP Amendment to Planning Consent Condition**

The Planning Consent Conditions for the Long Bay Forensic and Prison Hospitals PPP project approved by the then Minister for Planning, contained two provisions relating to requirements for Stormwater Drainage works to be constructed before occupation of the Prison and Forensic Hospitals.

Specifically they are:

- "5.2 For sub-catchment area 1, OSD systems 2 and 3 and the Forensic Hospital detention basis (as identified in the 'On site Detention Statement' dated May 2006 prepared by Meinhardt) together with all drainage infrastructure required to convey run off from their design sub-catchment areas (21.1085 Ha) to all detention systems shall be constructed prior to occupation of the Forensic Hospital"
- "5.3 For sub-catchment area 2, the OSD systems for sub-catchment area 2, together with all drainage infrastructure required to convey the sub-catchment area 2 (3.92 Ha) to the detention areas shall be constructed prior to occupation of the Prison Hospital."

All the Stormwater works have been constructed for the Prison Hospital in compliance with condition 5.3

For the Forensic Hospital: detention basin OSD 3, Forensic Hospital detention basin and OSD 2 have been constructed. In addition the down stream connecting pipe work installed to OSD 3, Forensic Hospital basin and OSD 2 and the up stream connecting pipe work have been constructed to OSD2 and OSD Forensic Hospital. All has been carried out in accordance with the "On site Detention Statement dated May 2006"

The upstream pipe work to OSD 3 is still required to be completed. The attached plan of the site shows the works completed. While the designs for the interconnecting pipe work have been prepared by Meinhardt, the Department of Corrective Services has sought to defer the implementation of the works for the following reasons.

The Department of Corrective Services is reviewing how some of the functions on the site could be more efficiently provided and located. In this context it is not prudent to have the connecting pipe work to OSD 3 installed that could be aborted work if the layout of existing uses / existing underground stormwater systems could be changed as a consequence of this review. I am unable to provide details of the review for security reasons.

This planning review for the site is within the framework of the Master Plan for the site and the current correctional uses on the site.

Therefore it is intended that approval be sought from the Department of Planning to a modification to the planning consent condition relating to the Forensic Hospital as follows. Condition 5.2 be amended such that completion of the infrastructure up stream pipe work for OSD 3 is not a requirement for occupation of the Forensic Hospital, on the basis that there is a commitment to undertake the balance of the necessary work for OSD 3 within twelve (12) months of the completion of the Forensic Hospital.

The Department of Corrective Services commits to undertake the works necessary to complete the stormwater drainage system for the Correctional Complex in accordance with the Master Plan and as required by the Planning Consent Conditions for the project within 12 months of the completion of the Forensic Hospital.

In relation to OSD4, the planning review process referred to above encompasses the site of the existing main car park for the Correctional Complex and the access points from Anzac Parade to the correctional complex / site. Consequently detention basin OSD 4 has not been

constructed. It is proposed that this work be undertaken as part of a car park upgrade when this occurs. A timetable for this is yet to be established. Attached is a report prepared by Meinhardt that provides details of the modelling undertaken based on the works completed to date. The report also provides advice on how the proposed sequencing of the connecting pipe work to OSD 3 achieves progressive additional hydraulic capacity in the stormwater system and the impact of OSD 4 not proceeding at this stage.

It is intended to progress with the works associated with collecting the overland flow from the tiered car park diagonally adjacent to OSD 3 ie Scenario 2. Without OSD 4 there is a 79 % reduction in the predevelopment uncontrolled flow. It is to be noted that the current completed system achieves a 10 year ARI pre-developed flow which addresses the most likely rainfall events.

As the report states a significant component of the stormwater system has been installed and in particular **all** the stormwater drainage elements for the new Prison Hospital and the Forensic Hospital have been completed. The works still to be progressed related to the existing Correctional Complex. No private property is affected by the installation of the stormwater system occurring over a longer period. Further there is no adverse impact on the public as a consequence of the deferral.

The proposal has been discussed with Randwick City Council and details of the proposal have forwarded to them.

The Department of Planning is asked to approve the amendment to the Planning Consent condition 5.2 as nominated above for the Long Bay Forensic and Prison Hospitals project.

A cheque for \$750 is attached for the fee to consider this planning consent amendment.

The letter is signed by the two signatories to the original planning consent application.

Timely approval to the amendment would be appreciated.

Should you wish to discuss any aspect of the proposal please do not hesitate to contact me on my mobile 0403 128 626.

Yours sincerely



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**Project Director**



Andrew Henebery  
**Senior Project Manager.**  
**Brookfield Multiplex**