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**Appendices (provided on attached CD)**

1. Environmental Management Plan
   1.1 Offset Management Plan
2. Acoustic Site Assessment
3. Preliminary Traffic Report
4. Cultural Heritage Management Plans
5. Existing Site Level and Feature Survey
6. Ravenhall Biodiversity Assessment Report
7. Ravenhall Grasslands Nature Conservation Reserve: Flora Study
8. Targeted Surveys for Threatened Flora
9. Heritage Victoria – Consent to damage (C879)
10. UXO Clearance Certificate
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15. Project brochure
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Foreword

It is my pleasure to introduce the Ravenhall Prison Project Correctional Facility Development Plan. This plan explores and addresses a wide range of physical, environmental and site planning issues relating to the development of the new men’s prison at Ravenhall.

As you will read in this plan, the new prison will deliver much-needed beds to the Victorian prison system. It will also create hundreds of jobs during construction and operation. The department, in conjunction with the Community Advisory Group, is committed to working closely with the local community to ensure the delivery of a facility which meets the needs of the community, staff, visitors and prisoners.

This plan is a key step in the planning and development of the new prison, and will provide an important reference point for the local community as the project progresses. I encourage you to get in touch with the Community Advisory Group or the department if you have any further questions about this plan, or the project.

Greg Wilson
Secretary, Department of Justice

I am pleased to see the development of the new men’s prison at Ravenhall progressing well. Victoria has consistently been a leader in delivering high-quality correctional services and this new facility will continue this record of achievement, while providing opportunities for innovation.

This plan is not only a key step in the planning of the new prison – it is also a crucial platform for us to continue to engage with the community in relation to correctional issues. Corrections has a strong presence in the local community around Ravenhall, and I am committed to working with the operator of this new prison to ensure that we continue to build constructive, respectful and valuable relationships between prisons and the local residents.

Jan Shuard
Commissioner, Corrections Victoria
MESSAGE FROM THE COMMUNITY ADVISORY GROUP

The Ravenhall Prison Project Community Advisory Group has been pleased to engage with the community and local government throughout the development of this plan.

Our group includes representatives of the Cities of Melton and Brimbank as well as the local community, the Justice portfolio and Victoria Police. We have a key role to play in facilitating open and productive communication between the Department of Justice and the local community. As such, we have held a number of community information sessions in the local area and will continue to engage with local residents in a variety of ways as the project progresses. The feedback we received through those information sessions is reflected in this plan.

We look forward to continuing to work with local residents, the wider community, local government and the Justice portfolio on the development of this essential project.

Ravenhall Prison Project Community Advisory Group
1. Introduction

In May 2012, the State Government announced plans to build a new medium-security men’s prison at Ravenhall, in Melbourne’s west. The new prison will play an important role in the broader Victorian corrections system, increasing the capacity of the State’s prison facilities and forensic mental health services.

The prison will be constructed at Ravenhall, adjacent to the Dame Phyllis Frost Centre and Metropolitan Remand Centre. In choosing a suitable location for the new prison, the Department of Justice considered a wide range of factors which are detailed in Section 2.

Originally announced as a 500-bed facility with capacity to expand, in September 2013 the Premier announced that the prison would be built to accommodate 1,000 prisoners. This will assist in meeting the increasing demand on the prison system.

The new prison will generate significant benefits to the local economy in Melton and Brimbank, creating more than 650 jobs during the peak of construction and over 600 direct jobs once the prison is operational.

This Correctional Facility Development Plan outlines the main features of the prison development and responds to relevant site planning and environmental issues, including management of any potential impacts. The preparation of the Correctional Facility Development Plan is required as part of securing planning approval for the project, however it also serves an important purpose in providing key information about the project to the community, and to potential bidders seeking to be part of the public private partnership.

This Correctional Facility Development Plan represents the first step in the planning approval process. Once the Correctional Facility Development Plan is approved, the detailed design of the project will be further developed. This will include management plans to be resolved with the successful tenderer to guide the construction works and project delivery.

This plan provides a framework for the development of a prison that accommodates 1,000 prisoners and will be masterplanned for a capacity of 1,300 if required.

This Correctional Facility Development Plan is supported by a range of technical documents including:

- Preliminary Traffic Report
- Acoustic Site Assessment
- Environmental Management Plan
- Cultural Heritage Management Plans
- Flora and Fauna Reports

These documents are summarised in Sections 5 and 6.
2. Project background

The construction of a new prison at Ravenhall is a key initiative of the Victorian Government’s program to create additional capacity in Victoria’s prison system. In the 2012–13 State Budget it was announced that a new prison with 500 prisoner places (with the potential for future expansion) would be constructed. Further funding was announced as part of the 2013–14 and 2014–15 Victorian State Budget for extra prison beds and a major expansion of Victoria’s prison facilities.

In September 2013, the Victorian Government announced that in response to growing demands on the state’s prison system, it would bring forward the expansion of the new Ravenhall prison. The prison will now be built to accommodate 1,000 prisoners. This Correctional Facility Development Plan provides a framework for the development of a prison for 1,000 prisoners. The prison will be masterplanned to a capacity of 1,300 prisoners if required.

The new prison at Ravenhall will serve an important role in providing prisoners with greater access to rehabilitation programs and services, which, in turn, will help reduce crime and increase community safety. Importantly, it will also deliver forensic mental health services to prisoners, including 75 dedicated specialist forensic mental health beds. This will more than double the existing mental health services in Victoria’s corrections system. Effective mental health treatment is a key element in prisoner rehabilitation and reducing reoffending.

Delivering the new prison

The prison will be established through a public private partnership, consistent with the State Government’s Partnerships Victoria policy, whereby:

- The private sector will be responsible for the design, construction, financing, maintenance and operation of the facility for approximately 25 years.
- The Department of Justice will continue to deliver elements of the correctional services system that will interface with the Ravenhall prison.

The new prison, as is the case with all public and private prisons across Victoria, will be required to operate in accordance with strict management guidelines. These guidelines are overseen by Corrections Victoria.

A comprehensive tender process will be conducted before construction begins in 2015.

Location of the new prison

The new prison will be located to the west of the Deer Park Bypass, in the heart of the existing correctional facility precinct at Ravenhall in Melbourne’s west.

The location of the new prison was chosen for a number of reasons:

- It is within a precinct that has a well-established role for correctional facility uses, with the Dame Phyllis Frost Centre located to the north of the new prison and the Metropolitan Remand Centre located to the south.
- It is surrounded by compatible industrial, open space and transport uses, and is well separated from developing residential neighbourhoods to the east by the Deer Park Bypass and conservation reserves.
- It is in an urban location that has good freeway and road access and public transport, allowing ready access for staff, visitors and families.

The new prison will generate significant benefits for the Victorian economy and provide a critical boost to local jobs in Melbourne’s west.
The Department of Justice is committed to involving the local community in the planning and development of the new prison. A broad-ranging consultation program has been put in place to support the contribution and involvement of local residents and enable key information on the project to be shared with the community at regular milestones.

The primary focus for consultation has been the formation of the Ravenhall Prison Project Community Advisory Group. Consultation has also included a program of community information sessions, and the distribution of a range of written material. These are described in further detail in Section 3.2. The issues raised by the community are considered in the assessment of issues in Section 6.

3. Working with the community

3.1 COMMUNITY ADVISORY GROUP

The Ravenhall Prison Project Community Advisory Group was established in December 2012, comprising the following members:

- **David Vorchheimer** – Independent Chairperson (former)
- **Wendy Bitans** – Community representative
- **George Bouton** – Community representative (until August 2013)
- **Rod Boyd** – Community representative
- **Marcus D’Abreo** – Community representative
- **Nola Dunn** – Councillor, City of Melton
- **Renata Cugliari** – Councillor, City of Melton
- **Luke Shannon** – General Manager, Planning and Development, City of Melton
- **Stuart Menzies** – Director, City Development, City of Brimbank
- **Superintendent Glenn Weir** – North West Metro, Division 3, Victoria Police
- **Jan Shuard** – Commissioner, Corrections Victoria, Department of Justice
- **Michael Carroll** – Regional Director, West Metropolitan Region, Department of Justice (this role is now held by Evi Kadar)
- **Ben Dempsey** – Project Director, Ravenhall Prison Project, Department of Justice

Community Advisory Group meetings provide an important forum for information sharing between the Department of Justice, the local community and the Cities of Melton and Brimbank.

Since its formation, the Community Advisory Group has had regular meetings to discuss and review information about the new prison project, including the proposed strategies for consulting with the local community, the inputs to the Correctional Facility Development Plan, and key local issues that have helped to inform the site planning process. A site visit to the Metropolitan Remand Centre was also conducted by the Community Advisory Group in February 2013. The successful tenderer, once selected, will be expected to take part in the Community Advisory Group, attend meetings and provide updates on the project’s progress or local issues as required. It will also be required to work with the Department on consulting with the community on the issues contained within this plan.

The involvement of Councillors and senior officers from the Cities of Melton and Brimbank has been particularly important through the Community Advisory Group process.

The Minister for Planning is responsible for approving the Correctional Facility Development Plan and is expected to reflect on the views of both Councils before considering the Correctional Facility Development Plan for final approval.
3.2 COMMUNITY CONSULTATION

The Department of Justice is committed to timely and open dialogue with the community, and has employed a variety of communication approaches since the project was announced in 2012. This has included project information updates in local newspapers, community information forums, distribution of project brochures, and regular updates on the Department of Justice website.

Four publicly advertised drop-in Community Information Sessions were held in March and April 2013 to obtain direct feedback from Melton and Brimbank residents on key local issues relevant to the prison project. These sessions were held at various locations and times to encourage broad-ranging access by the community, as follows:

- **Monday 18 March, 4pm to 8pm**, Caroline Springs Library and Civic Centre, 193–201 Caroline Springs Boulevard, Caroline Springs
- **Saturday 23 March, 11am to 3pm**, CS Square Shopping Centre, Lake Street, Caroline Springs
- **Thursday 4 April, 4pm to 8pm**, Harvester Meeting Room, Sunshine Library, 301 Hampstead Road, Sunshine
- **Saturday 6 April, 11am to 3pm**, Brimbank Central Shopping Centre, Station Road, Deer Park

These sessions were an opportunity for a range of draft documentation that informed this report to be distributed. Poster displays were set up at each session and project representatives handed out brochures and discussed the project with attendees. More than 600 brochures were distributed at the sessions and 80 comments were recorded. Information brochures were also translated into Arabic, Chinese, Filipino and Vietnamese and provided to local councils to distribute through local libraries, community centres and to cultural groups. A letter box drop to residents in nearby neighbourhoods was also undertaken in June 2013. This included a letter to residents and a copy of the brochure.

Project information was also uploaded onto the Department of Justice website.

The Victorian Aboriginal Justice Agreement Phase 3 (AJA3) underpins the Department of Justice’s work with the Koori community. In keeping with the AJA3, planning for the new prison will involve close consultation and cooperation with the local Koori community.

The site is an area of sensitivity for the Koori community and a Cultural Heritage Management Plan for each site has been prepared.

Information on planning and environmental matters was also provided on the Department of Planning and Community Development (Department of Transport, Planning, and Local Infrastructure) and Commonwealth Department of the Environment websites.

During a three-week period in August 2013, details of the impact of the prison development on site environmental conditions was advertised extensively and detailed reports provided on the Commonwealth Department of the Environment and Department of Justice websites as well as being available for perusal at the City of Melton offices, Caroline Springs library and other locations.

Section 6 describes the feedback received and responses to each of the main themes/issues.
4. The site and its context

4.1 THE SITE

The prison will be located on Department of Justice land in Ravenhall, adjacent to Riding Boundary Road and the Deer Park Bypass in the City of Melton. The land comprises two sites:

- Site 1: a 40.5 hectare parcel of land west of the Deer Park Bypass where the prison will be constructed
- Site 2: a 20.8 hectare parcel of land east of the Deer Park Bypass where associated buildings may be constructed.

The land (identified in yellow on the Land Use Context Map) is generally flat and consists of open paddocks that contain patches of remnant native grassland and some scattered trees. There is a small wetland to the west of the Deer Park Bypass and artificial drains to the east.

The wider precinct includes two conservation reserves that contain high-value grasslands. These grasslands were established by the Department of Justice when the Metropolitan Remand Centre was developed, and have been managed by Parks Victoria since then as areas of important biodiversity value. In January 2013, the State Government upgraded the protection of these reserves by rezoning them to a Public Conservation and Resource Zone.

The Regional Rail Link, a major new rail line from West Werribee through Deer Park, will ultimately run adjacent to the site. Construction of the Rail Link has commenced and this major piece of infrastructure is due to be completed in 2016.
Existing Zoning

SUZ8: Special Use Zone 8
PCRZ: Public Conservation and Resource Zone

Site 1: Facing east towards bypass

Ravenhall Conservation Reserve
4.2 HISTORICAL CONTEXT

The historical and cultural significance of the sites will be taken into account in the planning of the new prison. The sites are on an open rural landscape on land traditionally occupied by the Wurundjeri people of the Kulin Nation. The site and surrounding land were occupied by the Woi-wurrung-speaking people who populated much of the present Melbourne metropolitan area. In planning the new prison, the Department of Justice recognises the area’s importance to Aboriginal and broader communities. Cultural Heritage Management Plans for both sites have been developed (refer to Appendix 4). These confirm that no new Aboriginal archaeological places were recorded during the site assessments, and make recommendations to ensure heritage values on the sites are appropriately recognised and managed.

From European settlement, the sites were used primarily by graziers. The open grassy country was considered ideal for grazing sheep. Two families have had a close association with the area – the Thomson family, 1854–74, and the Burnside family, 1875–2003.

Between 1856–60, the district’s first school, the ‘Derrimut School’, was located very close to Site 1, on land where the Metropolitan Remand Centre now sits.

Between 1943–46, Site 1 housed the Ravenhall Magazine and Storage Facility and was used by the Commonwealth for munitions testing and destruction. Contamination specialists have removed the few structures remaining from this period.

There are several dry stone walls associated with the former rural uses in various locations across the site (refer to the Dry Stone Remnant structures from munitions testing on Site 1).
Until the early 1990s, Site 1 was a key test site for explosives and rocket motors developed by the Maribyrnong Explosives Factory.

During this time, a small group of volunteers (today known as the Australian Space Research Institute – ASRI) also used the site to conduct a series of static tests of liquid-fuelled rocket engines. This testing was a significant event in ASRI history and attracted media attention at the time.

In 1965, the Boral Quarry was established on land to the west of Site 1.

In 1994, the site and surrounding land was purchased from Australian Defence Industries by the Victorian Government.

In 2002, during development of the Metropolitan Remand Centre, the Department of Justice established two grassland conservation reserves to preserve native grasslands and their habitat values.

One conservation reserve now lies between the quarry and Site 1. The other is located adjacent to Site 2 and will act as a natural buffer between the new prison and residential dwellings.

Today, the Dame Phyllis Frost Centre (a women’s prison) lies north of Site 1, and the Metropolitan Remand Centre (a men’s remand prison) to the south. The Dame Phyllis Frost Centre, originally known as the Metropolitan Women’s Correctional Centre, opened in August 1996. The Metropolitan Remand Centre opened in 2006.
### 4.2.1 LAND USE CONTEXT

The existing and emerging land use context of the sites and their immediate surrounds is illustrated on the Land Use Context Map (on page 10) and explained in further detail below:

<table>
<thead>
<tr>
<th>Location</th>
<th>Description</th>
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<tbody>
<tr>
<td><strong>North</strong></td>
<td>To the north, Site 1 (the Ravenhall prison site) adjoins the Dame Phyllis Frost Centre and Riding Boundary Road. Further north of Riding Boundary Road is the Robinsons Road Employment Centre Area North, which is subject to a Precinct Structure Plan to be prepared by the Growth Areas Authority.</td>
</tr>
<tr>
<td><strong>East</strong></td>
<td>To the east, Site 1 adjoins the Deer Park Bypass, beyond which lies a Melbourne Water site retarding basin, Crown land enshrined as a grassland conservation reserve and Site 2. The Deer Park Bypass includes land around it reserved for road widening. To the east of Site 2 lies Robinsons Road, and the residential neighbourhood of Derrimut.</td>
</tr>
<tr>
<td><strong>South</strong></td>
<td>To the south, Site 1 adjoins the Metropolitan Remand Centre. Middle Road lies beyond that to the south, forming the southern boundary of the prison precinct. A reservation for a future road link runs parallel to the road to facilitate a future link between the Western Freeway and the proposed Outer Metropolitan Ring Road. The Department of Justice land east of the Deer Park Bypass adjoins one of the grassland conservation reserves to the south.</td>
</tr>
<tr>
<td><strong>West</strong></td>
<td>To the west, Site 1 adjoins one of the grassland conservation reserves. The western boundary of the wider Site 1 is subject to a Public Acquisition Overlay for the Regional Rail Link, which is proposed to carry both passenger and freight services. Beyond this lies the Boral quarries and landfill site and land within the West Growth Corridor Plan. The Department of Transport’s ‘Freight Futures’ plan also shows the land to the west as a potential Stage 2 freight terminal location.</td>
</tr>
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4.2.2 VISUAL CONTEXT

Site 1, west of Deer Park Bypass:
The main view corridors of Site 1 are generally from the Western Freeway (Deer Park Bypass), which is partly elevated along its interface to the prison site. Given there is a 100km/hr speed limit along this section of the Bypass, it is expected that passing motorists’ views of the prison site will mostly be confined to glimpses at high speed. Pedestrians and cyclists using the shared path that runs along the western boundary of Site 2 may also have views. Other views of the site from Riding Boundary Road and Middle Road will be partly obstructed by the Dame Phyllis Frost Centre and the Metropolitan Remand Centre. Once the Regional Rail Link is constructed, there will also be some views of the site from passing trains. Additional landscaping will be used to limit views of the prison from residential areas to the east and the conservation reserve.

Site 2, east of Deer Park Bypass:
The main view corridors of Site 2 are also generally from the Deer Park Bypass. A shared path traverses the site’s western boundary, so users of the site will also have views of the site from this direction. Views of Site 2 from Riding Boundary Road and Robinsons Road will be partly screened by the existing trees.
Site 1: View from properties on Robinsons Road

Site 1: View facing east

Site 2: View from Riding Boundary Road

Site 2: View facing Robinsons Road
4.2.3 TRANSPORT CONTEXT

Access to the sites is as follows (refer to the Transport Context Map):

- **Car:** Site 1 is adjacent to the Deer Park Bypass and has frontage to Riding Boundary Road, which will terminate further west once the Regional Rail Link is constructed. Site 2 is accessible by vehicle via Riding Boundary Road, and potentially from Robinsons Road.

- **Train:** The closest train stations are Deer Park (V/Line services only), Sunshine and Laverton. The Regional Rail Link is currently being constructed west of the conservation reserve.

- **Bus:** The public bus route (Sunshine station to Laverton station via Robinsons Road) already serves the Dame Phyllis Frost Centre and the Metropolitan Remand Centre. This service operates at a 30-minute frequency, seven days per week.

- **Bicycle:** The sites are well served by the Principal Bicycle Network, which is a network of proposed and existing cycle routes across the metropolitan area, including the Deer Park Wellness Trail, which runs parallel to the eastern side of the bypass.
4.3 PLANNING APPROVALS FRAMEWORK

4.3.1 PLANNING

To facilitate a new planning framework for consideration of the prison project, on 31 January 2013 the Minister for Planning approved an Amendment C136 to the Melton Planning Scheme, which rezoned the land to the Special Use Zone – Schedule 8. The Dame Phyllis Frost Centre and the Metropolitan Remand Centre, which were zoned Special Use Zones 2 and 6 respectively, were also rezoned to the Special Use Zone – Schedule 8. The new zone facilitates the development of the Ravenhall prison and establishes a consistent zoning framework across the prison precinct.

This Correctional Facility Development Plan has been prepared to meet the requirements of Schedule 8 to the Special Use Zone. The Special Use Zone allows the land to be used and developed for a correctional facility, once a Correctional Facility Development Plan is in place. The preparation of the Correctional Facility Development Plan therefore avoids the need for a planning permit to be obtained for construction of the prison. The Correctional Facility Development Plan is required to include:

- Site plans at a scale of not less than 1:2000 showing:
  - the proposed location of the prison perimeter, general zones for buildings and works, and indicative height and type of all buildings
  - the setback of buildings from any adjacent development and from the Deer Park Bypass, addressing any safety and security issues associated with the bypass as necessary
  - conceptual details of the proposed secure perimeter wall
  - security lighting, including a statement of lighting intensity and indicative hours of operation
  - a vehicle management concept plan, which identifies: access to and egress from the site; the location of vehicle parking areas for employees and visitors; access for public transport; the location of roads and accessways external to the site
  - the proposed landscape treatment of the sites.
- Details of principal view corridors into the site.
- A Traffic Impact Assessment which addresses anticipated traffic volumes and impacts on the surrounding road network.
- A Noise Management Plan which addresses noise impacts from the bypass and management of noise amenity external to the sites.
- A Remediation Plan for management of any contamination.
- An Environmental Management Plan to the satisfaction of the Department of Environment and Primary Industries that provides:
  - details of the flora, fauna and heritage features of the site
  - an offset plan for any native vegetation loss, prepared in accordance with Victoria’s Native Vegetation Management – A Framework for Action
  - details of potential impacts (if any) on the adjacent conservation reserves arising from the construction or carrying out of any buildings and works on the land (including site drainage, removal or planting of any vegetation, erection of fencing, etc.)
  - measures reflecting any other State/Commonwealth biodiversity obligations.
A table explaining how each of these requirements has been addressed in this Correctional Facility Development Plan is provided at Section 7. The Set Back Plan at page 27 has been prepared to meet the ‘Site Plan’ requirements set out above. The Set Back Plan will represent the ‘endorsed plans’ under the Special Use Zone requirements. The final design of the prison buildings will be developed by the successful tenderer, reviewed by the Office of the Victorian Government Architect and submitted to the Department of Justice.

As well as approval of the Correctional Facility Development Plan by the Minister for Planning, a range of environmental and cultural heritage assessments and approvals are required. The following assessments will identify the process for managing the presence of flora and fauna on the sites:

- Approval of an Environmental Management Plan by the Department of Environment and Primary Industries as part of the Correctional Facility Development Plan, which will address the removal of native vegetation and habitat for the threatened species and ensure that impacts to the adjacent conservation reserves are avoided (refer Appendix 1).
- A permit from the Department of Environment and Primary Industries under the Flora and Fauna Guarantee Act 1988 to remove protected flora and listed communities from public land (refer Appendix 11).
- Commonwealth approval for a controlled action under the Environmental Protection and Biodiversity Conservation Act 1999 (Cwlth) (EPBC Act). The referral can be viewed on the Department of the Environment website at www.environment.gov.au. The approved controls are at Appendix 12.
- For Site 1, which lies within the Melbourne Strategic Assessment boundary, the Department of Justice made payments to the (then) Department of Sustainability and Environment to fulfil the habitat compensation obligations for the works area for Ravenhall prison.
- The Department will also provide finance to a third party for conservation activities for the Golden Sun Moth as required under the conditions of the EPBC Act-approved controls.
- Heritage Victoria has provided consent to carry out works or activities within the boundaries of a heritage place or object (H78822-0174); refer to page 46 for further details.
- Cultural Heritage Management Plans for both Sites 1 and 2 (refer Appendix 4).

- Works approvals or licences under the Environment Protection Act 1970, if required; this will be confirmed with Environment Protection Authority Victoria once further project details are known.

4.3.2 STATE ENVIRONMENTAL ASSESSMENTS AND APPROVALS

Following consideration of a detailed referral, on 5 April 2013 the Minister for Planning determined that the preparation of an Environmental Effects Statement (EES) was not required, subject to the following condition:

Prior to the completion of the Environmental Management Plan required through Schedule 8 to the Special Use Zone, a report is to be prepared to the satisfaction of the Department of Sustainability and Environment and in consultation with the Department of Planning and Community Development that:

i. Concisely documents both the existing knowledge of biodiversity values on the sites and the outcomes of further targeted surveys, using appropriate maps and drawing upon any existing documentation (refer to Appendix 8); and

ii. Describes the siting and conceptual design of the proposed prison facility and associated infrastructure as well as how the biodiversity values have influenced the siting and design (refer to Section 5.4).

While no formal public consultation was required as part of the EES referral process, all referral documents and notice of the Minister’s formal decision are published at www.dptli.vic.gov.au (formerly the Department of Planning and Community Development).

In addition, an Environmental Auditor was appointed in July 2013 to review remediation plans and works and provide a statement of Environmental Audit once satisfied that works have been carried out to the appropriate standard.
5. The proposal

5.1 PRISON ROLE AND PURPOSE

The new medium-security men’s prison is a key element of a broader government strategy to increase prison capacity.

The Ravenhall prison will be delivered as a public private partnership, in which the private sector is responsible for the design, construction, financing, maintenance and operation of the prison including correctional services. This Correctional Facility Development Plan establishes a plan for the development of the prison to accommodate 1,000 prisoners. The prison will be masterplanned to a capacity of 1,300 prisoners if required. Construction of the prison is expected to be completed in late 2017.

The prison will have two primary functions:

1. accommodation and services for male, medium-security, sentenced or dual-status prisoners including mainstream and protection
2. specialist forensic mental health services for approximately 175 prisoners, including 75 mental health inpatient beds and approximately 100 outpatient places for prisoners accommodated elsewhere in the prison.

In order to assist with the day-to-day management of the prisoner population, there will be a number of observation cells and management cells as well as 10 inpatient sub-acute health care beds in the health centre that are not included in the 1,000 prisoner places.

1 Dual-status refers to sentenced prisoners who also have active remand warrant(s) against them.
The prison will provide an opportunity to enhance community safety by working with prisoners to reduce their risk of reoffending and to maximise their chances of successful reintegration into the community.

Operational focus areas for the project are as follows:

<table>
<thead>
<tr>
<th>AREA OF FOCUS</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>New approaches to reducing the risk of reoffending</td>
<td>The addition of the Ravenhall prison to the Victorian prison system presents an opportunity to strengthen existing services and develop new approaches to reducing reoffending.</td>
</tr>
<tr>
<td>An integrated and holistic model of care for prisoners with a mental illness</td>
<td>The Ravenhall prison specialist forensic mental health services will significantly increase capacity for the treatment of male prisoners with a mental illness. These services are intended to provide flexible treatment options, including integrated levels of care incorporating a range of ‘step up’ and ‘step down’ services and greater opportunities for follow-up care. The services provided at the Ravenhall prison will integrate with existing services for male prisoners, including forensic mental health services.</td>
</tr>
<tr>
<td>A targeted approach for prisoners with challenging behaviours</td>
<td>The prison system requires targeted management strategies and placement options for a relatively small but very complex group of prisoners with challenging behaviours. Such an approach could provide prevention and early intervention services to minimise the risk of prisoners’ behaviours escalating.</td>
</tr>
<tr>
<td>Indigenous prisoners</td>
<td>There is a need to respond to the ongoing overrepresentation of indigenous prisoners in the Victorian prison system. Younger indigenous prisoners, those serving shorter sentences and those with high transitional needs require access to targeted and culturally appropriate services.</td>
</tr>
</tbody>
</table>
### AREA OF FOCUS

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Improved responsiveness to the complexities of younger prisoners</strong></td>
</tr>
<tr>
<td>There is a need in the corrections system to respond to the growing number of young offenders, particularly those who present with violent or challenging behaviours. Young offenders differ from older offenders in many respects, including the type and frequency of their offending. Research shows there are particularly effective ways to work with young people, and that youth-specific programs can help younger prisoners desist from crime.</td>
</tr>
</tbody>
</table>

| **Programs and services for prisoners serving shorter sentences** |
| Short-term prisoners require access to programs and services appropriate to their risks, needs and sentence length. The management of this group could be enhanced by coordinating programs and services that support prisoners in custody and the community, including: |
| ■ offence-specific and personal development programs tailored to meet individuals’ needs and appropriate to their sentence length; and |
| ■ effective release preparation and post-release programs. |

| **Pre and post-release services** |
| Many prisoners have significant release preparation and transitional needs and would benefit from post-release support, particularly when they will not be supervised after release. Effective release preparation, transitional planning and ‘through-the-gate’ post-release programs in the community will facilitate effective reintegration by supporting housing, education and training, and employment. These services are also important for prisoners who have a history of non-compliance with community-based supervision or breach of parole. |

The successful tenderer will be required to provide a full suite of correctional and facilities management services at the Ravenhall prison during the operating phase of the project. The State has developed a suite of services that will be delivered by the successful tenderer, as described in the following table.
<table>
<thead>
<tr>
<th>SERVICE BUNDLE</th>
<th>WHAT’S INCLUDED (INDICATIVE)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prisoner management</td>
<td>■ Practices consistent with Corrections Victoria’s Offender Management Framework</td>
</tr>
<tr>
<td></td>
<td>■ A structured prisoner day that provides all prisoners with meaningful and constructive activity</td>
</tr>
<tr>
<td></td>
<td>■ Prisoner placement within the prison</td>
</tr>
<tr>
<td>Safety and security</td>
<td>■ All elements of prison operations that relate to maintaining safety and security of the prison, including provision and management of custodial staff, incident prevention, management and reporting, separation of prisoners and disciplinary processes</td>
</tr>
</tbody>
</table>
| Program and reintegration services | ■ Rehabilitation programs  
|                        | ■ Educational and vocational training (including industries)                                |
|                        | ■ Pre and post-release transitional support and reintegration services                      |
|                        | ■ Recreation programs                                                                       |
|                        | ■ Personal development and life skills                                                       |
|                        | ■ Personal and professional visits                                                           |
|                        | ■ Alcohol and other drug programs and services                                               |
| Health                 | ■ Primary general and mental health services, a secondary health sub-acute ward, and pharmacotherapy services |
| Forensic Mental Health | ■ Prevention and early intervention                                                          |
|                        | ■ Specialist outpatient and outreach services                                                |
|                        | ■ Acute and sub-acute services                                                               |
|                        | ■ Complex transitions programs                                                              |
| Hospitality            | ■ Food services                                                                              |
|                        | ■ Laundry services                                                                           |
| Administration         | ■ Prisoner records                                                                          |
|                        | ■ Human resources (staff selection, training and deployment)                                |
|                        | ■ Business services                                                                         |
|                        | ■ Information systems management                                                             |
|                        | ■ Requests and complaints                                                                    |
|                        | ■ Prisoner shop                                                                             |
|                        | ■ Prisoner property                                                                         |
5.2 PLANNING PRINCIPLES

The following high-level planning principles have been developed by the Department of Justice to guide the design of new prisons and the expansion of existing prisons in Victoria.

Principle 1
The prison system must provide a safe, secure, humane and respectful corrections environment for the safety of prisoners, staff and the community.

Principle 2
The design of new prisons, and expansion of existing prisons, must meet the security standards relevant to the classification of the location.

Principle 3
Prisoners should be accommodated at the least restrictive level of security in accordance with a regime that meets their specific risks and needs.

Principle 4
Prisons should be designed with a flexible range of accommodation types, appropriate to the current and future prisoner profile and security classification of the prison.

Principle 5
Where expansion at a prison location occurs, there should be comparable expansion of supporting infrastructure and services.

Principle 6
The prison system overall, and all individual prisons, must be designed to be able to operate at maximum capacity.

Principle 7
Prison design should provide for sufficient and appropriate services and amenities tailored to the specific needs of the prisoners at that location.

Principle 8
Prison design should support new and existing programs, services and approaches to facilitate prisoner rehabilitation, transition and reintegration.
5.3 DESIGN PRINCIPLES

The prison will provide a secure, humane and respectful corrections environment for the safety of prisoners, staff and the community. The design will respond to the need for safety and security, as well as provide an environment conducive to effective rehabilitation. This reflects the overall role and purpose of the prison within the Victorian correctional system.

Incorporating the abovementioned Department of Justice planning principles (which apply to all Victorian prisons), key elements will include:

- A mix of types and sizes of prisoner accommodation that reflects the particular needs of different prisoner groups and provides flexibility and adaptability in prison design and physical layout.
- Prisoner accommodation to support the delivery of correctional services in a manner consistent with the operating philosophy of the prison.
- An ancillary statewide services building will be located outside the security wall either on Site 1 or Site 2, with office accommodation for around 90 staff. This building will be independent of the prison and will require separate car parking. If this building is developed on Site 2, new access will also be required from Riding Boundary Road.
- A built environment that supports treatment outcomes for prisoners with a mental illness.
- A secure perimeter applicable to a medium-security prison.
- The application of Ecologically Sustainable Development (ESD) principles, including the use of advanced technologies to achieve energy and water conservation goals.

Taken together, these key considerations reflect a planning and design philosophy that is focused on the needs of prisoners, staff and the community.
The siting and conceptual design of the prison will be sympathetic to the surrounding natural environment and the biodiversity values in the adjoining nature conservation reserves.

As outlined in Section 4.1, the Ravenhall Grasslands Nature Conservation Reserve was established by the Department of Justice as part of the Metropolitan Remand Centre development. These conservation reserves protect biodiversity in the overall precinct through the retention of native grasses and other forms of flora and fauna. The prison will be located, and designed, in a way that maintains this biodiversity.

Site 1
The prison (as illustrated in the Set Back Plan on page 27) will be situated in an area well-established for correctional uses, as well as being appropriately set back from conservation reserves. Landscaping around the prison will be sympathetic to surrounding vegetation and the prison security wall must be set back in accordance with the following parameters:

- 25m back from the edge of the Deer Park Bypass reserve
- 35m from the Metropolitan Remand Centre
- 14m from the grassland conservation reserve to the west
- 35m from the Dame Phyllis Frost Centre.

Depending on the final prison design concept, some buildings may be located outside the secure perimeter wall. Any buildings to the north of the secure perimeter wall will not require a minimum set back.

The main entry and access to the prison site, between Riding Boundary Road and the Dame Phyllis Frost Centre, is located away from the conservation reserves, ensuring traffic is diverted from sensitive areas.

Site 2
Potential ancillary and support buildings on Site 2 (should the successful tenderer utilise this site as part of its proposal), may be situated primarily towards the north-west of Site 2, ensuring an appropriate buffer from the residential area to the east of Robinsons Road, and set back from the conservation reserve to the south (as illustrated on the Set Back Plan on page 27). Any development on Site 2 will be required to ensure appropriate treatment of a natural drainage line that, in part, runs from north to south through the site and directs water to the large wetland area in the north-eastern corner of the eastern conservation reserve.

Conceptual Design
The successful tenderer, in consultation with the Department of Justice, will develop the conceptual design of the prison in line with the design brief and requirements to address the ‘12 Principles of Good Public Environments’ as detailed under the Urban Design Charter for Victoria (Appendix 16).

In addition, the prison design is to address the relationship of the prison with the community, how the institutional impact will be reduced while ensuring a safe and secure environment, and how variety in the urban form, hierarchy of spaces, nature and built fabric provides a connection between people and place. The security wall and associated landscaping will be designed to minimise its impact when viewed from the Deer Park Bypass.
Set Back Plan
5.5 BUILT FORM

The design and layout of the prison buildings will be developed by the successful tenderer in consultation with the Department of Justice. The prison design will adopt an open campus-style layout that balances flexibility of design with physical security. The built form outcome will be generally consistent with the design and siting parameters illustrated on the Indicative Land Use Framework Plan overleaf and described in further detail below.

- The prison buildings will be designed to support a range of functions and activities, including those illustrated in the Indicative Land Use Framework Plan.
- The prison will include a number of low-rise accommodation, administration, programs, health, industries and recreation buildings surrounded by a solid security wall.
- Some associated buildings may also be located on Site 2.
- Buildings will generally be one to two storeys in height.
- The design of the prison must relate to, but not conflict with, the two existing prisons within the precinct.
- The design of the prison must present a non-threatening, welcoming facility for the visiting public.
- The design must respond to principles of environmental sustainability in the operation of the proposed buildings.
- The security wall will be designed to blend with the surrounding environment to minimise its impact when viewed from the Deer Park Bypass.
5.5.1 Statewide Services Building

In addition to the prison infrastructure, a statewide services building will be built for specialist Corrections Victoria staff who provide services across the state to support the operation of the correctional system.

The building will be located outside the prison wall, either on Site 1 or Site 2, and is expected to provide accommodation for around 90 staff.

It will be located in such a way that is independent of the prison. Consideration will also need to be given to the future expansion of this building, given the growth in statewide services staff as the Victorian prison system continues to expand. The building will require its own entry and parking. If this building is developed on Site 2, new access will also be required from Riding Boundary Road.

5.5.2 Accessibility Design Intent

Buildings will be designed to cater for a wide range of users such as visitors, staff and prisoners, including those who have been assessed as requiring support due to physical or mental health needs.

The design is to include accessible and adaptable facilities and services for all users which comply with Disability Discrimination Act Standards while meeting operational and security requirements as well as the requirements of the Victorian Cell and Fire Safety Guidelines. Where the Disability Discrimination Act requirements compromise the safety and security of the prison, the security and safety requirements may override the regulatory requirements to the extent permitted by law.

5.5.3 Cell and Fire Safety Guidelines

The prison is to be constructed in accordance with the current version of the Victorian Cell and Fire Safety Guidelines.

These guidelines have been produced by Corrections Victoria to detail the policies and philosophy of the Department of Justice with respect to governing principles and interrelationships between cell safety, fire safety and correctional requirements.

The guidelines have been produced for the purposes of providing guidance on design and construction in relation to cell and fire safety risk management.

Electronic security measures play a major role in a correctional environment and the new prison will be fitted with appropriate security systems to ensure a high level of safety is provided for the facility.
5.6 SIGNAGE

Signage will be designed and installed for:

- Site identification, including at the intersection of Robinsons Road and Riding Boundary Road and at the entry point(s) to the site(s)
- Traffic management
- Parking
- Directions
- Visitors
- Warnings and hazards
- Statutory occupational health, safety and rehabilitation compliance.

The majority of signage will be internal to the sites.

A project information billboard will also be displayed for approximately five years on Site 1. This temporary billboard faces the outbound lanes of the Deer Park Bypass.

5.7 NOISE IMPACTS

A preliminary Acoustic Site Assessment has been prepared to consider the noise impact on the prison from the Deer Park Bypass, and any noise impact the prison will have on the surrounding area.

The preliminary assessment based upon the state’s referenced design suggests that noise from the Deer Park Bypass will be within VicRoads guidelines.

The preliminary assessment notes that building services, plant and workshop equipment will need to be designed to achieve compliance with the State Environmental Planning Policy (SEPP) N1 at adjoining facilities.

Bidder designs are required to ensure that traffic noise within accommodation areas does not exceed maximum recommended sound levels.

These matters are considered further in Section 6. The Acoustic Site Assessment is at Appendix 2.

5.8 SECURITY SYSTEMS

The new prison will be provided with multiple passive and active security elements to ensure the safety of staff, prisoners, visitors and the wider community.

The Ravenhall prison will be designated as medium-security for male prisoners and may also accommodate some remand and maximum-security prisoners in the mental health beds. Security measures will be provided that are appropriate for these functions.

The primary security barrier will be a continuous, neutrally coloured concrete wall topped by a cylindrical cowl (6m high in total), providing a physical and visual screen between the prison and the surrounding public areas. This barrier is depicted on the Indicative Land Use Framework Plan on page 29 and is illustrated further on page 32. The security barrier will be supported by electronic monitoring devices, secondary barriers and CCTV surveillance to provide a complete secure perimeter. Various internal physical barriers along with a movement control system will also be utilised to manage prisoners’ day-to-day movements.

Electronic security measures play a major role in a correctional environment and the new prison will be fitted with appropriate security systems to ensure a high level of safety. In conjunction with the perimeter wall, perimeter detection systems will be utilised around the facility to detect any unauthorised breaches. Internally, measures such as CCTV cameras, identification systems, metal detectors, alarm monitoring points, contraband detection, key management systems, mobile duress systems, secure communications systems and under-vehicle detection systems are expected to be used throughout.

The design of the security measures will be finalised by the successful tenderer in close consultation with the Department of Justice.
The security perimeter will be designed to ensure the safety of staff, prisoners, visitors and the wider community.
5.9 LIGHTING

For security and safety purposes, the secure perimeter of the prison is required to be illuminated from dusk until after dawn to allow for visual detection of movement and to facilitate the 24-hour operation of the prison.

Illumination of internal pathways and roads will be expected to be not more than uniform 10 lux, to control light spill and trespass into prisoner areas and to avoid obtrusive light spill into prisoner accommodation.

Illumination of the secure perimeter will be adjustable. During the hours when the secure perimeter needs to be illuminated, lighting will be at reduced lux levels, switching to full lux levels immediately upon activation of the perimeter security system. The successful tenderer will be encouraged to use efficient lighting fixtures on the secure perimeter to ensure energy savings while maintaining appropriate safety and security.

The external car park and the entry areas will feature lighting to Australian Standards. Light fittings will include pole, bollard and building-mounted lights located and oriented to control sky glow and glare to limit the impact on the local community and environment.

An emergency and exit lighting system will be provided to the appropriate standards.

The successful tenderer will be encouraged to use efficient lighting fixtures on the secure perimeter to ensure energy savings while maintaining appropriate safety and security.
5.10 LANDSCAPING

Landscaping will contribute to the positive physical image of the new prison. This will include providing a safe and secure environment for all users while being sensitive to the built form and function of the new prison.

Landscaping will be designed to ensure it does not hinder or prevent security surveillance of the prison while being sympathetic to the windswept grassland environment of the surrounding basalt plains grasslands. It is intended that landscaping be used to support a normalised environment for prisoners, reflecting daily life. This may include horticultural plantings and grounds maintenance tended to by prisoners.

Plants within the new prison will generally be a maximum height of one metre, and stand-alone rather than forming dense shrubbery. Plants will be selected to ensure that they avoid any potential security and surveillance risk, such as obstructing vision of the prison environment. For security reasons, trees will be large and open-structured, with trunks that are difficult to climb. Existing trees on both sites will remain, as will the small stone wall located on Site 1. Hard landscaping elements will include areas of shelter and shade for prisoners and for visitors entering the site or waiting for a bus.

Landscaping external to the prison will be integrated with the existing perimeter landscaping of the Metropolitan Remand Centre and be extended along the edge of the Deer Park Bypass to form continuous, consistent landscape screening that ties into landscaping provided by VicRoads. The Department of Justice will coordinate with VicRoads and the successful tenderer to ensure that landscaping around the prison is sympathetic with what is already in place near the freeway. To maximise the screening benefits of the vegetation, more dense planting will be provided adjacent to the bypass, with lower level planting closer to the security wall.

Landscaping which integrates with the existing setting will also be provided at the entry to the new prison from Riding Boundary Road to enhance the approach to the car-parking areas. This will soften the appearance of the proposed built form. Landscaping will not impact the existing grassland reserves, which are adjacent to the sites. The maintenance of the grasslands will be undertaken in accordance with the Environmental Management Plan.

The Indicative Land Use Framework Plan identifies the key landscape zones external to the security wall, primarily along the site entry road adjacent to the Deer Park Bypass, and within the car-parking areas.

Further details are provided in the Preliminary Traffic Report at Appendix 3.
5.11 TRAFFIC MANAGEMENT

A Preliminary Traffic Report has been prepared to examine the traffic and transport impacts of the development. Initial assessments suggest 780 car-parking spaces will be required, however this will be refined in consultation with the successful tenderer as the project progresses, and will depend on a range of factors including the operational model, staff rosters and visiting arrangements.

The successful tenderer will be required to update traffic implementation plans as per their design/operations in consultation with the City of Melton and City of Brimbank.

Access to and parking on the site is summarised below and illustrated in the Transport Framework Plan on page 36. Refer also to the Preliminary Traffic Report prepared by Woolacotts Engineers Pty Ltd (Appendix 1).

- **Access:** Access to the prison will be via an unsignalised new access from Riding Boundary Road located to the east of the existing Dame Phyllis Frost Centre access. Riding Boundary Road will terminate further west once the Regional Rail Link is constructed. A separate unsignalised access from Riding Boundary Road will be required for the statewide services building, which could be east or west of the Deer Park Bypass (depending on whether the building is located on Site 1 or Site 2).

- **Parking:** Car parking and cycle parking for staff and visitors will be provided outside the prison entrance and the administration buildings. As staff who have finished their shifts cannot leave until the new shift has entered the prison and handover has occurred, staff parking must be able to accommodate two shifts of workers. The planning scheme does not specify parking requirements for correctional facilities, and accordingly, parking surveys of other prison facilities have been undertaken to determine an appropriate provision to meet staff and visitor needs. Based on the results of these parking surveys, 490 staff parking spaces and 200 visitor parking spaces would be required (refer to the Preliminary Traffic Report at Appendix 3 for further details).

The parking spaces will conform to Australian Standards, with Class 1 (short-term parking) provided for visitor parking, Class 2 (long-term parking) provided for staff parking, and disabled parking provided at the required rates.

During construction, the successful tenderer will be required to provide parking for up to 1,000 workers via a combination of onsite and other parking. The latter may include parking on VicRoads land and/or other sites in consultation with the relevant landowners.

- **Bus:** The #400 bus route (Sunshine railway station to Laverton railway station via Robinsons Road) already serves the Dame Phyllis Frost Centre and the Metropolitan Remand Centre. In future, this bus service will also service the Ravenhall prison. A turnaround area for the bus service will be provided close to the gatehouse entry building.

Traffic movements to and from the site will be from the following sources:

- **Construction traffic:** During construction there will be a mix of vehicles accessing the site, including delivery trucks and builders’ vehicles. The successful tenderer will provide parking for construction vehicles.

- **Staff:** Traffic generated by staff will generally occur during shift changes. There will also be some staff vehicle movements at other times.

- **Visitors:** Most prisoner visits will occur on weekends.

- **Deliveries:** Deliveries to the site will generally occur throughout the day. A vehicle pull-in area for up to three semi-trailers and a functional entry road and parking layout that accommodates the unloading/loading of delivery vehicles and waste management vehicles without obstructing other vehicular movements will be provided.

- **Prison transfers:** Prison transport vehicles will move prisoners between prisons and to/from court/other appointments.

- **Emergency vehicles:** Attention will be given to providing appropriate access for emergency vehicles when required.
Transport Framework Plan
The peak vehicle movements to and from Site 1, based on current trends from nearby prisons, are estimated as follows:

<table>
<thead>
<tr>
<th>TIMING AND DIRECTION OF MOVEMENT</th>
<th>1,000-BED PRISON</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM peak – entering Site 1</td>
<td>265</td>
</tr>
<tr>
<td>AM peak – exiting Site 1</td>
<td>35</td>
</tr>
<tr>
<td>PM peak – entering Site 1</td>
<td>70</td>
</tr>
<tr>
<td>PM peak – exiting Site 1</td>
<td>100</td>
</tr>
</tbody>
</table>

The specific timing of shift changes and associated traffic peaks will depend on operational decisions that will be made by the successful tenderer. Any development of Site 2 will be undertaken in consultation with both Melton and Brimbank Councils.

**Palmers Road Corridor**

Planning is currently underway by VicRoads for a proposed upgrade of the Palmers Road Corridor.

The upgrade proposes that the Palmers Road Corridor (including Robinsons Road) will be expanded to a six-lane divided road with off-road shared bicycle/pedestrian facilities on both sides of the road.

VicRoads is currently obtaining the relevant planning and environmental approvals for the project.

Planning for the long-term future upgrade of the Palmers Road Corridor is supported by strategic documentation and traffic forecasting by various government departments.

Any development of Site 2 will take into account the requirements of this proposal.

Further details are provided in the Preliminary Traffic Report (refer Appendix 3).
5.12 ECOLOGICALLY SUSTAINABLE DESIGN

The Department of Justice is committed to realising the significant social and environmental benefits that result from an integrated Ecologically Sustainable Development (ESD) design for the services, structure and architecture of the new prison. Respondents to the tender process will be required to incorporate ESD principles into the design, construction and operation of the facility.

The ESD strategy for the new prison is likely to respond to the following themes:

- Energy consumption
- Greenhouse gas emissions
- Water consumption
- Waste minimisation (both construction and operational)
- Natural lighting
- Indoor environment quality
- Occupant comfort.

In order to realise the incorporation of suitable ESD initiatives, the project will be subject to a rigorous environmental scorecard assessment tailored to suit the specific operational demands of a prison. Through the scorecard assessment, the facility’s designers will be challenged to give consideration to sustainable technologies including:

- Co-generation and tri-generation systems
- Low or zero carbon technologies
- Wind power
- Solar power
- Rainwater harvesting
- Greywater and/or blackwater harvesting
- Water conservation.
5.13 SITE REMEDIATION

As the sites have a history of uses including farming and military activities, a Contaminated Land Investigation and an Environmental Audit are required. The scope of works for the Contaminated Land Investigation included a range of measures to assist with the mitigation of effects, including:

- A landfill gas assessment
- Removal/remediation of any buried unexploded ordnance/exploded ordnance waste, infrastructure and impacted soils
- Demolition and removal of any remaining onsite infrastructure
- Installation of a groundwater monitoring well network
- A Clean Up Plan (if required)
- Groundwater remediation (if required).

As required, the potential soil contamination risks associated with development of the site have been addressed through the preparation of the detailed Contaminated Land Investigation and the completion of comprehensive site remediation and clean-up works, including clearance of unexploded ordnance and explosive ordnance waste.

Schedule 8 to the Special Use Zone includes the following requirement to address environmental site conditions:

Before the use of the land for a prison commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:

- A certificate of Environmental Audit must be issued for the land (or stage) in accordance with Part IXD of the Environment Protection Act 1970; or
- An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land (or stage) are suitable for the sensitive use.

An Environmental Auditor was appointed in July 2013 to meet this requirement, and is expected to make a statement in accordance with Part IXD of the Environmental Protection Act 1970 once satisfied that the condition of the land is suitable for sensitive use. An environmental audit is in progress.

Given the successful remediation and clean-up works, a Remediation Plan has not been included in the appendices, as it is not required. Should the Environmental Auditor later deem that further remediation (or a Remediation Plan) is required, this will be prepared and implemented.
5.14 CONSTRUCTION WORKS

Construction of the new prison is planned to commence in early 2015 and be completed in late 2017.

Construction hours for the development of the prison will be resolved in consultation with the Department of Justice, and are likely to be based on a standard construction week of 56 hours, comprising:

- Monday to Thursday 7.00am to 5.30pm
- Friday 7.00am to 3.30pm
- Saturday 7.00am to 2.30pm.

From time to time works may be required outside normal hours. Any works to be completed outside normal hours will be at the discretion of the State.

Construction traffic will be managed in accordance with the requirements of the City of Melton.

The successful tenderer must comply with the Victorian Code of Practice for the Building and Construction Industry and the Implementation Guidelines to the Code of Practice, which set out standards of acceptable practice for the industry in its dealings with government and by government agencies in their procurement practices. The objectives of the Code are to:

- encourage best practice within the industry in Victoria
- reduce costs and increase the value obtained from the State’s capital assets
- promote improved efficiency and productivity for the benefit of all industry parties, and eliminate improper practices
- further the government's contribution to making the industry vibrant, efficient and internationally competitive
- promote the highest standards in the industry by seeking a commitment to comply with the spirit and intent of all laws, regulations and codes that have an impact on the industry
- maximise opportunities for local industry participation on the basis of value for money
- improve the performance of all participants in the industry
- encourage professional development and industry training
- promote goodwill in the industry and minimise disputes through the observance of statutory and contractual requirements and obligations of employment
- clarify the standards required by the government of tenderers and government agencies that call tenders
- support the principles of sustainable development.

The successful tenderer will be required to prepare a detailed Construction Management Plan.
5.15 ECONOMIC OPPORTUNITIES

The Ravenhall development will create significant economic opportunities in the local area.

The project will generate at least 650 jobs during construction and 600 ongoing jobs when operational. Economic benefits will also come from the flow-on effects of purchasing goods and services from local producers and suppliers.

The Ravenhall prison has been determined a ‘Strategic Project’ under the Victorian Industry Participation Policy (VIPP). This means the State will require the private sector to meet minimum local content targets, that is, content from Australia and New Zealand. Having a local-content target is designed to ensure that major projects maximise benefit to local economies.

Bidders for Strategic Projects such as the Ravenhall prison are required to work with the Industry Capability Network (ICN), which acts as a central point of contact between government and local industry, to develop a Local Industry Development Plan. The key purpose of this plan is for bidders to consider engaging local suppliers where appropriate.

Organisations and individuals who are interested in work on the project can register with the ICN. Local service providers are also encouraged to register to express their interest.

Bidders for the Ravenhall prison will be encouraged to engage directly with the City of Melton and City of Brimbank on economic opportunities for the local area. When appointed, the successful consortium will be a member of the Community Advisory Group, which will facilitate an ongoing forum on local economic opportunities through the development.

The project will generate at least 650 jobs during construction and 600 ongoing jobs when operational. Economic benefits will also come from the flow-on effects of purchasing goods and services from local producers and suppliers.
6. Assessment of issues

The assessment of potential social, economic or environmental impacts arising from the new prison development is a key element of this Correctional Facility Development Plan. An important purpose of this document is to provide responses to issues generated by the local community through the consultation process to ensure that where there are opportunities to mitigate or address local issues through modifications to the project design or delivery, these are given due consideration. The matrix below sets out the Department of Justice’s response to:

- the statutory requirements of Schedule 8 to the Special Use Zone that applies to the land, as set out in column 2 (which requires specific impact assessments to be completed to achieve a complying Correctional Facility Development Plan)
- the specific issues raised by local residents and the Community Advisory Group through the consultation process and Community Advisory Group meetings, as set out in column 3.

<table>
<thead>
<tr>
<th>WHAT IS THE ISSUE?</th>
<th>IS CONSIDERATION OF THIS ISSUE A REQUIREMENT OF SUZ8 SCHEDULE?</th>
<th>WAS THIS ISSUE RAISED BY LOCAL COMMUNITY?</th>
<th>DEPARTMENT OF JUSTICE DISCUSSION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Visual amenity impacts</td>
<td>✓ The Schedule requires consideration of views, landscaping and lighting.</td>
<td>✓</td>
<td>The design of the secure perimeter security wall will complement and be similar to the wall of the Metropolitan Remand Centre. The wall will have precast panels that will be coloured to blend in with the environment, and will shield the majority of new prison buildings from view. The buildings will be generally one to two storeys in height and of a contemporary utilitarian design. Any buildings located outside the secure perimeter will be designed to be complementary to their surroundings. From Riding Boundary Road there will be little visual impact from the prison, as the buildings will be set back a substantial distance from the road frontage. Landscaping will also be established adjacent to the Deer Park Bypass and along the prison entry road to soften the visual appearance of the proposed built form. At night, the visual impact of the prison will be minimised through the careful placement of external lights. The use of specialist lighting will also reduce the potential for light spill to surrounding urban areas. Night-time illumination will generally be an average of no more than 10 lux, which will increase upon activation of the perimeter security system.</td>
</tr>
<tr>
<td>WHAT IS THE ISSUE?</td>
<td>IS CONSIDERATION OF THIS ISSUE A REQUIREMENT OF SUZ8 SCHEDULE?</td>
<td>WAS THIS ISSUE RAISED BY LOCAL COMMUNITY?</td>
<td>DEPARTMENT OF JUSTICE DISCUSSION</td>
</tr>
<tr>
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</tbody>
</table>
| Noise impacts     | ✓                                                             | -                                        | An Acoustic Site Assessment has been prepared by engineering consultants Arup to consider noise impacts from the Deer Park Bypass and management of noise amenity external to the site. The assessment predicts that within the security walls:  
■ The predicted external noise level will be in keeping with the guidance provided by VicRoads for the design of new road alignments, so is expected to be suitable for the proposed prison.  
■ The predicted internal noise level will be below the maximum recommended sound level for sleeping areas on the ground level.  
■ The predicted internal noise level will be below the maximum recommended sound level for sleeping areas on the first floor level where the windows are fully sealed and there are no unattenuated openings for ventilation.  
In regards to the management of external noise amenity, the proposed prison is expected to include workshops and a building services plant. The Acoustic Site Assessment notes that:  
■ Acoustic attenuation should be designed for building services equipment to achieve the requirements of State Environmental Planning Policy N1.  
■ Equipment proposed for use in the workshops should be assessed once further details are known.  
■ In general, the acoustic benefit provided by the perimeter wall will be maximised where noise sources within the prison are located close to the wall.  
■ Roller doors or screens could be considered in the workshop areas.  
The development will also include the statewide services building, which will be located outside the prison walls. Once the location for this building has been determined by the successful tenderer, an acoustic assessment will be prepared by the Department of Justice to consider noise impacts from the Deer Park Bypass. If acoustic attenuation is required, this will be incorporated into the design of the statewide services building. |
## Traffic management

<table>
<thead>
<tr>
<th>WHAT IS THE ISSUE?</th>
<th>IS CONSIDERATION OF THIS ISSUE A REQUIREMENT OF SUZ8 SCHEDULE?</th>
<th>WAS THIS ISSUE RAISED BY LOCAL COMMUNITY?</th>
<th>DEPARTMENT OF JUSTICE DISCUSSION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic management</td>
<td>✓ The Schedule requires the anticipated traffic volumes and impacts on the surrounding road network to be considered.</td>
<td>✓</td>
<td>The Preliminary Traffic Report confirms that the road network is capable of absorbing the additional traffic movements generated by the prison. The peak times for visitors will be on weekends, so this will not conflict with weekday peak travel times on the surrounding arterial roads. It also recommends the number of parking spaces that should be provided for 1,000 prison places and provides recommendations on the intersection types and slip lanes to be included in the project design. Any future expansion of the prison will require a reassessment of parking requirements. The successful tenderer may also reassess the parking requirements based on its particular operational staffing and visitor requirements. Any reassessments will be prepared in consultation with the City of Melton and the City of Brimbank. In December 2013, Public Transport Victoria (PTV) commenced public consultation on proposed changes to the bus routes and timetables in the Cities of Melton and Brimbank, which would include changes to the bus serving the prison. It is expected that services will also be able to serve the new prison. The City of Brimbank has proposed that the frequency of the bus service to the site be increased. The Ravenhall project team will ensure PTV is made aware of this view.</td>
</tr>
<tr>
<td>WHAT IS THE ISSUE?</td>
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<tr>
<td>Environmental impacts</td>
<td>✓</td>
<td>✓</td>
<td>The environmental context of the site mainly comprises vacant grassland, which lies adjacent to two significant grassland reserves. As described in Section 4.3, the project is subject to both state and federal environmental approval processes, and the Minister for Planning determined that the preparation of an Environmental Effects Statement (EES) was not required, subject to conditions. The status of the adjoining grassland reserves has recently been strengthened by their rezoning to Public Conservation and Resource Zone. An Environmental Management Plan (EMP) has been prepared as one of the technical documents for approval by the Department of Environment and Primary Industries. The EMP is based on managing the following key values within the study area:</td>
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<tr>
<td></td>
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<td>- Vegetation consistent with the <em>Environment Protection and Biodiversity Conservation Act 1999</em> (EPBC Act) listed Natural Temperate Grassland of the Victorian Volcanic Plain community.</td>
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<td>- A single patch of native vegetation consistent with the EPBC Act-listed Seasonal Herbaceous Wetlands (Freshwater) of the Temperate Lowland Plains community.</td>
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<td>- Habitat for EPBC Act-listed fauna species including Striped Legless Lizard Delma impar, Golden Sun Moth Synemon plana and Growling Grass Frog Litoria raniformis.</td>
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<td>- Two Ecological Vegetation Classes: Low-rainfall Plains Grassland and Plains Grassy Wetland. The Low-Rainfall Plains Grassland is also consistent with the <em>Flora and Fauna Guarantee Act 1988</em> (FFG Act) listed Western (Basalt) Plains Grassland community.</td>
</tr>
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<td>- Site 1: 29 habitat zones, 16.35 ha of native vegetation, 0.02 habitat hectares of vegetation of High conservation significance and 7.26 habitat hectares of vegetation of Very High conservation significance (7.28 habitat hectares in total).</td>
</tr>
<tr>
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<td>- Site 2: 21 habitat zones, 4.85 ha of native vegetation, 1.96 habitat hectares of vegetation of Very High conservation significance.</td>
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<td>- The study area falls within a Biosite of State significance: Ravenhall Grasslands Nature Conservation Reserve (Biosite 4205).</td>
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<td>- The EMP incorporates recommendations of comprehensive site surveys and includes measures to reduce impacts on the site environment. A copy of the EMP and associated Offset Management Plan is included at Appendix 1.</td>
</tr>
<tr>
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<tr>
<td>Aboriginal Cultural Heritage Impacts</td>
<td>✓ The Schedule requires consideration of the site’s heritage features.</td>
<td>-</td>
<td>The sites have been subject to a number of cultural heritage surveys and reviews as part of the development of the area. These included earlier studies relating to the development of the adjoining Dame Phyllis Frost Centre, Metropolitan Remand Centre and Deer Park Bypass, as well as those relating to the Ravenhall prison. These are detailed in the Cultural Heritage Management Plans. Studies relating to the development of the Ravenhall prison were undertaken in two stages: first, through Cultural Heritage Assessments to determine key features and cultural heritage values of the sites; and second, through Cultural Heritage Management Plans, which involved more in-depth surveys and recommendations for future management of cultural heritage values on the sites during the development and operation of the new prison. Biosis completed a Cultural Heritage Assessment for most of Site 1 in 2010. The field survey did not encounter any unrecorded Aboriginal places. A previously recorded artefact scatter – consisting of stone flakes – was inspected, but no further artefacts were found. The report noted that much of the site had been disturbed by farming activity during the 19th century and munitions testing during the 20th century. Site 2 was subject to a Cultural Heritage Assessment in September 2012. Two previously recorded Aboriginal archaeological places – which consisted of stone flakes – were identified close to the site study area. Although no new Aboriginal places were identified on Site 2, the assessment found that the large, natural, swampy drainage line running through the site had some potential for future discovery of Aboriginal archaeological artefacts at its margins. This was recorded in the assessment and followed up as part of the Cultural Heritage Management Plan. The Cultural Heritage Assessments of both sites found that additional complex assessments should be undertaken and that a Cultural Heritage Management Plan for each site should be developed. This was because the project meets the triggers of a high impact activity under the Aboriginal Heritage Act 2006 (construction of a corrective institution) and is in an area of cultural heritage sensitivity (within 50 metres of registered cultural heritage places). The Cultural Heritage Management Plans were prepared in 2013. As there was no Registered Aboriginal Party in the area at that time, a number of groups were consulted: Wurundjeri Tribe Land and Compensation Cultural Heritage Council (then applying to become the Registered Aboriginal Party for the site), the Bunurong Land Council Aboriginal Corporation, and Boon Wurrung Foundation. The Site 1 field survey identified 18 Aboriginal flaked stone artefacts on the surface of the site. These were registered as a ‘low density artefact distribution’ and are detailed in the plan. Testing confirmed that earlier land uses had disturbed the site, and no sub-surface artefacts were discovered. The previously recorded artefact scatter on this site is thought to have been disturbed by the construction of the Deer Park Bypass. Archaeological testing on Site 2 recovered one flaked stone artefact in the south-western corner, where disturbance from 19th-century pastoralism was apparent. The artefact was registered and detailed in the plan. The plans made three key recommendations, which were endorsed in September 2013 by the indigenous groups involved in the process: 1. A cross-cultural induction training session with all site workers/contractors by representatives of the Traditional Owners prior to, or at the commencement of, the third phase of Unexploded Ordnance (UXO) and Exploded Ordnance Waste (EOW) assessment and geotechnical works, and construction works. (These sessions were held in November 2013.) 2. A site inspection and surface collection before the third phase of the UXO/EOW assessment and commencement of prison construction works. (This was undertaken in November 2013.) 3. A protocol for handling sensitive Information. The Cultural Heritage Management Plan for each site was approved by the Office of Aboriginal Affairs Victoria in November 2013. The plans also require that: 1. a final inspection is undertaken prior to construction works commencing 2. detailed analysis of artefacts is undertaken and a report lodged with the Office of Aboriginal Affairs Victoria 3. artefacts are transferred to Traditional Owners. In addition, the consortium building the prison will be required to ensure that cross-cultural induction training is incorporated into the site induction program for all construction workers.</td>
</tr>
<tr>
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<tr>
<td>Historic Cultural Heritage Impacts</td>
<td>✓ The Schedule requires consideration of the site’s heritage features.</td>
<td>–</td>
<td>A range of historic cultural heritage surveys and reviews have taken place as part of the development of both sites. An archaeological survey of what is now the Dame Phyllis Frost Centre (DPFC), which included the project area, was undertaken in 1994. During the survey, two historic sites were recorded on Heritage Victoria’s Heritage Inventory: H7822-0173, dry stone walls with low to medium historic and scientific significance; and H7822-0174, including timber and corrugated iron buildings, brick and fibro buildings, trees, an old gateway and road, and a disused railway siding and culvert, deemed of low scientific significance. The report advised that the sites required no further archaeological work, but if they were to be disturbed by future development, a permit should be sought from the Director of Heritage Victoria prior to construction.</td>
</tr>
<tr>
<td>H7822-0173 – Dry Stone Walls</td>
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<td></td>
<td>Between 2008 and 2009, all recorded dry stone wall sites within Victoria with no associated archaeological features were delisted from the Heritage Inventory. This meant that H7822-0173 no longer came under the regulatory provisions of the Heritage Act 1995 and it was renamed Ravenhall 1 (D7822-0173). Between 2004 and 2012, the Melton Dry Stone Walls Study identified walls within the Ravenhall area as a potential heritage precinct, and recommended that the large wall along the western and southern boundaries of Site 1 should be considered for inclusion in the Heritage Overlay. Melton City Council proposed inclusion of all dry stone walls under clause 52.37 of the planning scheme, with an amendment submitted to the Minister for Planning in 2008 (awaiting approval). If the amendment is approved, a permit from Melton City Council will be required for removal of a dry stone wall. The 2010 Cultural Heritage Assessment for Site 1, undertaken by Biosis, recommended that any impact on the existing stone walls along the western and southern boundaries of the site, part of Ravenhall 1 (D7822-0173), should be avoided if possible. The dry stone wall located in the centre of Site 1, running west from the eastern boundary towards the DPFC perimeter wall, was not included within the Melton City Council’s Heritage Overlay. The Department of Justice has commissioned Biosis to prepare a Dry Stone Wall Management Plan to manage the disturbance and demolition of this wall during construction of the Ravenhall prison.</td>
</tr>
<tr>
<td>H7822-0174 – Buildings and Other Site Features</td>
<td></td>
<td></td>
<td>In 2010, the Outer Western Metro Site Reassessment Project report, prepared for the Melton and Wyndham local government authorities, included historic buildings site H7822-0174 in the list of 49 sites to be visited and reassessed. This included features on both Site 1 and Site 2 and the name was amended to Ravenhall 2 – Ravenhall Magazine and Storage Facility. A Consent to Damage (C813) for H7822-0174 was issued by Heritage Victoria in May 2012. The Consent was to remove buildings on Site 2 due to asbestos contamination. The conditions of the Consent included preparation of a photographic record and detailed description of features, including buildings and other features, and a report submitted to Heritage Victoria prior to commencement of demolition work. These building were demolished in 2012. A Cultural Heritage Assessment for Site 2 was undertaken by Biosis in September 2012. Features inspected and recorded included those relating to 19th-century pastoral activities and the Ravenhall Magazine and Storage Facility, established between 1943 and 1946. Following the demolition works earlier in 2012, the site was assessed as being of low local and cultural significance. Biosis recommended that further investigations of historic heritage should be undertaken. In September 2013, Heritage Victoria issued a Consent to Damage (C879) for H7822-0174, relating to the demolition of former munitions testing compound buildings and other features on Site 1 including a brick building in the south-west of the site. The Consent was approved and conditions included clearance of vegetation; preparation of a photographic record; mapping and recording exposed structures; monitoring the scraping of areas around dismantled structures with a backhoe; a sample hand excavation if stratified deposits were identified; the collection of a sample of artefacts from all contexts (to be catalogued and analysed); and the preparation of a consent report for submission with the archival record. Demolition of all remaining buildings and structures occurred in late 2013 and was undertaken in accordance with the above permit conditions.</td>
</tr>
</tbody>
</table>
### Site Remediation

- **What is the Issue?**
  - Site remediation requires consideration of the management of any contamination.

- **Department of Justice Discussion**
  - Potential site contamination risks associated with the development of the prison have been addressed through the preparation of a Contaminated Land Investigation (completed) and the successful completion of comprehensive site remediation and clean-up works.
  - SUZ8 provides that potential soil contamination risks are to be addressed through the statutory environmental audit process under the *Environment Protection Act 1970*. An environmental audit is underway.
  - Under the provisions of SUZ8, works cannot commence until a certificate of environmental audit is issued in relation to the site or an environmental auditor has made an Environmental Audit Statement.

### Impacts on Nearby Land Uses

- **What is the Issue?**
  - Impacts on nearby land uses.

- **Department of Justice Discussion**
  - The consideration of visual, traffic, noise and lighting impacts on nearby land uses is of importance. As described above, the design of the built form will consider visual impacts, sufficient onsite parking and road capacity for prison traffic will be provided, and noise and lighting impacts will be minimised during both construction and operation of the prison. The location of the prison between existing Department of Justice facilities and its separation from dwellings will also be of significant assistance. If any administration buildings are located on Site 2, east of the Deer Park Bypass, these will be low-scale buildings and will be provided with sufficient onsite car parking.
  - Existing land uses surrounding the prison are considered to be highly compatible with the prison use and are not expected to have any impact on the operation of the Ravenhall prison. The co-location of the new prison with existing prison facilities may provide operational efficiencies. The grassland conservation reserves will provide buffers between the prison and other land uses in the wider area.
### What is the Issue?

<table>
<thead>
<tr>
<th>IS CONSIDERATION OF THIS ISSUE A REQUIREMENT OF SUZ8 SCHEDULE?</th>
<th>WAS THIS ISSUE RAISED BY LOCAL COMMUNITY?</th>
<th>Department of Justice Discussion</th>
</tr>
</thead>
</table>
| Location                                                      | ✓                                        | A range of general comments on location were raised by the community. Many Community Information Session attendees were supportive or neutral, and some were unaware of the existing prisons in the area. Others queried the location (e.g. “Why the West?”, or “Why not the East?”) and suggested other locations. As discussed in Section 2 of the Correctional Facility Development Plan, the site was selected for the following reasons:  
- It is within a precinct that has a well-established role for correctional facility use, with the Dame Phyllis Frost Centre located to the north of the new prison and the Metropolitan Remand Centre to the south.  
- It is surrounded by compatible industrial, open space and transport uses, and is well separated from developing residential neighbourhoods to the east by the Deer Park Bypass and conservation reserves.  
- The site is in an urban location that has good freeway and road access and public transport, facilitating access for visitors and families to the prison. |
| Employment and economic opportunities for residents           | ✓                                        | The new prison is expected to generate 650 jobs during the construction phase and more than 600 jobs during ongoing operation, including a requirement for staff with specialist health and mental health training. The private sector operator will be responsible for the employment of all prison personnel during the construction period. Individuals and companies interested in commercial opportunities related to the project can register their interest via the Industry Capability Network (ICN) at http://gateway.icn.org.au or can telephone (03) 9864 6713.  
Those interested in working in existing prisons operated by Corrections Victoria can find more information at www.cvcareers.com.au  
Prior to financial close, bidders for the project will be encouraged to meet local councils to discuss economic opportunities for the local area. When a consortium is appointed, it will join the Community Advisory Group, ensuring an ongoing dialogue between the community and the consortium on economic opportunities generated for the local area by this project. |
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</thead>
<tbody>
<tr>
<td>Employment and training opportunities for prisoners</td>
<td>-</td>
<td>✓</td>
<td>The Ravenhall prison will provide a structured day for prisoners and the operating model will be consistent with the department's Offender Management Framework, providing access to a range of services, programs and activities appropriate to prisoners’ assessed risks and needs. The new prison will include a range of accommodation options, including specialist mental health beds with supporting infrastructure for functions such as education, industries, health, programs, recreation, visits and administration.</td>
</tr>
<tr>
<td>Security</td>
<td>✓</td>
<td>✓</td>
<td>The prison population at the Ravenhall prison will largely comprise medium-security mainstream prisoners, although at times it may also accommodate remand and maximum-security prisoners in the forensic mental health accommodation. Running a secure, safe and well-managed corrections system is the Department of Justice’s highest priority. The prison will be surrounded by a solid security wall and will use a range of technology to securely manage the prison population and ensure community safety.</td>
</tr>
<tr>
<td>Need for the prison</td>
<td>-</td>
<td>✓</td>
<td>Over the past two decades there has been significant growth in Victorian prisoner numbers. The new Ravenhall men's prison will not only provide much-needed capacity for the prison system, but will enhance community safety by securely and humanely containing prisoners and implementing strategies and programs to reduce reoffending. Importantly, it will also deliver forensic mental health services to prisoners, including 75 dedicated forensic mental health beds. This will more than double the existing mental health services in Victoria's corrections system. Effective mental health treatment is a key element in prisoner rehabilitation and reducing reoffending.</td>
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</table>
## What is the issue?

<table>
<thead>
<tr>
<th>Issue</th>
<th>Is consideration of this issue a requirement of Suz8 Schedule?</th>
<th>Was this issue raised by local community?</th>
<th>Department of Justice Discussion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improved road conditions and the provision of a park and ride facility for local residents using the bus service</td>
<td>-</td>
<td>✓</td>
<td>This issue has been further explored in consultation with the Department of Transport, Planning and Local Infrastructure, Public Transport Victoria, and the Community Advisory Group, and will not be required as part of this project.</td>
</tr>
<tr>
<td>Bicycle access</td>
<td>-</td>
<td>✓</td>
<td>The Deer Park Wellness Trail runs parallel to the eastern side of the bypass. This is discussed in Section 4.2.3.</td>
</tr>
</tbody>
</table>
| Other issues                                                          | -                                                             | ✓                                        | Other issues raised by the community include:  
  - Prison operations and the justice system in general – such as prisoner access to television, the capacity of the current system, and the role of education in keeping young people out of prison.  
  - Some attendees at information sessions felt they hadn’t been consulted during previous prison projects.  
  - Chaplaincy services in the prison.  
  - The role of local politicians.  
  - Concerns about impacts on land values.  
  - Concerns about visitors to the prison.  
  - The need to rehabilitate offenders into the community by looking at mental health as well as criminality.  
These issues are outside the scope of this Correctional Facility Development Plan, but have been recorded by the Department of Justice and will be followed up as appropriate. |
7. Consistency with the zoning provisions

The table below lists the requirements of Schedule 8 to the Special Use Zone and indicates where they have been considered in this Correctional Facility Development Plan.

<table>
<thead>
<tr>
<th>REQUIREMENT OF SCHEDULE 8 TO THE SPECIAL USE ZONE</th>
<th>CORRECTIONAL FACILITY DEVELOPMENT PLAN SECTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1  Site plans at not less than 1:2000 showing the proposed location of the prison perimeter, general zones for buildings and works, and indicative height and type of all buildings.</td>
<td>Refer to the Indicative Land Use Framework Plan and Sections 5.5 and 6.</td>
</tr>
<tr>
<td>2  Site plans at not less than 1:2000 showing the setback of buildings from any adjacent development and from the Deer Park Bypass, addressing any safety and security issues associated with the bypass as necessary.</td>
<td>Refer to the Set Back Plan and Sections 5.4 and 6.</td>
</tr>
<tr>
<td>3  Site plans at not less than 1:2000 showing the conceptual details of the proposed secure perimeter wall.</td>
<td>Refer to the Indicative Land Use Framework Plan and Sections 5.8 and 6.</td>
</tr>
<tr>
<td>4  Site plans at not less than 1:2000 showing security lighting, including a statement of lighting intensity and indicative hours of operation.</td>
<td>Refer to the Indicative Land Use Framework Plan and Sections 5.8, 5.9 and 6.</td>
</tr>
<tr>
<td>5  Site plans at not less than 1:2000 showing a vehicle management concept plan, which identifies: access to and egress from the site; the location of vehicle parking areas for employees and visitors; access for public transport; and the location of roads and accessways external to the site.</td>
<td>Refer to the Transport Framework Plan and Sections 5.11 and 6.</td>
</tr>
<tr>
<td>Requirement of Schedule 8 to the Special Use Zone</td>
<td>Correctional Facility Development Plan Section</td>
</tr>
<tr>
<td>-------------------------------------------------</td>
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</tr>
<tr>
<td>6 Site plans at not less than 1:2000 showing the proposed landscape treatment of the site.</td>
<td>Refer to the Indicative Land Use Framework Plan and Sections 5.10 and 6.</td>
</tr>
<tr>
<td>7 Details of principal view corridors into the site.</td>
<td>Refer to Section 4.2.2.</td>
</tr>
<tr>
<td>8 A Traffic Impact Assessment which addresses anticipated traffic volumes and impacts on the surrounding road network.</td>
<td>Refer to Sections 5.11 and 6 and the Preliminary Traffic Report (Appendix 3).</td>
</tr>
<tr>
<td>9 A Noise Management Plan which addresses noise impacts from the bypass and management of noise amenity external to the site.</td>
<td>Refer to Sections 5.7 and 6 and the Acoustic Site Assessment (Appendix 2).</td>
</tr>
<tr>
<td>10 A Remediation Plan for management of any contamination.</td>
<td>Refer to Section 5.13.</td>
</tr>
</tbody>
</table>
### REQUIREMENT OF SCHEDULE 8 TO THE SPECIAL USE ZONE

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Correctional Facility Development Plan Section</th>
</tr>
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<tbody>
<tr>
<td><strong>11</strong> An Environmental Management Plan to the satisfaction of the Department of Environment and Primary Industries, that:</td>
<td>The Environmental Management Plan is included at Appendix 1 and has been approved by the Regional Director, Port Phillip Region, Department of Environment and Primary Industries.</td>
</tr>
<tr>
<td>■ addresses any biodiversity obligations of the <em>Environment Effects Act 1978</em>, the <em>Environment Protection and Biodiversity Conservation Act 1999</em> (Cwlth), and the <em>Flora and Fauna Guarantee Act 1988</em></td>
<td>The Offset Management Plan is included at Appendix 1.1.</td>
</tr>
<tr>
<td>■ provides details of the flora, fauna and heritage features of the site</td>
<td>Details of flora, fauna and heritage features are included in Appendices 4, 6, 7, 8 and 13.</td>
</tr>
<tr>
<td>■ provides an offset plan for any native vegetation loss, prepared in accordance with Victoria’s Native Vegetation Management – A Framework for Action</td>
<td>Any potential impacts, and the obligations of the Department of Justice and the private sector consortium, are referred to in the Environmental Management Plan and Offset Management Plan.</td>
</tr>
<tr>
<td>■ includes details of any potential impacts (if any) on the adjacent conservation reserves arising from the construction or carrying out of any buildings and works on the land (including site drainage, removal or planting of any vegetation, erection of fencing, etc.).</td>
<td>Other State and Commonwealth biodiversity obligations are included in Section 4.3.2 and Appendices 11 and 12.</td>
</tr>
</tbody>
</table>
8. Conclusion

This Correctional Facility Development Plan has been prepared in accordance with the provisions of Schedule 8 to the Special Use Zone. It provides the details required about the Ravenhall Prison Project to enable its approval by the Minister for Planning. It has been informed by considerable community consultation and input from the Cities of Melton and Brimbank. The Environmental Management Plan is provided at Appendix 1.

The Ravenhall prison will provide a net community benefit for the following reasons:

- It will assist in addressing capacity issues in the Victorian prison system.
- Linked to the need to manage demand for prison beds is the ability to deliver rehabilitation programs and services for specific groups of prisoners. One of the key service delivery needs currently in the men’s prison system is for additional mental health services. The inclusion of 75 specialist forensic mental health beds at the new prison will more than double the existing capacity of these services in the Victorian prison system.
- The site is located within a precinct that has a well-established role for correctional facility use, is surrounded by compatible industrial, open space and transport uses, and is well separated from developing residential neighbourhoods to the east by the Deer Park Bypass and conservation reserves.
- The site is close to employment markets, and the prison will create job opportunities for local residents.
- The site is in an urban location that has good freeway and road access and public transport.
- Extensive environmental, site remediation, acoustic and traffic investigations have been undertaken to ensure that the prison will be developed and operated in a sustainable manner.
- Issues of importance to the community have been and will continue to be explored through the Community Advisory Group and community consultation processes.

No construction will take place on site until the environmental auditor provides a statement that the condition of the land is suitable for sensitive use.
Appendices

1 Environmental Management Plan
1.1 Offset Management Plan
2 Acoustic Site Assessment
3 Preliminary Traffic Report
4 Cultural Heritage Management Plans
5 Existing Site Level and Feature Survey
6 Ravenhall Biodiversity Assessment Report
7 Ravenhall Grasslands Nature Conservation Reserve: Flora Study
8 Targeted Surveys for Threatened Flora
9 Heritage Victoria – Consent to damage (C879)
10 UXO Clearance Certificate
11 Department of Environment and Primary Industries — Permit to Take Protected Flora
12 Environment Protection and Biodiversity Conservation Act (EPBC) 1999 (Approval and Conditions)
13 Schedule 8 to the Special Use Zone
14 Project advertisements
15 Project brochure
16 Urban Design Charter for Victoria
17 Dry Stone Wall Management Plan

Appendices are on the attached CD.

For printed copies, contact the Department of Justice by email at ravenhall.prison@justice.vic.gov.au or call (03) 8684 0543.