

# DELIVERING A STATE OF THE ART FACILITY

Construction of the \$155 Million South Coast Correctional Centre located in South Nowra five kilometres from the Nowra CBD, commenced in July 2008 and is expected to be completed in December 2010, with the Centre expected to be fully operational by early 2011.

The project was overseen by NSW Public Works, which has responsibility for the planning, design, maintenance, conservation and oversees construction of the majority of NSW's public infrastructure, delivering millions of dollars worth of infrastructure to the NSW community each year.

NSW Public Works provides an extensive range of infrastructure services for state and local government agencies, with its staff engaged in the areas of asset and facilities management; architectural, landscape and urban design; heritage and conservation; and all aspects of project management and water cycle management. Effectively they were the NSW Government department responsible for the project management and contract administration of the job, and were engaged by Corrective Services NSW to carry out a number of roles covering pre-documentation, land acquisition, design and documentation, development application and other pre-construction activities, some of which include:

- Brief development with the Client
- Budget allocation of Capital Works funds
- Programming to provide an estimate of the length of the project
- Feasibility studies to indicate the best way of providing the requirements of the brief

- Master planning to show how the project meets the requirements of the brief
- Consultant selection, engagement and management
- Community consultation
- Stakeholder and end user consultation
- Risk and project management
- Site search and recommendation
- Architectural and engineering design
- Quantity surveying
- Contract documentation
- Tender panel selection
- Tendering
- Tender review and recommendation

Following stakeholder and community consultation, and responses to the Director General's Requirements, the Preferred Plan was approved in 2008, with the contract being awarded to Richard Crookes Constructions in June 2008.

One of the interesting aspects of the South Coast Correctional Centre project was the incorporation of the Aboriginal Participation Plan (APP) into the construction process. This was developed well before the contract was awarded, with input from the local Aboriginal community, the tenderers, the Unions, Dept. of Education, Employment and Workplace Relations (DEEWR), and the Aboriginal employment service provider.

The APP set measurable and aspirational targets for meaningful Aboriginal employment and required the majority of Aboriginal employment to be from the local area. A skills register was developed, and all necessary job-readiness training completed before the contract was awarded.

Over ten percent of the workforce that built this project was from the local Aboriginal community.

The South Coast Correctional Centre is a multi-classification regional correctional centre for adult offenders; mainly housing offenders who have been sentenced in the region, or who have family/community ties to the area. It will provide secure facilities for both male and female offenders, from maximum through to minimum security. This project forms part of a state program to increase capacity within the NSW correctional system. The site was selected from a short list of four possible sites within a 60 km radius of Kiama. Approximately 33 hectares (out of a total site area of 110 hectares) was cleared. This is not only for the buildings, but also allows for a surveillance buffer around the Centre for security reasons, as well as allowing for bushfire safety.

The South Coast Correctional Centre project comprises inmate accommodation, areas for inmate education, employment and recreation, gatehouse and reception, administration areas, staff and visitor facilities, kitchen and stores, laundry, medical clinic, transport response unit, Community Offender Services Program facility, external works, security fences and a fully monitored electronic security system.

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**MAIN CONSTRUCTION COMPANY : Richard Crookes Constructions**  
**DEVELOPER / CLIENT : NSW Public Works**  
**PROJECT END VALUE : \$155 Million**  
**COMPLETION : December 2010**  
**ARCHITECTS : Perumal Pedavoli Architects**  
**SURVEYOR : Total Surveying Solutions**

## SOUTH COAST CORRECTIONAL CENTRE





## PLUMBING EXPERTS



**Planet Plumbing**, the company responsible for the hydraulic installation works on the South Coast Correctional Centre, is an Australian-owned private company with its head office in the Sydney suburb of Carlton, as well as offices in Victoria, Queensland, Western Australia and South Australia. Founded in 1995, they have gained an enviable reputation as a trusted expert and leader in the installation of hydraulic services. Commencing as a one-man outfit the company now hosts many dedicated tradespeople that assist Planet in becoming one of the Country's most preferred Plumbing Contractor's.

Planet Plumbing is a broad-based plumbing company, developed as a result of client demand for innovative and cost effective construction projects. The company seeks to develop long-term relationships with its clients and focuses on providing services that exceed expectations, with repeat business from many long-standing clients a testament to this approach.

The company oversees all the plumbing requirements associated with any venture, from small maintenance to major projects and developments. This capacity to completely manage a project from

the conception and planning stage, including Hydraulic Design, through to its completion is unsurpassed. While a certified quality management system ensures the highest quality workmanship, at every stage of the process, delivering exceptional project results.

The South Coast Correctional Centre at Nowra was a large-scale project in a regional area, which presented the contractors involved with various challenges, one of which was the difficult wet weather conditions during the hydraulic installation and construction phase, as well as the logistical aspects of manoeuvring around a 30-hectare site.

The specific work done by Planet Plumbing comprised installing all the civil drainage and hydraulic services. The new processes used included polypropylene inground pressure services, and preformed/prefabricated manhole bases for the sewer.

One of the positive aspects on this particular project for the crew at Planet Plumbing was the relationship that developed between the headcontractor, and subcontractors, as well as working with the local arm of the Indigenous Employment Program, Habitat,

which supplied some of the workers on the project from the local Indigenous population.

Some of the other projects that Planet Plumbing are currently working on include the Red Cross Bloodbank in the Sydney suburb of Alexandria, as well the RAAF Base in Pearce, WA. The company has worked on projects of various size and complexity over the past 15 years, some recent projects include, NAPV WA, 123 Albert Street QLD, a commercial development, St Vincents Obrien building, Royal Hospital Redevelopment, Newcastle, Illawarra Catholic Club, City North substation and Greenvale Shopping Centre.

The company's extensive experience in the construction of a wide range of various projects, including: single and multi-storey buildings, schools and universities, laboratories, complex medical and dental centres, day surgeries, nursing homes, commercial / industrial buildings, retail / shopping centres, correctional facilities, as well as residential and office towers. This broad base means they can upgrade the hydraulic services of any premises drawing on the valuable experience gained by our team members through the specialised work associated with such previous projects.

A passion for innovation and a proactive nature has seen Planet Plumbing become one of Australia's premier providers of hydraulic solutions for large-scale building projects. With office and works situated across the entire country, this presence sets the company apart as a valuable partner for successful developments.



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## REHABILITATION AT WORK

New offenders to the South Coast Correctional Centre (SCCC) at Nowra might not realise it, but the furniture in their cells is a solid example of how life directions can be improved. Corrective Services Industries (CSI), the commercial arm of Corrective Services NSW, supplied and installed all the metal furniture, through manufacturing operations based at other correctional centres.

CSI operate over 100 commercial business units which include both commercial and service related operations and are located at various metropolitan and regional Correctional Centres. Both Government and the private sector are supplied by the CSI, which also provide training for offenders, better preparing them for life beyond incarceration.

Training extends into furniture manufacture, painting and engineering for hundreds of offenders. All work meets the high standards of any corporate manufacturing operation, with all products and services complying with certified quality standard AS/NZS ISO 9001:2008.

CSI has an integrated business model which suited to major projects. The supply and installation of fixed furniture and other equipment to South Coast Correctional Centre was co-ordinated by the central CSI contracts office, with input from John Morony Upholstery, St Heliers furniture and Goulburn furniture as well as John Morony, Wellington and Silverwater

Engineering. Another CSI logistics provided transport and delivery of all the items. A sample of the products manufactured included work stations, noticeboards, storage furniture, chairs, inmate beds, general office furniture and general inmate accommodation furniture.

In contracting and partnering with both the public and private sectors, CSI delivers cost-effective commercial outcomes while also addressing the essential social outcome of providing offenders with realistic chances of a work-ready return to life on the outside.

### CORRECTIVE SERVICE INDUSTRIES

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## LIGHT WORK

JHA Consulting Engineers, formerly known as Jim Hatz & Associates was established in 1995 and has expanded through to 2010 to a company of approximately 30 employees.

JHA has established itself as one of the most innovative and respected building services consultancy company in NSW, with expertise in design, documentation and project management of electrical mechanical and hydraulic engineering services.

For the South Coast Correctional Centre project, the company, in particular Associate and Senior Engineer, Con Serban, has provided full design and documentation of electrical services including infrastructure reticulation, switchboards distribution and metering, specialist internal and external lighting, power services including smart controls and interface with site security and building management systems.

One of the challenges on this particular project was to ensure that the impact of the development on the surrounding native forest and fauna was kept to a minimum. To achieve this goal, the lighting systems have been specifically designed for low level installation and with strict glare control in order to achieve a controlled environment but in the same time comply with stringent requirements for a project of this nature.

While JHA Consulting has significant experience in corrective services type projects with other large projects of this nature, Kempsey and Wellington Correctional Centres, their main areas of expertise are in health, commercial, residential, aged-care facilities, sport facilities, industrial and the public domain. The company is regularly engaged in a range of large projects with an average construction value in excess of \$1 billion dollars per annum current large commissions include, Orange and Wyong Hospital redevelopment and Macquarie University Hearing Hub building.

JHA has proven within the industry as a company capable of innovative engineering services solutions, which would be expected on projects of this size and nature. The company continues to show significant growth and currently has in excess of 200 commissions per year, with 100 commissions ongoing at any time. This level of success over a relatively short period of time is a reflection of JHA's commitment to their client's requirements.

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# CONTRACTING AND PLANT HIRE

Select Civil Pty Ltd is a civil contracting and plant hire company established in 1976, based in Unanderra on the NSW south coast. The business currently employs around 50 people, depending on the jobs that are being undertaken, with half the workforce involved on the South Coast Correctional Centre project. Specialising in civil contracting for wastewater infrastructure, as well as roadworks, carparks, road-bridges, and mine remediation, the company performed all the civil work and excavation, other than the drainage, on the South Coast Correctional Centre.

Select Civil has enjoyed great working relationships with some of Australia's leading construction and civil companies providing them with quality Wet / Dry Hire and civil contracting service. These have included: BHP Billiton, Abigroup, Boulderstone Hornibrook, Leighton, Transfield, and Barclay Mowlem, on such projects as the M7 Motorway, and the Kiama and Bangor Bypasses.

The company is structured to provide a quality result on the projects that they are engaged to work on. One of the best ways to ensure a superior level of work is through Select Civil's policy of endeavouring to place an engineer on each of their projects, enabling them to carry out and manage large-scale projects with minimal supervision from the project managing company.

The companies dedication, experience, and quality range of equipment as well as the full support and resources of France's Leading Plant Hire Company, Groupe Poisson, who acquired the business in 2001, mean that they are ideally positioned to successfully complete it's specialised services for any project that it is contracted to perform.

Another area that differentiates the company is the offering of both plant hire and landfill management. The company operates an Environmental Management System for all contract works, as well as being Quality Assurance certified to AS/NZS ISO9001:2000. Additionally they are an OH&S and Environmentally Accredited company with the NSW Dept. of Public Works.

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# SECURING GREEN ENGINEERING EXPERTISE

With a reputation of longevity and stability, engineering design innovation has been the cornerstone of Woolacotts Consulting Engineers' 75 year heritage.

"mains water supply is provided to the site from Shoalhaven Water; however there are a number of uses that do not require this quality of water. Collected rainwater is stored in two 1ML tanks and used for toilet flushing and watering landscaped areas. In addition, 4 major erosion and sediment control dams were specified throughout the site".

This reputation led to Woolacotts' appointment as principal Structural, Civil and Hydraulic Engineers for the development of the South Coast Correctional Centre (SCCC). Other recently completed appointments in the corrective services sector are facilities at Wellington, Cessnock & Kempsey in NSW and Auckland & Otago in NZ.

Current appointments further showcase Woolacotts technical skills. These include the Hearing Hub at Macquarie University, Sydney; a Disaster Resumption Facility for the Reserve Bank of Australia and a 50 year association with Qantas designing and maintaining its operational facilities, including new blast fences to accommodate the roll-out of the A380 aircraft.

Woolacotts involvement at SCCC was from project inception and included site selection and assessment of infrastructure upgrading to existing water, sewage, gas and road systems. These detailed assessments were used as inputs to both the site selection and town planning processes.

Woolacotts is part of the Daly International group of companies with offices throughout Australia and the United Kingdom. Consultancy services offered extend to property, town planning and project management.

Evidence of the engineering design innovation that Woolacotts offer is the detailed design and specification of insulated precast external wall panels. Principal civil and structural engineer on the SCCC project, Stephen Branch explains that "by integrating the insulation into the external precast concrete wall panels, not only did we deliver an environmentally sustainable solution but we delivered both material cost savings and construction time savings". 27 buildings, from administration facilities to maximum security cell blocks for 600 inmates were designed as well as 5m high concrete and steel perimeter fencing, internal roads and car parking.

Environmental impacts were also carefully considered by Woolacotts' hydraulics team. Principal hydraulic engineer Clare Woods explains that



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## HIGH TECH SECURITY

Honeywell Building Solutions are domain experts in the security design, installation and maintenance of correctional facilities across the Pacific region. Honeywell was directly engaged by Richard Crookes Construction for the South Coast Correctional Centre Project on the basis of expertise and a strong working relationship established over many years. Working closely with the builder, project consultant and Corrective Services NSW ensured that expectations were consistently met for this highly complex integrated security solution.

Honeywell was responsible for delivering a solution from which the entire system can be seamlessly monitored and controlled from a single point within the Master Security Control Room.

Honeywell delivered a fully integrated solution which includes;

- Perimeter surveillance and fencing (including electric, acoustic and taut wire)
- Digital CCTV and Video Motion Detection System (VMD)
- Access Control System
- Full IP Intercom System
- Redundant IP Security Network
- Biometric System
- Security Escort Duress Alarm System
- Touch Screen Door Control Panels
- Innovative custom graphics for control room environment
- Computer Servers, Network Storage, PC Stations and master control room monitors (providing audited alarm monitoring).

With the above centrally controlled using Honeywell Enterprise Buildings Integrator™ and Honeywell Digital Video Manager™.

Technology leadership and expertise also lead to the design of innovative custom graphics for control room environment and door control panels – a first for a facility of this type.



Honeywell was also responsible for conducting intensive on site training for all corrective officers - ensuring a safe and secure environment for staff, visitors and inmates alike.

Engineering excellence and correctional experience coupled with a close working relationship with project partners, has seen Honeywell deliver a future-proofed solution that will grow with the facilities needs over the decades to come.

Delivered on time and meeting the requirements of the consultant's specifications and client's operational expectation, the South Coast Correctional Facility demonstrates why Honeywell remains the safe choice to deliver building automation and integrated security solutions for high risk and complex environments. Honeywell Building Solutions designs, installs and maintains the systems that keep customer workplaces safe, secure and energy efficient.

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## MLC PEST CONTROL

The Pre-Construction Termite Control work for the South Coast Correctional Centre was carried out by MLC Pest Control. In business for over twenty-five years, and with a customer base of over fifteen thousand clients, MLC Pest Control has 10 employees, with 5 working on the Nowra correctional complex.

The company offers a range of services including general pest control such as spraying for cockroaches, spiders, and rodents. These are carried out for domestic, commercial, and industrial projects, as well as pre-construction works in the form of termite barriers.

The work on this particular project involved MLC Pest Control installing the HomeGuard Termite Barriers, which are a chemical and physical barrier, and Granitgard, which is a non-toxic physical barrier, that stop pests getting into the cavities in granite by placing granules in them. After the company carried out the pre-construction work, they were also engaged to perform the general maintenance for both general pest and rodent control.

The company prides itself on its highly trained technicians who work with owner-builders and property developers at all stages

of a development to advise on and install the most respected and competitively priced products throughout all stages of the development process. As well as using products such as HomeGuard, Granitgard as used on the Nowra project, the company also employs reticulation systems to suit various requirements at pre or post construction level

MLC Pest Control services are available through the greater metropolitan area of Sydney and Southern Coastal areas encompassing Wollongong, the Illawarra, across the Southern Highlands to Katoomba and the Blue Mountains.

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Roller Blinds  
 Sunscreen Blinds  
 Chairs & Tables  
 Bedscreens & Tracking



Stage Curtains  
 Aluminium Venetians  
 Furniture  
 Curtains & Tracks

**Quicksew is the company responsible for the manufacture and installation of the blinds, tracking and curtains across all the buildings for the South Coast Correctional Centre.**

Quicksew has been providing Aged Care Facilities, Hospitals and Commercial Premises with expert advice, quality assurance and competitive pricing for over three decades.

Quicksew is highly regarded in the industry for their quality and on time delivery.

Quicksew offers a complete service from the initial interior design concept through to the completed project.



16 Bradwardine Road Bathurst Freecall: 1800 065 068 quicksew.com.au

An aerial view of the early works at The South Coast Correctional Centre



## WINDOWS SUPPLY AND INSTALLATION

The South Coast Correctional Centre's aluminium windows, louvres and doors were supplied and installed by Commercial Windows (NSW) Pty Ltd was established in 2006 to meet the growing demand for glazing products in the Hunter region. The company, now comprising 35 employees, was originally established to supply the commercial and industrial markets, but has rapidly expanded to service the residential home market as well.

With 5 employees working on the Nowra project, one of the major challenges was dealing with the distance to the Correctional Centre's site at Nowra, and the security required at the site, due to its status as a correctional centre. In addition to the general windows, doors and louvres, throughout the complex the company also provided the gate house with the 6 metre high gates and automatic doors.

The company has produced windows and associated furnishings for major projects such as hospitals, schools and government works right through to residential units and individual domestic projects, whilst maintaining the highest standard in manufacturing techniques.

After investing both time and money to provide the latest tooling and equipment required to manufacture their products, the accompanying knowledge and experience in these fields enables

the company to offer maximum value and efficient solutions to all aspects of glazing requirements.

Currently Commercial Windows (NSW) is also working on both the Gosford Mental Health Unit and Lismore Hospital. Their current range of products and services includes the supply and installation of windows for the residential building market and the supply and installation of framed and frameless glazing products for the commercial construction industry, as well as being equipped to manufacture and install all window and door aspects, right through to the accompanying blinds.

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## CORRECTIONAL RENDERING

Established in 1969, Liverpool Cement Rendering specialises in cement rendering, white set and texture coating, and was responsible for carrying out all the internal cement rendering for the South Coast Correctional Centre project.

Being such a large-scale project, they used most of their 15 employees, after being contracted by the Richard Crookes Construction, who also used the company for the cement rendering work on a village project in the NSW Southern Highland town of Bowral.

Working on both residential and commercial developments, Liverpool Cement Rendering also operates a trade supplies business at Prestons in

western Sydney. Trading as LCR Builder Supplies, which stocks building materials for bricklayers, specialising in tools for bricklaying, concreting, cement rendering and tiling.

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## HELPING INMATES BREATHE EASY

ERBAS AND ASSOCIATES, a company involved in a number of projects for the NSW Corrective Services, have struck again, this time designing and documenting air-conditioning, ventilation and related mechanical services for the South Coast Correctional Centre at Nowra. The multi-security, 600-bed Centre is crucial to NSW's offender rehabilitation programs.

Mechanical services design and documentation is one of the specialities of this company. It has worked on correctional centres at Cessnock and Wellington, hospitals at Parramatta and Newcastle, University and school projects, Laboratory and hotel projects as well as over 1800 other projects in the past 10 years.

Erbas is a consulting firm for building services serving a wide range of clients and are also known for their work in environmentally sustainable design (ESD), providing energy-saving solutions for all aspects of building services.

Erbas and Associates are a member company of the Green Building Council of Australia.

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## MAXIMUM SECURITY FENCING

Established in 1980 and incorporated in 2002, Wheeler Contracting specialises in high to maximum-security fencing, and has grown to a business consisting of 15 employees. For the South Coast Correctional Centre project, they installed all the high to maximum-security fencing, excepting the pre-cast concrete wall fencing. The installed fencing was comprised of 358 Mesh and Expanded Mesh

Wheeler Contracting has installed the high to maximum-security fencing for numerous projects around Australia and its territories over the past 21 years. Some of these include the Broome Regional Prison, West Kimberley regional prison, Christmas Island Detention Centre, Kempsey Prison Mullawa Prison, Wellington Prison, Nowra Prison, Dubbo Juvenile Detention Centre, Kempsey Detention Centre and Canberra Juvenile Detention Centre and many critical infrastructure projects including \$18.5m of Substation fencing, Airports ect.

SCEC ENDORSED MATERIALS. Wheeler is committed to supplying the highest quality materials including Electric gates, Electric fencing. Wheeler is the only company in Australia to have all 3 types of high security fencing endorsed by T4 (ASIO) for inclusion in the SCEC catalogue for use in Federal gov. projects ie 358 welded mesh, expanded mesh and palisade. The materials meet the highest standards in the appropriate British, Australian and ENA standards.

Greg Wheeler Contracting Pty Ltd Trading as.....

**Wheeler**contracting

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## CREATIVE LANDSCAPE ARCHITECTS

The firm Lorna Harrison Pty Ltd was engaged as the Landscape Architects for the South Coast Correctional Centre project. Established in 1988, the company has gained a reputation for imaginative solutions and professional service in varying market sectors.

The practice operates across a number of areas including: urban and civic design, master planning, correctional, educational and sporting facilities, aged care facilities, and residential projects. The office provides professional services across a broad range of fields including research, planning, design, contract documentation and administration.

ESD principles are integral to all projects, including the major Olympic Sydney International Regatta Centre and Olympic White Water Rafting Course at Penrith, the large scale landscapes of the

North and South Coast Correctional Centres, and more recently the high green star rated Australian Hearing Hub project at Macquarie University.

University, TAFE college and school landscaping planning, design and documentation are core work for the office, and more recently Aged Care Housing, independent living units and dementia specific projects.

Lorna Harrison Pty Ltd works collaboratively with other design professionals to meet the need for quality design in landscape architecture.

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## MTL AUTOMATION - RECOGNISED EXCELLENCE & EFFICIENCY IN SECURITY INSTALLATION

**TL Automation Pty. Ltd.** began operations in 1996 and has grown steadily to become one of Australia's leading security installation companies, specialising in the installation of intruder detection, access control, CCTV and communication systems.

Over the past 14 years, MTL Pty. Ltd. has gained a well-deserved and growing reputation for excellence in all areas of its operations, including quality control, innovation, OHS and efficiency.

Over 100 security installation projects have been successfully undertaken and completed across the nation. Projects are mainly government, e.g. correctional centres, but works are also undertaken for the private sector.

This highly respected company currently employs 40 permanent employees, with additional staff engaged as required across various areas.

Keeping abreast of the latest materials and processes is a challenge greatly enjoyed by MD, Lewis McEwan.

MTL site managers are experienced and nationally recognised for their ability to adhere to the timing of construction programs and to coordinate effectively with other contractors onsite, therefore providing clients with smooth-running, punctual and cost-effective project completion. All staff are appropriately qualified and capable, as well as being well-trained regarding the highly sensitive nature of working on projects requiring security installations.

### Current Projects include:

- **South Coast Correctional Centre, Nowra, NSW.** Installation of security, communications, MATV and subsystems at this new facility. The Communications System utilizes Panduit 10 gigabit fibre backbone and category 6A copper solution.
- **Lotus Glen Correctional Centre, North Qld.** Installation of the security and sub systems are being carried out at this major prison redevelopment.
- **Gatton Correctional Centre Qld.** Gatton Women's Prison site, Stage 1, South Queensland Correctional Precinct. MTL Pty. Ltd. is installing the systems using standard and custom made security cables.
- **Tindal Air Base, NT** MTL Automation Pty. Ltd. has commenced expansion works and security upgrade operations at the Tindal Air Base, N.T.

Government projects are also being carried out in the A.C.T. and Victoria.

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