

SITE SELECTION REPORT



June 2005

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EXECUTIVE SUMMARY

This report identifies a short-list of sites for the new youth detention centre.

The new facility, which will meet the requirements of the *ACT Human Rights Act (2004)* will maximise opportunities for the rehabilitation of children and young people in detention and promote a sense of normality in their lives, whilst recognising the constraints imposed by detention. Experience indicates that rehabilitation is assisted where young people are able to maintain contact with families and be involved in the community. These outcomes have to be balanced with the community need to live in a safe and secure environment.

The new facility is to accommodate up to 50 male and female children and young people aged from 10 to 18 years who may be either on remand or committal (under sentence) and who require varying levels of security.

On-site facilities will include accommodation, educational and vocational program areas, indoor and outdoor recreation areas and administration and health services. The facility will include a secure perimeter.

Theoretically a site of about 8ha is required. Most sites are however likely to have some constraints and therefore an area of 10ha has been identified as the minimum site area required for the facility.

Both the National Capital Plan and the [Territory Plan](#) generally limit detention facilities to land which has a “Broadacre” land use policy and therefore site identification has been confined to these areas.

Within the “Broadacre” land use category, areas were identified which met some or all of the following criteria:

- reasonably flat site
- access to courts, health and other facilities and services
- proximity to, but separation from, residential areas
- views from the site but limited views into the site
- access to public transport
- limited environmental or heritage constraints

Nearly 40 sites were identified and following initial assessment four sites/locations have been identified for more detailed investigation as potential locations for the new youth detention centre. They are in no order of priority:

- [Block 440 and part Blocks 739, 740 and 751 Gungahlin District \(near Mitchell\)](#)
- [Block 742 Gungahlin District \(Kenny\)](#)
- [Blocks 3 and 4 Section 47 and Blocks 1 and 5 Section 48 Fyshwick](#)
- [Block 8 Section 102 Symonston](#)

The attached plan shows these sites.

1 Introduction and Background

ACT youth detention services are currently delivered from Quamby Youth Detention Centre in Mugga Lane, Symonston.

In August 2004, the ACT Government announced that a new Youth Detention Centre would be built in a new location. The 2005-06 Budget included provision of \$40 million capital funding for a new facility.

In the 2005/2006 Budget announcement (Media Release 3 May 2005), the Minister for Children, Youth and Family Support stated that preparatory work such as planning studies and design development would be undertaken during 2005/2006 with construction commencing in 2006/2007. The facility is expected to be completed by June 2008.

1.1 Purpose of the Report

The purpose of this report, which was commissioned by the Department of Disability, Housing and Community Services (DHCS), is to identify a short-list of sites for the location of the new youth detention centre. The list of sites in this report has been derived following a review of all land in the Territory with an appropriate land use policy.

1.2 Future Steps

This report represents the first step towards the development of a new youth detention centre.

The second step in the development of a new facility will include broadly based community consultation about, and more detailed investigation of, the sites in this report. The consultations will take the form of meetings and requests for written submissions from organisations, groups and individuals with an interest in the location of the new youth detention centre. At the same time more detailed investigations into each of the sites will be carried out.

This stage will be completed by September 2005 and will result in a recommendation to Government about a preferred site.

The third step in the process will be the detailed design of the new facility. It is proposed that community consultation with the community in the vicinity of the preferred site will be an integral part of the design process. This stage will be completed with the lodgement of a Development Application and Preliminary Assessment report to the ACT Planning and Land Authority. Both of these documents will also be subject to public notification.

1.3 Initial Consultation

Comments on the short-listed sites can be submitted to the Department of Disability Housing and Community Services in various ways:

via the website: www.dhcs.act.gov.au/ocyfs/youthdetentioncentre.htm

via email: DHCSYouthDetentionCentre@act.gov.au

via mail: ACT Youth Detention Centre, Asset Management Branch,
Locked Bag 3000, Belconnen, ACT 2616.

Comments must be received by cob **14 September 2005**.

For **further information** contact **(02) 6207 8061**.

2 Land Use Policy

2.1 National Capital Plan

The site for the new youth detention centre will have to be consistent with the requirements of the National Capital Plan (NCP).

Under the NCP, correction facilities are permissible in Broadacre Land Use Areas. The location of these areas is broadly the same as the Broadacre areas in the Territory Plan.

In addition the provisions of the NCP in relation to the approach routes and main avenues will have to be taken into account if sites adjacent to these routes are identified.

2.2 Territory Plan

Under the [Territory Plan](#) youth detention facilities are defined as a *Correction Facility*.

A Correction Facility means “.....the use of the land for the confinement or safe custody of persons so confined as a result of legal process and includes attendance centres established for persons sentenced to serve periods of community service”.

A *Corrections Facility* is only permitted within the following [Territory Plan](#) Land Use Policy areas:

- [Broadacre](#)
- Town Centre (Precinct ‘c’ only)

Identification of possible sites has been confined to land use areas that permit correctional facilities. There are no sites in the town centres which are sufficiently large for the facility and therefore site identification has been limited to Broadacre Land Use Policy Areas.

The main Broadacre land use policy areas are located in the Majura and Jerrabomberra Valleys to the east of the city. There are also smaller areas located throughout the northern parts of the ACT in and adjacent to most districts ([Figure 2 – Broadacre](#) is identified as light yellow on the Territory Plan).

The main characteristic of the Broadacre land use policy areas is that in general they have been located on the edge of the city and often act as a buffer between urban areas. In general they are intended to accommodate a mix of land uses, including activities not considered appropriate in residential/urban areas.

3 Site Selection Requirements

Apart from the land use policy issues four factors influence the site selection process:

- the proposed outcomes from service delivery
- service planning requirements
- site size
- site characteristics.

These are considered below.

3.1 Service Outcomes

Juvenile detention facilities perform a service to the community, provide a living environment for children and young people in detention and offer a work environment for staff and others delivering services to young people. In selecting a site, these different and sometimes competing roles have to be considered. In particular, the community need to live in a safe and secure environment has to be balanced with the needs of children and young people to live in a rehabilitative environment that remains part of the community.

The location of the facility and the surrounding land uses send important messages to children and young people in detention about their worth and continuing involvement in, or exclusion from, the community. Both the location and design of juvenile detention facilities reflect social attitudes towards children and young people in detention and are “underpinned by a range of assumptions regarding detention, rehabilitation and preferred styles of management.” (*Design Guidelines Juvenile Justice Facilities in Australia and New Zealand*).

The new facility aims to maximise opportunities for the rehabilitation of children and young people in detention and to promote a sense of normality in their lives whilst recognising the constraints imposed by detention. The site location and characteristics should not hinder, and ideally should contribute towards, the achievement of these outcomes.

From a locational perspective this means that sites should ideally:

- allow the facility to be screened from view whilst maintaining visual links with the community from within the facility
- emphasise that children and young people in detention have a continuing involvement in, not exclusion from the community
- be sufficiently large to accommodate a range of indoor and outdoor recreation and program areas that support rehabilitation objectives.

Experience in different detention facilities has indicated that maintaining contact with parents and other family members is important in the rehabilitation of children and young people in detention and should be encouraged. Therefore the facility should be located where it is accessible by public transport and generally accessible to all parts of the community, including the various services which will provide health, education and other support services for the children and young people at the centre.

3.2 Service Planning Requirements

3.2.1 Accommodation Needs

The new centre will accommodate up to 50 (subject to review) young people including the following groups:

- young people aged 10 to 18 years
- males and females
- children and young people on remand or committal (under sentence)
- children and young people requiring varying levels of security.

The centre will include but not be limited to:

- residential accommodation units
- areas for education and vocational programs
- indoor and outdoor recreation facilities, including a football field
- health facilities
- entry/intake facilities
- administration and support facilities
- visitor facilities
- transition facility.
- a secure sallyport
- a secure perimeter

In addition emergency response vehicles should be able to move freely around the perimeter.

These activities have diverse space requirements and therefore different impacts on the required site area. The space required for outdoor recreation and other programs is a more significant determinant of the required site area than number of children and young people to be accommodated.

3.2.2 User Requirements

The new facility has to comply with ACT legislation, international conventions other requirements. These include the *ACT Human Rights Act (2004)*; the *UN Convention on the Rights of the Child (Article 37)*; the *UN Standard Minimum Rules for the Administration of Juvenile Justice (the Beijing Rules) (Section 26.3)*; of the *UN Rules for the Protection of Juveniles Deprived of their Liberty (Section 30)*; the *Australasian Juvenile Justice Administrators Standards for Juvenile Custodial Facilities*; and adherence to the principles underlying the recommendations from the *Royal Commission on Aboriginal Deaths in Custody (1987)*.

Whilst a detailed User Brief has not yet been developed for the new youth detention facility, the initial service planning has identified a number of principles that will impact on the amount of land required. These are:

- separation of different population groups:
 - male and female children and young people
 - on the basis of status (remand or under sentence)
 - different age groups
- create a safe and secure environment for children and young people and maximise community safety:
 - provide of a secure perimeter

- develop a clear buffer area around the secure perimeter
- creation of as normal an environment as possible:
 - building elements to be grouped to promote a sense of community
 - buildings to be non-institutional and preferably domestic in appearance and mostly single level, to retain a 'human' scale for residents, while maintaining a safe and secure facility
 - landscaping to create an aesthetic environment that is attractive, and encourages residents and staff to take pride in their surroundings
 - outdoor recreation and program areas available for use by all children and young people in detention
- encourage a sense of connection with the wider community, whilst ensuring privacy for children and young people at the centre:
 - maximise views to surrounding areas, especially long distance views
 - minimise overlooking of the centre from residential areas and passing traffic
- incorporation of community safety design principles:
 - arrangement of buildings to exclude any surveillance "blind spots"
 - location of visitor parking areas to avoid direct interaction with residents and provide separation from the secure perimeter
- compliance with the Commonwealth *Disability Discrimination Act*:
 - all areas of the built environment are to be accessible.

The above user requirement principles require that separate zones of activity should be considered when developing the new facility. For the purposes of establishing the required site area, the following allowances have been adopted:

- separation of 10-40m between functional zones, including between male and female children and young people in detention
- co-location of the central administration functions (admissions, reception, administration, visitor and health facilities)
- separation of 5-10m between buildings and the secure perimeter
- visual separation between groups of children and young people in detention (remand and under sentence) and also between male and female children and young people in detention, in addition to the physical separation outlined above.

The low intensity zones of activity could be used to separate more intensive areas of activity. For example the outdoor recreation areas could separate residential accommodation for different groups.

3.3 Site Area

Together with the intended outcomes and user requirements, the required site area is a key determinant in identifying possible sites. Estimates of the amount of land required for the centre were based on several sources including:

- the design studies for the proposed expansion of the existing facility
- the area required for the perimeter buffer
- interstate experience.

3.3.1 Design Studies for the Existing Facility

Previous design studies undertaken when it was proposed to expand Quamby provide an indication of the space required for different activities (Table 1).

In summary, the previous design studies suggested that a building area of approximately 6,600m² and associated “functional zones” of about 3ha would be required to accommodate the facility. These areas exclude perimeter security requirements.

Table 1: Building and site areas for selected activities

<i>Functional Zone / Activity</i>	<i>Specific Building/Facility Area⁽¹⁾</i>	<i>Overall Site Area⁽²⁾</i>
Administration	2,000m²	4,200m²
Admin Facilities	500m ²	
Intake	700m ²	
Health	300m ²	
Case Management	250m ²	
Ancillary Areas	250	
Residential	2,000m²	7,800m²
Older Male Remand	300m ²	
Older Female Remand	200m ²	
Younger Male Remand	300m ²	
Younger Female Remand	150m ²	
Older Male Committed	300m ²	
Older Female Committed	200m ²	
Younger Male Committed	200m ²	
Younger Female Committed	150m ²	
Ancillary areas	200m ²	
Indoor Education	1,100m²	3,000m²
Music	100m ²	
Workshop (Woodwork/Metalwork)	100m ²	
Workshop (Art/Craft)	100m ²	
Workshop (Sewing/Fashion)	100m ²	
Workshop (Cooking)	100m ²	
Workshop (Motor mechanics)	100m ²	
Ancillary areas	500m ²	
Outdoor Education		5,000m²
Horticulture	1,000m ²	
Agriculture	1,000m ²	
Environment	1,000m ²	
Vocational Training	2,000m	
Indoor Recreation	1,500m²	2,000m²
Pool (25m)	500	
Basketball Court	500	
Gym	250	
Ancillary Areas	250	
Outdoor Recreation		8,500m²
Sports field (120mx55m)	6,600m ²	
Outdoor activities/adventure pursuits	1,000m ²	
Cultural area (amphitheatre)	1,000m	
Communal/Public Areas		2,500m²
Car Parking (40 spaces)	1,500m ²	
Entry Landscape areas	1,000m ²	

(1) Approximate areas adapted from the original Quamby Expansion PSP Report

(2) Approximate areas using 25%-60% site coverage for each zone

3.3.2 Perimeter Security Requirements

The *Design Guidelines for Juvenile Justice Facilities* states that there should be sufficient space around the perimeter to control the flow of contraband and to minimise illegal entry. The *Design Guidelines* propose that there should generally be at least a 30m buffer zone to the community. Where there is a campus-style development, the *Guidelines* also state that the perimeter should be a minimum of 10 – 15m from buildings.

The buffer zone could take the form of roads or open space.

3.3.3 Other Jurisdictions

As part of the process of establishing the preferred site area, a review of interstate youth detention centres was undertaken. Table 2 summarises the size of some of these facilities.

Table 2: Interstate comparison of building and site area requirements

Facility	Site Area (Total)	Capacity	Comments
Malmsbury (Vic)	20ha	90	Facility for males 17-18 years. Site not fenced and in rural location. Not fully utilised
Parkville (Vic)	3.0ha	35	Facility for young boys and young women with limited outdoor recreation facilities. Site not fully utilised.
Melbourne (Vic)	3.5ha	60	Small oval, which will be shared with the new remand centre being constructed.
Caven (SA)	11ha	36	Facility for males 15-18 years. Site area not fully utilised.
Lidcombe (NSW)	4.7ha	47	Women only and limited outdoor recreation facilities.
Brisbane (Qld)	16ha	102	

In general, each of these facilities includes the range of programs and accommodation to be provided at the new ACT facility. In each state these centres represent one of two or more youth detention facilities. They therefore do not have to accommodate within one facility the range of population groups to be accommodated in the ACT centre.

3.4 Area Required

Based on the required separation between zones, the proposed range of activities to be located on the site and a single perimeter, an area of approximately 5.5ha is required for the new ACT detention centre, assuming that an ideally configured site is available. This area would accommodate future expansion, unless additional outdoor recreation facilities were required.

If a 40m buffer is required beyond the perimeter (which is in excess of the recommended provision) a site of approximately 8ha is required. This area would also accommodate parking areas.

It is unlikely that an 8ha site with the ideal dimensions, topography and no physical constraints could be identified. Therefore an area of 10ha has been identified as the minimum site area required for the facility. This allows some flexibility in site planning and provides for future expansion if required.

Table 3 shows a schematic layout of the site. The purpose of this layout is to establish an indicative land requirement: it is not intended to be a conceptual design.

3.5 Site Selection Requirements

3.5.1 General Requirements

The *Design Guidelines for Juvenile Justice Facilities in Australia and New Zealand* (pp 25-6) identify the following site selection principles:

- good access to public transport
- where numbers permit, facilities should be located regionally so that detainees remain close to their families and communities
- close to courts and legal services
- close to medical and psychiatric services, welfare, education opportunities, fire services and police
- the site should be of an adequate size and be able to establish a pleasant and interesting environment
- there should be an adequate buffer zone between the proposed facility and surrounding properties, the size of which should be considered on a site by site basis.

The site should be large enough to support the required buildings, outdoor activities, parking and services, with allowance for possible future expansion. In addition the *ACT Human Rights Act 2004*, *UN Convention on the Rights of the Child* and other guidelines require that children and young people should be separated from adult detainees.

3.5.2 Specific Requirements

Based on the above general requirements and the user requirements outlined above, the following outlines the specific requirements of a site for the new youth detention centre. These specific requirements take into account the requirements of the *ACT Human Rights Act (2004)*.

Ideally the site of the new youth detention centre should have a number of characteristics:

- Topography - a site with a slope of less than 5% would enable:
 - development of level open spaces and playing areas
 - enable site planning to meet minimum grade requirements for disability access
 - minimise change of levels between functional zones
 - enable run-off to be easily managed
 - minimise the capacity for children and young people in detention to get onto the roofs of buildings
 - maximise both formal and casual surveillance
- Vegetation – the need for trees within the facility to ‘soften’ the environment is to be balanced with security requirements, operational issues and harm minimisation considerations.

- Proximity to, but separation from, the urban area – facilitates efficient access to facilities and services and a sense of integration of the facility in the community.
- Adjacent uses - physically separated from adjacent uses by a buffer zone and not adjacent to uses that send negative social messages or which could have adverse social impacts on children and young people in detention.
- Services – access to the range of services including health, education, mental health and other services currently accessed by children and young people at Quamby.
- Access to the Court Transport Unit base, which is expected will be located within the new adult prison in Hume.
- Outlook - sufficient views from the site to provide a sense of integration and connection with the community.
- Visibility - not be visually exposed to, or overlooked by, major public traffic routes or residential areas in order to protect the privacy and exposure of children and young people in detention.

Ideally there should not be a visual connection between a youth detention facility and an adult correction centre.

- Heritage and environment - avoid areas of known cultural and or heritage or environmental significance.
- Infrastructure services - close to services with sufficient capacity to absorb new demand.
- Public transport - access to existing public transport services.
- Noise – avoid areas of high noise (e.g. flight paths).

4 Alternative Sites

Based on the criteria outlined above a total of 39 specific areas/sites in Broadacre land use policy areas across the ACT were initially identified for the youth detention centre. A preliminary evaluation of these was undertaken, which resulted in all but four being removed from further consideration.

A basic assessment of the four areas/sites has been completed and is summarised in the following sections. The areas/sites have a variety of site characteristics. They consist of a mix of general localities within which a number of potential sites could be identified as well as specific individual sites. [Figure 3](#) shows their distribution.

All sites are either located in an existing Broadacre Land Use Policy Area or identified as Broadacre in a current draft Variation to the Territory Plan.

The following provides a detailed description and assessment of each site together with site plans and photos.

4.1 [Site 1 –Block 440 and Part Blocks 739,740, 751 Gungahlin District](#)

Location	Off Federal Highway, adjacent to Wells Station Road, near Mitchell (Figure 4).
Current Land Use	Grazing, part of area being used to stockpile materials for civil works. Part Block 739 is Hills Ridges and Buffer Land Use Policy.
Site Area (approx)	Three alternative sites could be identified in this area. There is some flexibility to tailor the dimensions of the site to specific design needs. Part Block 739 – 15 ha; Block 440 and Part Block 740 – 10ha; Part Block 751 – 10ha
National Capital Plan	Not applicable – more than 200m from centreline of Federal Highway.
Tenure	Block 40 - 12 month licence agreement (yet to be finalised) with 12 month option to extend; Block 751 - 20 year lease; Block 740 - quarterly lease; and Block 739 is also leased. All leases contain a withdrawal clause.
Topography	Generally flat with an average slope of between 1% and 2% across the area. Part of Block 739 has a slope of about 10%.
Vegetation	Mostly cleared.
Proximity to Urban Area	Near Mitchell industrial area and EPIC. Approximately 300m NW of the North Watson residential area and separated by the Federal Highway/Northbourne Avenue.
Adjacent Uses	EPIC car park, Dog Obedience Club, communication towers. Part of area adjacent to future residential areas in Kenny (approx 20 years time). The Canberra Nature Reserve is to the north of the area. Site is about 500m from Mitchell.
Site access	Off Wells Station Road
Visibility	Site is screened from high traffic areas. Limited views from Highway, mitigated by setback and existing trees. Views from residential areas are limited.
European and Aboriginal Heritage	Adjacent to Wells Station Road but the road is not a Heritage item at this locality. No heritage items recorded. Site will be further investigated.
Environment Action Plans	Identified as a habitat for Striped Legless Lizards in the ACT Lowlands Native Grassland Conservation Strategy (Action Plan 28). Further investigation required.
Noise	Potential noise from events at EPIC – main issue around Summernats.
Infrastructure services	Sewer, water and electrical services available along the Federal Highway. Stormwater pond required in the vicinity of where Blocks 739 and 740 adjoin.
Public Transport	Approx 400-500m from Flemington Road which is an inter-town public transport route, with plans for expanded services.
General Comments	Impact on the communication towers on Block 393 will need to be investigated. Area is part of East Gungahlin Structure Plan and Territory Plan Variation currently before the P&E Committee. Buffer of 200-500m to future suburb of Kenny is possible. Buffer of 200m from Northbourne Avenue also possible. Block 440 has uncontrolled fill: the volume and level of contamination will be investigated. Sullivan’s Creek runs through part of Block 739, but could be excluded from a development site.

4.2 [Site 2 – Block 742 Gungahlin District \(Kenny\)](#)

Location	Fronts Horse Park Drive just west of the Federal Highway interchange (Figure 5).
Current Land Use	Rural
Site Area (approx)	25ha available within which to identify a site.
National Capital Plan	Not applicable
Tenure	20 year rural lease with a withdrawal clause.
Statutory planning	The existing land use policy for the site is Residential. Broadacre is proposed under recommended Variation to Territory Plan currently before P&E Committee.
Topography	Rises sharply to small hill outside the site. The average slope of the lower parts of the site is between 5% and 6%, and adjacent to the small hill the slope increases to 20%. This part of the site would have to be avoided.
Vegetation	Grove of trees in centre of site. Boundaries would need further investigation.
Proximity to Urban Area	Approximately 800m from developing areas of Gungahlin and will be adjacent to the future residential area of Kenny.
Adjacent Uses	Currently grazing and Nature Reserve– future residential to the south.
Visibility	Visible along Horse Park Drive from both directions, but elevated above the road level. Would be visible from future residential areas unless screen planting is initiated early. Views from the site southwards over future areas of Gungahlin to Black Mountain Tower.
Site Access	Off Horse Park Drive
European and Aboriginal Heritage	None recorded. Site will be investigated.
Environment Action Plans	Adjoins new Nature Reserve
Noise	Traffic noise may become an issue along Horse Park Drive as the area develops and traffic volumes increase.
Infrastructure Services	Extension to services from Harrison would be required.
Public Transport	Bus service would need to be extended to Harrison with development of suburb.
General Comments	There is a fibre optic cable easement running north/south through the eastern part of the site but boundary amendments would address any constraints imposed by this easement.

4.3 [Site 3 – Blocks 3 and 4 Section 47 and Blocks 1 and 5 Section 48 Fyshwick](#)

Location	Adjacent to proposed Homemakers / Bulky Goods Precinct fronting Canberra Avenue (Figure 6).
Current Land Use	Grazing
Site Area (approx)	20ha available within which to identify a site.
National Capital Plan	Consistent with National Capital Plan. Adjacent to a Main Avenue/Approach Route. Issues in relation to design and appearance of the centre to be considered.
Tenure	Licence
Topography	Generally flat, falling towards water course. Average slope of 3%.
Vegetation	Clear, grazing site. No known endangered species
Proximity to Urban Area	Adjacent to proposed bulky goods site in Fyshwick immediately to the west. Proposals for the bulky goods retail area do not include subject site at this state (and would require a variation to the Territory Plan).
Adjacent Uses	Fyshwick industrial area, grazing and railway line.
Visibility	Visible from Canberra Avenue traffic to and from Queanbeyan.
Site Access	Either directly from Canberra Avenue or from proposed access to bulky goods centre
European and Aboriginal Heritage	An open scatter of at least two Aboriginal stone artefacts found on Block 2 Section 48 (adjacent) included in the list of Aboriginal heritage places. Site will be further investigated.
Environment Action Plans	The area is not subject to an Action Plan.
Noise	Potential noise source include traffic along Canberra Avenue, aircraft noise and train noise. To be investigated.
Infrastructure Services	Would need to be extended from Canberra Avenue or may be available as part of proposed bulky goods retail development.
Public Transport	Queanbeyan bus services travel along Canberra Avenue. ACTION buses provide transport into Fyshwick.
General Comments	Long frontage to Canberra Avenue. The PA for the adjoining Bulky Goods precinct identifies this site as an area for future expansion of the bulky goods precinct.

4.4 **Site 4 – Block 8 Section 102 Symonston**

Location	Narrabundah Lane directly opposite the Long Stay Caravan Park, and immediately east of the Therapeutic Goods Administration building (Figure 7).
Current Land Use	Rural
Site Area (approx)	15ha available
National Capital Plan	Not applicable
Tenure	Leased - Callum Brae. This area is to have a maximum 20 year lease with a withdrawal clause.
Topography	Mostly flat with a slight elevation towards the TGA site. Average slope of less than 2%.
Vegetation	All of site is native grassland.
Proximity to Urban Area	Approximately 1.5km to Narrabundah and 100m from the long stay caravan park and mobile home village.
Adjacent Uses	Part of “Callum Brae” property, TGA, Long Stay Caravan Park (Koomari), Sundown Village opposite, several residential properties, AGSO and greyhound track.
Visibility	Site is partly visible from the Monaro Highway and fully visible from Narrabundah Lane. Not readily visible from TGA due to minimal fenestration on the eastern side of the building. The new prison site is also visible from this site and would not be screened by existing vegetation.
European and Aboriginal Heritage	The Callum Brae property is heritage listed and the site is partly within the recognised viewshed of the homestead. Impact to be assessed.
Environment Action Plans	Identified as Native Grassland and a habitat for the Earless Dragon in the ACT Lowlands Native Grassland Conservation Strategy (Action Plan 28) but is not part of the land to be dedicated as Nature Reserve.
Noise	Quiet area
Infrastructure Services	Generally available in area. To be investigated.
Public Transport	Weekday service along Narrabundah Lane serving the TGA and other uses.
General Comments	This site has significant environmental constraints that will require further investigation. However a facility may assist in preserving the surrounding grassland areas. The proximity to and visibility of the new prison are significant issues to address.

5 Conclusion

This report has presented a short-list of four possible sites for the new ACT youth detention centre. These sites were selected from an initial list of nearly 39 sites across Canberra. All of the sites were evaluated against a number of selection criteria including the capacity to achieve the intended outcomes and the user requirements for the facility.

The four short-listed sites include sites in Gungahlin near Mitchell and the future suburb of Kenny, Symonston and Fyshwick. All sites are located in areas where a correction facility is permissible under the Territory Plan and the National Capital Plan.

It is intended that the four short-listed sites be the subject of further investigations and consultation with key stakeholder groups, leading to a recommendation to Government regarding a preferred site.

PURDON ASSOCIATES

June 2005