

APPENDIX A

Community Consultation Report prepared by KJA

Infrastructure NSW
New Grafton Correctional Centre
EIS Exhibition
Community Consultation Report

25 November 2016



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1. Executive Summary

As part of the NSW Government's record infrastructure spend on prison capacity across the State, a new 1,700 bed correctional complex has been proposed to be built on 195 hectares approximately 12.5km southeast of Grafton at Lavadia. The decision to build the New Grafton Correctional Centre has arisen out of a pressing need to address the current critical shortage of correctional centre beds and facilities within NSW and the projected prison population forecasts over the next 20 years and beyond.

This project is being delivered as a public private partnership as it will deliver high quality, efficient, value for money correctional services. Once the centre is open, the private operator will be required to meet rigorous performance standards to ensure best practice operations. A preferred bidder will be appointed in 2017 and then be responsible for the design, financing, construction, maintenance and operation of the facility for 20 years with ownership to be retained by the NSW Government.

As a State Significant Development, a two stage planning approval process is required:

- Stage 1 – involves the concept proposal and early works – this is the responsibility of Projects NSW, a unit within Infrastructure NSW on behalf of the NSW Government
- Stage 2 – involves the detailed design and construction of the new facility – this is the responsibility of the successful bidder

The New Grafton Correctional Centre will include a 1,000 bed maximum male facility, 400 bed minimum security and a 300 female facility. Associated infrastructure, including a waste water treatment plant, detention ponds and a car park for staff and visitors will also be built.

Construction is expected to start in late 2017 and commence operations in 2020. The project is expected to create more than 300 jobs during the construction phase and up to 650 ongoing jobs once operational. It will also provide significant opportunities for local businesses to supply goods and services.

The Environmental Impact Statement (EIS) was exhibited from 13 August to 19 September 2016 and a variety of engagement activities were held during this period to advise the community of plans, answer any questions, seek informal comment and encourage submissions.

Feedback obtained during the information sessions held at Grafton Shoppingworld and Grafton Library related to the following key themes: Local opportunities for employment and local suppliers; site selection; design and construction impacts; prison security and operations; services to site; impacts to local services; privatisation; environment and heritage; and the Grafton Intake and Transient Centre. This is discussed in greater detail in the body of this report.

Grafton has been home to the Grafton Prison (now the Grafton Intake and Transient Centre) for many years. Many see the New Grafton Correctional Centre as a good opportunity for economic sustainability of the town and welcome the economic boost that the new project will deliver to Grafton, Clarence Valley and the broader Northern Rivers region.

Interest was received from people seeking work either during the construction phase, the operational phase or both. People questioned how the winning consortium would be held to account if they did not deliver jobs locally as some community members felt this had not taken place with the RMS Pacific Highway Upgrade project.



Despite the land being acquired in July, community members still expressed concern.

Some people suggested that the centre would be located in the wrong spot and this is especially true of those who live in the vicinity who feel encroached upon by plans to build both a major road bypass and the New Grafton Correctional Centre in this area. They are also concerned about prisoner escapes, safety as it relates to themselves, their family and their property, how the town's demographics might change, and how it will change their current way of life.

Others in the community raised concerns about whether the new correctional centre would put pressure on local health services that they feel are already under struggling to meet demand. There was interest in how essential services would be brought to the site or dealt with on the site and whether the costs would be passed on to the local community. Also whether the treatment of wastewater and sewage would have an impact on the environment.

The Department of Planning and Environment received 13 formal submissions from members of the public and 7 agency submissions. These submissions have been published by the Department of Planning and Environment and can be found at www.majorprojects.planning.nsw.gov.au

A Preferred Project Report will be prepared to address all the submissions received and will be made publicly available. The stage 1 application will then be submitted to the NSW Minister for Planning.

Following the appointment of the preferred bidder in mid-2017, there will be further community consultation as part of the stage 2 planning application. This will be carried out by the preferred consortia in partnership with the NSW Government.



2. Introduction

Project background

The NSW Government has announced a \$3.8 billion plan to increase prison bed capacity across the State. Additional to this a new 1,700 bed correctional complex will be built with construction due to commence in 2017 for delivery in 2020.

“We want this prison to play an important role in reducing reoffending through rehabilitation programs and helping keep the community safer, as well as reducing the burden on police and courts.”¹

Infrastructure NSW began their engagement of the community earlier in the year². On Wednesday 3 February 2016, two community information sessions were conducted at the Tucabia Hall attended by approximately 180 people. At each session the Corrective Services Commissioner and the Infrastructure NSW Project Director presented an overview of the new centre, the planning and construction program and opportunities for community involvement followed by a question and answer session.

Areas of interest related to how why this site was selected, how it was acquired, what the local economic and employment opportunities from the project would be, and interest in knowing more about what other consultation activities would be held. Infrastructure NSW also held meetings with neighbours who live adjacent to the site. Staff at the Grafton Intake and Transient Centre (the existing facility in Grafton) were also briefed on the project by the Corrective Services Commissioner.

Public Private Partnership

The project is being delivered as part of a public private partnership (PPP) to achieve maximum benefit for NSW with ownership retained by the NSW Government. This model has been chosen as it will deliver high quality, efficient, value for money correctional services.

Industry was invited to submit expressions of interest to design, finance, construct, maintain and operate of the facility for 20 years. Of the four consortia that registered their interest, three consortia were shortlisted and a rigorous tender process commenced. The three project bidders are:

- GEO Consortium (including GEO, Lendlease, Richard Crookes, Capella)
- Greater Futures Partnership (including Sodexo, Watpac, Plenary)
- Northern Pathways (including Serco, John Holland, Macquarie, John Laing)

The closing date for the three shortlisted consortia to submit their proposals is 10 November 2016. A preferred bidder will be appointed in 2017 and they will be responsible for the design, financing, construction, maintenance and operation of the facility for 20 years. Ownership of the site and asset will be retained by the NSW Government.

Once the centre is open, the private operator will be required to meet rigorous performance standards to ensure best practice operations. In line with NSW Government State Priorities, the

¹ Minister for Corrections David Elliot – Media release Monday, 1 February 2016 - *Prison Projects to Deliver 1,650 Beds*

² Infrastructure NSW – Media release, 19 January 2016 – *Community presentation on new Grafton correctional centre*



operator will also need to have an absolute focus on reducing the risk of reoffending to improve community safety.

The planning process

State Significant Development

To satisfy planning approval requirements of Part 4 of the Environmental Planning and Assessment Act 1979, a State Significant Development Application for Stage 1 of the project was prepared by Infrastructure NSW. The State Significant Development Application includes a Stage 1 Environmental Impact Statement (EIS) covering the concept proposal and early works such as bulk excavation and clearing.

Concept Proposal

The New Grafton Correctional Centre concept proposal provides a maximum and minimum security facility and includes a total of 1,700 beds and Stage 1 early works.

There will be 1,300 maximum security beds that will include 1000 beds for male inmates and 300 beds for female inmates, and a minimum security section that will include 400 residential beds for male inmates. It includes design guidelines and development parameters within the context of the local area such as: Site layout, including security fencing and walls; gross floor area; building footprints; height and massing/building envelopes; site access; and landscaping and tree planting.

Environmental Impact Statement

The EIS was lodged with the Department of Planning and Environment. It outlines the project site and proposed development outcomes. It describes the existing environment and outlines the project justification and public benefits. It also assesses the proposal against relevant matters set out in relevant legislation, environmental planning instruments and planning policies and strategies.

EIS Exhibition

The EIS was on public exhibition from 13 August to 19 September 2016 and the engagement that took place with the local community and stakeholders during that period is the subject of this report.

Next steps

Following the closure of the exhibition period, a Preferred Project Report will be prepared by Infrastructure NSW to address all the submissions received and will be made publicly available. The Stage 1 application will then be submitted to the NSW Minister for Planning.

The Stage 2 application will involve the detailed design and construction of the new facility with more community consultation as a key part of this.



3. Community consultation

Activities

Consultation with the local community is an important part of the planning process. On Friday 12 August 2016, the Department of Planning and Environment announced the development application for a concept proposal for the New Grafton Correctional Centre would be on exhibition for community consultation.

The public exhibition ran from 13 August to 19 September 2016. On 13 August a permanent display of the Environmental Impact Statement was set up in the foyer of the Clarence Valley Council and in the Grafton office of the Department of Planning and Environment. To provide more opportunities to the local community to view the EIS documents they were also made available at the Grafton Library from 2 September – 19 September.

“Community consultation is an integral part of the planning process and the applicant will have to respond to the feedback we receive”³

A range of activities took place in Grafton throughout the exhibition period aimed at providing multiple opportunities for the local community to learn about the project, examine the EIS, provide feedback and ask questions of project team members. This included community information sessions at:

- Grafton Shoppingworld so that people who were unlikely to seek out information still had exposure to the project. The stand was located in front of the entrance to Woolworths in the vicinity of the food court where there was a constant flow of pedestrian traffic.
- Grafton Library provided people with an interest in the project a further opportunity to provide feedback, ask questions and hear from the project team.

The community information sessions were informal with no set presentation. Display boards were used to provide a visual display and project team members were on hand to answer any questions that came up. The tables below outline the details of the community information sessions.

Grafton engagement activities - week one

Date	Session	Location	Time	Attendees
Fri 26 August	Pop up	Grafton Shoppingworld	12 – 3pm	24 (approx.)
	Drop in	Grafton Library	4 – 7pm	2
Sat 27 August	Drop in	Grafton Library	9.30am - 12	2

Grafton engagement activities - week two

Date	Session	Location	Time	Attendees
Fri 2 September	Pop up	Grafton Shoppingworld	12 – 3pm	26 (approx.)
	Drop in	Grafton Library	4 – 7pm	5
Sat 3 September	Pop up	Grafton Shoppingworld	9.30am - 12	12
	Drop in	Grafton Library	9.30am - 12	10

³ Department of Planning and Environment - Media release Friday, 12 August 2016 – *Have your say on a new Correctional Centre in Grafton*



The timing of the sessions were selected so that most people in the community would be able to attend at one time or another if they chose to. The venues that were used provided easy access to all members of the community including those with mobility impairments.

Consultation dates and details were advertised:

- In the Community Update via a Grafton wide letterbox drop to over 8,200 households;
- On the Infrastructure NSW website;
- In the local newspaper, the *Grafton Examiner* on 15 and 20 August 2016; and
- By the Department of Planning and Environment media release on Friday 12 August 2016.



Fig 1 – Pop up information session at Grafton Shoppingworld



Fig 2 – Display at Grafton Library

At all of the community information sessions, people were able to view AO size Display boards, discuss the contents, ask questions and then take home the copies of the same information as A4 full colour hand-outs. Copies of the display boards can be found in **Appendix C**.

After the Grafton Library information sessions attracted fewer attendees than anticipated, it was agreed that a display at Grafton Shoppingworld be set up until the follow up sessions a week later. In addition, an extra information session was added for the following Saturday, 3 September, at Grafton Shoppingworld.

The issues that were raised at these sessions were noted and are summarised in this report.

Engagement Tools

Community Updates

Two Community Updates were distributed to the local community in advance of the EIS Exhibition. Community Updates were used to detail key project information and ensure the community was kept fully informed about upcoming activities.

The first Community Update related to the Government's decision to increase the capacity of the centre to 1700 beds. A further Community Update was distributed in a Grafton wide letter box drop in August 2016. This project update provided details about the Community Information Session timetable during the EIS exhibition, details on how to access further information and how to formally make submissions. Information from this Community update was reflected in a story ran on page 3 of the *Grafton Examiner* on 16 August 2016. A copy of this article can be found in **Appendix B** to this



report. The online version also provided details of the Community Information Session dates, times and locations.

Community Updates can be found in **Appendix A**.

Website information

The website was updated regularly to ensure that it reflected information that had been provided in the Community Updates.

1800 community information line

A dedicated 1800 number was set up to operate from Monday to Friday 9am to 5pm for two months in the lead up to and during the public exhibition period. The 1800 number was publicised on the Infrastructure NSW website and in the Community Update that was letter dropped to the Grafton area in August prior to the EIS exhibition commencing.

Display Boards

Four different display boards were developed and used during the Community Information Sessions to provide an easy to read visual display of important project information. As a State Significant Development it was important to provide some level of context to ensure the community had a basic understanding of the planning process and why they were not seeing a design at this stage. The four display board topics were:

- About the new Grafton Correctional Centre
- The Existing Environment
- The Planning Process
- The Concept Proposal

Copies of the display boards can be found in **Appendix C**.

Fact sheet hand outs

Fact sheets based on the project boards were used as hand-outs at all community information sessions and were left at the display at Grafton Shoppingworld between sessions so that people had information to take away with them.

Acknowledgment of Country

A printed *Acknowledgment of Country* was displayed at the Library sessions. A copy of this can be found in **Appendix D**.

INSW briefings to key local stakeholders

Face to face briefing – Chris Gulaptis, Member for Clarence

Members of the Infrastructure NSW project team attended the Local Member's offices to update him on the project. The topics discussed included the:

- Stage 1 planning application for concept approval and early works, including the Environmental Impact Statement and program of community consultation
- Current stage of the Public Private Partnership process, noting that the three consortia have until 10 November to submit their proposals following the issuing of the Request for Proposals in July 2016
- Consortia presentations at a meeting organised by Infrastructure NSW and the Grafton Chamber of Commerce on 25 August 2016



4. Consultation outcomes

Due to Grafton's long history as home to Grafton Prison (now the Grafton Intake and Transient Centre) prisons are well tolerated by the local community. The New Grafton Correctional Centre is seen as a good opportunity to improve the economic sustainability of the town. Many people welcome the economic boost that the New Grafton Correctional Centre will deliver to Grafton and Clarence Valley in terms of employment and other opportunities in the broader Northern Rivers region.

Feedback from the community related to the following key themes:

- Local opportunities for employment and local suppliers
- Site selection
- Design and construction impacts
- Prison security and operations
- Services to site
- Impacts to local services
- Privatisation
- Environment and heritage
- The future of the Grafton Intake and Transient Centre

***"This feedback is taken into consideration as part of the assessment"**⁴*

Interest was received from people seeking work either during the construction phase, the operational phase or both. Some concern was also expressed that the jobs promised by the RMS Pacific Highway Upgrade project have not eventuated. People questioned how the winning consortium would be held to account if they did not deliver jobs locally.

Some people suggested that the centre would be located in the wrong spot, in particular those who live close to the site and are concerned by plans to build both a major road bypass and the New Grafton Correctional Centre in this area. They are also concerned about prisoner escapes, safety as it relates to themselves, their family and their property, how the town's demographics might change, and how it will change their current way of life.

Some in the community raised concerns about whether the new correctional centre would put pressure on local health services that they feel are already struggling to meet demand.

Others were concerned about how essential services would be brought to the site or dealt with on the site and whether the costs would be passed on to the local community. Also whether the treatment of wastewater and sewage would have an impact on the environment.

The sign in **Figure 3** below was made by a community member and brought to one of the community information sessions at the library.

⁴ Department of Planning and Environment - Media release Friday, 12 August 2016 – *Have your say on a new Correctional Centre in Grafton*

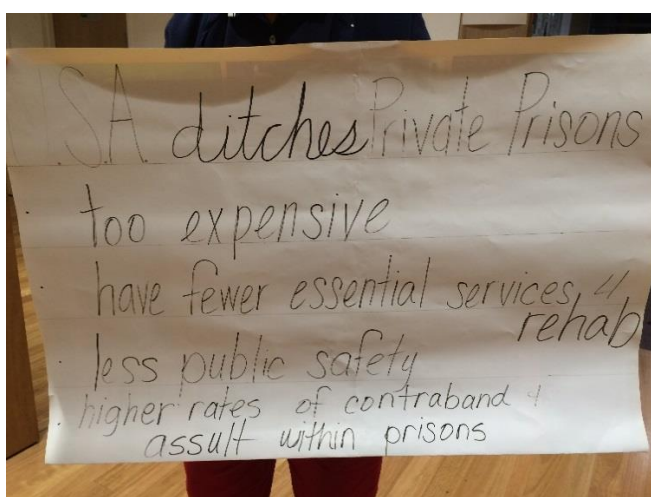


Fig. 3 - Community member holding a sign at the Grafton Library

There were only five calls to the 1800 Community Information Line throughout this period.

Community Comments

During the community information sessions, general interest in the project was received by the project team along with a variety of questions and comments. This has been summarised in the table below.

Key discussion themes	Summary of comments
Local opportunities for employment and local suppliers	• Pleased to see more jobs coming to the area as a result of the proposed development • Interest in work opportunities and how to apply for jobs at both the construction and operational stages in relation to themselves and family members • Demonstrated interest from a number of local businesses keen to supply or work with the prison • The successful bidder should be made to take on local apprentices • Feeling that RMS brought in workers for the Pacific Highway Upgrade rather than employing locals • Concern that the successful bidder would not employ locals • Hope that local suppliers would be used including local food suppliers • How will the winning consortium be held to account?
Site selection	• Concern about the land acquisition process • Why there was need for so much land • Whether it was flood prone or not • The facility should be built near the Acmena Juvenile Justice Centre rather than on the proposed site • The proposed facility is too big for the number of prisoners it will be housing



Key discussion themes	Summary of comments
	• The RU2 zoning of the site does not allow for the development of a significantly sized prison
Design and construction impacts	• Choosing a site a little out of town is a good outcome for Grafton as it will be unobtrusive • Whether there had been an assessment of visual impact and the value of nearby properties • Concern about noise during construction • Disappointment that there will be a significant increase in traffic and traffic noise including truck noise through Pillar Valley • Prisons can attract ‘undesirable’ visitors to a town like Grafton and antisocial behavior may result from the families of prison inmates moving into the area • Concern that short-stay accommodation would be built nearby, and the belief that the clientele might make their nearby street less safe • Interest from a member of the Salvation Army in the chaplaincy program
Prison security and operations	• Worry about prisoner escapes from residents close to the site • What sort of locks were being used on doors and whether they were failsafe • Would all the prisoners held in the facility come from nearby communities? • Desire that the operators of the prison: ○ Educate and rehabilitate the prisoners in order to prepare them for life in the community after prison ○ Put the prisoners through a proper program prior to them re-entering society
Services to site	• Concern in regard to costs and who would be paying for it • Interest in ○ Road upgrades ○ Where will the site source its water from? ○ Management of waste water/sewage on site as opposed to pumping it elsewhere for treatment • Power and energy option suggestions such as renewable energy or energy generation sourced from the local landfill
Impacts on local services	• Local health services are already under pressure, how will they be impacted? • What health facilities will there be in the new facility? • Will Grafton hospital be expanded to take additional patients in a secure unit if inmates were to be treated there? • Recommendation that the project team liaise with the farmers who walk their cattle North to South along the Avenue during flooding



Key discussion themes	Summary of comments
Privatisation	• Money would be better spent on building hospitals and schools or preventing indigenous people from offending, rather than on building private prisons • Privately operated facilities are too expensive, include fewer essential rehabilitation services, are less safe than public facilities and have higher rates of contraband and assault
Environment and Heritage	• Concern that sacred sites and the nearby wetland would be affected by the facility's waste water • Whether there would be an impact on the Coldstream River in Lavadia • Concern regarding the potential impact on nearby bird habitats, endangered animals, vulnerable species of plants, threatened species • Belief that bats and dragonflies would be attracted to the prison lights and get killed on razor wire • Concern about shooting licenses for the site and surrounding properties, especially in relation to the management of wild dogs and pigs
Grafton Intake and Transient Centre	• The new facility is a good outcome for Grafton, especially since the current prison is overcrowded • Concern about the future of the Grafton Intake and Transient Centre • More money needs to be spent on addressing safety issues in the current prison i.e. faulty fire alarms • Interest in seeing a feasibility study into the option of renovating the current Grafton prison, as opposed to building a new one



5. Formal submissions

The Department of Planning and Environment received 13 feedback submissions from members of the public who live in Lavadia, Ulmarra, Glenugie, Kungala, Clarenza, Grafton and South Grafton.

There were also 7 Government/ agency/ organisation submissions. These submissions were from:

- Department of Industry - Resources and Energy
- Clarence Valley Council
- Rural Fire Service
- Transport for NSW
- Department of Primary Industries
- Roads and Maritime Services
- Office of Environment and Heritage

The Department of Planning and Environment has published all of these submissions on their website: <http://majorprojects.planning.nsw.gov.au>

6. Conclusion

Community feedback

Following the closure of the exhibition period, a Preferred Project Report will be prepared to address all the submissions received and will be made publicly available. The stage 1 application will then be submitted to the NSW Minister for Planning.

Future consultation

Following the appointment of the preferred bidder in mid-2017, there will be further community consultation as part of the stage 2 planning application. This will be carried out by the preferred consortia in partnership with the NSW Government.



Appendices:

Infrastructure NSW

New Grafton Correctional Centre

EIS Exhibition

Community Consultation Report



Appendix A - Community Updates

New Grafton Correctional Centre

Project update | June 2016

New Grafton Correctional Centre to meet growing demand and deliver benefits for all

The NSW Minister for Corrections has announced that plans for the scope of the new Grafton Correctional Centre have been expanded to accommodate up to 1,700 beds.

To help meet the State's need for increased prison capacity, the new centre will now comprise of a complex of three centres, a maximum men's centre, a women's centre and a minimum security.

It will feature state-of-the-art security and surveillance as well as advanced rehabilitation services and will be the major multifunctional, regional correctional facility servicing the northern part of NSW.

The new complex will deliver hundreds of jobs to the region during and after construction and will create long-term economic opportunities locally through the procurement of goods and services.

Short-listed Consortia

Earlier this year the NSW Government called for Expressions of Interest from the private sector to design, build, operate and maintain the new facility.

Three applicants have now been short-listed to participate in the Request for Proposal stage of the project following an evaluation process.

The successful applicants were:

- GEO Consortium (including Lendlease, Richard Crookes, Capella)
- Greater Futures Partnership (including Sodexo, Watpac, Plenary)
- Northern Pathways Partnership (including Serco, John Holland, Macquarie, John Laing)

Community engagement

Projects NSW will be visiting Grafton next month to update the community about the project and its latest developments and to answer any questions.

The Environmental Impact Statement will be publicly exhibited in July/August when stakeholders and the public will be invited to make formal submissions.

Questions and Answers

Why has the scope of the project been expanded?

Since the planning for the site in 2015, there has been an unprecedented and unexpected rise in inmate numbers, including female inmates, with a growing need for more female and minimum security beds.

Increasing capacity of the new Grafton Correctional Centre to house 1,700 inmates allows a dedicated female facility to be built delivering the best value for money for the people of NSW by avoiding unnecessary development of another site.

The expansion of this complex is part of a wider package of programs the NSW Government has announced to increase capacity across the State and to improve the standards and value for money provided by the NSW prison system.

Will there be any social impacts?

There has been a prison at Grafton for more than a century and local residents and community leaders have been generally very supportive of its presence. The new centre will bring more jobs and help to boost economic conditions within the valley and region.

More detail on social and environmental impacts identified during the assessment phase of the project will be publicly exhibited in July/August.

When will the new complex open?

Construction is expected to begin in 2017, with the new complex expected to open in 2020.



New Grafton Correctional Centre

Community Update – August 2016

Infrastructure NSW has prepared an Environmental Impact Statement (EIS) for Stage 1 of the new Grafton Correctional Centre which, when complete, will accommodate up to 1,700 beds. The new complex will deliver hundreds of jobs to the region during and after construction and will create long-term economic opportunities locally through the procurement of goods and services.

You are invited to learn more about the project at a series of upcoming community information sessions.

About the new Grafton Correctional Centre

The new Grafton Correctional Centre will be a safe and secure correctional facility servicing the northern part of NSW. It will be the primary correctional complex for all correction operations from the Queensland border in the north, Kempsey in the south-east and Tamworth in the south-west.

The complex will be responsible for remand, reception and placement for specified offender groups. It will feature state-of-the-art security and surveillance and will provide rehabilitation services to reduce reoffending.

It will be located on a 195-hectare site at Lavadia approximately 12.5 kilometres south-east of Grafton. Infrastructure NSW has started the planning approval process for the project which will come in two stages. Stage 1 is to determine the concept proposal and early works such as bulk excavation and site stabilisation works, and Stage 2 is approval for the actual design and construction of the facility by the preferred consortium.

Earlier this year, the NSW Government called for Expressions of Interest from the private sector to design, build, operate and maintain the new facility.

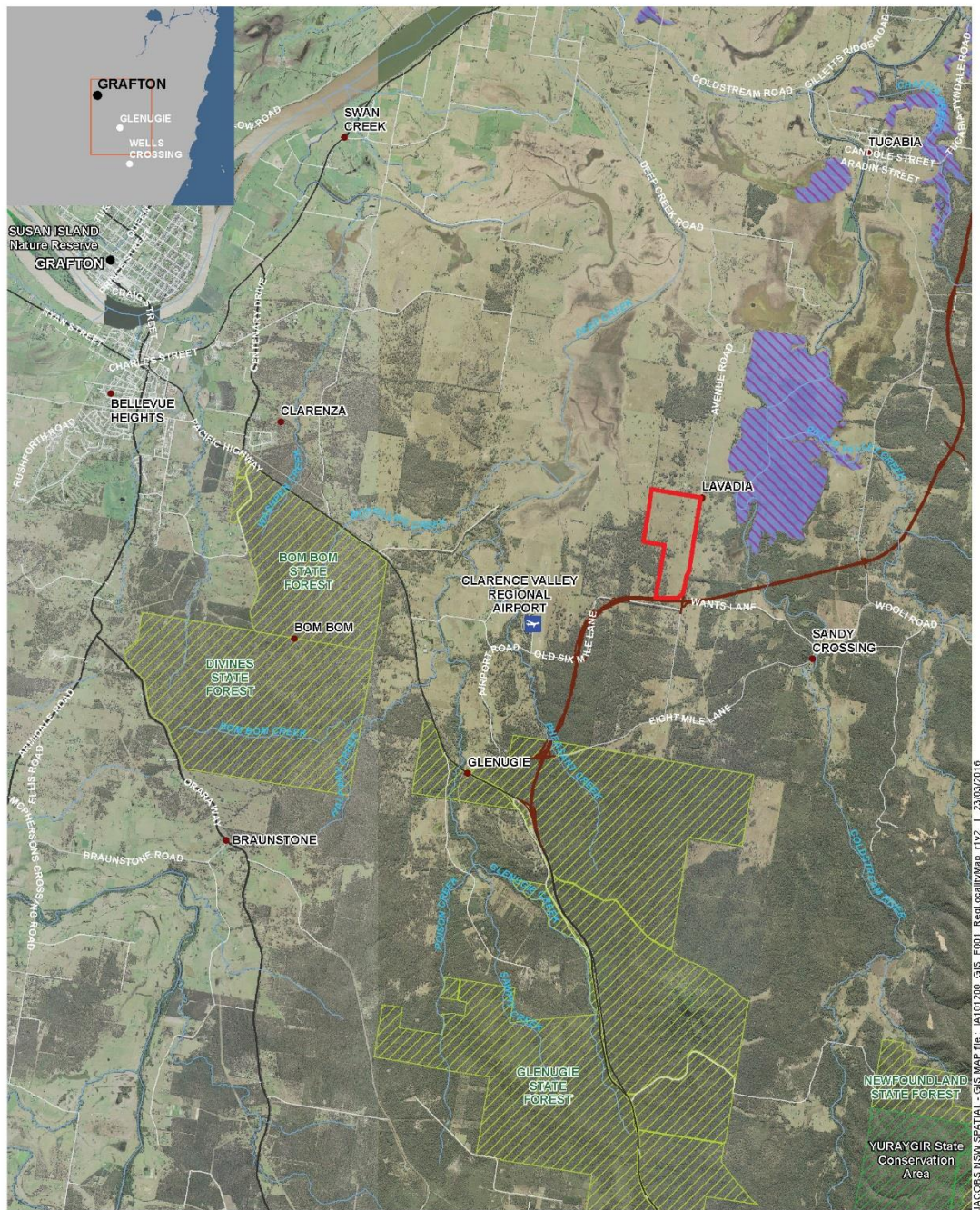
A short-list of three consortia was announced in June with the successful applicants, GEO Consortium, Greater Futures Partnership and Northern Pathways Partnership, now participating in the Request for Proposal stage. It is expected the successful consortium will be appointed mid-2017.

Construction of the new correctional complex is expected to begin in 2017 and be completed by 2020. It will be designed to operate in accordance with innovative best practice, both in providing safety and security and positive management of inmates.

Planning update

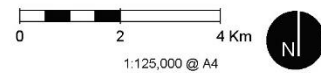
A State Significant Development (SSD) Application for Stage 1 of the project has been prepared to satisfy planning approval requirements of Part 4.1 of the Environmental Planning and Assessment Act 1979. The SSD includes a Stage 1 EIS covering the concept proposal and early works.

The EIS has been lodged with the Department of Planning and Environment and is on public exhibition from mid-August to mid-September. Following the exhibition, a Preferred Project Report will be prepared to address all submissions received. Approval for Stage 1 of the new Grafton Correctional Centre will then be sought from the Minister for Planning.



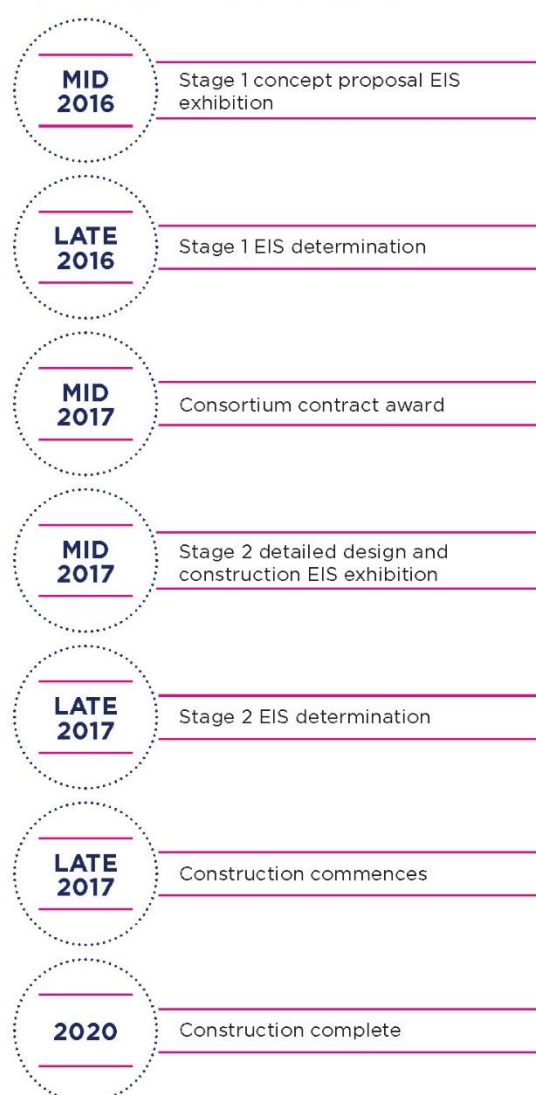
Legend

-  The Project
-  Grafton Bypass (proposed)
-  SEPP 14 Wetlands
-  National Park Reserves
-  State Forests





INDICATIVE PROJECT TIMELINE



How to make a submission

As part of the EIS assessment process, you are encouraged to make a formal submission to the Department of Planning and Environment. To view the EIS and make a submission go to www.majorprojects.planning.nsw.gov.au. All submissions must be received by the end of the submission period.

Updates about the projects will also be available on our website www.insw.com/projects-nsw

COMMUNITY INFORMATION SESSIONS

If you would like to find out more about new Grafton Correctional Centre, the project team and technical experts will be available to discuss the EIS and answer questions at the following drop-in community information sessions:

FRIDAY 26 AUGUST 2016

Grafton Shopping World

52 -74 Fitzroy Street, Grafton NSW 2460
12pm-3pm

Grafton Library

126-144 Pound Street, Grafton NSW 2460
4pm-7pm

SATURDAY 27 AUGUST 2016

Grafton Library

126-144 Pound Street, Grafton NSW 2460
9.30am-12pm

FRIDAY 2 SEPTEMBER 2016

Grafton Shopping World

52-74 Fitzroy Street, Grafton NSW 2460
12pm-3pm

Grafton Library

126-144 Pound Street, Grafton NSW 2460
4pm-7pm

SATURDAY 3 SEPTEMBER 2016

Grafton Library

126-144 Pound Street, Grafton NSW 2460
9.30am-12pm



Contact us

HAVE AN ENQUIRY OR COMMENT ABOUT THE PROJECT?



1800 813 204



WWW.INSW.COM/PROJECTS-NSW



NGCCinfo@INSW.COM



Appendix B – Grafton Examiner article



16 Aug 2016
Daily Examiner, Grafton NSW

Author: Tim Howard • Section: General News • Article type : News Item
Audience : 3,882 • Page: 3 • Printed Size: 217.00cm² • Market: NSW • Country: Australia
ASR: AUD 912 • Words: 374 • Item ID: 642604387

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Page 1 of 1

\$557m economy boost

Draft EIS outlines effects from new jail

Tim Howard

Tim.Howard@dailyexaminer.com.au

THE NEW Grafton jail will inject \$557 million into Clarence economy claims the draft EIS for the project which has just gone on display for 30 days.

Analysis in the draft shows that the project is likely to impact on the regional economy through increasing the ongoing economic activity during construction as well as operation of the jail.

The project is expected to deliver increased regional economic activity, including:

- A positive economic benefit to the region of

approximately \$557million in value add, representing an increase in the regional economy by 0.45%.

- Providing approximately 600 to 650 full time equivalent (FTE) staff. Of this total, the net employment for the region is projected to be at least 105 FTE jobs, assuming some of these new jobs will replace others in the region via the local labour market effect.

- New capital and operational expenditure will increase within the region, resulting in direct

employment in the construction and correctional services sector and indirect employment in associated sectors.

- The peak year for regional economic benefits from the project are expected to be 2018-19 at the peak of the construction

phase.

- Most of the additional economic activity and employment generated by the proposal is expected to be within the Clarence Valley local government area.

- The modelled negative impact on the region's increased taxation is expected to be minimal.

- Given Grafton already has a correctional facility the risk of negative impacts on tourism in the area is considered to be negligible. This is supported by research that indicates there is little evidence of tourism impacts.

- The project is expected to deliver a slightly positive impact on housing demand in Grafton and the surrounding area.

The draft also outlines the immediate future of the current Grafton jail.

"As the facility cannot be easily refurbished or easily re-purposed given its age, it is expected to remain operational for the project period. Whilst a potential re-use of the existing facility may be considered at a later date, all re-use options for the site currently remain unexamined," it states.

To access more details about the community information sessions and to register for project updates, visit www.insw.com/projects-nsw/grafton-correctional-centre.



Appendix C - Display boards

About the new Grafton Correctional Centre

The new Grafton Correctional Centre will accommodate up to 1,700 inmates once complete and will deliver hundreds of jobs to the region and create long term economic opportunities locally through the procurement of a range of goods and services.

It will service the northern part of NSW as the primary correctional complex for all correction operations from the Queensland border in the north, Kempsey in the south-east and Tamworth in the south-west.

The new centre is required to address the current critical shortage of correctional centre beds and facilities within NSW, due to unprecedented growth in inmate numbers across the State.

It will comprise a 1,000-bed, male maximum security facility, a 300-bed, female maximum security facility and a 400-bed, minimum security facility.

It will be responsible for remand, reception and placement for specified offender groups, feature state-of-the-art security and surveillance and will provide best practice rehabilitation services.

It will be delivered as a public private partnership (PPP) to deliver high quality, efficient, value-for-money correctional services. The private sector will be responsible for the design, construction, maintenance and operation of the facility with ownership to be retained by the NSW Government.

Construction is due to commence in mid-2017 and the new Centre will open in 2020.



Inmate training at the Junee Correctional Centre



The Planning Process

A State Significant Development (SSD) Application for Stage 1 of the project has been prepared to satisfy planning approval requirements of Part 4 of the *Environmental Planning and Assessment Act 1979*.

The Application includes a Stage 1 Environmental Impact Statement (EIS) covering the concept proposal and early works such as road access and bulk excavation.

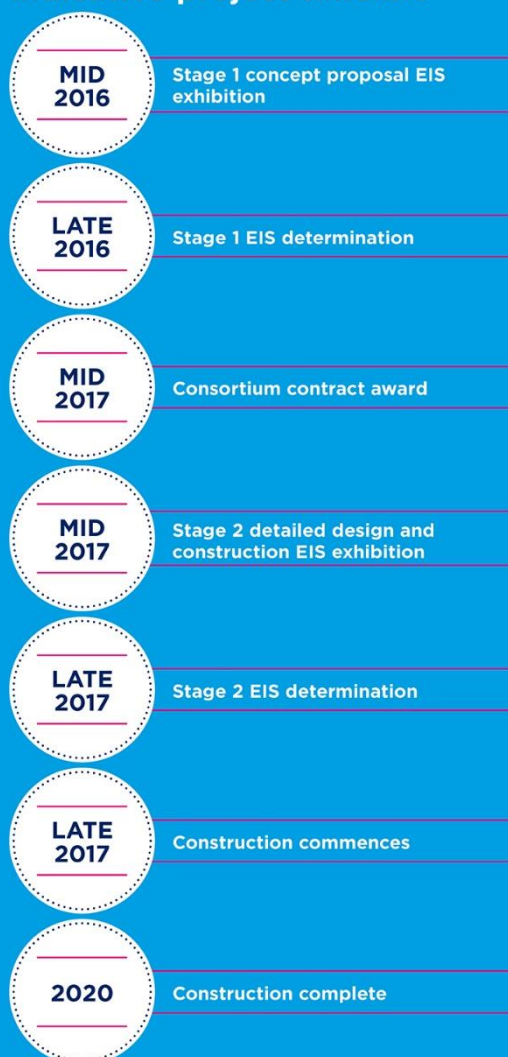
The EIS has been lodged with the Department of Planning and Environment and is on public exhibition from 13 August until 19 September 2016.

Submissions must be in writing and must be received by the end of the exhibition period. For details, go to www.majorprojects.planing.nsw.gov.au

A submissions report will be prepared to respond to the issues raised in submissions.

Approval for Stage 1 of the new Grafton Correctional Centre will then be sought from the Minister for Planning.

Indicative project timeline





The Existing Environment

The Site

The 195-hectare site is located approximately 12.5 km southeast of Grafton.

It was assessed as the best possible location after a rigorous site selection process because it is:

- » Not prone to bushfires or flooding and poses significantly less risk to the environment, community or European heritage
- » Relatively clear, requiring little further vegetation clearing and is a relatively flat site minimising site works and costs
- » Currently zoned to permit a range of industrial uses, including as a correctional centre with consent.

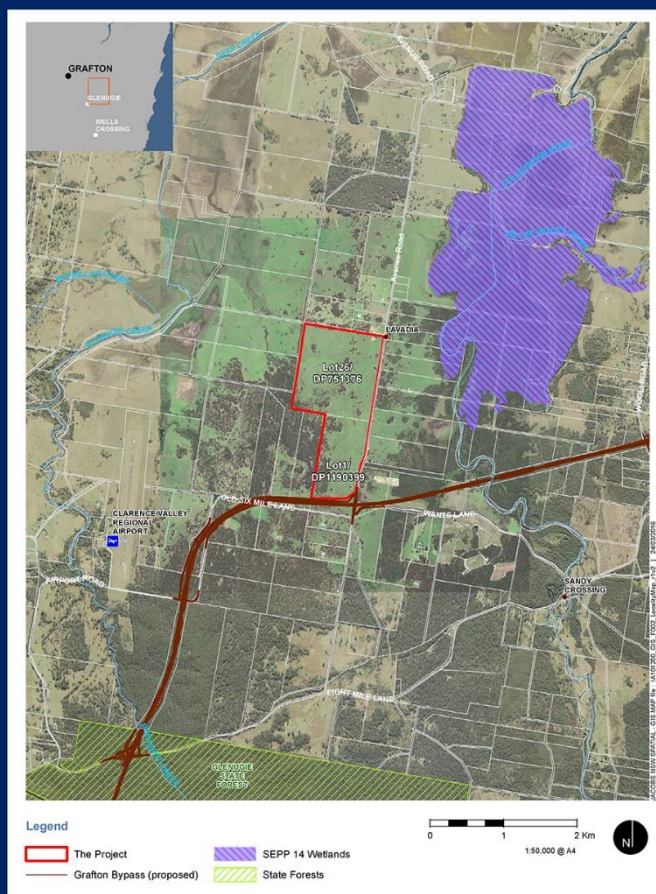
Managing impacts

The project will provide significant opportunities for local businesses to supply goods and services. It is estimated the new prison will inject up to approximately \$560 million into the local economy over the next 20 years.

The 33 to 36 month Stage 2 construction phase is expected to create between 275 to 300 full-time equivalent jobs, with 600 to 650 ongoing jobs once the centre is operating.

There will be minimal environmental impacts with 84 per cent of the site already cleared and it does not contain any identified threatened species.

Noise and lighting impacts will be minimised by a 100-metre asset protection zone around the perimeter of the complex, a six-metre high perimeter fence and vegetation.



Project Site



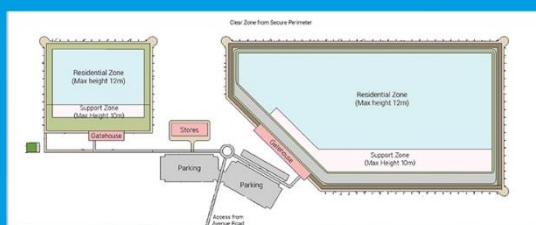
The Concept Proposal

The concept proposal is to provide a correctional complex on a 195-hectare site comprising three facilities:

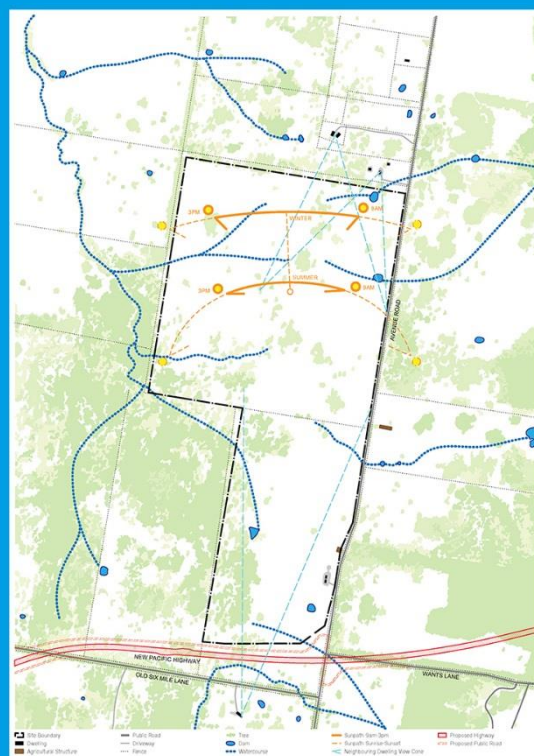
- » A 1,000-bed, male maximum security
- » A 300-bed, female maximum security
- » A 400-bed, male minimum security

Early works include road access and bulk excavation.

Three proponents have been short-listed to participate in the Request for Proposal stage of the project – GEO Consortium, Greater Futures Partnership and Northern Pathways.



Indicative concept proposal



Site analysis



Appendix D – Acknowledgement of Country

Acknowledgement of Country

Infrastructure NSW acknowledges the traditional custodians of the land, on whose land the site for the new Grafton Correctional Centre will be located.

Infrastructure NSW respects Elders past, present and future of the Grafton and Clarence Valley region.



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