

Request for Secretary's Environmental Assessment Requirements

Concept Proposal and Stage 1 Early Works New Grafton Correctional Centre

Prepared by Infrastructure NSW on behalf of the Department of Justice

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Introduction

The purpose of this report is to provide a preliminary environmental assessment of the proposed New Grafton Correctional Centre [NGCC]. The NGCC will be delivered through a public private partnership [PPP] with a private custodial service provider operating and managing the NGCC from financial close of the procurement for a yet to be determined period. The primary aim of the PPP is to achieve innovation and efficiencies in the proposed design, construction and delivery of the NGCC. Infrastructure NSW [INSW] will coordinate the project through an authorisation order in close consultation with Corrective Services [CSNSW] a division of the Department of Justice.

This report supports and is requesting a Concept Proposal and Stage 1 Development Application [DA] [early works] and issue of the Secretary's Environmental Assessment Requirements [SEARs] for a staged DA under the provisions of Section 83B of the *Environmental Planning and Assessment Act 1979* and Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

This report also requests the Department of Planning and Environment [DPE] assess this proposal as a Staged Concept Proposal and Stage 1 DA under the provisions of the *State Environmental Planning Policy [State and Regional Development] 2011* [SRD SEPP] and DPE issue the Secretary's Environmental Assessment Requirements [SEARs] to enable the preparation of an Environmental Impact Study [EIS] for the project.

1.1 Project justification and public benefits

In June 2015, the NSW Government announced the planning of a new 600 bed Correctional Centre in Grafton in Northern NSW [NGCC] and capacity for 400 additional prisoners at *Parklea Correctional Centre* as part of a \$1.2 billion allocation for the prison system in the NSW Budget 2015-16.

This project is part of the government's program of social infrastructure expansion to meet the overall needs of the correctional system in terms of efficiency and growth agendas. The NGCC will be delivered through a PPP to assist in the delivery of 1,000 new prison beds, which will significantly boost prison capacity and jobs, particularly in regional NSW. The current proposal is seeking approval for 600 beds at NGCC with surge capacity for an additional 400 beds within the complex [as required] to increase capacity in regional NSW.

CSNSW delivers correctional services to reduce re-offending and enhance community safety. CSNSW provides custodial and community-based services as part of the criminal justice system including:

- correctional centre custody of remand and sentenced inmates;
- home detention;
- parole;
- pre-sentence reports and advice to courts and releasing authorities;
- community service orders; and
- other forms of community-based offender supervision.

CSNSW works in partnership with other government and non-government justice and human services agencies in regard to inmates in custody and offenders in the community. The NGCC will lead to the following public benefits:

- assist in meeting the critical shortage of correctional centre beds and facilities within NSW;
- generate an estimated 250 to 420 full time jobs which, based on experience, will include a significant representation from within Clarence Valley as well as broader economic benefits for regional NSW;
- ensure the safe and humane custody of inmate, workers and visitors to the centre;
- achieve world best practice in design and construction to ensure the centre is fit for purpose;

- ensure the centre will be maintained as a future asset for its ongoing operation and beyond; and,
- minimise visitor and inmate escorts to Sydney by locating inmates close to the Court in which their matters are heard.

1.2 Site selection process

A key part of the procurement and delivery of the project has been to nominate an appropriate future site. The government has undertaken a site selection process to determine the most appropriate site for the NGCC.

The government established a *Site Investigation Working Group* of key government agencies including Department of Justice, INSW, the Roads and Maritime Services, Treasury and the Department of Planning and Environment. The site selection process was based on a multi-criteria analysis for land within a 40km radius of the Grafton Town Centre.

The Working Group considered a number of investigation areas in this locality based on the following broad criteria:

- | | |
|-------------------|-----------------------|
| • Access to roads | • Services |
| • Ecology | • Slope |
| • Floodplain | • Surrounds |
| • Ownership | • Zoning and land use |
| • Property size | |

Following identification of a short list of areas, INSW undertook more detailed analysis based on the following key heads of consideration:

- Site and Building Capability
- Landuse and Zoning
- Employment
- Vegetation
- Human and Civil Services

The preferred site was considered the most appropriate for the following reasons:

- The 195 ha site fulfils the desired operational requirements to construct and operate the centre.
- The topography of the site is relatively flat minimising future site works and associated costs.
- The site is zoned RU2 Rural Landscape under the *Clarence Valley Local Environmental Plan 2011*, with correctional centres permitted use with development consent.
- The site is located approximately 12.5 km from Grafton which provides benefits in terms of future employment as well as proximity to the airport employment zone.
- The site requires relatively little removal of existing vegetation and is not classified as bushfire prone or affected by flooding.
- The site contains no known Aboriginal or European heritage.
- The site is well located in relation to existing services, within 3.5 km to existing water main to the north.

1.3 The site and locality

The 195 ha site is known as 313 Avenue Road, Lavadia consisting of Lot 26 DP 751376 and Lot 1 DP 1190399. The site is approximately 12.5 km southeast of Grafton [Figures 1 and 2], within the Clarence Valley Local Government Area.

The site has historically be used for cattle grazing including flood relief from the Clarence River to the north. Recently, development consent for a dwelling house in the southeast corner of Lot 1 DP 1190399 was granted by Council and construction has commenced.

The site is bounded by Avenue Road to the east, a local road that leads north to the Pacific Highway and connections across the Clarence River. The proposed Grafton Bypass of the Pacific Highway undertaken by Roads and Maritime [RMS] will become the southern boundary of this site once completed in approximately 2019.

As part of that project, Avenue Road will pass under the Pacific Highway and the intersection of Avenue Road and Old Six Mile Road will be upgraded to improve local access, without direct connection to the highway.



Figure 1: Regional Context Map with the site in RED [Source: SIX Maps]

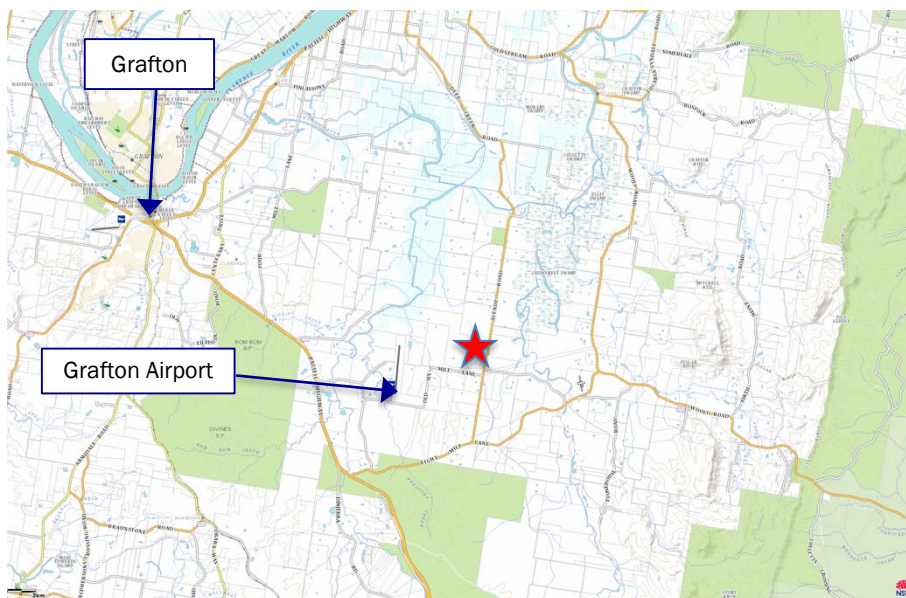


Figure 2: Local Context Map with the site in RED [Source: SIX Maps]



Figure 3: The site [Source: Department of Planning and Environment]



Figure 4: The site viewed southwest across lot 26, DP 751376 from the eastern edge at Avenue Road [Source: Google Maps]



Figure 5: The site looking northwest across lot 1, DP 1190399 from Avenue Road [Source: Google Maps]

1.4 Consultation

The government established a high level inter-agency Steering Committee consisting of Department of Justice, Treasury, Department of Premier and Cabinet, and INSW to oversee the key milestones and delivery of the project. INSW has undertaken targeted consultation with key government agencies and Council as part of the site selection process for the NGCC.

INSW will undertake further detailed consultation with the community and other key stakeholders during the State Significant Development process following issue of the SEARs.

1.5 Project overview

Address	313 Avenue Road, Lavadia
Site Description	Lot 26 DP 751376 Lot 1 DP 1190399
Area	195 ha
Ownership	Private ownership
LGA	Clarence Valley Council
Zoning	RU2 Rural Landscape under the <i>Clarence Valley Local Environmental Plan 2011</i>
Permissibility	Development for the purpose of a Correctional Centres is permissible with consent within the RU2 Rural Landscape zone
Project	Concept Proposal - A new 600 cell correctional centre at Grafton for male and female inmates with a surge capacity of an additional 400 beds to accommodate up to 1,000 inmates, including: 350 secure beds for male inmates 50 secure beds for female inmates 200 residential security beds for male inmates - Internal access and carpark for approx 500 car spaces - Other associated facilities include recreational oval, special accommodation units, administration, workshops, staff amenities, visits facilities, access, parking and utilities Stage 1 Early Works DA - Involving biodiversity management, external road upgrade and access works, provision of essential infrastructure and services and other preparatory work for an ultimate site capacity of 1,700 beds
Capital Investment Value	The CIV will be in excess of \$30million (the minimum to meet the SRD SEPP requirement). Its determination is a critical component of the outcome of the PPP process and will be better known at the Stage 2 DA assessment.
Employment [estimates]	250-420 jobs [operational] 275 jobs [construction]

Table 1: Project overview

The Project

1.6 The PPP process and timeframes

The proposed NGCC will be delivered through a public private partnership [PPP] with a private custodial service provider operating and managing all aspects of the new centre. The primary aim of the PPP is to achieve innovation and efficiencies in the proposed design, construction and delivery of the NGCC.

The PPP process is governed by legislation including the *Public Authorities [Financial Arrangements] Act 1987*, the *Infrastructure NSW Act 2011* [INSW Act] as well as the infrastructure procurement guidelines and policies, most notably the NSW Government's *NSW Public Private Partnership Guidelines* and the *National Public Private Partnerships Policy and Guidelines*.

The NGCC will be delivered through the following phased approach:

Key stage	Indicative timeframes
1. Initial Business Case and Government approval of the project	Completed July 2015
2. Procurement	Early 2016 to Mid-2017
3. Delivery	Mid-2017 to Mid-2019
4. Commissioning	Late 2019

Table 2: Project key milestones

The government has reviewed a detailed business case, including cost benefit analysis and agreed to proceed with the project. INSW is working closely with CSNSW and other key agencies to ensure the successful procurement, delivery and finally commissioning of the centre.

The Government has endorsed a fully outsourced model PPP with a private custodial service provider operating and managing all aspects of the facility. The construction objectives include the following key components:

- Planning approvals, design, construct and finance the new NGCC to provide fit for purpose infrastructure to meet the service needs as prescribed by CSNSW;
- Provide contracted custodial services for all inmates held within the NGCC; and
- Provide hard and soft facility maintenance services as required to ensure the NGCC meets its obligations around security and is fit for purpose.

INSW is responsible via an authorization order for procuring and delivering the NGCC on behalf of CSNSW until the completion of the centre. The project will then be transferred back to CSNSW for custodial commissioning and operational oversight of the centre.

1.7 Development description

As the project will be subject to a PPP the following descriptions are indicative. A concept plan of the proposed development outlining indicative built form parameters and site layout are provided in **Attachment 1**.

The proposed development comprises of the following key components:

- Perimeter security and clear zones;
- 350 male maximum security cells;
- 200 male medium security cells;
- 50 female medium security cells;
- recreational areas; and

- other support facilities.

The proposal also includes up to an additional 400 inmates to provide capacity to deal with surge demand in prisoner population. This requires reconfiguration of standard cell design and supporting facilities to cater for up to 1,000 inmates as proposed in the table below. This additional capacity will contribute to the state's ability to meet the critical demand of inmate beds in the future.

Component	Cells	Bed capacity	Surge Bed capacity	Total Beds with surge
Male 350 max security				
Single bed cells	100	100	0	100
Dual bed cells	250	250	250	500
Male 200 residential cells				
Single bed cells	80	80	0	80
Dual bed cells	120	120	120	240
Female 50 secure cells				
Single bed cells	20	20	0	20
Dual bed cells	30	30	30	60
Total	600	600	400	1,000

Table 3: Proposed cell capacity

The following description of facilities is of a typical configuration. The final design will be based upon the preferred tenderer's submission as part of the PPP process and will be the subject of a Stage 2 development assessment.

1.7.1 Perimeter Security

The NGCC may provide the following perimeter security measures:

- A single perimeter design for the whole centre based on maximum security requirements
- Two delay barriers and two detection systems [minimum of 6 metres between delay barriers]
- CCTV section based surveillance, perimeter lighting sufficient to detect any movement
- 6 metre wide perimeter road with 4 turning circles around the perimeter
- Minimum 50 metre clear zone from the edge of the perimeter road

1.7.2 Secure cells [maximum security]

The male secure component of the NCGG may include 350 cells as follows:

- 100 single bed cells
- 250 dual bed cells containing surge capacity for an additional 250 beds
- Potential total capacity of 600 cells including surge capacity
- A total of 4 buildings comprising:
 - 6 Pods containing 50 cells per pod
 - 2 Pods containing 25 cells per pod
- All cells to have toilet and shower
- Each pod to have a kitchenette, domestic style laundry facility, exercise yard and interview room

The female secure component of the NCGG may include 50 beds as follows:

- 20 single bed cells
- 30 dual bed cells with a surge capacity for an additional 30 beds
- Potential total capacity of 80 cells including surge capacity
- A total of 3 buildings comprising 5 Pods with 10 cells per pod
- All cells to have toilet and shower
- Each pod to have a kitchenette, domestic style laundry facility, exercise yard and interview room

1.7.3 Residential Cells

The male residential component of the NCGG may include 200 beds as follows:

- 80 single cells
- 120 dual cells with a surge capacity for an additional 120 beds
- Total capacity of 320 beds including surge capacity
- A total of 7 buildings comprising 25 pods with 8 cells per pod:
- Each unit to have 2 toilets and showers, kitchenette and common space

1.7.4 Other Facilities

The NGCC may also include the following supporting facilities to accommodate up to 1,000 inmates:

- Internal access and on site carpark for approximately 500 spaces for staff and visitors
- Oval and gymnasium [as well as decentralised exercise facilities in residential area]
- Approx 200 inmates in industries [may change depending on surge demand]
- special accommodation including:
 - 4 single medical admission / detox cells
 - 3 cells with 2 beds each for medical infirmary
 - 20 segregation cells in separate unit
- Admission/Reception
- Medical centre
- Administration
- Store
- Visits [including 10 non-contact booths and 6 professional visit rooms]
- Master control room, movement control stations and armoury
- Gatehouse entry and visitor processing
- Staff offices and open plan workstations in various locations

1.7.5 Employment

The NGCC project will provide 250 to 450 jobs directly employed to operate within centre.

1.7.6 Capital Investment Value

The capital investment for the NGCC project will be in excess of \$30million and will be determined as part of the PPP process. A more accurate amount will be updated as part of the Stage 2 development application.

1.8 Stage 1 Development Application [early works]

This report also includes a request for SEARs to address a Stage 1 Early Works DA involving the following key works for the site and surrounds:

- biodiversity management;
- required road upgrades and access works;
- provision of essential infrastructure and services;
- and other preparatory work.

The Stage 1 DA is proposed to be undertaken in close consultation with the RMS and Council to ensure that satisfactory road upgrades are consistent with RMS Pacific Highway upgrade and any Council requirements.

1.9 Construction Issues

A construction period of up to 24 months is programmed to commence in mid 2017 subject to the relevant planning and any other statutory approvals.

The construction is anticipated to provide for up to 275 construction related jobs.

The proposed construction program will need to consider and be coordinated with other major infrastructure projects in the vicinity, namely the:

- Pacific Highway upgrade project;
- Grafton Bridge project; and
- Grafton Base Hospital upgrade.

Strategic Planning Framework

1.10 Relevant legislation

1.10.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning & Assessment Act 1979* [EP&A Act] provides the statutory framework for planning in NSW. Section 89C of the EP&A Act enables certain developments to be declared *State significant development* by means of a State Environmental Planning Policy [SEPP] or by order of the Minister for Planning.

The proposal falls within the requirements of Schedule 1 of *State Environmental Planning Policy [State and Regional Development] 2011* as the capital investment value of the correctional centre as proposed exceeds \$30 million. The proposal will be assessed under Part 4 Division 4.1 of the EP&A Act.

The Minister for Planning is the consent authority for State Significant Development.

This report requests the issue of the Secretary's Environmental Assessment Requirements [SEARs] for a staged DA seeking a Concept Proposal and Stage 1 DA [Early Works] under the provisions of Section 83B of the *Environmental Planning and Assessment Act 1979* and Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

The Minister [or the Minister's delegate] is required to take into consideration the matters listed under section 79C of the EP&A Act when determining the development application.

1.10.2 National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* [NP&W Act] provides for the statutory protection of Aboriginal cultural heritage places, objects and features. An object of the NPW Act is the conservation of places, objects and features of significance to Aboriginal people.

Aboriginal Objects and Aboriginal Places are protected under Part 6 of the NPW Act and there are legislative penalties if a person harms or desecrates an Aboriginal Place or Object. Harm to an Aboriginal Place or Object includes any act or omission that destroys, defaces or damages the object or place, or, in relation to an Aboriginal object, moves the object from the land on which it had been situated.

Notwithstanding, it is noted that under section 89J of the EP&A Act, an Aboriginal heritage impact permit [section 90], is not required for approved State Significant Development.

A basic search of the Aboriginal Heritage Information Management System [AHIMS] database undertaken for the site identifies that there are no records of recorded Aboriginal items.

1.10.3 Other NSW legislation

The proposal is required to comply with any applicable legislation including:

- *Local Government Act 1993*;
- *Work Health and Safety Act 2011*;
- *Roads Act 1993*;
- *Threatened Species Conservation Act 1995*;
- *Water Management Act 2000*;

- *Rural Fires Act 2000; and,*
- *Protection of the Environment Operations Act 1997.*

1.10.4 Commonwealth Legislation

The proposal is also required to be consistent with the following where relevant:

- *Environment Protection and Biodiversity Conservation Act 1999; and,*
- *Commonwealth Airports [Protection of Airspace] Regulations.*

1.11 Key Strategic Plans

1.11.1 Mid North Coast Regional Strategy

The Mid North Coast Regional Strategy was prepared to guide sustainable development of the Mid North Coast Region over a 25 year period. Key aims include:

- Protecting high value natural environments by ensuring new urban development avoids these areas and their catchments;
- Nominated sustainable growth by catering for new residential development to meet the needs of the community;
- Supporting economic growth of the region by protecting existing commercial areas and securing sufficient land for new employment opportunities; and,
- Supporting the four major regional centres, including Grafton.

The proposed NGCC is broadly consistent with the aims of the Strategy in particular by providing economic and social benefits to the Northern Region and supporting Grafton as a major regional centre.

1.12 Environmental Planning Instruments

1.12.1 State Environmental Planning Policy [State and Regional Development] 2011

The *State Environmental Planning Policy [State and Regional Development] 2011* [SRD SEPP] declares certain types of development and infrastructure to be of State and regional significance.

Clause 8 of SRD SEPP declares a development to be State Significant Development where a development, in this case the NGCC, is not permissible “without consent” and is listed in Schedule 1 or 2 of the SRD SEPP. Schedule 1 of the SRD SEPP includes:

16 Correctional centres

Development for the purpose of correctional centres that has a capital investment value of more than \$30 million.

The proposed NGCC has a capital investment value of over \$30 million and meets the above criteria for State Significant Development under SRD SEPP. A staged State Significant Development Application for a Concept Proposal and Stage 1 DA [Early Works] is required to be lodged with the DPE to undertake an environment assessment of the application.

1.12.2 State Environmental Planning Policy [Infrastructure] 2007

Division 2 Correctional Centres

Clause 25 of *SEPP [Infrastructure] 2007* [ISEPP] allows development for the purposes of correctional centres to be undertaken with consent in a prescribed zone [or equivalent zone] if it is undertaken by a public authority.

The proposed site for the NGCC project is zoned *RU2 Rural Landscape* under the provisions of the *Clarence Valley Local Environmental Plan 2011*, which is defined as a prescribed zone. The proposal meets the requirements of Clause 26 and is permissible with development consent.

Clause 104 Traffic Generating Development

This clause identifies when a development application is required to be referred to the RMS. Correctional Centres are not specifically listed as development that is referred to the RMS, however with potential of approximately 500 spaces and frontage to a classified road, will require referral to the RMS. A Concept Traffic Impact Assessment will be provided to support the proposed Concept Proposal and Stage 1 DA [Early Works].

1.12.3 SEPP No 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land [SEPP 55] applies to the State and states that where a development application is made concerning land that is contaminated, the consent authority must not grant consent unless:

- [a] *it has considered whether the land is contaminated, and*
- [b] *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state [or will be suitable, after remediation] for the purpose for which the development is proposed to be carried out, and*
- [c] *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Given the use of the site as grazing land and RMS studies conducted in reference to the upgrade of the Pacific Highway through this area, it is unlikely to be subject to contamination. Notwithstanding, the applicability of this SEPP No 55 will be determined following a more detailed assessment as part of the EIS for the project.

1.12.4 Clarence Valley Local Environmental Plan 2011

The site is zoned RU2 Rural Landscape under the provisions of *Clarence Valley Local Environmental Plan 2011* [CVLEP 2011] The relevant provisions of the RU2 Rural Landscape Zone in the CV LEP 2011 are detailed below:

Zone RU2 Rural Landscape

1 Objectives of zone

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*
- *To provide land for less intensive agricultural production.*
- *To prevent dispersed rural settlement.*
- *To minimise conflict between land uses within the zone and with adjoining zones.*

- To ensure that development does not unreasonably increase the demand for public services or public facilities.
- To ensure development is not adversely impacted by environmental hazards.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations [sex services]; Horticulture; Viticulture

3 Permitted with consent

Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Child care centres; Community facilities; **Correctional centres**; Crematoria; Dual occupancies [attached]; Dwelling houses; Eco-tourist facilities; Environmental facilities; Farm buildings; Farm stay accommodation; Flood mitigation works; Health consulting rooms; Helipads; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Neighbourhood shops; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities [outdoor]; Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Signage; Veterinary hospitals; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

A Correctional Centre is a permissible use within the RU2 Rural Landscape zone with consent. The EIS will demonstrate that the proposed NGCC is also consistent with the relevant objectives of the LEP and the RU2 Rural Landscape zone.

The EIS will also address other relevant provisions of the CV LEP 2011 including acid sulphate soils and provision of essential services.

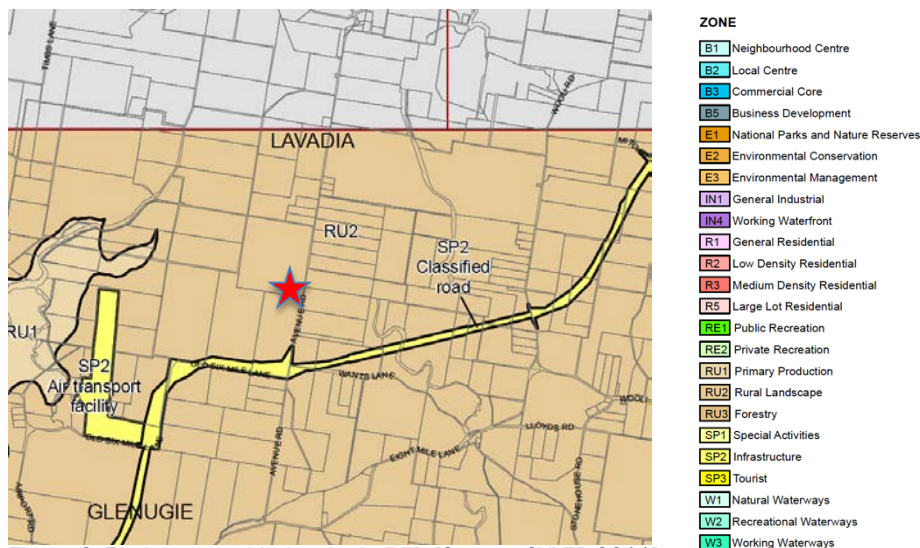


Figure 6: Zoning map with the site in RED [Source: CVLEP 2011]

1.12.5 Clarence Valley Development Control Plans and other council policies

The Clarence Valley Rural Development Control Plan 2011 [CVDCP 2011] applies to the site. Although there are no specific provisions relating to Correctional Centres [apart from advertising and public notification requirements], the EIS will be required to address the general development provisions

relating to setbacks, visual impact, land use conflicts, essential services, environmental issues and construction impacts.

Although not located in a floodplain or identified flood area, the EIS will consider any impacts on adjoining flood affected land having regard to the *Grafton Floodplain Risk Management Manual* as relevant.

Potential Environmental Issues

The site is located within the broader study area for the Pacific Highway upgrade – Wells Creek to Iluka. This area was subject to a wide range of comprehensive environmental, economic and social studies in 2006 to accompany the Environmental Impact Assessment [EIS] for this part of the Pacific Highway upgrade.

INSW will work closely with the RMS to share relevant information and findings relating to the site. These studies provide an excellent baseline to identify any potential environmental issues for further detailed examination to assist in the preparation of the EIS for the project



Wells Crossing to Iluka Road
Upgrading the Pacific Highway

Figure 2: The study area

Figure 7: The study area for the Pacific Highway Upgrade with the site in **RED**
[Source: RMS]

1.13 Built form, amenity and security

The site is located within a rural landscape context with few surrounding residential properties and a recently approved dwelling under construction on the property. Notwithstanding, the EIS will investigate visual and amenity impacts on the surrounding locality and identify areas to be further resolved as part of the future detailed development applications.

The Concept Proposal and Stage 1 DA [Early Works] will outline key built form parameters including building platform, height, setbacks, gross floor area, access and parking. The new NGCC will also feature extensive security measures as detailed in Section 2.2 of this Report. In addition, the Stage 1 DA [Early Works] will outline impacts on amenity to adjoining properties and surrounding locality.

This site is also close to Grafton Regional Airport and affected by the Obstacle Limitation Surface height restrictions. The site is located within the 74RL zone which means that any built form must not exceed the 74RL height. The current site is approximately 19 RL, which enables approximately 55 metres [10-12 storeys] for maximum height of any future buildings.

The proposed Concept Plan indicates potential building heights in the range of 2 storeys.

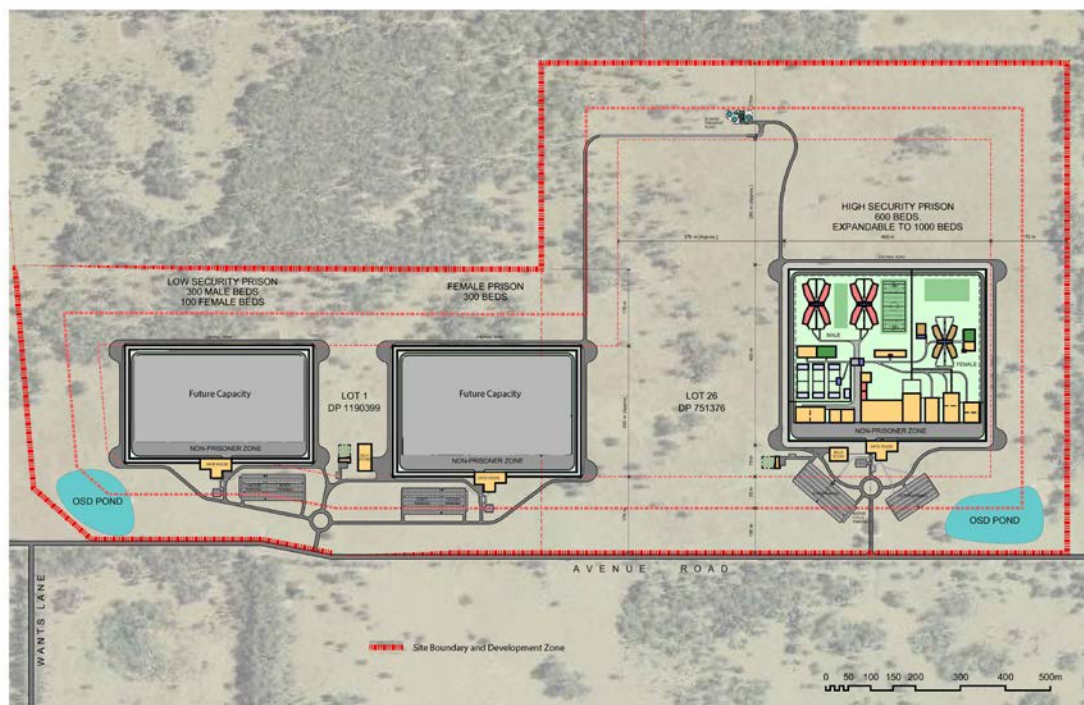


Figure 8: Preliminary Site Concepts for NGCC [Source: INSW]

1.14 Transport and accessibility

The site is located in close proximity to the proposed new alignment of the Pacific Highway – Wells Creek to Iluka. Avenue Road will pass under the Highway. The intersection of Avenue Road and Old Six Mile Road will be upgraded to improve local access, without direct connection to the highway.

This route passes along the boundary of the site. RMS studies indicate the preferred route provided the best balance of objectives when considered against flooding, impact on flora and fauna, surrounding landuses and other ecological impacts.

The proposed access to the site will be designed in close consultation with the RMS to address any impacts on the Pacific Highway upgrade and local road network. Any proposed upgrades of surrounding road network will be the subject of the Stage 1 DA [Early Works]. The proposed new centre will increase operational traffic on the existing road network in this locality. In addition, construction traffic impacts are also expected during various stages of the construction period. Given the rural landscape nature of the surrounding locality, impact on surrounding residential uses are anticipated to be manageable subject to high quality design and appropriate construction management practices.

A high level traffic assessment for the Concept Proposal and Stage 1 DA [Early Works] will be undertaken to set parameters for future detailed applications and address potential impacts associated with traffic [construction and operational] and parking both within and outside the site.

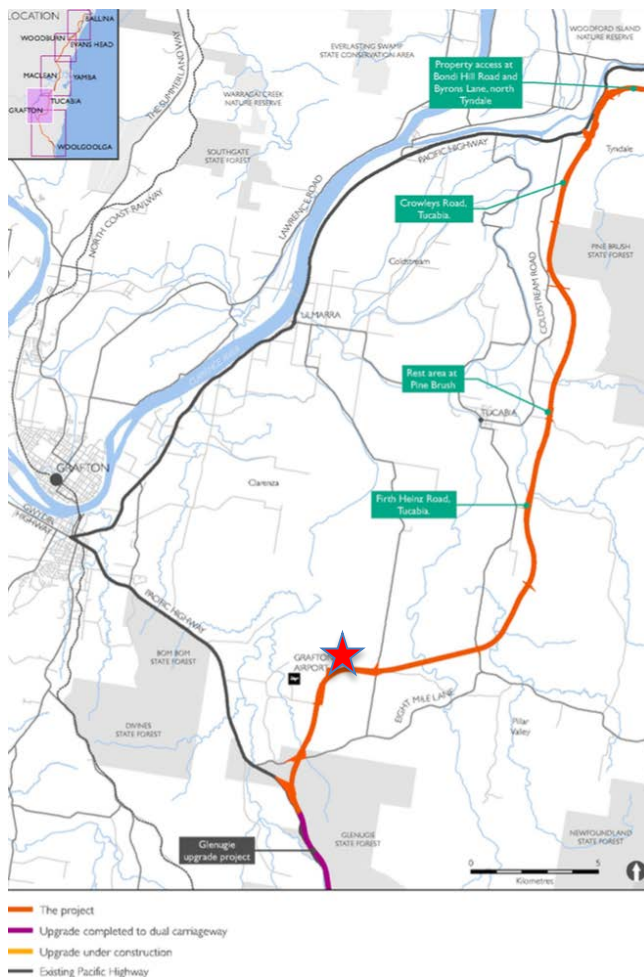


Figure 9: The Pacific Highway route with the site in RED [Source: RMS]

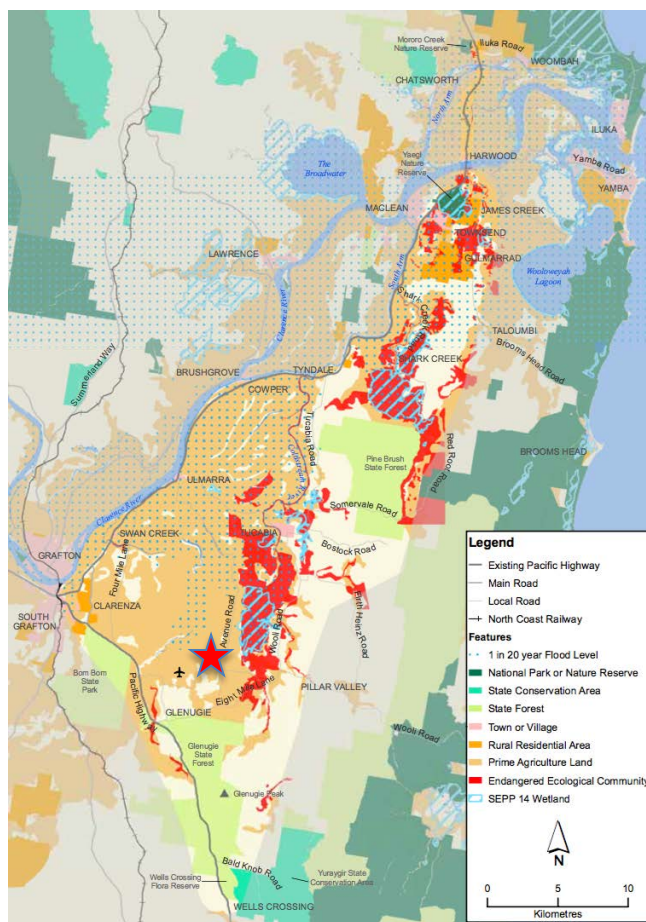
1.15 Ecological impacts

RMS studies for the Pacific Highway upgrade identified the following key ecological characteristics within the broader study area [including the site]:

- a number of endangered ecological communities;
- conservation reserves, including SEPP 154 wetlands; and,
- fauna habitats and movement corridors, including the coastal emu endangered population.

The above studies did not identify the site as containing the above endangered flora and fauna or other areas of ecological significance.

Based on the above and given the cleared nature of the site, it is not anticipated that it will contain areas of high ecological significance. Notwithstanding, appropriate ecological investigations in accordance with the Office of Environment and Heritage and other relevant guidelines will be carried out for the Concept Proposal and Stage 1 DA [Early Works].



Wells Crossing to Iluka Road
Upgrading the Pacific Highway

Figure 3-1: Major features within and around the study area

Figure 10: Combined constraints map for the study area for the Pacific Highway Upgrade with the site in **RED** [Source: RMS]

1.16 Aboriginal and European Heritage

RMS studies indicate a number of Aboriginal heritage sites within the broader locality. In order to preserve the sensitive information on the location of the sites, their exact location is not made public.

A basic search of the Aboriginal Heritage Information Management System [AHIMS] database undertaken for the site identifies that there are no records of Aboriginal items. As part of the EIS, an appropriate study will be undertaken to establish the likelihood of any aboriginal heritage items located on the site and proposed mitigation measures in accordance with the relevant guidelines.

The site does not contain any local or state European heritage items that are identified in the *Clarence Valley Local Environmental Plan 2011* or listed on the *State Heritage Register*.

1.17 Land capability [contamination, geology, salinity etc]

RMS studies undertaken for the Pacific Highway upgrade broadly identify the soils and geotechnical properties [*Grafton formation*] of the area. These studies will inform further investigations for the Concept Proposal and Stage 1 DA [Early Works] on the suitability the site for the project and guidance for the Stage 1 DA and future detailed development applications. It is noted that as part of the geotechnical field investigations, bore holes were tested in the locality that are also expected to assist in future studies.

In terms of potential contamination, the analysis of the broader study area do not identify any potential issues for the site. This will be confirmed in the EIS, which will be prepared in accordance with the requirements of SEPP 55.

1.18 Flooding and hydrology

The site is not located within an identified Flood Planning Area as provided in the *Clarence Valley Local Environmental Plan 2011* as indicated in the Flood Planning Map [Figure 11] showing the 1 in 100 year and Probable Maximum Flood [PMF] flood levels.

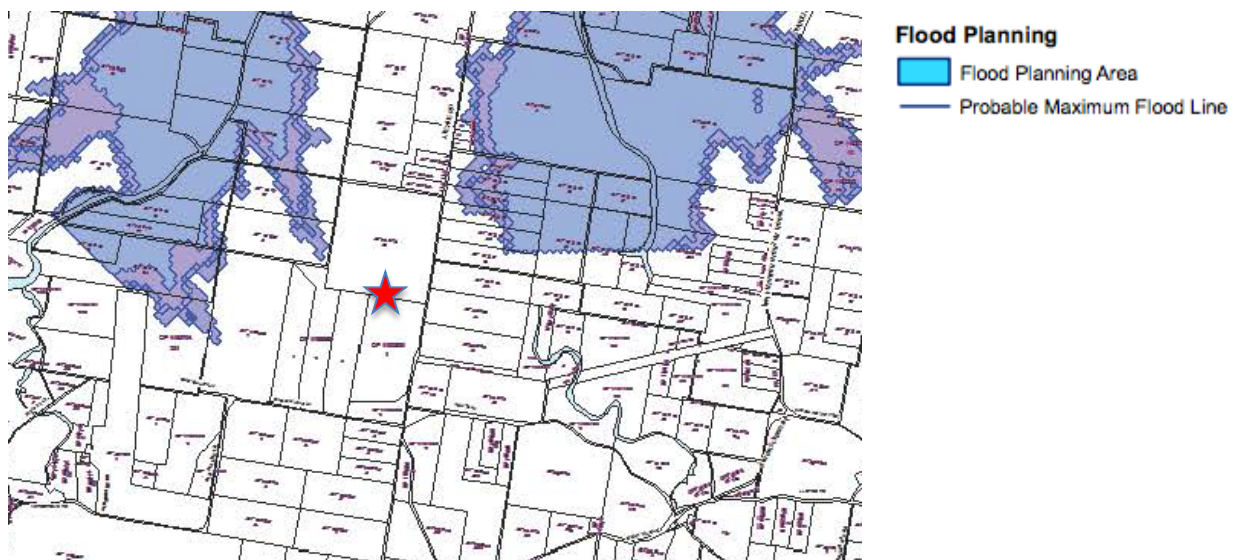


Figure 11: Flood planning map with the site in RED [Source: CVLEP 2011]

Notwithstanding, as the site is in close proximity to adjoining flood areas, it is anticipated that the EIS undertake suitable flood impact analysis on surrounding land in accordance with the NSW Floodplain Manual and *Grafton Floodplain Risk Management Manual* as required.

1.19 Bushfire

The site is not located within an identified Bushfire prone land as detailed in Figure 12 below.

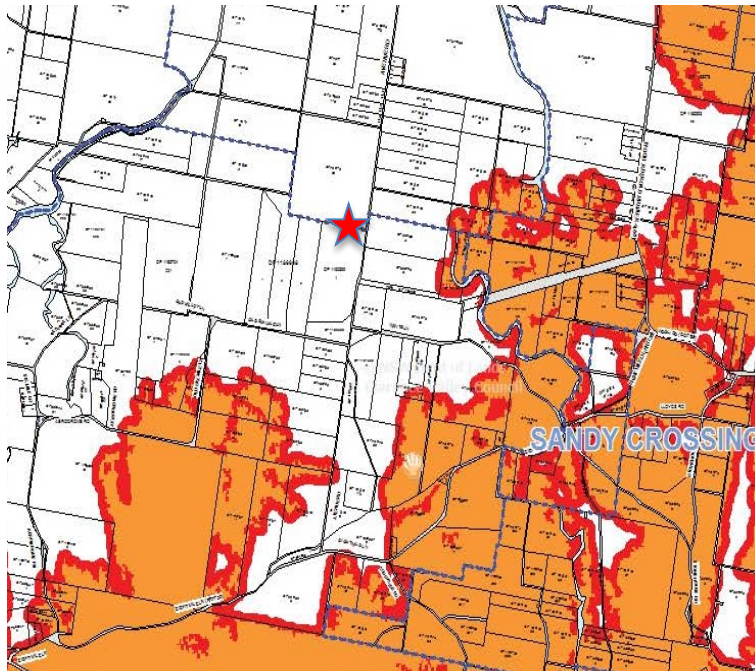


Figure 12: Bushfire prone land with the site in RED [Source: Council]

1.20 Stormwater and water quality

The EIS will undertake a Concept Stormwater Plan for the proposal. This plan will ensure that appropriate sediment and erosion control plans are designed and implemented during future construction works to ensure no pollution into surrounding waterways.

The Concept Proposal will provide guiding parameters for the future detailed design of the NGCC to ensure appropriate stormwater treatment and drainage based on best practice engineering, Council's relevant Development Control Plan and stormwater policies and the hydraulic characteristics of the site. A Stormwater management plan will be prepared for the Stage 1 DA Early Works.

1.21 Infrastructure, servicing and waste management

The site is not connected to council's services and will require approval for any on site sewerage and wastewater system. Investigations will also be undertaken in terms of connecting to existing water. All future infrastructure and servicing for the site shall include consultation with council and other relevant authorities to limit impacts on the surrounding environment and identified ecological catchments.

A feature of the PPP and future detailed design of the NGCC will include sustainable and innovative design measures including water sensitive urban design, recycling and other water and energy efficient measures. Suitable waste management plans will be prepared with future details provided as part of future detailed development applications and Stage 1 DA [Early Works].

Social and economic impact

The proposed construction of the NGCC will generate significant public interest in terms of social and economic impacts.

The EIS will include a Social Impact Assessment that identifies potential social impacts on the community and a range of mitigation strategies. These strategies will include a comprehensive community engagement program to identify and address real and/or perceived concerns relating to the construction of a Correctional Centre in the locality.

Operational, security and safety issues for inmates, staff, visitors and the broader community will be a key part of the social impact assessment for the Concept Proposal.

In addition, the EIS will address the broader economic impacts, including direct and multiple effects to the local and regional North Coast economy. It is expected that the NGCC will provide a range of positive economic impacts during both construction and operation of the NGCC.

Conclusion

This request for the Secretary's Environmental Assessment Requirements provides the background to the Government's site selection process, project justification and public benefits associated with the development of a new Correctional Centre at Grafton.

In addition to its function as a key social infrastructure for NSW, the project will comprehensively address any environmental impacts and is expected to generate significant social and economic benefits for the region.

The construction and delivery of the project will also be undertaken in coordination with other major projects in the region, namely the Pacific Highway upgrade currently under construction by the Roads and Maritime Services.

This report requests the Department of Planning and Environment confirm that the proposed New Grafton Correctional Centre can be assessed as a Concept Proposal and Stage 1 DA [Early Works] as part of a Staged State Significant Development Application under the *State Environmental Planning Policy [State and Regional Development] 2011*.

Attachment 1 – Indicative Site Plan

