



PCU067068

George Want
571 Pacific Highway
Clarenza
NSW 2460
10th September, 2016

Planning Services
Department of Planning and Environment
G.P.O. Box 39
Sydney
NSW 2001

Department of Planning
Received
19 SEP 2016
Scanning Room

Attention : Director – Social and other Infrastructure Assessments
Submission · Application SSD 7413 Submission

Dear Sir,

As the Landholder along almost the entire western boundary of the proposed development I wish to make the following comments based largely on the EIS as well as some you have left out.

My property was subdivided into three 40Ha blocks with building envelopes in 2009. The adjoining property of 290Ha would be eligible for subdivision into 5 building sites next door to the gaol, with not a word of this in your EIS. (5 Building Sites in total)

My concerns as we go through the EIS are :-

Page XVII – The building will be 2 – 3 stories high comprising some 100,000 sq mts, taking up to 45Ha built on top of the ridge line and floodlit with 10m high poles. This will have a dramatic impact on neighbouring buildings and in my case future buildings.

Page 6 – You must consult with agencies as well as affected landholders. Nobody has had any direct contact with me to see what concerns I might have about this project. The Community meeting held at Tucabia was a farce, they would not answer any questions.

Page 9 – The project site is not identified as regionally significant farmland. My property is used the same as Mr Jones property (the Project site) as flood refuge for cattle off lower flood prone land and winter grazing. I can assure you it is very significant farmland.

Page 22 – on-site detention and storage ponds.

My property is on the down hill side of the proposed development. I do not want any run off, including grey water and black water, to be permitted to enter my property. Given that there will be 100,000sq mts of roofs, paved areas, car parks etc. How are you proposing to prevent these ponds from overflowing during high rainfall events

such as Cyclones, Flood rain depressions, heavy storms where rainfall in excess of 200mm is common.

There is no mention in your EIS about the Project being in a high rainfall area or provide any past rainfall data or any indication how you plan to prevent these ponds overflowing.

Page 22 – Outside of the secure perimeter lights – CCTV poles 10m high.
Given the height and number of poles there is not a mention in your EIS about my building sites and how you propose to protect my privacy.

Page 22 – A single Site entrance point – The Avenue road is used by graziers to drive large mobs of cattle from property to property, particularly during flood time.
The boundary is now securely fenced and I hope you will keep it that way and not an open entrance to allow livestock to enter your grounds and hinder the Graziers. There are no maps with your EIS.

Page 30 - Supply of water – the proposed site is 16km from secure water supply.
Fancy proposing such a development as this with no secure water supply approvals in place.

Page 35 – Stormwater. On site management
My biggest concern is with run off and over flowing and you have no plans in place to prevent this happening. This is a joke.

Page 38 – Traffic – Access closed road
Gazetted 2/4/2015 freehold lot 1 DP 1201636 – Consider purchase from DPI
I hold a right of way as this is the only legal access to Lot 8.
What are you proposing to do here?

Page 69 – I was advised by Chris Gulaptis our local State member when this was announced that sewerage would be pumped to the Clarenza treatment works.
You are now proposing to treat on site.
We were lied to.

Would you please provide full details of disposal of the solid and liquid waste that will come from this on site treatment, also what is the expected number daily of inmates, staff and visitors to the centre.

Things NOT mentioned in the EIS

Litter – How are you proposing to prevent the area being covered by litter, particularly by visitors.

The ~~area~~ is presently clean.
area

Feral Animals – This area is subject to a number of feral animals. Foxes, rabbits and particularly wild dogs, which attack and kill cattle.

Given your proposal and my close proximity to the gaol. The law states you can not place poison baits within 500 metres of a building. The other control method is shooting with firearms.

How are you proposing to solve this problem.

571 Pacific Highway
Clarenza
Via Grafton
NSW 2460

12th April 2016

The Project Director
NSW Infrastructure
P.O. Box R220
Royal Exchange
NSW 1225

Attention: Greg Lake
Re: New Grafton Correctional Centre

Dear Sir

I draw your attention to your letter of 3rd December 2015 and advise that I am the land owner on the western side of this facility.

I note you made this announcement without any prior consultation with the community or land holders and in your terms the decision to compulsory acquire this property is legal. In my opinion and that of many others in the community the way the 83 year old land owner is being treated is disgraceful.

I understand the process to acquire this property is in progress and no plans for the facility are drawn up.

As an adjoining land owner I have several concerns I would like to bring to your attention :-

1. My property is on the downhill side of the proposed facility and I can not tolerate any run off from the facility entering my property. Any waste or contaminated matter must be contained within your property and not allowed to flow or seep from containment on your property as my property is used for grazing and we are required to sign vendor declaration forms regarding residue issues prior to sale of cattle.
2. Sewerage : I have been advised by our local Member of Parliament the sewerage will be pumped to South Grafton Sewerage Works, however your department advised it will be treated on site. We all know what happens to ponds during big rainfall events and flooding. This option to treat on site is unacceptable to me.
3. Droving of cattle on Avenue Road : Cattle are often driven along this road from property to property, particularly during flooding where large mobs of cattle are moved from flood prone areas to higher ground. The boundary fence of this property is now securely fenced and I hope with your facility the boundary fence will be maintained and that no large entrances are constructed to hinder the movement of cattle by graziers and have livestock entering your grounds.

This facility is advised as being proposed to house 1000 inmates plus staff, with a further proposal to increase to 1700 which makes this a very large operation.

In drawing up the plans for this gaol I hope that my concerns as a land owner are taken into consideration.

Yours faithfully

George Want

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