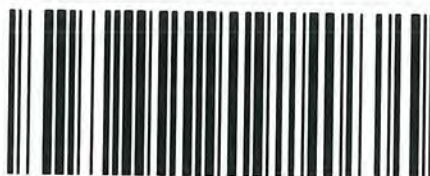


Terry Elvey



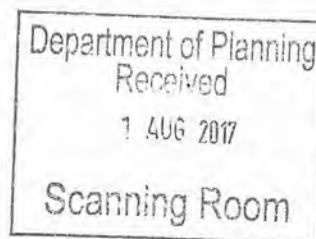
PCU071839

Department of Planning & Environment

Application No SSD 7413/8388

Infrastructure NSW

On behalf of the NSW Department of Justice



I object to the proposal,

Reasons as below,

No donations to any parties.

Smoke and mirrors, Left hand right hand? Nothing to see here, move along.

Like the EIS not being available the 13th or on display, until the 19th. I have letters from both the CVC & Department of Planning to verify. Going through the EIS as I have, I find to many issues that should make this project disappear. It is an environmental disaster waiting to happen.

I could list them all for you, but, that is what you want, then you can correct them with your magic, word changes, policies changed, a tweak here and a tweak there, with a result of more bamboozle, hoping we will give up.

How long are you going to waste tax payer's money on this project on the land known as Ben Jones property.? When this FLAGSHIP project sailed into my life, I gave my word to an old bloke who had just had his dream crushed, I thought to myself, how can Ben's land be a GREENFIELD SITE? How can it be called GRAFTON? Green field site in Grafton? For the 600 bed jail? 195 hectares? When you only need 45. What? 1700 beds? What changed? What didn't.

The Member for Clarence stated in July 2015, 600 bed gaol for Grafton, Headline of local paper, He still has it in the window of his office. What changed? What didn't. 18th July 2015. Justice Minister Troy Grant announced 1.2 Billion for new jails. 600 beds GREENFIELD SITE for Grafton, 400 for Parklea. Parklea must have said they had enough with 900 odd, and then Grafton gets its 1000 surge capacity.

Member for Clarence said on 15/06/15 (he quashed speculation saying there is certainly nothing in the state budget for a centre that size) (the budget is for 600 beds) and in his broacher, there is only enough in the budget for a 600 bed facility. Meanwhile Clarence Valley Council are approving Ben Jones DA. For his DREAM HOME, you know, the vacant house in the EIS. On His high land where He puts His cattle in flood times,

out of the flood zone, and out of His House He is now FORCED TO LIVE IN, which has gone under water many times (15 or so times).

84 years old, owned the land for 45 years, now grazing country due to His hard slogging, builds a BRAND NEW HOME, where He could live out His later years, flood free, and get a lady in to clean once a fortnight, from clean.

Meanwhile C.V.C. and? Infrastructure NSW? Government Property NSW, and the Members of? Have decided to take Bens land, under single owner TICK, no mortgage TICK, big enough TICK, highway TICK, only a few neighbours TICK. What about the old bloke who just built his dream home, shed, solar system (CHATTLES BY THE WAY!) and His custodianship of the land and wildlife? Oh him?

We'll give him 60% of the true value and crush his dream, take away his livelihood and he can? He's 84 and can start again with the money. He was offered 5 Million by the blueberry growers, and He turned them down as the land was NOT FOR SALE. He has plenty of money, it is not about money, it is about His livelihood and life style, labour past, present and future. Future? What is that now for my 84-year-old mate, all people in the bush, love the peaceful living in the country.

Bens neighbourhood has had to deal with CSG, (arsenic 8.6mg per kilo, lead 14mg, aluminium 11.000mg, chromium 8.6mg etc.) which all ran down the road, onto

Personal Information

then into the Cold Stream and Clarence.

And now they have to endure a highway, go to the corner of 6-mile lane and do a dB check with a Bruel & Hjaer sound level meter and check the volume as per Aust. Standards L Aeq, and wait for a frog to croak, those trucks must be up over the 100dB level, I live 2.5k. s from the highway and hear the noise 24/7. Who had the bright idea of ramming a highway though a peaceful valley? To save 9k. s and 20 minutes' drive time, BY PASSING Grafton and ramming a highway though a valley with peace and quiet, National Parks, Emu country (Emu...a PROTECTED ENDANGERED species, under NSW THREATENED SPECIES CONSERVATION ACT 1995, protected under the NATIONAL PARKS AND WILDLIFE ACT 1974) there is only 120 of them left so who cares?You obviously don't. Whose figures are correct? NSW high way info 08 2016, 4.36 billion, Member for Page 5.64 billion election broacher? During election. Broken calculator? Or Broken promise?

Today is the 7th of September, world day for the protection of a 1000 threatened species, but, you can simply pay money (OPM) to destroy them, like at this ridiculous jail site, 7.3 Million to wipe out FLORA and FAUNA by the hundreds/thousands, by the time you have finished, hundreds of hectare for hundreds of kilometres, for Billions of dollars (OPM) all done in a higgledy piggledy way, in small patches, I have documents about the highway project too, someone, somewhere, saw Bens land and wanted it!

Dictionary states, acquire as GAIN, GET, / ACQUISITION, ACT OF GETTING, MATERIAL GAIN, / ACQUISITIVE, DESIRE OF GAINING. YOU'VE JUST GOT TO HAVE. Sounds like GREED TO ME. Greg Lake said at the Tucabia meetings RMS are doing a **COMPULSARY ACQUISITION** AND THERE WAS NO HURRY AS SITE WAS STILL BEING PROCURED. He also said a **DIRECT**

ACQUISITION, CVC Mayor called it a **COMPOLSARY ACQUISITION**. Some news reports also mention it as a **COMPOLSARY ACQUISITION**.

Did you ACQUIRE THE LAND? Someone who had been looking at the land on the list I have via a GIPA REQUEST, HAD DECIDED IT WAS THAT ONE. List dated 23rd July 2015, around the same time Ben was getting CVCs DA approval to build.? Did he have it by then? Who cares? I do! So, Ben builds His dream home, ready to move in for Christmas, BUT, ON November the 30th 2015, Government Property NSW had different plans for Bens Christmas, SHOWING UP AT HIS GATE, to tell him, We've come to take your land! The LAJTCA Section 13 (1) must give OWNER at least 90 days in writing, before the land is compulsorily acquired, but you are not using the Act are you?

In the said GIPA request earlier, I have in my possession, a letter to [REDACTED] dated 04/12/15 that states they are acquiring his land, but they will be calling it a purchase. How can they do that? Don't use the LAND ACQUISITION (JUST TERMS AND COMPENSATION) ACT 1991, that's how.

They mention the Act several times in the letter and how their not using it, but still not use said Act. How can they do that? Better put a broacher in with letter, just in case.

Ben thought these people had come to talk to him about the highway stuff up. You know, where RMS took 30 aches instead of 13, and ripped old Ben off about 100K. Highway Robbery.

So here we are, Bens dream crushed, and you've got your jail site, or have you? The DA is just that, a DA. Going by what I have been told by CVC, there is no digging deeper than 60cm whilst the DA is AWAITING APPROVAL, and here you are digging holes deep enough to bury a car, drilling all over His land. Trucks and cars driving ever where in the wet, compacting His land, and in the dry, one fool even parked a hot car in the middle of the paddock and set fire to the land and his car.

Meanwhile CVC Mayor Richie Williamson stated to ABC North Coast radio 7.30am (03/12/15), that he was not privy to the ins and outs of the project which is a **COMPOLSARY ACQUISITION**, being a matter for the department and the State, and what he would encourage the state to have that conversation, very quickly. ODD? How much did he know on the 3rd December 2015? Any truth to a rumour SERCO MEET WITH him recently? CVC are all the way through the EIS.

Ben had just been told 4 days earlier and then the Mayor is on radio, I have recording. Surely a COMPOLSARY ACQUISITION IS UNDER THE Act? Oh it's not being used! Merry XMAS Ben is what the Mayor may have been thinking, depending on how much he actually knew.

Christmas comes and goes, Ben doesn't move in because it hurts, and now comes the EIS and the deception of COMMUNITY CONSULTATION. Feb 2016, meetings planned for Tucabia, 84k.s from my place, arranged by Member for Clarence as being the most convenient spot to hold very hot, noisy fans, lousy PA system, miles from Grafton, where is the recording of the meetings? unlike the Crown Hotel meeting right in the main centre of town.

Radio 2GF ran an ad about the meetings at Tucabia on the morning of the 3rd of Feb at their 8.30 local news, but said it was on the 10th, I rang Infrastructure NSW to let them know, and the radio station, it was not corrected. How can that be fair on the local community? 2GF would not give me a copy of the ad when I asked that day, cover up? The CVC Mayor is on at that time as the morning DJ and should have corrected it as he was going to meeting and was in fact at the morning session, stacked with cronies.

I asked a question at both meetings that was never answered, that being, which section of which act they would be using? Greg Lake () laughed and said he wouldn't be answering that. To which the now angry crowd laughed, I note how you left that off your website RE most asked questions. Convenient?

The Member for Clarence was asked when he was aware of the project going on Bens land, and was laughed at when he answered, (the same time Ben did) I called him a liar, to which he said that I wasn't an Australian and should become one before asking questions. Cheek.

He then added (**I shouldn't be on the selection panel that's how the situation can become corrupt. I can understand the secrecy. I shouldn't say secrecy.**)

As reported 10/02/2016 Independent.

At the two meetings, 03/02/16, I took notes, 2 meetings, 2 different answers to questions, different audiences, same spin job. As we were being told the project was in its infancy, you had JACOBS Engineering Group (California?) employees, roaming all over Bens land at 10pm, land you did not own, without permission by the owner, to be there at night, spooking cattle with their torches. I might add here that Ben never wanted to sell His land to you or any one.

Greg Lake told those at those meetings there would be more community consultation in the future, with emails and letters, I rang many times to ask when and where, I was told at 11am 12/04/16 they would be in May, then June, then July, then in August and then finally the 26th/27th you sent 5 people up from Sydney to spruik how good the jail would be, I went to all of those consultations and witnessed the ?10? people they talked to, whilst I spoke with hundreds. 5 staff, 1 security guard, 2 hire cars, accommodation, airfares, meals, and on and on, you even couriered in the coffee and biscuits, what a scam! (OPM)

Again the following week at the library, 02/ and 03/08/16, how sneaky doing that, was it 7000 OR 9000 PAMPLETES SENT OUT IN A LETTER DROP? then leaving copies of the EIS spread out over the tables at the library. Shame. Like the confusion of the community RE Grafton, Pillar Valley, Northern Rivers, Clarence Valley, Lavardia, it is in GLENUGIE. Don't want people thinking CSG protests?

The independent newspaper ran a story on HEADLINE New Grafton Gaol Dialogue Begins, 10/02/16.

So the EIS is being made up, JOBS EVERY WHERE, WELL, NONE FOR GRAFTON, CW COOPER Earthworks Lawrence got a couple of days digging passed the 60cm limit CVC will allow some one waiting for a DA to be approved, all the others came from elsewhere, even the Indigenous Owners of the land and its heritage, were not doing the walk about for OEH?

It **is NOT Yaegl Country**, it is Gumbaynggirr. EIS, the project falls within the Gumbaynggirr Traditional Country.

So far you've given how many jobs to locals? It's all about locals getting local jobs to bring wealth to the Region, isn't it? That's what we are lead to believe, or meant to swallow. There's going to be hundreds of them, 650 in the latest broacher Infra NSW had here last week, although I could only find 157 in the EIS, 50 during Stage 1, 107 during construction, 157 FTE jobs whilst constructing? How many when opened? 157 with 88 being added over the following 20 years of operation. Mack Sam Consultancy 2016 quote in the EIS 580 to 600 FTE jobs will be required, Daily Examiner stated 250 jobs (04/12/15) Something is not adding up!

EIS app K page1 under the project scenario at least an additional 105 FTE JOBS WILL BE CREATED, THIS EQUALS 0.10% OF THE REGIONS WORKFORCE.

Costs..... Privately designed, built and operated, 80-85 million per year? I estimated at 1000 beds it would cost 162.5b, cost per prisoner, per day, 300 dollars, times 365 days, 106K, then times 1700, 181.5 million per year, is my calculator broken or yours? How can you possible run it at your figure of 80-85million? Oh, you are not adding in things, like **running costs**? State to pay the difference, for running costs, transport, water, power, etc. etc. etc. Remembering the Member for Clarence saying there is only enough in the budget for 600 beds, and here we are with 1700, any more changes? 2300 beds? 3200 beds? Who knows, you don't.

EIS says 695 to 715? Million, to build, EIS also states **1.2 to 1.3 Billion** project. (Daily Ex 12 August 2016) Minister for Corrections, David Elliot and Commissioner Severin say 2380 jobs, 4165 beds, in the story it gives a list of jails v beds to be added in the **now 3.8 billion** NSW jail push scandal 250,400,480,240,360, equals 1730, plus 1700 Grafton, total 3430, it must be your calculator that is broken as something is not adding up.

Daily Ex 09/16 Mr Severin says 1400 custodian jobs on offer across the state? Surely he knows what he's saying? Surely. Radio 2GF 04/02/16 at 8.06pm the announcer says Peter Severin who they bought out from England is an absolute disaster an absolute disaster.

Jacobs Engineering Group invited to project and engaged 21 December 2015, Privately designed, built and operated by? paid for by the Australian tax payer (OPM) and the Wildlife. Daily Ex said Green field site, you choose the land because it was mostly cleared, and now you are willing to knock over another 30.3 hectare of trees, pay the 7.3 million and destroy the Flora and Fauna, 45 years under Bens care, and 45 minutes under yours, the EIS clearly states this is the case, trees, mammals, birds, frogs, some endangered and some vulnerable species, and even vulnerable species like the brush tailed phascogale not being noted as vulnerable, you really couldn't give a stuff.

Wet lands, they sure will be when you pour out your sewerage all over it,

Option 1, release into the Mighty Clarence, complete with pathogens and E. coli,

Option 2, release into the Cold Stream which runs into the Clarence,

Option 3, hold on site in massive sewerage ponds, with over flow into the Cold Stream west of site, after chemical treatment or chlorine/UV stabilising, but still with E. coli and pathogens? EIS states the land is 5 meters deep at southern end of site, 10 meters deep at the north, even it out to 7M depth after works, how much water, sludge, do you think it will take until it is full and with capillary action, flowing into the Wetlands?

Water, 16k.s away, Power 24k.s away. EIS mentions CENTRAL POWER PLANT, 24/7 lights, wire, no doubt RAZOR WIRE, what chance do any wildlife have when they swoop down on the razor wire? Have you even considered that? It is NOT MENTIONED in the EIS. As mentioned earlier, WILDLIFE IS PROTECTED BY LAWS, like hell it is you would say, just pay 7.3 million to another Government Department and you can do what you like to it.

The few neighbours will get a few extra birds as they have wings and can generally get out of the way of the construction, other fauna wont, like the WOLLEM FROGLETTE who's dam you will drain, hence as the EIS states there will be mortalities.

Jacobs were there for 2 days? 03/02/16. so they would have seen a whole year worth of wildlife coming and going, through the seasons, feeding on the trees and pray, nesting in the 184 very important tree hollows, and of course breeding, rearing their young,

so they too can return to the safe zone Ben has provided them, oh well, they can bugger off or die on the razor wire.

Where is the mention of the Ducks, Snakes, Lizards, Curlews, Possums, Dung Beetles, Crows & Magpie? Yellow Tailed Black Cockatoo. Didn't see them? Time constraints?

Indigenous info in the EIS, app L 5.5, Due to time limitations not all areas were tested as far as practicable within the time constraints, however extensive excavation to cover additional areas of POTENTIAL ARCHAEOLOGICAL INTEREST WAS NOT UNDERTAKEN AT EVERY PAD. Impact direct!

Note **Aboriginal Objects and Places Are Protected under Part 6 of the NSW P&W Act, harm to any place or object includes any act or omission that destroys, defaces or damages the object or thing**, just in case you don't know. [REDACTED] writes, Ensure, that consultation is fair, equitable & transparent. If the Aboriginal Parties express concern or are opposed to parts of, or, the entire project the OEH expects that evidence will be provided etc.

Safety and Security, of the Grafton residence, EIS states, potential costs associated with decreasing perceptions of safety and security are offset by other considerations, (Locals around the jail site don't matter, they are oldies & young families, when the riot goes down because some inmate doesn't like carrots or his Pray mat isn't the right colour, they will be at the locals door in minutes, take what they like before flagging down a car on the highway and heading to Coffs Harbour or Brisbane, either way the Grafton Police will still be finding

how to get into their car, or wiping the pizza crumbs off, it took them 11 hours to go to my friend's house at South Grafton when his family were being attacked).

I really should be writing out my objections to the project, the NGCC, the FLAGSHIP project, but wait there is more, promises, promises, jobs, jobs, jobs. Lies, Lies and more lies, no one will get a job out of this, no one who visits the jail will be going into Grafton shops, 9 more shops closed recently(Daily Ex at the Crown Hotel meeting where you had to pay 20 dollars to attend, we were told by Greg Lake [REDACTED] rents would rise, homes within 1k of site values will fall , businesses would be overrun by all the extra employees and their families, and all the services of Grafton will be stretched to accommodate all the new convicts coming into the town with all their issues and needs, sounds like hell to me, the town will be no better off.

I asked Greg Lake how CVC Councillor Des Schroder said (Daily Ex 04/12/15) it would IMPACT the town when he (Des) said it would be a 1.2% impact at 600 beds & up to a 7% impact on the town at 1700 beds.

Des is the CVC director of Environment, Planning and Community, so he would know, and be up to his eyeballs in the project. Naturally Greg gave a smart arse reply of, well you'll have to ask him (Des) I replied that it was in the Daily EX on 04/12. I asked about the possibility of FLY IN FLY OUT workers, is that going to happen? No answer, I added most jails now have Indian and Shi Lankin wardens according to a prisoner talking on 2GF at 7.50pm 06/02/16, I then add the Grafton airport has recently been refurbished and is up for sale, it could end up like LAGUARDIA JAIL NEW YORK USA but here it would be LAVARDIA JAIL.

Is there any recordings of any meeting?

Frankly I don't believe a word you have said so far and I'm not going to start now.

In the Daily EX on p.1 12/08/16 Corrections Minister David Elliot said 2380 jobs and 4165 Beds with a cost of 3.8 Billion dollars spend, as I wrote earlier Troy Grants announcement 18/06/15 was a 1.2 Billion spend, being the biggest investment, David's hype bets Troy's, who is to be believed? In the same report Commissioner Severin states the prisoners will be out of cells 12 hours a day, doing gardening and laundry and education, yet in the EIS it states that 65% of prisoners will be out of cells for 8 hours, they would not be saying two different things in the same news report, surely not.

You are obviously making it up on the run, Take the old man's land, build jail, jobs, jobs, jobs, This FLAGSHIP project for Project NSWs first project is a submarine and should be built overseas, you may think I am crazy for writing like this, but, I have a heart and morals, I can look at myself in a mirror and I sleep very well, how do you get on? I respect animals and the land, I live it.

As stated earlier, the Member for Clarence stated at Tucabia about the corruption and secrecy as reported in the Independent newspaper 10th Feb 2016, funny words to be using, like the words of the Government Property NSW 04/12/2015 letter saying it should be done under the Act but we're not, we'll just call it a purchase, I did mention Ben never wanted to sell His land before and again now, Ben never wanted to sell His land.

He didn't need your money (OPM) He needs HIS dry land and HIS NEW HOME for HIS Future, FLOOD FREE, DEBT FREE, JAIL FREE, HASSLE FREE, can you see what you are doing? My goal is to get Ben HIS LAND back and to keep your money (OPM) so I really should start now on my objection to this stupid jail, using your facts and figures against you, then were off to the Land and Environment Court.

Today 08/09/16 is ARE YOU OK DAY, how do you think Ben is going today? Who cares? I do.

You have broken Him, you are mean spirited mongrels, I have plenty to say about that to all I talk to. But this is about an OBJECTION TO A WRONG DOING and to the NGCC going on land that is not able to take this project, as stated earlier, an Environmental disaster in the making.

600 bed jail for Grafton, the first lie, GREENFIELD SITE, lie no 2, 1700 bed jail on 84-year-old man's land, foolish. EIS info from Final version dated 10 August 2016. How to put all the BS into this objection? Would take a month of work?

We will be going to the Land and Environment Court at the end of this process as you are dogmatic in your efforts to push through with the project even when I and a dozen others write our objections, I have a good Lawyer to work Pro bono for the protection of the area and environment.

Maybe it could end up in the High Court? I'll need to GYPA a list of names for and against.

All I can think of here is to write out my notes, taken from your EIS, so I will attempt to do that in no order, as there is no order in this project, or in my notes,

SOCIAL AND ECONOMIC IMPACT

App K page 1, Project delivers a positive economic impact of 557 mill in value added terms between 2016 and 2040, increase of 0.45%. That works out to be 2.8 million per year, (that will fix the 127 million debt of the CVC.) In full operation is forecast to deliver 580 to 600 FTE staff in the proposed 1700 bed facility, since some of these jobs replace others in the region via local labour markets effects, the net employment created in the Northern Rivers Regional economy is **more modest**.

Under the project scenario, at least an additional 105 FTE jobs will be created, this **equals 0.10% of the Regions work force**. Page 2.1 **Total employment creation** will peak in construction **157 FTE jobs or 0.16% to** the baseline employment. While the **economic impacts are large** for the Nth Rivers, the NET ECONOMIC IMPACTS are likely **to be SIGNIFICANTLY LOWER**.

There are some concerns about the **NEGITIVE** impact the project might have on the capacity of SOCIAL & COMMUNITY services in Grafton, to service any **additional demand** associated with PAROLEES or INMATES families. Potential costs associated with DECREASING perceptions of SAFETY & SECURITY are offset by other considerations, such as the Grafton community's capacity to support the existing gaol, AND THE DECISION TO locate the project AWAY FROM THE **GRAFTON TOWN** AREA, thereby minimising any NEGATIVE

IMPACT ON IMMEDIATELY ADJACENT LAND HOLDERS. Slightly positive impact on HOUSING DEMAND.

K 4.3 Under the project case, development for a 1700 bed correction centre proceeds, the PRIVATE SECTOR DESIGN (FINANCE) during 2016, construction to start mid-2017, for 36 months, complete mid-2020, PRIVATE SECTOR TO CONSTRUCT, STATE will FUND INITIAL UPGRADES, ROADS, WATER, ELECTRICITY, AND TELECOMS. 65% of inmates engaged in the meaningful activities at any time during the day, education, cleaning, laundry & other INDUSTRY WORK programs. The OLD GAOL TO REMAIN OPEN even once NEW JAIL being 1700 beds.

Est costs **750 to 780 million**, complete March 2020. Annual costs to run 80 to 85 million, Macksam consultancy 2016, 580 to 600 FTE jobs REQUIRED, these estimates do not include costs of transporting prisoners to court, hospital, etc.

App K 4.2 NGCC. Project case scenario, the land has been acquired by the state, private build, construction costs **695 to 715 million** for acquisition and connection of public infrastructure, i.e. roads, water, waste water, electricity.

(# denotes the differing costs, broken calculator?)

K 4.3 private sector, operate, services & maintenance services. TRANSPORTING PRISONERS TO & FROM courts, hospitals, lawyers etc. etc., PAID FOR BY THE STATE (jail) is expected to operate 8 hours out of cell regime, 65% of inmates engaged

K4.3.4 Maximum possible duration of 25 years at Maximum capacity. **THEN WHAT?**

K.5 560 to 600 jobs over period 2015/2039/40 cost 1.2 to 1.3 billion. K 5 chart 5.2 shows peak then flat line, maximum additional jobs 157 states the majority of economic activity will be concentrated in the CVLGA where the project is located, at the end of the operations in 2039/40 employment is projected to be higher by 88 FTE jobs compared to the baseline economy, equal to 0.10% of the workforce.

K 6 Table 6.1 shows costs v benefits

ECONOMIC cost/ increase resource costs Benefit/ increase regional economic activities. SOCIAL costs/ concerns over safety & security Benefit/ Impact on housing demand. SOCIAL costs/ impact on social & community services, Benefit/ increase infrastructure.

ENVIRONMENT costs, benefit 0, AIR QUALITY IMPACTS OR CARBON EMISSIONS, benefit 0, GROUND OR SURFACE WATER IMPACTS, benefit 0, VISUAL AMENITY, Benefit 0, NOISE IMPACTS, / Benefit 0, BIODIVERSITY ON FLORA & FAUNA, / Benefit 0, ABORIGINAL OR HISTORIC HERITAGE, / Benefit 0. NOTE items with the 0 represent item NOT BEEN ASSEST within the EIA, given wider scope in the EIS.

K 6.2.4 The development of the project has required the NSW Government to ACQUIRE the 195-hectare site from its former OWNERS. Given the STATE Government has FULLY COMPENSATED the OWNER based on an INDEPENDENT VALUATION, any redistribution impact of the ACQUISITION would likely be negligent, when viewed from a REGIONAL level.

On the project site itself, there may be CONSEQUENCES surrounding the development of AGRICULTURAL LAND, however the town & the NSW Government have been ALERTED TO MITIGATION in their SELECTION OF THE SITE, so any EFFECTS ARE LIKELY TO BE SMALL.

K 6.2.5 p.33 Furthermore, a significant benefit of developing the project **12.5k** outside of the GRAFTON TOWNSHIP is to **SIGNIFICANTLY DIMINISH ANY SAFETY & SECURITY CONCERNS** of the new facility amongst the **GRAFTON RESIDENTS**. NOTE at K 6.2.6 **PROPERTIES WITHIN 1 KILOMETRE VALUE WILL FALL.....**

When does that **60day window open?**

App I. Jacobs 1.1 IN July 2015 DEVELOPMENT OF CONSENT granted lot 1 DP 1190933 for BENs DREAM HOME

1.2, 1700 beds / 12m walls / 100,000 sq. m. TOTAL FOOTPRINT both MAX & MIN 45 HECTARE & 500 CAR CARPARK

BIODIVERSITY ASSESSMENT

App- C p 62 Cc6. Matters of NATIONAL ENVIRONMENT SIGNIFICANTS, 4 MNES that are known or have potential to occur within the project site

GREY HEADED FLYING FOX, VULNERABLE, SWIFT PARROT, REGENT HONEYEATER, ENDANGERED, KOALA, VULNERABLE. (YOU HAVE LEFT OUT) BRUSH TAILED PASCOGALE, WHICH IS ALSO VULNERABLE!!!

19 Migratory species may occur within the study area, of these 11 have a HIGH TO MODERATE potential of occurring in the project site. Many being birds which would utilise the open forest habitat to forage & breed, Table A.3 of App A & figure 6.1.

The field survey positively identifies 2 migratory species in the project site, includes a PAIR OF SATIN FLY CATCHERS.

C7 P 64 AT .8 There is little to no known potential ABORIGINAL OR EUROPEAN HERITAGE items. (REALLY? None found? Due to time constraints? Who looked? Not the local Mob.)

As of the date of your EIS 10/08/16, states, IT IS UNDER SINGLE OWNERSHIP.

30.3 ha clearing of NATIVE VEGETATION.

7.2 The area **of DIRECT IMPACT includes the WHOLE SITE** and includes the Development zone,

7.3 Although the project site is largely cleared, these cleared areas are a mix of derived NATIVE & EXOTIC open grasslands, which PROVIDE HABITAT value for occasional visitors such as the THREATENED BROLGA, BLACK NECKED STORK & COASTAL EMU & THE IMPORTANT HABITAT FOR THE RUFOUS BETTONG.

Remnant paddock trees are also **IMPORTANT** for potential **ROOSTING HABITAT** for **THREATENED BIRD & BAT** species. Due to poor condition of these areas OFFSETS would

generally not be required BUT SHOULD BE CONSIDERED as part of the landscaping of the facility, particularly in association with the farm dams/ponds.

7.2.1 REMOVAL OF NATIVE VEGETATION, DIRECT IMPACTS TO PCT's are assessed for vegetation & HABITAT REMOVAL, UNDER THE CURRENT PROPOSAL, CLEARING ON THE PROJECT SITE would encompass ALL PORTIONS OF THE SITE, INCLUDING THE PTC's, open grasslands & paddocks, 30.3 ha (table 7.1) clearing of native vegetation constitutes a KEY THREATENING PROCESS listed under the TSC Act & EPBC Act.

CLEARING COASTAL FRESHWATER MEADOWS 0.7 HA, SPOTTED GREY IRONBARK etc. 8.0HA, SPOTTED GREY BOX & IRONBARK 7.0HA, SPOTTED GREY IRONBARK & PINK BLOODWOOD 10.6HA, SPOTTED GREY IRONBARK PINK BLOODWOOD 4.0HA, TOTAL 30.3 HA.

LOSS OF HABITAT FOR FAUNA

LOSS of FOOD SOURCE IS LIKELY TO EFFECT THREATENED NECTAR FEEDING BIRDS such as LITTLE LORIKEET, BLACK CHINNED HONEY EATERS, MIGRATORY SWIFT PARROTS, AS WELL AS squirrel gliders & grey headed flying foxes. Future discussion on IMPACTS to GREY HEADED F.FOX is discussed in section 7.5 MATTERS for FUTURE CONSIDERATION.

7.5 AT p 73 the SEARS for the proposal & the BIODIVERSITY assessment HAS NOT identified any matters for further consideration for the IMPACTS TO LANDSCAPE FEATURES, NATIVE VEG, & OR, SPIECES & POPULATIONS. (TAKE ANOTHER LOOK)

C7 INVERTEBRATES (LOSS OF FOOD) IMPACTS to this habitat WOULD REDUCE FORAGING FOR, BROWN TREE CREEPERS, GREY CROWNED BABBLERS, VARIED SITTELLAS, SQUIRREL GLIDERS, BRUSH TAILED PASCOGALES, MICROCHIROPTERIAN BATS, LOSS OF FORREST HABITAT WOULD ALSO REDUCE PREY, IMPORTANT FOR THREATENED RAPTOR SPECIES SAUH AS, MASKED OWL, POWERFUL OWL, LITTLE EAGLE, SQUARE TAILED KITE.

8 THREATENED listed as VULNERABLE, 83 FAUNA noted in EIS as Threatened, 55 birds, 9 terrestrial mammals, 4 bats, 9 frogs, 6 reptiles, 1 fish.

LOSS OF TREE HOLLOWES & WOODY DEBRIS (sheltering & breeding habitat) There is an abundance of Hollow Bearing Trees & Standing dead trees, 184 HOLLOWES, DIRECTLY REMOVED DURING CONSTRUCTION IMPACTING ON THREATENED FAUNA particularly, BRUSH TAILED PHASCOGATE, SQUIRREL GLIDER, FORREST OWL, LITTLE LORIKEET. Loss of tree hollows is KTP listed under the TSC Act, a similar density of tree hollows next door.

WALLUM FROGLET, (NOTE) THIS IS THE FROG THAT STOPPED the Ardarni coalmine for a while, in India at present there is a court case involving Ardani about how animals have the right to life as much as humans, and here you are with,

The project is likely to REMOVE THESE HABITATS FROM THE SITE & THERE FOR IMPACT ON POPULATIONS OF THE THREATENED WALLUM FROGLET,

7.3.6 INJURY & MORTALITY OF FAUNA, the THREATENED RUFOUS BETTONG would need to be re-located from site depending on the location of NESTING SITES & HOME RANGE.

THERE ARE **POTENTIAL VEHICLE COLLISIONS** WITH MACROPODES, INCLUDING THE RUFOUS BETTONG as well as COASTAL EMU as a result of increased CONSTRUCTION & OPERATIONAL TRAFFIC, birds are generally mobile & can move quickly to avoid HABITAT REMOVAL, other species such as **FROGS, RETILES & GROUND DWELLING MAMMELS, RESULTING IN INJURY OR MORTALITY**

App C table 7.6 KOALA HABITAT TOOL, (DOT E 2015) TOTAL SCORE 6/10 HABITAT the **IMPACT** area is **CRITICAL to the SERVIVAL OF KOALAS**. In case you have missed the last bit, **HABITAT IN THE IMPACT AREA IS CRITICAL TO THE SERVIVAL OF THE KOALAS**.

NSW THREATENED SPIECIES CONSERVATION ACT 1995, protected under the NATIONAL PARKS AND WILDLIFE ACT 1974

NOTE in the EIS around 7.2.? it says for future info GO TO 7.11.2, there is NO 7.11.2 it only goes to 7.8 so I'd like you **to send me the info between 7.8 & 7.11.2** thankyou.

2.3.3 Draft North Coast Region Plan March 2016 EIS p.9

1/ PROTECT ENVIRONMENT- as well as Aboriginal & Historic Heritage, & Productive Farmland,

2/ Provide Great Places to live in Vibrant Communities by offering housing choices in the 3 Regional Cities,

3/ Provide housing to meet the changing demographic needs of the North Coast Community,

4/ Create a prosperous economy by focusing the provision of jobs opportunities in the growing sectors of HEALTH, education & Tourism,

5/ Improve transport connectivity & freight networks. NOTE (any mention of JAIL)

4.2.7.1 Ru 2 zone under CVLEP 2011 EIS p28 RU 2 RURAL LANDSCAPE, OBJECTIVES OF THE ZONE....

1/ TO ENCOURAGE SUSTAINABLE **PRIMARY INDUSTRY** PRODUCTION BY MAINTAINING & ENHANCING THE NATUAL RESOUCSE BASE,

2/ TO MAINTAIN THE **RURAL LANDSCAOE CHARACTER** OF THE LAND

3/ TO PROVIDE FOR A RANGE OF COMPATIBLE LAND USES, **INCLUDING EXTENSIVE AGRICULTURE**

4/TO PROVIDE FOR LESS INTESIVE **AGRICULTURE PRODUTION**

5/ TO **PREVENT DISPERSED RURAL SETTLEMENT**

6/ TO **MINIMISE CONFLIC** BETWEEN LAND USES WITHIN THE ZONE & WITH ADJOINING ZONES

7/ TO ENSURE THAT DEVELOPMENT **DOES NOT UNREASONABLY INCREASE** THE DEMAND FOR **PUBLIC SERVICES OR PUBLIC SERVICE**

8/ TO ENSURE DEVELOPMENT IS NOT ADVERSELY IMPACTED BY ENVIRONMENT HAZARDS

AS YOU HAVE BASED THE WHOLE PROJECT ON BENS LAND BEING ZONED RU2, AND I HAVE WRITTEN OUT THE OBJECTIVES OF THE RU2 ZONE, HOW DOES BUILDING A CONCRETE JUNGLE AT BENS LAND FIT INTO THE RU2 ZONE? AS TOO WITH THE OBJECTIVES OF THE REGION PLAN ABOVE,

THIS PROJECT OF YOURS DOES NOT FIT IN TO THESE POLICIES OF THE LAND USE UNDER RU2.

Two words added to RU2 zoning in the CVLEP 2011, RE, correction centre, **WHEN?**

I have a note to self at this point in my notes to go and look at a Section, RE; crimes Act 1999 so I better have a look.

CLEARLY YOU ARE BLIND.....

WATER / WASTE WATER

Cost 14 to 26 million

2.3.4 P11 The working paper (app D.D) & Wastewater services paper (app D.E) I have looked for these appendix's but they do not exist. Send me copies please.

But you have stated on p11 of EIS HAVE DEMONSTRATED THAT RETICULATED WATER & SEWRAGE WILL BE PROVIDED.

D 4.2 **Option 1/** no reuse 215 ML/year into CLARENCE RIVER, option is discounted, as it provides NO BENEFIT in terms of saving water. **Option 2/** reuse within the project, AVERAGE EXCESS TREATED EFFLUENT TO DISCHARGE 0.35ML/year OR 59%, **Option 3/** reuse & irrigation (crops)

p.9... DAM with SPILL WAY, overflow into COLDSTREAM

Treatment plant located away from jail because of noise and odour, screenings & grit removed offsite weekly, WHERE TO? NO MENTION IN EIS.

D.5 Conclusion p.27 nothing confirmed till Stage 2 (note. Future works need Future DAs.)

Head line Independent newspaper 08/07/15, Saving the Valley's Services Starts Now, then 15/07/15. Who will secure the Valley's WATER SUPPLY? The 08/07/15 story has a mention on p.2, **NEW 600 BED JAIL FOR GRAFTON** (VALUE IS COMMERCIAL in CONFIDENCE) (I know it is well over what can be afforded, (OPM) The Yamba sewerage plant cost 43.3 million, I have included a copy of what it is like, and what the neighbours will be seeing.

ELECTRICITY

App D Electricity 15 Mega Volts from KOOLKAN 24ks away

Option 1, via roads with consent of CVC,

Option 2, via Private Properties with compensations \$\$\$ do the land owners know???

Option 2 the cheapest (OPM)

Plan p.12 INMATES 1700, STAFF & VISITORS 650, EQUALS OUT TO 2350 PEOPLE WHO'S SEWRAGE will. **DISCHARGE TO THE ENVIRONMENT** OF ANY EXCESS EFFLUENT THAT CAN NOT BE USED, A SUTABLE **LOCATION OF DISCHARGE OF EFFLUENT IS REQUIRED.**

1/ CLOSEST, WATER BODY, THE COLD STREAM 1.6K'S, NEEDS TO BE INVESTIGATED FOR POTENTIAL IMPACTS TO WETLAND

2/ CLARENCE RIVER, VIA ROADS IS 20K'S

3/ AIRPORT 3.5K'S / FUTURE STUDIES ARE REQUIRED TO DETERMINE MOST APPROPRIATE.

STORM WATER / DRAINAGE

D 3 AT 3.1 THERE IS A ROADSIDE CHANNEL BESIDE THE **NORTH BOUND LANE OF AVENUE ROAD.** WHAT NORTH BOUND LANE?? HAVE YOU SEEN HOW WIDE AVENUE ROAD IS?

YOUR MAD!!! AVENUE RD IS ABOUT 2M WIDE NORTH BOUND LANE. LOL see figure 3.1 at App E p.6 or figure 17, p.30 App H.

APP D 1.2 p1 IN JULY 2015 DA CONSENT FOR A DWELLING HOUSE WAS GRANTED & CONSTRUCTION OF THE HOUSE AND ADJACENT SHED IS COMPLETE.

NOTE, YOU FORCED BEN TO INSURE A HOUSE YOU OWN, AND WHEN HE GOT THE INSURANCE PAPERS ON A THURSDAY, THE NEXT DAY YOU SENT HIM A LETTER SAYING YOU WERE GOING TO DEMOLISH IT, HIS DREAM HOME, IM SURE HE MUST HAVE SOME CARVING KNIVES ABOUT HIS KITCHEN SO WHY DON'T YOU JUST STAB HIM THROUGH THE HEART YOU HEARTLESS MONGRELS.

D table 1.1 KEY PROJECT COMPONENTS

THE STAGED SSD APPLICATION SEEKS APPROVAL FOR,

1/ A CONCEPT PROPOSAL FOR THE NGCC

2/ FIRST STAGE SITE CLEARANCE & PREP WORK 3/ TOGETHER REFERRED TO AS THE PROPOSAL.

AS I WROTE IN THE BEGINNING OF THIS OBJECTION, YOU ARE AWAITING APPROVAL TO YOUR DA, AND YOU HAVE BEEN DOING WORKS ON BENS LAND THAT HAVE TO BE ILLEGAL.

DON'T THINK YOU HAD PERMISSION FROM BEN WHO YOU HAVE HAD A GAG ORDER OVER. The people from Jacobs couldn't tell me the owners name.

GAS NO GAS AVAILABLE, TRUCK TO SITE IS UNLIKELY, TO ECONOMICALLY UNVIABLE. (my words, PLUS MOST GAS IS SOLD REALLY CHEAP TO OVERSEAS COUNTRIES.)

STORM WATER ON SITE DETENTION TO HOLD 5.709 CUBIC METRES. STINKY DID YOU TELL THE NEIGHBOURS? MEETS SEARS, SECRETARY'S ENVIRONMENT ASSESSEMENT REQUIREMENTS No 12 & 14, maybe you should get the secretary to live there next to the ha's of stink. Project satisfies criteria of schedule 1 of the state environment planning policy (state & regional development 2011) as value exceeds \$ 30 million. 30 million will hardly fix a pot hole these days. **SSD**. Joke.

ELECTRICITY

App D Electricity 15 Mega Volts from KOOLKAN 24ks away

Option 1, via roads with consent of CVC,

Option 2, via Private Properties with compensations \$\$\$ do the land owners know???

Option 2 the cheapest (OPM)

At chapter 4, relevant legislation & policy, p.25 at .7 Utilities services infrastructure in the vicinity of the site is limited. Telstra communications conduits & aerial electrical cables are present but NO GAS infer. Is provided, meaning ALL power requirements will be provided via electricity.

The provisions of communication & utility services are addressed in section 7.11.2. As I stated earlier, the EIS at this point only goes to 7.8 so I need copies of info between 7.8 and 7.11.2. ASAP Thanks. What is the CARBON OUTPUT BY THE PROJECT? BEING RELEASED IN Koolkan.

NON INDIGINOUS HERITAGE WORKING PAPER.

App N Executive Summary at .5 No heritage items 01/08/16. P.1 1.2 locality approx. 12.5ks.

FROM WHERE? Sign at Wants lane reads 17k to Ulmarra / 17k to Grafton. Zoned RU2 Rural Landscape under the CVLEP 2011.

Development for the purpose of a correctional centre is permissible WITH CONSENT.

Avenue Road will go over the Highway at Six Mile Lane upgrade, NO direct connection to Highway? I found a strange part here whilst reading in bold that said (**ERROR! SOURCE NOT FOUND**) I PRESUME IT IS INFORMATION YET TO BE RELEASED ABOUT THE DIRECT CONNECTION TO THE SITE from the Highway.

Staff amenities? (WET BAR?) Stage 1 works 6-12 months, 50 jobs.

1.4 Proposed objectives, at .6 Produce strong economical & social benefits to the LOCAL GRAFTON REGION, the NORTHERN NSW region & the BROADER NSW COMMUNITY. (bugger the locals aye) and at .7 Be a valuable Physical asset for the duration of the OPERATING PHASE & beyond. It will certainly be PHYSICAL TO THE EYES.

ABORIGINAL HERITAGE

Pillar Valley corridors of movement, was important for its swamps and resources.

EIS DATED 10/08/16, Subsurface testing done 30/04/16.

Yaegal survey 01/02/16, and the 2nd.

Comments on the ACHER and associated AAR were received by phone on 05/08/16, [REDACTED] [REDACTED] communicated on behalf of [REDACTED] & [REDACTED] that there were NO issues with ACHAR or AAR & NO changes to the documentation was required- future details of consultation can be found in App B (note) there were no future details RE Aboriginals in EIS as stated, please **send me copies of this info** too.

Clearing of 30.3 ha of Native Vegetation, consisting of Modified Grazing land,

BYRNE (1985) IDENTIFIED ITEMS AND LANDFORMS, a PREVIOUSLY RECORDED BORA GROUND & BURIAL SITE IN THE ULMARRA SHIRE indicated the likelihood of similar WOMANS PLACES occur in the Valley.

App L p.27 although some of these sites & places are at a distance from the project site, it remains central to these places of CULTURAL; SIGNIFICANCE. The project site lies in a region that would have afforded easy access for Aboriginal People travelling from the western regions of the Coastal Range to Pillar Valley, see table 5.2, describes those cultural places more associated with the project site.

Indigenous info in the EIS, app L 5.5, Due to time limitations not all areas were tested as far as practicable within the time constraints, however extensive excavation to cover additional areas of POTENTIAL ARCHAEOLOGICAL INTEREST **WAS NOT UNDERTAKEN** AT EVERY PAD.

5 PADS 1 extensively, 4 contained sub-surface Aboriginal deposits comprising low density scatters of stone ARTIFACTS. 4x significance LOW & IMPACT DIRECT. No other cultural material was found & none was recovered from PAD 4. (DON'T FORGET THE TIME RESTRAINTS).

Impact direct! Note..... **Aboriginal Objects and Places Are Protected under Part 6 of the NSWP&W Act, harm to any place or object includes any act or omission that destroys, defaces or damages the object or thing,** just in case you don't know.

[redacted] writes, Ensure, that consultation is fair, equitable & transparent. If the Aboriginal Parties express concern or are opposed to parts of, or, the entire project the OEH expects that evidence will be provided etc.

24/02/16 GRAFTON NGERRIE LOCAL ABORIGINAL LAND COUNCIL. The project site falls within the Gumbaynggirr Traditional Country.

A question was asked 04/02/16 in a letter to [redacted], from [redacted], please confirm project falls within Yaegl & Gumbaynggirr Tradition Country, answer given 18/02/16 by phone between JACOBS [redacted] & [redacted] OEH- (Tamworth?) RE Yaegl Boundary, [redacted] confirms area falls within Yaegl LALC boundary & **NOT** Grafton LALC.

(NOTE) this is incorrect going by the maps RE land council boundaries.

I sent a text to [redacted] 19/08/16 asking a question about an important item, he never answered which makes me query why a man in Tamworth was even working on the project.

27/01/16. Grafton-Ngerrie LALC requested a map of location, received? No. Yaegl people are all through the CONSULTATION LOG you started out talking to the NGERRIE-GRAFTON LACA, 27TH January, then not again.

ACKNOWLEDGEMENT OF COUNTRY

INFRASTRUCTURE NSW ACKNOWLEDGES THE TRADITION 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.

WHAT A HIDE, NONE OF THE THREE LAND COUNCILS WANTED TO TALK TO YOU HENCE THERE IS NO NAMES PUT ON THE WELCOME, WHAT A HIDE TO PRETEND YOU CARE NOW.

YOU ARE BUILDING INFRASTRUCTURE OVER INDIGENOUS HERITAGE ALL OVER THE COUNTRY, JAILS OVER CEREMONY AREAS, HIGHWAYS THROUGH BURIAL GROUNDS THAT ARE A MASSACHRE SITE, BREAKING SONG LINES, WIPING OUT WILDLIFE AND HERITAGE

Aboriginal Objects and Places Are Protected under Part 6 of the NSWP&W Act, harm to any place or object includes any act or omission that destroys, defaces or damages the object or thing, just in case you don't know.

RMS really should re think the road over the Piccanniny Creek Massacre site! And the destruction of FLURA & FAUNA around Franklins Road, Bald Knob Road and Kungala Road to Halfway Creek areas. Taking away the trees which formed a sound barrier to the local environments. Along with the CLOSURE of the MATILDA Service station and soon enough friends at JACKS EGGS.

Infrastructure NSW should go looking for the equivalent document to the one in SA. Letters Patent, written by [redacted] the 4th. The Kings Seal. Giving rights to Indigenous Peoples the rights to their land. There must be one regarding NSW and in fact there must be one in regards to the whole of Australia. I need to visit My Kings Plate Friend for more info.

App E p.24 SITE INSPECTION. In general, the site was cleared land dominated by grass with a sparse covering of tall trees, the site contains A VACANT RESIDENCIAL DWELLING, SHED & SEPTIC SYSTEM, as well as unused STOCK YARDS.

HELLO, WHAT YOU ARE DESCRIBING HERE IS BEN JONES'S BRAND NEW DREAM HOME AND HIS LIFE STYLE, AND HIS WORK THAT CREATED THE GRAZING LAND.

The project site is assumed to have predominately been used for Grazing cattle, both cattle and horses were observed on site.

HELLO, DOESN'T THIS MEAN THAT IT IS A GRAZING PROPERTY WITH CATTLE AND CATTLE YARDS! It's a grazing property.

At 6. Site conditions & surrounding environment, DURING INSPECTION ON 02/02/16 IT APPEARED THE HOUSE WAS EMPTY.

HELLO LOOK IN THE WINDOW AND SEE THE OLD MANS BED AND TABLE AND WORK OUT HE COULD NOT MOVE IN BECAUSE YOU MONGRELS HAD CRUSHED HIM AND HIS DREAM, ABOUT TO STEAL HIS HOME AND FUTURE, Can't YOU SEE WHAT YOU ARE DOING.

When is the **60day window open for the effected people of the neighbourhood** to claim compensation **for losses to property values as per the Act?**

What is with FORCING Ben to insure the house when you own it, for now, RMS insured the 21 homes they acquired for the new Grafton bridge, wherever that is? Then when Ben got the insurance papers, you sent a letter he received the next day saying you will be demolishing it. Now the easement issue. An easement He has never had to use as when He opened the gate He was on His land as the easement is for the landlocked block behind Bens.

I noticed a house on the Avenue Road that also looks out over Old 6 Mile Lane, and hence it too sees the jail site in its view, there is no mention of it in the EIS.

SOME OF THE newspaper headlines, UNIONS JAIL RESERVATION, JAIL ADS HINT AT TROUBLE, EX BOSS SAYS, casual jobs on offer at prison. MORE INMATES FOR NEW JAIL, MP reveals Grafton facility to house at least 1000 beds, Numbers up at jail. MIXED VERDICT FROM JAIL JOB INFO SESSION. PILLAR VALLEY SITE FOR PRISON, construction to take about two years and provide jobs for 300. INSIDE THE VALLEY'S NEW JAIL, (note this one) 600 cells 1000 surge 350 maximum 250 jobs. UNIONS JAIL RESERVATION, EXTRA CAPACITY IN NSW PRISONS SYSTEM GOOD, SAYS PSA, BUT PRIVATE CONTRACTS NOT WORTH IT, UNIONS CONTRACTOR FEARS.

30/11/15!!!! **JAIL SHOCK, BEN TOLD HIS DREAM HOME WILL BE SITE OF NEW PRISON.** 600 BED GAOL FOR GRAFTON. GO TO JAIL IF YOU WANT A JOB. HELPING CRIMS GO STRAIGHT.

Coffs Harbour Advocate 13/04/16 p.8 AUSTRALIA'S WORST PERPS FOR GRAFTON, NO mention of this at the meetings or in the Daily EX! In the Independent 13/07/16, CVC Property Sales set to begin? They (CVC) are well in debt.

The one about jobs being of interest as the Justice Minister Michael Kennan said 12/09/16 on ABC SHOW AM, CRIMINALS ARE NARTOROUSLY HARD TO REHABILITATE IN JAIL. So what is it all about then?

Today it was announced on ABC radio news, 130 of the 150 TEACHING STAFF will be LAID OFF!!!!!! All about jobs jobs jobs, isn't it?

FLOOD ZONE Look at Figure 4.1 FLOOD EXTENT p.12 App F, see how important the land is, to Ben and to His friends in flood time! What the picture does not show is that the flood goes for miles & miles, all the way through to Bens other house which of course totally under water by the time the flood has reached His HIGHLAND BLOCK!!!!!!!!!! Where He has BUILT HIS NEW HOME!!!!!!!!!!!!!!

FUTURE WORKS NEED FUTURE DAs.

MUST ADD HERE, ARE **ANY OF MY WORDS WRITTEN IN THIS OBJECTION** ABOUT NO JAILS?

You have photos of My signs and know of others, none say no jails, all about BENS. You removed the one of gate as you did not want CRONIES seeing it, THE TRUTH about ownership.

Yesterday's Senate was interesting, I will need a copy from the Hansard about the Bondi Pavilion and Waverly Council, as it is a similar type of story, PPP scam. P.M. and Mayor.

CONCLUSION

This project cannot go ahead at that site, it will ruin the environment, it has ruined a man's livelihood, His dreams and His future. The neighbours and the wildlife will have their lives destroyed, their right to peaceful living, property value losses, interrupted vision, noise, dust and smells, and the threat to their families by escapee's, increased.

The project should go behind the Acmena Boys Jail on Swallow Road South Grafton, where the water, sewerage and power infrastructure is available now, there is plenty of land and only a few residences to screw over like you have done to 84-year-old Ben Jones.

My goal is to protect the rights of my friends at Glenugie, to get Bens land back under His ownership and for Him to keep your (OPM) money for the disruption to His life so far.

I am keeping some powder dry for the upcoming court cases that we will be going to, if the project continues at this site. I have documents that should have you all fired and the NSW governments bought to their knees, in my eyes, I have a strong case, so, after reading the 2 dozen objections from the few people with the guts to write one, we will see what your next move will be.

Ben has been asked to submit an objection but thinks He'll have a heart attack, His I have asked too, I've had no reply, assuming won't be doing one, as it has caused them both much heartache. You should reconsider for the wildlife, the Environment, the neighbourhood and the neighbours. And of course for Ben, His livelihood and wellbeing.

With all of what I have written about above, using your own facts, the project is not worth doing, 0.10% best scenario for the Regions Workforce. 0.16% best scenario for FTE jobs. 0.45% best scenario for 20 years of Value added. (remembering that is only 2.8million/year) Basically pointless. Ben could earn better figures by selling high grade beef.

By putting it in Swallow Road South Grafton, you can save 100's of millions of Tax payer's money (OPM). It will be in Grafton, have water, electricity, sewerage, close to all the shops you claim will benefit from the project, close to Police, fire and rescue, hospitals and services, closer still to those things needed to service a jail.

The Environment will thank you, the wildlife and wetlands will thank you, and I will thank you for not having to go through all this again in any courts, (High or the Land & Environment) When Ben has His land back and keeps your (OPM) money, I think He will even thank you, maybe, as what you are doing to Him is total wrong and I believe illegal. The Indigenous Heritage will be saved, and lives can return to normal.

I rang the Elder abuse line who couldn't do anything as it is not in their brief, but were very interested in the case, so too are some news reporters, and when I find the right reporter I will sing like a bird. When I can get others to listen, like the Indigenous Peoples Council and Human rights people, we should be able to bring this to the House of Parliament to be discussed on the level it deserves.

Australia is Indigenous land, always was, always will be.

NOTES RE; RECOMMENDATIONS TO SUBMISSIONS/OBJECTIONS

P12/96 2 community updates were distributed in advance of EIS to ensure community was kept fully informed about upcoming activities, first update related to the Government's decision to increase the capacity to 1700 beds. A further update was distributed in a Grafton wide letterbox drop in August 2016, This project update provided the community details about the community info session timetable during the EIS exhibition, details on how to access info and how to make a formal submission. Seven drop in community info sessions during exhibition period, project team and

TECHNICAL EXPERTS were available to discuss the EIS and answer questions. 2.26 p12 A number of meetings and briefings were held immediately prior to or during the public exhibition period with stake holders and community interest groups. These provided stakeholders with the opportunity to obtain an overview of the EIS from the project team and discuss any areas of interest. During the public ex. Period INSW consulted with CVC HERITAGE. OEH. MEMBER FOR CLARENCE. RMS 26th August Chris Galaptis. and 27th OEH.

2.3 P13/ 96 Communication about the project will continue throughout, and if approved during stage 1 works. Community will be kept informed prior to works being undertaken, on site. Additional community and stakeholder's consultation will also form an essential part of the stage 2 process.

3 p 14/ 96 DP&E requires a response to all issues raised in submissions. DP&E also advised, has taken preliminary assessment of the EIS and in addition to issues raised in agency submissions. Requires a number of matters to be addressed, SOCIAL IMPACTS EFFLUENT, ROADS, BIODIVERSITY OFFSETS, how the project is consistent with RU2

SEWERAGE.... OFFSITE DISPOSAL OPTIONS ARE NOT PROPOSED AT THIS STAGE CVC 9

DELOITTE APP E p6.10 most of the additional demand that will occur as a result of the facility will occur as a result of increased employment opportunity close to Grafton and the associated increase in the labour population in the township.

P63 of 96 the project site is not identified as regionally significant farmland with a dwelling and shed having RECENTLY BEEN CONSTRUCTED

P43/96 INSW will jointly fund water supply with RMS and will dedicate infrastructure to cvc as the relevant water supply authority. P16/96 The EIS did not identify a Crown public road on the northern boundary of the site- consultation is required with Dept. of Industries- lands, if the road is proposed to be used

OEH 8 p29/96 Acid sulphate soils, noted, ongoing geotechnical investigations are occurring as part of ongoing preparations for stage 2 design.

DPI 1 p29/96 proponent should provide details on the proposed management of drainage lines.... answer...will be addressed as part of CEMP prepared for stage 1 works, this issue will be future addressed as part of the EIS for the stage 2 works.

RMS 3 P31/96 further development of the centre/site will need to be supported by a detailed traffic assessment.....answer.... Detailed assessment of traffic impacts of the NGCC will be undertaken as part of the stage 2 EIS

TNSW 1 traffic question.....answer. Detailed assessment of traffic impacts of the NGCC including road safety will be undertaken as part of stage 2 EIS

TNSW 4 Buses answer.... it is a requirement of the stage 2 EIS re. buses. Further details will be provided in the stage 2 EIS

CVC 1 35/96 Social impacts see ii of EIA

CVC 6 37/96 Roads inadequate..... answer...Jacobs advises that Avenue Road is capable, as for stage 1, now at 7 movements per hour see DPE 5&6..... Avenue Rd is currently at SERVICE LEVEL A which is defined as A condition of free flowing in which individual drivers are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to manoeuvre within traffic stream is extremely high and general level of comfort and convenience provided is excellent.

DP&E 5 p20/96 traffic 1700 per hour each direction???

p47/96.... 250 in cars 2pm-3pm each day. 200 staff times 3 shifts. 200 in at 6.30/7am and 200 out at 8am-8.30am. then 200 in at 2.30/3pm and 200 out at 4/ 4.30pm. then 200 in at 11.30pm12am and 200 out at 1am/1.30am..... 50 visitors per hour between 10am-2pm/ 50 exit at 11am-3pm (200 in and 200 out) MY NOTES....800 EST PER DAY....

CVC 24 p48/96 questions the EIS 5 vehicle movements per day..... answer. these figures will be confirmed through the traffic assessment for stage 2

CVC 25 Biodiversity. Answer.... issues furthered addressed in BOS stage 2 & 3 BOS

CVC 33 p52/96 CVC requests Jobs/procuments for locals...answer. THIS IS NOT CONSIDERED A RELEVANT PLANNING CONSIDERATION FOR THE PURPOSES OF THE EIS

Local objections 13..... 20 issues raised.... CONSULTATION. (DESIGN/LIGHTING/LANDSCAPING). JUSTIFICATION.LAND ACQUISITION.LAND VALUES.OPERATIONAL. SOCIAL.EMPLOYMENT. SAFETY.ACCESS. LAND USES.CONTAMINATION.... NOISE.FLOODING...BIODIVERSITY.ARCHAEOLGY & HERITAGE.PROVISIONS OF SERVICES.TRAFFIC. VISUAL IMPACT & PRIVACY ISSUES OTHER.

VIEWS.TREES TO HIDE IMPACT AND RETAIN THE CHARACTER OF SITE

Land values **Not considered a relevant planning consideration** see sec 9 of EIS mitigation measures proposed.....

Land acquire.....DIRECT NEGOTIATION IT IS considered that this issue is not a planning consideration and therefore not relevant to determination of the DA

Flora and fauna p70/96 of the PCT's identified plant community types..... One is also an ENDANGERED ecological community listed under the TSC Act. See Table 5-7 threatened flora survey. 16 listed p 71/96 at .8 ish No threatened plant species were recorded from the survey on the site. A total of 8 threatened fauna species were recorded on the site (listed below) several other threatened fauna species not recorded are also considered to have moderate to high likelihood of occurring on the site

P72/96 Grey Headed Flying Fox. Rufous Bettong..... Wallum Frog let. all flora listed as Vulnerable or Endangered but none as Threatened.....?

EIS p 17 App D biodiversity offset strategy notes Stage 2 investigations will follow project approval and will include p5 RTS App G Table 2.1 steps required..... step 1, place expressions of interest for credits wanted on it for at least 6 months..... step 2 lease with local OEH office to obtain list of potential sites that meet the requirements for offsetting, step 3 Considering properties for sale in the required area, step 4 provide evidence of why offset sites are not feasible.....

Once these steps have been followed and offsets cannot be found, INSW Must investigate options for supplementary measures and estimate costs. The indicative cost of Supplementary measures is estimated using similar credits already sold as part of the bio banking scheme as a surrogate.

P6 RTS App G 2.2.1 BOS in EIS note/ a credits wanted request **was not placed at this stage on the OEH CREDITS WANTED REGISTER AND insw IS MOVING STRAIGHT INTO STAGE 2** NO MENTION OF STEP 2 (LIASE WITH LAND OWNERS AND COUNCIL) NO MENTION OF CVC.

App G 3 stage 2 offsets investigations policy for Major Projects states that reasonable steps to secure offsets **must include a request on the OEH CREDITS WANTED REGISTER TO ADVERTISE CREDITSFORAT LEAST 6 MONTHS.....** this was not completed in stage 1, however INSW is **bypassing this step by searching for candidate properties.**

3.2 search for candidate properties.... there is currently (& likely to remain) a shortfall in required ecosystem and species credits on the bio banking credit register available for purchase, to meet the offset for this project, as such INSW **will need to take steps to identify a suitable Biobank site or sites that generate the correct type and number of Biodiversity credits required to meet the offset requirements REQUIRED- BEFORE CONSIDERING USING SUPPLEMENTERY MEASURES**

SEARCH.BROADSCALE CHAPTER 4 Recommendations to Submissions P9 details results

Ch. 4 p 10 a search of the Bio banking Credit Register for the availability of the required species credits confirms **partially available in Macleay/ Hastings IBRA sub region** for Brush tailed

Phascogale and Squirrel Glider. The bio banking EOI register identified potential sites for 8 of 9 species credits required, although these sites do not include an estimate of the likely credits available, they do include the property ID and land areas.

These THREATENED species are ASSUMED to be present by the landowner and have not been verified by a threatened species survey and therefore REQUIRE a GROUND TRUTH SURVEY. The outcome of the OEH register DID NOT identify ANY SITES FOR BROLGA.

?? Table 4.2 App G p 10/11 Partially credits IT seems 180 credits issued and available are being used... twice?? Property ID 167 Mac/Hastings

Ch. 4 p9 4.1.1 The search of the bio banking credit register **confirms that the required credits are not currently available for purchase in the Clarence Lowland IBRA sub region and wider North coast bio region.** There is possible adequate land area available as evidenced on the Expressions of Interests Register... However, liaison with OEH and the Registered landowners is required to confirm if site investigation have been undertaken.

.....
5 calls to 1800 community info line..... two meetings held with neighbours who live north of site DURING EIS EXHIBITION PERIOD. A number of other neighbours attended community info sessions

OPEN LETTER, TO WHOM IT SHOULD CONCERN,

I have been & am presently witnessing the most UNAUSTRALIAN event I have seen in my time in Australia.

What has been done to an 85-year-old Australian farmer, a neighbourhood, and an environment, Indigenous heritage and wildlife, all being harassed by GOVERNMENT OFFICIALS et. al. with the re-zoning of rural landscape to suit what so ever they WANT it to be to help OVERSEAS COMPANIES get THEIR hands on easy money, with THEIR projects.

It is quite simple, this started out as a 600 bed jail on a GREENFIELD site in Grafton, then WE got a 400 extra as a surge capacity due to the residence of Park Lea or June, saying they did not want any more convicts in their area.

So Grafton get 1000 beds, THEN, it goes to 1700. WHY? Who choose the site & when? Why can't we know who it was that chose the site over the 10 properties on one list and the 4 CVC put up as their preferred sites (PRELIMINARY SITE OPTIONS ASSESSMENT 3 June 2015) that would suit the 600 bed proposal. One owner on Four Mile Lane offered land. [redacted] at the CVC writes in an email, we have a 700 home site area around Junction Hill and several BROWNFIELD SITES in South Grafton, Mr Jones has just purchased land in the area (no house) but the point is, there is land ever where, why take BEN'S? Why the LOT? 300 for jail, 200 for Ben and Home.

As there is only a dozen people around the jail site, it is a cake walk for the Government to STORMTROOP them, SSD means NO COMEBACK. ALL LAWS are OVER RIDDEN, PERMITS TO POLLUTE GRANTED, PERMITS TO DESTROY ABORIGINAL SITES GRANTED, PERMITS TO KILL OFF ENDANGERED SPECIES GRANTED, PERMITS TO POLLUTE WATERWAYS GRANTED,

PERMITS TO DESTROY ANY THING OR ITEM OF HERITAGE, LIFEFORM, don't worry, we are told, it will all be done in the STAGE 2 works.

So many items raised by the EIS by so many concerned groups, yet none of them are truly taken into account, just used against US, so many unanswered questions, that THEY CAN NOT ANSWER AS THEY DON'T KNOW WHAT THEY ARE BUILDING, YET. (05.06.17)

Where will the sewerage overflow go each day as another million more litres of Grafton's future water supply arrives at the site with the 1700 crim's (1700 unemployed) and the 600 staff, 500 visitors, all having to use toilets. Grafton's future growth of housing needing water they won't have in the system, due to such a stupid concept such as this jail, going 17 k's from Grafton on the old man's DREAM. A project that will create a small housing crisis.

SO TO ALL OF YOU, **MEMBER for CLARENCE**, MEMBER for PAGE, **EX MAYOR & EX GEN MAN** (Clarence council) **EX PREMIER, CURRENT PREMIER & DEPUTY PREMIER NSW**, TROY GRANT, DAVID ELLIOT, ROB STOKES, PETER SEVERON, C.V.C, INSW, OEH, PNSW, GPNSW, CVC, LOCAL M.P.s (FED & STATE), EPA, EP&A, JACOBS ENGINEERING GROUP USA, DEPARTMENTS OF PLANNING, CORRECTIONS, NSWPW, (**B. NUEMAN CEO GPNSW**) & (**K. HORNE Gen Man AG, NAB**), GREATER FUTURES PATHWAYS (SODEXO who are also Serco)

THE FOUNDATION (lobbyists) for, THE CONSORTIUM of **NORTHERN**

PATHWAYS PTY LTD, recently registered on 25th

October 2016, CAN 615483737 Company Name NORTHERN

PATHWAYS FINANCE PTY LIMITED SERCO (**English**) JOHN HOLLAND (**Chinese**) The ownership of John Holland and its subsidiaries have now transferred to CCCI, a wholly owned subsidiary of China Communications Construction Company Limited (CCCC). JOHN LAING (**English**) MACQUARIE BANK (**English**), to all I have written to, to all of have spoken with via phone, LNP, ALP, GREENS, ETC, ETC. How can you let this happen!

This is about LOCAL JOBS & GROWTH, isn't it? CVC employee writes in an email, looks like the valley is on the world stage, big time, with Canadian blueberry investors, Spanish road building firms, and now Global Gaol Giants, he added, if only (NAME) could get our finances from South America,

Put the old man's boots on, live in the neighbourhood, listen to the rhetoric of the many TICK A BOX'S NANNIES too frightened to speak out, about this atrocity, you have yourselves to blame as this farmland ecology and heritage is turned to shiest while you allow the jail to go there at that site. DISCUSTING.

Farmland, owned for 45 years, is not a greenfield site, it is prime grazing land that the RU2 zoning is designed to have in it, rural ascetics, green fields, no LARGE CONCRETE MONSTER, with the latest artist's impression looking like a new INSTITUTE OF SPORT, doesn't look like MAXIMUM SECURITY, and in fact one neighbour to the jail asked the builder

JOHN HOLLAND (Chinese government owned) if that artist's impression was actually the model to be built, they were told NO.

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Why are INSW, NORTHERN PATHWAYS Pty Ltd, the local Member saying the will be 1100 jobs during construction? NSW DERT. PLANNING & ENVIRONMENT ASSESSMENT REPORT (March 2017) p1. Line 6 250-300 construction jobs, 250 not 1100. Even the EIS stated there was only 157 FTE JOBS, Dr Banco found the statement in EIS as I did, where it stated 105 FTE jobs, so someone is wrong. Or, there will be a lot of GHOST EMPLOYEE'S

Figures being spruiked about costs to run, costs to build, costs on locals and environment all being very ambiguous, early reports stated 20 million per year over a 4-year period, equalling 80 million, or 695 TO 725 million as per the EIS.

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All the requirements to be fore filled before the DA was to be approved, simply put off to the Stage 2 works, laws and regulations put aside, not to be used, UN CONSTITUTIONAL. State has rights to acquire, acquire land for Public use, NOT MORE THAN what is required for THE PURPOSE, the LAJTCA, out the window, DON'T HAVE TO COMPENSATE THE NEIGHBOURS FOR HOMES DEVALUEING, INSW prefer to PURCHASE, I WONDER WHY....?

From the Independent, 10/March 2016 Mr. Gulaptis continued his answer.

"The selection panel was made up of Infrastructure NSW ... the commissioner of Corrective Services ... Justice and Planning," he said. "I shouldn't be on the selection panel ... that's how the situation can become corrupted. "I can understand the secrecy [regarding

choosing the site and the announcement] ... I shouldn't say **secrecy**." Mr. Gulaptis then outlined some reasons for not disclosing where short-listed sites were.

Review says Vic youth justice can't cope

JUNE 9, 2017 5:00PM

Caroline Schellem Australian Associated Press

Victoria's youth justice system couldn't cope with a heavy influx of dangerous offenders, leaving the Malmsbury detention centre vulnerable to escapees, a report says. A group of 20 prisoners escaped in January after assaulting a guard and stealing his keys, sparking a review from former Victoria Police chief commissioner Neil Comrie. His report, released on Friday, says Victoria's youth justice system is not sustainable and needs reform to deal with a significant number of high-risk, violent young offenders. "Infrastructure, policy and systems that were designed and built for a different era have proven to be incapable of delivering a safe and secure youth justice system in 2016/2017," Mr. Comrie said in the review. All the prisoners were recaptured within 48 hours. The review found there was an issue with some roller doors, which the escapees were able to breach, but they have since been replaced and strengthened

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Hello Chris,

Hello Chris, Following on from [REDACTED] introduction below, Serco's [REDACTED] and myself are planning to visit Grafton on the 7th and 8th of October and would appreciate the opportunity to meet with yourself and Mayor Richie Williamson to introduce ourselves and provide you some information on Serco and how we might work with the local community, if we become the successful operator for the proposed PPP Prison at Grafton. Serco runs a number of prison facilities in Australia, NZ and the UK and has a strong focus on working with inmates to reduce reoffending. Our closest prison to Grafton is at Gatton in Queensland, where we have built up a good relationship with the local Mayor Steve Jones and State Member Ian Rickuss. Serco both purchases locally and offers local employment, as well as utilising local health, education and not for profit service providers to assist in delivering our service. We are keen to understand the Clarence Valley area and look for opportunities where we can partner with Council, with local industries and service providers to maximise the benefit to the region. We would very much appreciate an hour or so of yours and the Mayor's time for us to start the process of developing ideas that will maximise the benefit to Grafton of having this new prison facility. Kind Regards [REDACTED]

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Kind regards

[REDACTED]

[REDACTED] • www.serco-ap.com.au

[REDACTED]

Foundation for Regional Development Limited
PO Box 659, Armidale NSW 2350

[REDACTED]

W| www.countryNSW.com.au

Skype: [REDACTED]

1. China-owned John Holland aims for apartments, hotels and ...

www.afr.com/real-estate/china-owned-john-holland-aims-for...

John Holland is set to diversify into residential development and hotel investments with a \$1.1 billion budget funded by its new parent company.

CAN 615483737 Company Name NORTHERN PATHWAYS FINANCE PTY LIMITED

Entity Type Australian Private Company a Private Australian company is not listed on the stock exchange and is not included in the description of Australian public company or cooperative. Company Class Limited by Shares

The liability of the members is limited to the amount unpaid on their shares. Shareholders are not required to contribute any further monies (in the case of a winding up) if the shares they have taken up are fully paid.

Company Sub-class Proprietary Other Status REGISTERED Date of Registration 25 October 2016, Tuesday

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.

FROM PRELIMINARY ENVIRONMENTAL ASSESSMENT NGCC NOV 2015
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 NSW to oversee the key milestones and delivery of the project. NSW has undertaken targeted consultation with key government agencies and Council as part of the site selection process for the NGCC.

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

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

The ownership of John Holland and its subsidiaries have now transferred to CCCI, a wholly owned subsidiary of China Communications Construction Company Limited (CCCC).

With CCCC providing a platform thanks to its balance sheet and international customer base, the objective is to build an organization that can effectively leverage the core strengths of John Holland and its people.

(John Holland held back safety report, says CFMEU) for more than 65 years.

We are focused on delivering the best possible solutions for our clients and the communities in which we operate.” **John Holland held back safety report, says CFMEU**

The company's high margins and profits, and the rewards for its executives and shareholders, saw the Australian media label the bank "The Millionaire Factory" up until its share price fell almost 85% in early 2009. western Australia **John Holland held back safety report, says CFMEU**

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Revelations that high levels of lead have been found in the water at Perth's new children's hospital have further embarrassed building giant John Holland and the WA government seven weeks after asbestos was found on the site. John Holland is yet to find out the cause of the toxic material, but in a statement said metallurgical testing had ruled out taps and valves it is responsible for. However, Master Plumbers Association of WA chief executive Murray Thomas said it was highly unlikely that mains water that the Water Corporation quality tested and put out would have lead in it before it got to the hospital site.

Chinese buy John Holland for \$1.15bn SCOTT ROCHFORD, The Sunday Telegraph

December 13, 2014 1:00am

LEIGHTON Holdings has announced the sale of its John Holland subsidiary to a Chinese state-owned construction firm for \$1.15 billion

Mr. Gulaptis continued his answer.

“The selection panel was made up of Infrastructure NSW ... the commissioner of Corrective Services ... Justice and Planning,” he said.

“I shouldn’t be on the selection panel ... **that’s how the situation can become corrupted. “I can understand the secrecy** [regarding choosing the site and the announcement] ... I shouldn’t say secrecy.”

Mr Gulaptis then outlined some reasons for not disclosing where short-listed sites were.

A man asked: If an environmental impact statement (EIS) judged the site as not acceptable, would that stop the gaol from being constructed there?

Mr Lake said he couldn’t “answer that question today, but **that would be very, very unlikely**”.

A man asked Member for Clarence Chris Gulaptis, who was in the audience, how long he had known that the gaol would be at Lavadia.

Mr. Gulaptis: “I knew the day it was announced in the newspapers [December 1, 2015].”

During the first public consultation for the proposed Grafton correctional centre at Tucabia Hall on Wednesday February 3, some of those who attended were sceptical about the timing of Clarence Valley Council’s development application (DA) approval for Ben Jones’ house, which was near completion at the time of the site’s announcement.

The DA was approved in July 2015.

Following the meeting, the **Independent** asked Infrastructure NSW the following question: “Could you please tell me the date that Clarence Valley Council was advised of any possible sites (either formally or/and informally) for the new gaol?”

Infrastructure NSW responded with the following statement: “At the time the DA for the improvement on the site was approved, the site was not being contemplated as a potential location for the new correctional center.

“Council had no decision making role in selection of the site and was notified about its selection on the same day of the public announcement on 1 December 2015.

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WHO IS SCAMMING WHOM ?

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[REDACTED]
[REDACTED] • www.serco-ap.com.au [REDACTED] Foundation for Regional Development Limited PO Box 659, Armidale NSW 2350 [REDACTED]
[REDACTED] W| www.countryNSW.com.au Skype: [REDACTED]

A NEW **600-bed jail to be built in Grafton** by 2019 will provide a sustainable **industry** for the region after the "sugar hit" of bridge and highway construction wears off after 2020, says the Member for Clarence Chris Gulaptis. An excited Mr Gulaptis revealed the State Government will stump up **\$20 million over four years** in a private/public partnership **to build and run** the new jail. The money is part of a record \$1.2 billion spend on the prison system in the NSW Budget 2015-16. Mr Gulaptis said the **100 jobs** a new jail will bring to Grafton **600 BEDS equals 100 JOBS, so Mr. Galaptis would say that 3 times those figures would equal??? 1700 BEDS equals 600 JOBS.??? My math works it out to be only 300 JOBS. Who is wrong???**

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; Preliminary Environmental Assessment - NGCC – November 2015 Page 16 • 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.

THE APPROVAL IS FOR THE PLANS IN THE APPROVAL, IS THAT CORRECT?

SO THE PLANS ON SHOW ARE INCORRECT. WHO WERE THE PROJECT TEAM EXPERTS AND THE TECHNICAL EXPERTS AT THE COMMUNITY POP UPS ?? NO ONE, THAT'S WHO. TIFFINY ET. AL. COULD NOT ANSWER ANY QUESTIONS

AND DID NOT HAVE THE EIS ON DISPLAY AT ANY POP UPS, THEY KNOW JACK ALL ABOUT ANYTHING.

FROM PRELIMINARY ENVIRONMENTAL ASSESSMENT NGCC NOV 2015

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Lead in water at Perth Children's Hospital Revelations that

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"I am not pointing fingers at the moment ... but I would suggest it's possibly not the water supply, I'm just thinking about the products in the water supply system," he said.

"It's just unbelievable, lead just doesn't happen in water supplies in Australia or the world at the moment, it's mindboggling." He said the products at the site needed to be inspected to

make sure they were **Watermark compliant** with plumbing standards, especially if Chinese-made, as the roof panels found to contain asbestos were.

"WA had just eight plumbing inspectors compared to more than 30 in the past," Mr. Thomas said. John Holland said it was using a water quality consultant to identify the cause.

But the Federal Government's approval of the proposed takeover by the China Communications Construction Company could be fraught with controversy. Aside from John Holland having had numerous contracts with the Australian Defence Force,

CCCC was in 2011 accused by the World Bank of being engaged in "fraudulent practices"

The company, have made assurances that it has no plans to bring Chinese labour to work on John Holland's engineering projects in Australia. As far as the World Bank barring CCCC from working on any of its road contracts until 2017, the allegations stem back to the internal practices of a company in 2002, before it was taken over by the Chinese construction giant. CCCC, whose shareholders include major global investors Blackrock, Vanguard and HSBC, declined to comment on any of any of these concerns. Nor would it comment on concerns surrounding a Chinese state-owned firm such as itself owning a firm with an extensive history with the Australian Defence Force.

Chinese buy John Holland for \$1.15bn

SCOTT ROCHFORD, The Sunday Telegraph

December 13, 2014 1:00am

LEIGHTON Holdings has announced the sale of its John Holland subsidiary to a Chinese state-owned construction firm for \$1.15 billion, in the first major foreign investment since last month's signing of a free-trade agreement with China. But the Federal Government's approval of the proposed takeover by the China Communications Construction Company could be fraught with controversy. Aside from John Holland having had numerous contracts with the Australian Defence Force, CCCC was in 2011 accused by the World Bank of being engaged in "fraudulent practices". However, CCCC is already believed to be working behind the scenes to ease any concerns in Canberra. The company, which listed on the Hong Kong stock exchange in 2006, is already believed to have made assurances that it has no plans to bring Chinese labour to work on John Holland's engineering projects in Australia.

Mr. Gulaptis continued his answer.

“The selection panel was made up of Infrastructure NSW ... the commissioner of Corrective Services ... Justice and Planning,” he said.

“I shouldn’t be on the selection panel ... that’s how the situation can become corrupted.

“I can understand the secrecy [regarding choosing the site and the announcement] ... I shouldn’t say secrecy.”

Mr Gulaptis then outlined some reasons for not disclosing where short-listed sites were.

A man asked: If an environmental impact statement (EIS) judged the site as not acceptable, would that stop the gaol from being constructed there? Mr Lake said he couldn’t “answer that question today, but that would be very, very unlikely”.

A man asked Member for Clarence Chris Gulaptis, who was in the audience, how long he had known that the gaol would be at Lavidia. Mr Gulaptis: “I knew the day it was announced in the newspapers [December 1, 2015].”

During the first public consultation for the proposed Grafton correctional centre at Tucabia Hall on Wednesday February 3, some of those who attended were sceptical about the timing of Clarence Valley Council’s development application (DA) approval for Ben Jones’ house, which was near completion at the time of the site’s announcement.

The DA was approved in July 2015.

Following the meeting, the **Independent** asked Infrastructure NSW the following question: “Could you please tell me the date that Clarence Valley Council was advised of any possible sites (either formally or/and informally) for the new gaol?”

Infrastructure NSW responded with the following statement: “At the time the DA for the improvement on the site was approved, the site was not being contemplated as a potential location for the new correctional center.

“Council had no decision making role in selection of the site and was notified about its selection on the same day of the public announcement on 1 December 2015.

You have already stated we cannot go to a round table meeting, so why bother with the pretense that we objectors should even bother with reading 3000 pages of lies and misleading mistruths.

.....

I OBJECT TO THE WHOLE PROJECT. I HAVE MANY REASONS BUT AM RELUCTANT TO TELL YOU ANY OF THEM. GIVE YOU ENOUGH ROPE.....

YOU HAVE SCAMMED A COMMUNITY WITH TRICKS AND LIES. YOU HAVE ALREADY APPROVED THE PROJECT AND OUR OBJECTIONS ARE USED AGAINST US, TO DEVIDE AND CONQUER.

MPs AND MAYORS MEETING IN SECRET, GMs MEETING STATE OFFICIALS AND HANDING OVER PRIVATE AND CONFIDITIAL INFORMATION. WHEN THE C.V.C. FILE WAS OPENED THAT CREATED A MALADMINISTRASION CASE OF A BREACH OF PRIVACY. PERSONAL INFORMATION HANDED OVER TO THE STATE. CORRUPTION ??? L.C.A.C. SAY WHAT WAS DONE BETWEEN THE STATE MEMBER FOR CLARANACE AND THE MAYOR (NOW EX) WAS WRONG AND IF ANY RECORDINGS OR NOTES CAN BE UNCOVERED ALL PARTIES WILL BE HELD RESPONSIBLE.AND NOW THEY ARE ON A FILE.

THOSE AT THE DEPARTMENT OF PLANNING & ENVIRONMENT WILL BE HELD RESPONSIBLE FOR ANY WRONG DOING TO THE SITE. YOU HAVE APPROVED A PROJECT THAT DID NOT EXSIST, EVER THING HAS CHANGED, AND BESIDES THAT, THEY WILL BREACH EVERY APPROVAL YOU HAVE GIVEN THEM, JUST LIKE THEY DID DAY ONE. DEVELOPMENT APPLICATION FOR A 1.5M FENCE, APPROVAL FOR 1.5M FENCE, PUT UP 1.8M FENCE DAY ONE.

DA APPLICATION FOR ONE ENTRY, APPROVAL FOR ONE ENTRY, THEY PUT IN TWO ENTRIES, DAY ONE. BREACHES EVERYWHERE, SIGNS TO BE ERECTED PRIOR TO THE COMMENCEMENT OF WORK, SHOW UP DAY FIVE.

THE TEN OR SO PERMITS REQUIRED TO BE DELIVERED TO THE C.V.C. PRIOR TO THE COMMENCEMENT, ONE WAS AVAILABLE TO ME ON THE FIFTH DAY. C.V.C. are having trouble finding any others, they should have had all permits required prior to the commencement of work, delivered prior to the commencement of work. FRIDAY 28th July 4444444444444444444444444444

WHEN I ASKED ABOUT BREACHES TO THE DA APPLICAATION/APPROVALI WAS TOLD THEY ARE ALL BREACHED AS THE PERMITS ETC HAVE YET TO BE DELIVERED. WHAT ARE YOU (DP&E) DOING ABOUT THESE BREACHES ? ZERO.

YOU HAVE APPROVED A PACK OF LIES, AND YOU HAVE BEEN SCAMMED BY OVERSEAS COMPANIES THAT ARE ABOUT TO TAKE 3 BILLION DOLLARS OFF THE AUSTALIAN PUBLIC, AND YOU ARE APPROVING IT. ENJOY THE 20 YEAR OLD JAIL THAT YOU HAVE PAID 3 BILLION FOR !

I KNOW THE NEIGHBOURS AND THE NEIGHBOURHOOD, AND I CAN INFORM YOU, THEY ARE NOT HAPPY.!!

YOU STOLE AN 83 NOW 85-YEAR-OLD MANS DREAM AND HIS FUTURE & LIVELYHOOD. **SWINDLED BY THE CEO OF GOVERNMENT PROPERTY TO DO**
A FAVOUR? NOTHING BUT A SWINDLE.!

What has been done to an 85-year-old Australian farmer, a neighbourhood, and an environment, Indigenous heritage and wildlife, all being harassed by GOVERNMENT OFFICIALS et. al. with their re-zoning of rural landscape to suit

what so ever they WANT it to be to help OVERSEAS COMPANIES get THEIR hands on easy money, with THEIR projects.

It is quite simple, this started out as a 600 bed jail on a GREENFIELD site in Grafton, then WE got a 400 extra as a surge capacity due to the residence of Park Lea

Yes, I understand what you are saying, Greg, but I would argue that the gaol is not an "essential community facility" at all. It might well be an "essential regional facility"? i.e. has Coffs, Casino, Lismore, ballina, Byron etc got such an "essential community facility"? If we were to extrapolate from your Clause 2 below, and say that the Gaol is to be 10 times what is being proposed (i.e. 22,000 population instead of 2200) can the State take the whole capacity of the Swallow Rd system, for free, and leave the Lower River with no water supply? Obviously not, I hope.

That is the way the guidelines are written, and in theory a development defined under the guidelines as an "essential community service" could take up all the sewer or water capacity provided for future development without recompense to the water utility. If a State Government agency and Council cannot come to an agreement regarding whether the agency should make a contribution, the only avenue I am aware of is Section 742 of the Local Government Act where it effectively becomes a ministerial determination and then obviously a political issue

Yes, good stuff, Greg. The basis of my concern of course is that the EIS makes no allowance in the costings for either Development Charges nor Connection Fees, and **when I questioned that with the proponent** I'm told that "its a secret". I believe that from day 1, CVC should have lodged a submission on the need for a contribution, which I would imagine could be something like \$3 Mill., and reinforced that with strong representations to the Local member. This would enable the Minister for Planning to make provision for same in his Determination. Once the Determination has been made isn't the horse out the gate? My understanding is that the determination is the planning approval for the development only. The Byron Hospital example I cited above occurred a long time after the determination of the development. As the final details of the development are not known – for example the size of the proposal changed significantly between the initial proposal and the EIS – Council is unable to determine what an appropriate developer contribution (or connection fee) would be.

Given the terrain, **flood-liability and total reliance on pumping**, I would seriously doubt the commonsense in providing only 1 day storage on site for a Gaol, but be that as it may, you surely can assess what the system capacity is to supply? Also what affect does that demand have on future development demands downstream of both Rushfoth Rd and Swallow Rd? As this will be a "private" system it is up to Correctional Services' consultants to size the system – in very preliminary discussions Council staff suggested that a larger reservoir would be required for a 1700 inmate facilities but the hydraulic consultants in the EIS have suggested a 1.2ML reservoir will be sufficient. Whether their assumptions are correct given the various constraints will be determined by time.

Thanks, Greg. Yes, I am aware that Council is not the determining authority. I am concerned that the proponent has made no allowance in the EIS costings for a

headworks contribution, and when questioned **they declared it a secret.**

I intend to try to bring the matter out into the public arena, because I see no reason to accept that the Gaol is an "essential community service". As far as I'm concerned, as a Ratepayer, the Crown should pay the same for a gaol as a private developer would for a blueberry farm, for example. Because I might well try to embarrass both the Crown, local politicians and CVC into a bit of action, would you prefer me to direct these questions to the GM?

On 30 September 2016 at 10:31, [REDACTED] wrote: Good Morning [REDACTED] Although you didn't reply to my last email, I would like to complain that, yesterday, I finally scored a day off, and I went to the Grafton Library to spend a few hours reading the EIS. I was gobsmacked to be told that all 3 copies had been recalled by Infrastructure NSW. Can you tell me why at least one copy couldn't have been left there for public information (as has the 2014 "New Grafton Bridge EIS", which I often see people browsing)? I can't see that spare copies of the EIS would be much use to you now? Anyway, where else can I read the EIS? Is it available online? I am particularly interested in Appendix D.D at the moment. Thanks... [REDACTED] - Original Message -

From: [REDACTED] To: [REDACTED]
 From: [REDACTED] Sent: Wed, 17 Jun 2015 21:18:49 GMT To: Chris Gulpatis ; Debbie Newton Subject: Fwd: Correctional Facility
 Good morning Chris & Deb,
 What great news this morning. Congratulations Chris.
 Attached is a **preliminary assessment of available land. Council has an interest in a site in South Grafton.**

I have structured it so that the first page (Summary) can stand alone for a Ministerial-type briefing. The following pages provide successively more detail if required to justify the conclusion. Have tried to remain objective and not just a biased sales pitch for Council's land. Having said that, based on the assumed criteria, I am of the view that the Council site, historically known as the Sporting Complex Land, is significantly more suitable than any other readily obvious site.

The areas under consideration are large and the cost of servicing will also change significantly depending on where within the investigation area the connection point to Council's services is located. It is considered that only Sites A & B can feasibly be serviced with sewer and water; site C is considered marginal for servicing with sewer due to the length of the rising main and Site D able to be serviced with water only. Determination of servicing of sites E to I with water would require a more detailed analysis than the time available.

From: Michael Comninos [mailto:michael.comninos@infrastructure.nsw.gov.au]
 Sent: Thursday, 3 September 2015 11:18 AM
 To: [REDACTED] Subject: Re: Due diligence - site selection Grafton
 Hi [REDACTED] Thanks for making yourself available tomorrow - I'll take an hour of your time from 12-2 and will confirm details later today when the itinerary is finalised.
 I will be bringing Paul Garnett from DPE Northern Regions office, Lindsay Charles (acting for the Department of Justice) and Kevin Corcoran the Assistant Commissioner of Operations (Corrections NSW). Find attached a map with areas of interest. The content of the map is sensitive, thank you for your discretion in working with us to perform the next stage of due diligence. I had hoped to be in a position to provide GIS shape files for easier analysis, they will come, most likely later today. I am after a high level cost estimate for water and waste

water services for each of these sites. I assume the sites further south would require onsite treatment, it is useful for us to understand the trigger for the change in servicing solution. If you have information on electricity access readily available that would also be useful.

Some of these sites will require further understanding of **ecological sensitivities**. I acknowledge this need and don't expect to have detailed visibility of these issues tomorrow. Can you also provide owner property details if they can be matched to the crude maps I am sending through

I plan to come up on Friday with representatives from the Department of Justice. It makes sense for you to meet them, perhaps **over lunch somewhere**. Do you have any availability between 12-2? Also, I should be in a position to send across a shortlist of sites of interest early tomorrow morning. We are keen to obtain owner details and strategic costings for services. **Is there a chance that you could arrange for a resource** to focus on this tomorrow so that we can have an informed conversation on Friday? Apologies for the late notice. Speak soon Michael

From: [REDACTED] Sent: Mon, 07 Dec 2015 03:16:10 GMT
 To: Chris Gulpatis
 Subject: Fwd: Land Acquisition By Infrastructure NSW Ben Jones property For New Correctional Centre Grafton
 FYI.... [REDACTED]. Sent from my iPad Begin forwarded message: From: [REDACTED]
 [REDACTED]@gmail.com Date: 7 December 2015 at 2:09:21 PM AEDT
 To: Bob.Katter.MP@aph.gov.au, [REDACTED]
 clientservice@infrastructure.gov.au, clarence@parliament.nsw.gov.au,
 leader.opposition@parliament.nsw.gov.au, [REDACTED]
 newsroom@dailyexaminer.com.au, [REDACTED]@dailyexaminer.com.au,
 [REDACTED]@clarence.nsw.gov.au, "Luke.Hartsuyker.MP@aph.gov.au"
 <Luke.Hartsuyker.MP@aph.gov.au>, 60Minutes@nine.com.au,
 "[REDACTED]@abc.net.au" <[REDACTED]@abc.net.au>, "[REDACTED]@abc.net.au"
 [REDACTED]@abc.net.au>, [REDACTED]@2sm.com.au,
 thefortress@johnlaws.com.au

Subject: Land Acquisition By Infrastructure NSW Ben Jones property For New Correctional Centre Grafton To Whom It May Concern (It should concern most)
 Yesterday Mr Ben Jones Rang me completely devastated in regards to the acquisition of his farm land at Lavadia for the placement of the New Correctional Center for Grafton. Mr Jones is an 83 year old Farmer, who is self funded and continues to work and produce cattle. Furthermore, his new home is all but completed on his property at Lavadia in which, he has been looking forward to moving into in the following months. To add insult to the wound, Infrastructure NSW representatives that arrived requested he cease work on the build of his new home. This is not Australian to treat a person with no compassion, jump back on the plane fly back to Sydney and sip on their latte's, thinking we just sorted that one out. He mentioned to me he was completely gutted and has not had the inspiration to do anything and a total loss of appetite. We should not be treating our elderly people of this great country like this, or anyone to that matter.

This is an email I received from London, [REDACTED]

Dec 2 (5 days ago)

Dear Jim, You probably know about this already. I am appalled and devastated

for Ben - it is very hard to believe that this could happen in a country the size of Oz and state of NSW, too. There must be dozens of other sites they could use to build a correctional centre - why build it out in the country? I just hope that Ben can find a good lawyer to try to get this decision reversed. I am not familiar with how the law works there now but **this has a whiff of something nasty about it.** What a way to treat the elderly citizens of the country, descendant of the pioneers who built Australia and in particular, the Clarence River area. Hoping that you and yours are well. Love,

Mr Jones informs me, that a party from Infrastructure NSW arrived at his Farm last Monday (30th Nov 2015) **and informed him they were resuming his land for the new correctional center and that all other neighboring land owners had been informed and that they had no concerns with the correctional center being located there.** Mr Jones has contacted his nieghbours who have informed him **they had not been contacted by anyone.** (Extract from Infrastructure NSW newsletter – A site has been selected for the new centre at Lavadia, about 12.5 kilometres south-east of Grafton, following a rigorous evaluation process. The site is farmland and is already zoned for use as a correctional centre and offers minimal social and environmental impacts.) There was no lead up discussion with Mr Jones in regards to this issue There is something fundamentally wrong with what is transposing here, In this area ie Grafton, Lavadia, Wells Crossing etc there is a huge tract of Government held land in the form of Forestry and National Park land, why devastate an elderly person and deprive them of their final years in comfort in their own home rather than kicking them out so the NSW Government does not need to under go environmental impact studies etc. Yes Mr Jones has exhausted great time and money maintaining his land for cattle grazing just to have it taken from him and as he sees it, handed over to the wrong doers of our society. This is not about "not in my back yard" we all embrace a new correctional center for Grafton, this is about the mistreatment of our elderly citizens of this country, and I request that the decision be overturned, place the new correctional center in Glenugie State Forrest in which the new Highway build goes through. This is urgent, and I hope that Mr Jones (who is in good

health and continues to put in a good days hard work) does not loose the zest for life and deteriorate in health and give up on his twilight years. Yes this is a plea for help from our government, to take a hard look at what they are doing here, step in and correct the wrong that is happening here. I will continue to assist Mr Jone in any way possible, and it would be appreciated if the power to be of this country can provide their assistance. Kind Regards

It's good to see that the State Government has a rigorous set of guidelines & site selection criteria for its major infrastructure!

In this case based on

- *".....an assessment of land within a 40km radius of the Grafton town centre...".*
- *".....chosen due to a range of factors.....including current zoning, which permits correctional centre use, the ability to purchase property of adequate size proximity to existing infrastructure including water supply and road access".*
- *"....was also deemed attractive because the land was grazed with minimal vegetation, not bushfire prone, and had a low potential of Aboriginal*

In the case of Aboriginal heritage there's a good precedent for the application of due diligence as per OEH guidelines!

Also some of their criteria can now be used for selecting "urban release areas", Growth areas! The sealed width of The Avenue is 3.5 metres according to Roads layer in Exponaire. Just some preliminary thoughts. The current landowners passion for "trees" is also noted.

DA APPLICATION FOR/AND APPROVAL FOR PLANS BY NBRS. (NOW CHANGED)

Indicative Concept Plans prepared by NBRS Architects

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.

generate an estimated 250 to 420 full time jobs

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:
 - o 350 secure beds for male inmates

- o 50 secure beds for female inmates
- o 200 residential security beds for male inmates
- o Internal access and carpark for approx **500** car spaces

Stage 1 Early Works DA

- Involving biodiversity management

250-420 jobs [operational] 275 jobs [construction] The Government has endorsed a fully outsourced model PPP with a private custodial service provider. 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 Component Cells

Bed capacity Surge Bed capacity Total Beds with surge Male 350 max security Single bed cells Dual bed cells Male 200 residential cells Single bed cells Dual bed cells Female 50 secure cells Single bed cells Dual bed cells Total 600 + 400 = 1,000

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

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

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

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

Employment

The NGCC project will provide 250 to 450 jobs directly employed to operate within centre. The capital investment for the NGCC project will be in excess of \$30million. The construction is anticipated to provide for up to 275 construction related jobs.

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.

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.

Protecting high value natural environments by ensuring new urban development avoids these areas and their catchments; Supporting the four major regional centres, including Grafton with potential of **approximately 500 spaces**

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 CVLEP 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.*

Preliminary Environmental Assessment - NGCC – November 2015 Page 18

- *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.*

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

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

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

a number of endangered ecological communities;

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

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 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

GOVERNMENT INFORMATION (PUBLIC ACCESS) ACT 2009 - **SECT 14**

Public interest considerations against disclosure

14 Public interest considerations against disclosure

(1) It is to be conclusively presumed that there is an overriding public interest against disclosure of any of the government information described in Schedule 1.

(2) The public interest considerations listed in the Table to this section are the only other considerations that may be taken into account under this Act as public interest considerations against disclosure for the purpose of determining whether there is an overriding public interest against disclosure of government information.

(3) The Information Commissioner can issue guidelines about public interest considerations against the disclosure of government information, for the assistance of agencies, but cannot add to the list of considerations in the Table to this section.

(4) The Information Commissioner must consult with the Privacy Commissioner before issuing any guideline about a privacy-related public interest consideration (being a public interest consideration referred to in clause 3 (a) or (b) of the Table to this section).

Table

<p>: 1 Responsible and effective government There is a public interest consideration against disclosure of information if disclosure of the information could reasonably be expected to have one or more of the following effects (whether in a particular case or generally):(a) prejudice collective Ministerial responsibility,(b) prejudice Ministerial responsibility to Parliament,(c) prejudice relations with, or the obtaining of confidential information from, another government,(d) prejudice the supply to an agency of confidential information that facilitates the effective exercise of that agency's functions,(e) reveal a deliberation or consultation conducted, or an opinion, advice or recommendation given, in such a way as to prejudice a deliberative process of government or an agency,(f) prejudice the effective exercise by an agency of the agency's functions,(g) found an action against an agency for breach of confidence or otherwise result in the disclosure of information provided to an agency in confidence,(h) prejudice the conduct, effectiveness or integrity of any audit, test, investigation or review conducted by or on behalf of an agency by revealing its purpose, conduct or results (whether or not commenced and whether or not completed).</p>
<p>: 2 Law enforcement and security There is a public interest consideration against disclosure of information if disclosure of the information could reasonably be expected to have one or more of the following effects (whether in a particular case or generally):(a) reveal or tend to reveal the identity of an informant or prejudice the future supply of information from an informant,(b) prejudice the prevention, detection or investigation of a contravention or possible contravention of the law or prejudice the enforcement of the law,(c) increase the likelihood of, or prejudice the prevention of, preparedness against, response to, or recovery from, a public emergency (including any natural disaster, major accident, civil disturbance or act of terrorism),(d) endanger, or prejudice any system or procedure for protecting, the life, health or safety of any person,(e) endanger the security of, or prejudice any system or procedure for protecting, any place, property or vehicle,(f) facilitate the commission of a criminal act (including a terrorist act within the meaning of the <i>Terrorism (Police Powers) Act 2002</i>),(g) prejudice the supervision of, or facilitate the escape of, any person in lawful custody,(h) prejudice the security, discipline or good order of any correctional facility.</p>
<p>: 3 Individual rights, judicial processes and natural justice There is a public interest consideration against disclosure of information if disclosure of the information could reasonably be expected to have one or more of the following effects:(a) reveal an individual's personal information,(b) contravene an information protection principle under the <i>Privacy and Personal Information Protection Act 1998</i> or a Health Privacy Principle under the <i>Health Records and Information Privacy Act 2002</i> ,(c) prejudice any court proceedings by revealing matter prepared for the purposes of or in relation to current or future proceedings,(d) prejudice the fair trial of any person, the impartial adjudication of any case or a person's right to procedural fairness,(e) reveal false or unsubstantiated allegations about a person that are defamatory,(f) expose a person to a risk of harm or of serious harassment or serious intimidation,(g) in the case of the disclosure of personal information about a child- the disclosure of information that it would not be in the best interests of the child to have disclosed.</p>
<p>: 4 Business interests of agencies and other persons There is a public interest consideration against disclosure of information if disclosure of the information could reasonably be expected to have one or more of the following effects:(a) undermine competitive neutrality in connection with any functions of an agency in respect of which it competes with any person or otherwise place an agency at a competitive advantage or disadvantage in any market,(b) reveal commercial-in-confidence provisions of a government contract,(c)</p>

diminish the competitive commercial value of any information to any person,(d) prejudice any person's legitimate business, commercial, professional or financial interests,(e) prejudice the conduct, effectiveness or integrity of any research by revealing its purpose, conduct or results (whether or not commenced and whether or not completed).

: 5 Environment, culture, economy and general matters There is a public interest consideration against disclosure of information if disclosure of the information could reasonably be expected to have one or more of the following effects:(a) endanger, or prejudice any system or procedure for protecting, the environment,(b) prejudice the conservation of any place or object of natural, cultural or heritage value, or reveal any information relating to Aboriginal or Torres Strait Islander traditional knowledge,(c) endanger, or prejudice any system or procedure for protecting, the life, health or safety of any animal or other living thing, or threaten the existence of any species,(d) damage, or prejudice the ability of the Government or an agency to manage, the economy,(e) expose any person to an unfair advantage or disadvantage as a result of the premature disclosure of information concerning any proposed action or inaction of the Government or an agency.

: 6 Secrecy provisions (1) There is a public interest consideration against disclosure of information if disclosure of the information by any person could (disregarding the operation of this Act) reasonably be expected to constitute a contravention of a provision of any other Act or statutory rule (of this or another State or of the Commonwealth) that prohibits the disclosure of information, whether or not the prohibition is subject to specified qualifications or exceptions.(2) The public interest consideration under this clause extends to consideration of the policy that underlies the prohibition against disclosure.

: 7 Exempt documents under interstate Freedom of Information legislation (1) There is a public interest consideration against disclosure of information communicated to the Government of New South Wales by

From: Scott Greensill Sent: Fri, 04 Sep 2015 02:55:43 GMT
To: Michael Comninos (michael.comninos@infrastructure.nsw.gov.au)
Subject: FW: Due diligence - **site selection Grafton**

Hello Michael, Copy of email as requested.

Regards Scott Greensill General Manager Clarence Valley Council
Locked Bag 23, GRAFTON NSW 2460

P: [REDACTED] F: [REDACTED]

www.clarence.nsw.gov.au From: Troy Anderson

Sent: Friday, 4 September 2015 9:29 AM To: Scott Greensill

Subject: Fwd: Due diligence - site selection Grafton Begin forwarded message:

From: Greg Mashiah greg.mashiah@clarence.nsw.gov.au Date: 3 September 2015 17:14:32

AEST To: Troy Anderson <Troy.Anderson@clarence.nsw.gov.au>

Subject: RE: Due diligence - site selection Grafton Troy

The cost of servicing the nominated sites depends on the size of the proposed correctional facility development. From preliminary discussions that have been held with Water Cycle regarding Site A it appears that there are **currently two**

options being considered – a 700 person facility and a 1500 person facility. As the size of the two options are 100% difference the cost of servicing will differ – for example, our preliminary estimate is the 700 person facility would need a 150mm main and the 1500 person facility a 200mm main. The sites which are further away from the existing infrastructure will probably also require booster pumping and possibly an on-site reservoir. The areas under consideration are large and the cost of servicing will also change

significantly depending on where within the investigation area the connection point to Council's services is located. It is considered that only **Sites A & B** can feasibly be serviced with sewer and water; **site C** is considered marginal for servicing with sewer due to the length of the rising main and **Site D** able to be serviced with water only. Determination of servicing of sites E to I with water would require a more detailed analysis than the time available. The "trigger" is related to the length of the rising main. If retention time in the rising mains is too long the septicity of the influent increases with associated increases in costs (e.g. larger quantities hydrogen sulphides being released in the inlet works which not only cause odour issues but also causes more rapid asset deterioration). While there are methods which can be used to manage septicity in rising mains (e.g. additives such as ferric chloride, oxygen injection etc) I consider they are too expensive to operate and have other operational issues. As a baseline I am not comfortable with a rising main over 10km in length – the rising main to site C is 10.8km. To reduce the friction head for pumping through longer pipelines a larger pipeline than would normally be provided for a given flowrate is sometimes used, which exacerbates the retention issue. A summary of very preliminary estimates for servicing the various sites (see attached), based on rates in the DPI-Water reference rates are:

Site A (midpoint) 700 \$806 \$175 \$981 Booster pumping or reservoir not required
 Site A 700 \$806 \$84 \$890 Serviced through Acmena; Booster pumping or reservoir not required
 Site B (midpoint) 700 \$1,056 \$633 \$1,689 Allows for booster pumping
 Site C (midpoint) 700 \$2,450 \$2,310 \$4,760 Allows for booster pumping & reservoir
 Site D (NW Corner) 700 \$3,200 \$3,200 Allows for booster pumping & reservoir ; cannot be feasibly sewered
 Site A (midpoint) 1500 \$1,010 \$238 \$1,248 Booster pumping or reservoir not required
 Export A significant issue for Council is the applicable sewer and water Developer Contributions for the new facility. The Water Directorate's ET Guidelines suggest that for a Correctional Centre the sewer and water generation rate is 0.50ET for water and 0.75ET for sewer. Provision of sewerage is a particular issue as the connection of a 700 person facilities would be similar to connecting a new small village to the STP while the connection of a 1500 person facility would be similar to connecting a town such as Ulmarra. While the Clarenza STP currently has unused capacity, this is for servicing future development in existing zoned land. If the correctional facility were to connect it is likely that a further augmentation of the STP would be required in the future to serve existing zoned land when it was developed. It should be noted that the existing Grafton Gaol is not serviced by Clarenza STP as it is located on the north side of the river. While the water supply system is considered to have sufficient capacity for the development, **it would slightly bring forward the need for augmentation of Shannon Creek Dam.** The NSW Government guidelines are unclear on whether correctional facilities are required to pay developer contributions as Section 2.7 of the Guidelines indicates *Crown Developments for essential community services (education, health, community services and law and order) are exempt from general developer charges. Water utilities may charge these developments only for that portion of the direct connection cost (e.g. for a lead-in main) relating to the Crown Development.* The 2015/16 sewer and water developer contributions for the facilities are calculated as: If the Crown used the guidelines to refuse to pay the contributions, this would be the cross-subsidy (cost shifting) from the State Government to Council because developer contributions are used to pay off loans Council has taken out to provide infrastructure in advance of development, and by using the capacity provided for developers Council would no longer be able to receive this income. In particular, in order to service existing zoned land with sewerage Council would be required to undertake a further augmentation of the

Clarenza STP at its expense (or alternatively use the method used by Byron Shire from 1998 to 2008 and refuse development applications on the basis of no sewerage capacity) . The sewer contributions outlined above should be sufficient to enable construction of an augmentation which provides capacity for the proposed facility. Regards Greg Mashiah

Manager Water Cycle Clarence Valley Council

Locked Bag 23, GRAFTON NSW 2460

Troy Anderson

Director (Works and Civil)

Clarence Valley Council

From: Troy Anderson Sent: Thursday, 3 September 2015 12:56 PM

To: Greg Mashiah Subject: FW: Due diligence - site selection Grafton

As discussed.

Troy Anderson

Director (Works and Civil)

Clarence Valley Council

From: Scott Greensill

Site A 1500 \$1,010 \$114 \$1,124 Serviced through Acmena; Booster pumping or reservoir not required Site B (midpoint) 1500 \$1,312 \$843 \$2,155 Allows for booster pumping

Site C (midpoint) 1500 \$2,850 \$3,280 \$6,130 Allows for booster pumping & reservoir

Site D (NW Corner) 1500 \$4,600 \$4,600 Allows for booster pumping & reservoir ; cannot be feasibly sewerer Sewer Contribution ('000)

Water Contribution ('000) Total Contribution ('000)

700 person \$2,734 \$1,823 \$4,556 1500 person \$5,858 \$3,906 \$9,764

Sent: Thursday, 3 September 2015 12:42 PM

To: Troy Anderson Subject: FW: Due diligence - site selection Grafton

Hi Troy, Email as discussed. What **Michael is seeking is outlined below**. I am not expecting detailed analysis but a reasonably informed assessment for each site to act as a starting point for further discussion. Michael is getting back to me **in regards a meeting time for us tomorrow** and I will advise accordingly. Thanks From: Michael Comninos

[mailto:michael.comninos@infrastructure.nsw.gov.au]

Sent: Thursday, 3 September 2015 11:18 AM

To: Scott Greensill Subject: Re: Due diligence - site selection Grafton

Hi Scott, Thanks for making yourself available tomorrow - I'll take an hour of your time from 12-2 and will confirm details later today when the itinerary is finalised. I will be bringing Paul Garnett from DPE Northern Regions office, Lindsay Charles (acting for the Department of Justice) and Kevin Corcoran the Assistant Commissioner of Operations (Corrections NSW).

Find attached a map with areas of interest. The content of the map is

sensitive, thank you for **your discretion** in working with us to perform the next stage of **due diligence**. I had hoped to be in a position to provide GIS shape files for easier analysis, they will come, most likely later today.

I am after a high level cost estimate for water and waste water services for each of these sites. I assume the sites further south would require onsite treatment, it is useful for us to understand the trigger for the change in servicing solution. If you have information on electricity access readily available that would also be useful. **Some of these sites will require further understanding of ecological**

sensitivities, I acknowledge this need and don't expect to have detailed visibility of these issues tomorrow. **Can you also provide owner property details if they can be matched to the crude maps I am sending through. I have attached a map that shows all investigation sites (20a).** The other four maps will provide better information on the cadastre. The purpose of this request is **to understand the number of owners** in locations (fragmentation) rather than commence any engagement process. Again I apologise for the quality of the maps but given the standing of the people who I am bringing up tomorrow it would be useful to have some understanding of these issues to better inform decision making. Thanks for your assistance
Michael

On 2 September 2015 at 15:27, Scott Greensill

<Scott.Greensill@clarence.nsw.gov.au> wrote:

Hello Michael, I am free between noon and 2 so will be available to meet with you on Friday. I will block out my diary for this time so if any changes please let me know. **In regards to the information, if you let me know what you are looking for I will get the necessary resources arranged with a view of having as much available for you as possible** by Friday. Look forward to meeting again. Regards Scott

From: Michael Comninos

[mailto:michael.comninos@infrastructure.nsw.gov.au]

Sent: Wednesday, 2 September 2015 3:07 PM

To: Scott Greensill Cc: Stephanie Haines

Subject: **Due diligence - site selection Grafton**

Hi Scott,

I plan to come up on Friday with representatives from the Department of Justice. It makes sense for you to meet them, **perhaps over lunch somewhere**. Do you have any availability between 12-2?

Also, **I should be in a position to send across a shortlist of sites of interest** early tomorrow morning. We are keen to obtain owner details and strategic costings for services.

Is there a chance that you could arrange for a resource to focus on this tomorrow so that we can have an informed conversation on Friday? Apologies for the late notice. Speak soon Michael

From: David Morrison Sent: Mon, 16 Nov 2015 21:18:23 GMT

To: Greg Mashiah Subject: Grafton Correctional Centre

Greg Infrastructure NSW are dropping in on Friday afternoon. **Seems that they have a preferred site now. It is near "Site D" as they had previously indicated to you in their broader site options selection report – you had done some costings on a range of those options. I'll send you a very confidential copy of their concept proposal indicating the new site – located**

east of the airport at Glenugie, on The Avenue immediately north of the Six Mile Lane intersection.

From: David Morrison Sent: Thursday, 4 February 2016 9:54 AM

To: Julie Wilks Subject: Information Request - New Grafton Correctional Facility

Julie I have just spoken to Tim about this. Consultants for the New Gaol have requested the following information. If possible, they have asked for it by 5:00pm tomorrow but if that's not possible, let me know a revised time and I'll advise them.

Traffic – we require this information by close of business on Friday the 5 February 2016
1 Any available existing Council traffic data for local roads in the vicinity of the site (Avenue Road also recognised as Golden Mile Road, Old Six Mile Lane, Eight Mile Lane, Airport Road) – that would potentially be used as potential haulage route roads between the site and the Pacific Highway during construction and operation of the proposal.

From: David Morrison Sent: Thursday, 4 February 2016 9:54 AM To: Julie Wilks

Subject: Information Request - New Grafton Correctional Facility

Julie I have just spoken to Tim about this. Consultants for the New Gaol have requested the following information. If possible, they have asked for it by 5:00pm tomorrow but if that's not possible, let me know a revised time and I'll advise them. Traffic – we require this information by close of business on Friday the 5 February 2016
1 Any available existing Council traffic data for local roads in the vicinity of the site (Avenue Road also recognised as Golden Mile Road, Old Six Mile Lane, Eight Mile Lane, Airport Road) – that would potentially be used as potential haulage route roads between the site and the Pacific Highway during construction and operation of the proposal.

From: David Bancroft Sent: Wed, 06 Jul 2016 04:43:44 GMT To: David Morrison

Subject: RE: Block Ad Think you've probably nailed it

David Bancroft Communications Coordinator Clarence Valley Council

From: David Morrison Sent: Wednesday, 6 July 2016 2:43 PM

To: David Bancroft Subject: RE: Block Ad

What day is it?? Last I heard 1700, Richie reckons 2300. I think it will keep going up until the community says WHOA. So we could get to the 5000 they have earmarked for south west Sydney to replace prime real estate at Long Bay.

Anyway, watch this space.

David Morrison

Manager Strategic & Economic Planning

Clarence Valley Council

From: David Bancroft Sent: Wednesday, 6 July 2016 2:41 PM

To: David Morrison Subject: RE: Block Ad

How many beds are they up to now?

David Bancroft

Communications Coordinator

Clarence Valley Council

From: David Morrison Sent: Wednesday, 6 July 2016 2:40 PM

To: David Bancroft Subject: RE: Block Ad

Thanks Dave David Morrison

Manager Strategic & Economic Planning
 Clarence Valley Council
 From: David Bancroft
 Sent: Wednesday, 6 July 2016 2:35 PM
 To: David Morrison
 Subject: RE: Block Ad
 Friday in Coastal Views, Saturday (page 8) Daily Examiner.
 David Bancroft
 Communications Coordinator
 Clarence Valley Council
 Locked Bag 23, GRAFTON NSW 2460

P: [REDACTED]
 F: [REDACTED]
 M: [REDACTED]
 www.clarence.nsw.gov.au

From: David Morrison
 Sent: Wednesday, 6 July 2016 2:34 PM
 To: David Bancroft
 Subject: Block Ad
 David

Does our block ad go in the Daily Ex Fridays or Saturdays – I have an inquiry from Planning regarding advertising the EIS for the New Grafton Correctional Facility – don't think they necessarily want to include in the block ad but want a day when locals are used to looking for statutory type adverts.

Thanks

Dave

David Morrison

Manager Strategic & Economic Planning
 Clarence Valley Council

From: [REDACTED]
 Sent: Friday, 8 July 2016 3:58 PM To: Council Email Cc: [REDACTED]

Subject: Information request Dear Sir or Madam I am assisting Infrastructure NSW with their upcoming community engagement in regard to the New Grafton Correctional Centre and are keen to provide immediate neighbours around the proposed site at Lavadia with project information tailored to their greater level of interest. **I write to request the following information that would assist us with this important task. Specifically an aerial map if you have it, along with names, addresses and contact details of property owners/occupants immediately around the perimeter of the 195 hectare site and their neighbours immediately next to them.** If you have any questions please do not hesitate to contact me or talk to Dave Morrison who I quite recently met with and can provide you with further information. Many thanks Paula

Paula Braxton-Smith - Project Manager

T: [REDACTED]
 M: [REDACTED]
 E: [REDACTED]@kjassoc.com.au
 www.kjassoc.com.au

Property/D Owner Name Postal Address 1
 Personal Information

[REDACTED]

Personal Information

Personal Information



Land Parcel Proposed Correctional facility
Land Parcel Proposed Correctional facility

From: Richie Williamson Sent: Tue, 23 Aug 2016 03:13:17 GMT

To: Greg Lake Subject: Re: Catch up Friday? Hello mate, 10:30 sounds great mate.

See you then. Richie. Sent from my iPhone

On 23 Aug 2016, at 1:11 PM, Greg Lake <greg.lake@infrastructure.nsw.gov.au> wrote:

Hi Richie I'm gonna be up in Grafton for a few days later this week. We're doing our Stage 1

application exhibition and consultation. Was wondering if you're around on Friday morning at all for a catch up? If that doesn't work, I'm sure we can work out time as well. Would be good to bring you up to date on a few things that have started to move with the project. I'm catching Chris G at 9.30ish. Maybe we could try for 10.30? My should for coffee... Hope you're well otherwise? Cheers Greg Lake

From: Greg Lake Sent: Mon, 29 Aug 2016 00:20:26 GMT
 To: Richie Williamson CC leanne.copping@infrastructure.nsw.gov.au ; Carlo Scasserra
 Subject: Radio Hi Richie **Thanks again for the coffee the other morning. Just wanted to touch base about the radio idea again. I am happy to do it any time, of course, but I was chatting to the team after we spent most of Friday night and Saturday sitting around with no-one to talk to as part of our 'consultation' for the Stage 1 planning process. We thought we might try a few different things to try and get a few more people to come and engage with us and thought a radio thing this week might actually be really helpful.** So if there is at all a chance that we could set something up for the next few days, that would be amazing. Understand its late notice though...
 Cheers Greg Lake Project Director – New Grafton Correctional Centre Infrastructure NSW
 Mob

From: David Morrison Sent: Tue, 13 Sep 2016 20:22:15 GMT
 To: Judy Banko ; Elizabeth Fairweather ; Rodney Wright
 Subject: New Grafton Correctional Facility -Comments on EIS
 Morning all!

Comments on the EIS - Stage 1 being concept and early works (ie a second DA and EIS will be required for detailed design before the development can proceed in entirety) - are due Friday. I will be sending off a coordinated Council response tomorrow so need any comments today if possible please. JUDY - has your team a had a chance yet to comment on the social impact assessment? In particular, I notice that Section 9 (pp64-67) and Appendix K makes mention of additional funding needs (p66). I think we need to reaffirm that need and maybe quantify if at all possible? LIZ - has your team reviewed the economic impact (Section 9). Any comment. I notice that it has been done on the regional (North Coast) rather than Clarence Valley impact. Any comments? I note on p66 that risk of negative impact on tourism is considered negligible because Grafton already has a gaol. Do we think that is a valid conclusion? While Grafton does have a gaol, we are talking about a seven fold increase in the size of the facility. Also, this site will be visually prominent from the new highway - this not mentioned in the EIS at all (nor the Highway design guidelines). Not sure how you effectively mitigate. ROD - sorry, this probably hasn't been sent to you but you may be interested in the bushfire (Section 14, pf91 and Appendix I), and biodiversity sections (Section 12.7, p86). In particular, the proposed offsetting, is that consistent with our Biodiversity DCP requirements, including offsets for some being in other areas as not available in the Clarence Valley. Feel free to call me if needed. PS - I have/will have separate comments on what are the key issues of servicing/sewerage and traffic so no need to worry about those. Thanks Dave Dave Catch up after lunch. Think about sewerage think we should comment on visuals Des Sent from my iPhone

On 15 Sep 2016, at 7:44 am, David Morrison <David.Morrison@clarence.nsw.gov.au> wrote: Des I have GMs briefing at 9:00 and Bridge ERG at 10:30, so won't be in till after lunch. If you're around, I'd like to talk a bit about the Gaol response. Think we need to try at least on the tourist image – the Gaol will effectively be the first thing travellers heading north

will see of the Clarence other than State Forests from the Motorway. Seek funding like Wooli with the SIMP? Not sure about sewerage issue - don't think they've demonstrated on site feasibility even for concept design but if we say that, may back us into a corner where Greg and Troy don't want to go. PS SG Info centre will be closed for an hour or so this morning so staff can get to the GM's session. Dave

From: David Morrison <David.Morrison@clarence.nsw.gov.au>

Date: 14 September 2016 5:06:45 pm AEST

To: Elizabeth Fairweather <Elizabeth.Fairweather@clarence.nsw.gov.au>

Subject: Re: New Grafton Correctional Facility -Comments on EIS

Thanks Liz.

Agreed. Bit trite to say we have a goal so all good. I too worry about its high visibility to the travelling public and the possible negative impact on our brand. Perhaps seek some seed marketing funding to address (eg Wooli and the Marine Park), and landscaping/ visual attenuation (which would have limited effect)

The modelling uses Northern Rivers Region data and statistics but the report clearly states the greatest impact will be on the Clarence Valley LGA. I have attached community profile for comparison of populations. Attached are results from CV specific economic impact model. Operation has been based on 600 FTE and Construction on \$150million

What early warning systems are the State Govt putting in place to enable a timely reaction to any negative social impacts which may occur?

Given the variation in size from the existing Grafton Goal to the New Correctional Centre, there is some doubt around the comparisons of community acceptance and impact. To assume the impact will be minimal and the community are excepting as "the community already has a Goal" is presumptuous. The new Correctional Centre is seven times larger (1700 inmates Vs 280 inmates) than the existing Goal and therefore the impacts much greater. The impacts on tourism and investment for Grafton could be significant. Again comparisons to the fact there is a current prison are not balanced or holistic. The current goal is minimalist, not imposing and has a historic facia, it therefore has minimum impact to the community and not certainly not visible to potential visitors or investors. The new Correctional Centre will be located right on the highway and extremely visible as you pass by Grafton. Therefore this could leave a lasting impression on the passer-by that Grafton is a 'Prison Town'; uninviting and unsafe. This first impression will be difficult to dissipate. Reference: DWS

14 September 2016 Contact person: David Morrison

Planning Services Department of Planning and Environment

GPO Box 39 SYDNEY NSW 2001

Dear Sir

New Grafton Correctional Centre – Environmental Impact Statement

SSD 7413 – Concept proposal and Stage 1 Early Works

Attention : Director, Social and Other Infrastructure Assessments

Thank you for the opportunity to comment on the above mentioned Environmental Impact Statement (EIS).

Council's broader comment and recommendations for mitigation measures are contained in the following, and more detailed comment from Council's technical staff are included as Attachments to this letter.

The need for the facility and the broader and more diverse economic benefits that will accrue to the local area is acknowledged, subject to infrastructure and social impacts being adequately managed and mitigated at no cost to Council. More specifically :

1. Economic (positive) and social (negative) impacts are understated partly due to the methodology used to consider such impacts on a regional basis. This assumes that impacts are spread evenly across the region whereas it is Council's view that the impacts are not distributed evenly but focussed very much so on the Clarence Valley. Hence, many of the EIS's conclusions that follow are questioned.
2. The conclusion (page 66 of the EIS) that the *"negative externalities (impacts with socialised benefits or costs such as additional traffic or concerns about safety and security) are not likely to be of a scale that will exceed the modelled economic benefits of the project"* does not abrogate the responsibility of the project to mitigate impacts on those sections of the community the "negative externalities" most affect.
3. Appendix K (at page 34) recognises the likely need for additional funding needs for community services. However, it applies it is not clear on the responsibility for such funding but implies that it will be managed by various community and government organisations. Council's view is that this is a direct consequence of the project and hence should be fully funded by the project.
4. The project requires on-going commitment to monitoring its impacts providing for programs to mitigate impacts during and construction and operational phases including funding for :Two FTE social workers to assist managing social impacts
 - a. Destination marketing to address adverse tourism image and impact
5. There is concern regarding the adequacy of the effluent management assessment and whether it has been adequately demonstrated to be achievable on the site
6. There is concern that the wider traffic impacts are understated and the assessment has not adequately addressed the amount of traffic, especially deliveries/supply, nor the impact on the wider local road network. The road upgrading recommendations in the EIS, especially for Avenue Road south of the site, are considered inadequate.
7. The determining authority will need to be satisfied that the EIS meets the requirements of clause 7.8 of the Clarence Valley Local Environmental Plan 2011, in regard to effluent management and traffic infrastructure requirements.
8. All infrastructure requirements to be fully funded by the project, including suitable arrangements for on-going maintenance, at no cost to Council.

Council staff will be willing to discuss or clarify any of the issues raised in this submission as may be required. Please don't hesitate to contact me on 66 430 204 in this regard.

Yours faithfully **David Morrison** Manager Strategic & Economic Planning

Traffic (Section 15)

1. There is inconsistency in the report between information in section 15 and Appendix D in relation to predicted traffic generation. Section 15 predicts construction traffic to be with 20 vehicles per day (vpd) to approximately 1,000 vpd at construction peak. Appendix D has 20 vpd at construction commencement to volumes "likely to increase significantly" during Stage 2 works. For Operational traffic section 15 nominates approximately 600 staff split into 2 or three shifts while Appendix D has 1600 vpd (two-way) with a peak of approximately 250 vehicles entering/exiting the site between 2 pm and 3 pm each day.

The traffic assessment recommends the upgrade of Avenue Road from the correctional centre to Eight Mile Lane in some form (passing bays or widening) and upgrade of Avenue Road and Eight Mile Lane intersection.

Impact on Tourism is considered to be very much understated in the EIS. Given the variation in size from the existing Grafton Goal to the New Correctional Centre, there is considerable doubt around the comparisons of community acceptance and impact. To assume the impact will be minimal and the community are excepting as "the community already has a Goal" is presumptuous. The new Correctional Centre is seven times larger (1700 inmates vs 280 inmates) than the existing Goal and therefore the impacts much greater

Social (Section 9)

2. Referencing points 18 and 19 above, the EIS should acknowledge the existing very low housing vacancy rates in the local area - less than 1%. Hence, there is virtually no latent capacity in the housing supply in the short term to accommodate short term housing impacts of the proposal. This has not been addressed in the EIS and is likely, when considered in cumulative terms with other infrastructure programs, result in housing market imbalances and housing stress. Such a situation is likely to be manifest in other social impacts.
3. Potential concerns with the project include the following:
 - a. Increased population numbers in the region with limited educational, medical and social services to support them i.e. no doctors in the Clarence Valley are taking new patients and one service has closed altogether last month due to lack of doctors to work in the area.
 - b. Increased numbers of inmates families moving to the area. The EIA states that this is not normally the case however Council's social workers experience tells is different. With 1700 beds if only 5% of families moved to the Valley that would equal 85 families requiring education, medical and support services as well as accommodation. We do not have availability in any of these areas presently to accommodate this influx.
 - c. The social assessment seems to rely heavily on the Lithgow experience. Council is not convinced that this is necessarily valid.
 - d. Inmates relocating to the area after release. When speaking to a representative of the Correctional Centre recently they stated that inmates would be housed in Grafton who were from the region. Based on this statement there is every likelihood that some will stay in the area upon release. There is a no capacity to accommodate this likelihood.
 - e. Increased demand on Social and Welfare services. This is a given need across all areas which each infrastructure change in the region. Local services are stretched to the limit and the region has been experiencing disturbing social issues around suicides over many months and struggling to gain government support to locate a 'Headspace' and PCYC' into the Grafton area.
 - f. Infrastructure Management (Section 10)
 1. Section 10.1.3, p70, last paragraph – any offsite (i.e. third party) options

would trigger the requirement for a licence under the *Water Industry Competition Act*. IPART would then become the approval authority for operation of the correctional facility's on-site system. As the EIS has not considered licencing under the WIC Act, either the EIS should consider this legislative requirement or prohibit off-site options.

2. Section 10.1.4, p70 – a particular issue for top-up of "non-potable" roof water supplies – there is the possibility of cross-connection between the potable supply and the non-potable supply. As this section suggests roof water would be used for "all other uses", it implies that this would include cooking, showering etc and therefore cross connection is a real possibility that would need to be considered.

3. Section 10.1.5, p70 and 71 – this section does not clarify responsibility for ownership and on-going management of the minimum water supply infrastructure. Council's position is that the correctional centre is to be the owner, operator and maintainer of any such infrastructure.

4. Appendix D Part 1, Water Cycle Management Working Paper – it is unclear from the modelling as to what the rainwater harvesting substitution will replace (see comment on Section 10.1.4)

5. Appendix D Part 2, Water Supply Working Paper – there is no mention in this paper of the proposed rainwater harvesting to reduce potable demand. How the rainwater harvesting would interface with the reservoir is unclear.

6. Appendix D Part 2, Wastewater Servicing Working Paper, Section 2,3, 2nd para – the figures quoted are for scenario 1; scenario 2 has a peak wastewater flow which meets the threshold

7. Appendix D Part 2, Wastewater Servicing Working Paper, Section 4.1 – third dot point – to achieve the log removals required in the AGWR for on-site non-potable reuse it is likely that additional treatment such as ultrafiltration would be required 8. Appendix D Part 2, Wastewater Servicing Working Paper, Section 4.1 – third dot point – any discharge on the Clarence Valley Regional Airport (as an external property) would require the scheme to be licenced under the *Water Industry Competition Act* (in addition to an Environment Protection Licence from the EPA). IPART requires licencees to meet the AGWR and hence the EPA 2004 Effluent Irrigation Guidelines cited in Section 3.3. would not be the appropriate guidelines. There has not been any discussion with Council, as owner, about discharge on the Grafton airport and at this stage, this option is not supported.

9. Appendix D Part 2, Wastewater Servicing Working Paper, Section 4.2.5 – using evaporation data from Inverell will not give a valid answer to the irrigation modelling as Inverell is climactically different to Grafton.

From: Paul.Garnett@planning.nsw.gov.au Sent: Wed, 21 Sep 2016 00:24:02 GMT
To: Terry Dwyer Subject: RE: PP_2016_CLARE_001_00 - Request for online notification - Clarence Valley Local Environmental Plan 2011 (Amendment No 27)

G'day Terry, I just had a quick look over the LEP amendment and compared it against the Explanation of Provisions in the Planning Proposal and noticed that the PP intended to remove a number of land uses that were permissible in the zones however this does not appear to have translated to the LEP amendment. Can you please check that the LEP amendment is correct and let me know if Council is happy with the drafting. Thanks Paul

On 30 September 2016 at 10:31, [REDACTED] wrote:

Good Morning [REDACTED] Although you didn't reply to my last email, I would like to complain that, yesterday, I finally scored a day off, and I went to the Grafton Library to spend a few hours reading the EIS. I was gobsmacked to be told that all 3 copies had been recalled by Infrastructure NSW. Can you tell me why at least one copy couldn't have been left there for public information (as has the 2014 "New Grafton Bridge EIS", which I often see people

browsing)? I can't see that spare copies of the EIS would be much use to you now?
 Anyway, where else can I read the EIS? Is it available online? I am particularly interested in Appendix D.D at the moment. Thanks... [redacted] From: [redacted]
 [mailto:[redacted]]

Sent: Thursday, 15 September 2016 11:26 AM To: Carlo Scasserra Cc: Leanne Copping
 Subject: Fw: New Grafton Gaol Good Morning Carlo I note that you haven't replied - perhaps I need to forward my query to someone else, or does it need to be the subject of a formal response to the EIS? (I don't have much understanding of the system, just a little understanding of what is involved in servicing a development of that nature).

Regards... [redacted] Thanks, [redacted]

I understand what you say, but what I was meaning is how much will the Project (State Govt) have to pay CVCouncil for the privilege of tee-ing into the existing Council infrastructure in Swallow Rd. I was assuming that it could be in the \$millions?

Regards... [redacted] Hi [redacted] Thanks for your email, I'm glad that the copies of the EIS are being well received at the Library. All works associated with water supply to new centre will be paid for by the State Government, there is no cost being attributed to council. This EIS looks at access of services to site, future separate applications as required, will be made for all utilities works (water, electricity, power and telecommunications). Cheers [redacted] -----

Forwarded message ----- From: [redacted] Date: 6 September 2016 at 08:21 Subject: Re: New Grafton Gaol To: Leanne Copping
 <leanne.copping@infrastructure.nsw.gov.au>

Thanks, Leanne Once again I was unable to make it on Saturday, but I spent 2 hours there yesterday after work - delighted to see 3 full copies of the EIS on display. Thanks very much! I was interested to note that in Appendix D.D (Water Supply) I could find no mention of the Capital Contribution (Headworks Charge) payable to Clarence Valley Council, nor any mention of consumption charges. As a prospective consumer of 3 to 5% of the Valley's supply capacity, I expected that the Capital Contribution would be significant in your infrastructure costings? Perhaps it is brought to account elsewhere?
 Any comment? Regards...Mike

From: Greg Lake Sent: Fri, 07 Oct 2016 03:04:24 GMT
 To: Des Schroder CC Tim Ambler ; Carlo Scasserra ; John Case
 Subject: Touch base Hi Des Was great to touch base on Wednesday. Thanks for making the effort to come along! I wanted to follow up RE the on-site accommodation issue we discussed. How did your discussions go on Thursday morning. As you know, its a key issue for us, so it was great to here there is an option to look at **temporary re-zoning**. I'm keen to understand what would be involved to progress that (fairly quickly). Our team are looking at it here, but any advice you can give us about how we should proceed would be greatly appreciated! Enjoy your weekend if we don't speak before then. Cheers Greg Lake

From: [redacted] Sent: Wed, 12 Oct 2016 23:50:36 GMT
 To: Greg Mashiah
 Subject: Re: New Grafton Gaol Thanks for your responses, Greg, you certainly seem to have a good handle on the situation. I'm concerned of course about the effect on future development in the Lower Clarence, not to mention CVC's financial situation. For this reason I intend to write to the media, raising my concerns, and endeavour to get Chris Gulaptis revved-up to ensure that his govt. pays up as part of the planning approval, as would a private development. I will leave any mention of CVC out it.
 Regards... [redacted]

Economic Indicators:

Gross regional product, 2014/15 (\$ million) 2,342.6 14,453.7 513,309.0 1,609,992.0

% change in baseline GRP 23.25% 5.44% 0.20% **0.07%**

Total regional employment, 2014/15 (fte persons) 21,299 129,915 3,623,735 11,558,489

% change in baseline regional employment 14.69% 4.16% 0.18% **0.06%**

As there is no private competition for correctional facilities (while the Grafton one is proposed to be privately run it is under contract to the State Government rather than in competition with it), the proposed correctional centre fits the definition in the DPI Water Guidelines of "essential community service". Under the current Guidelines Council is therefore unable to charge developer contributions. Yes, I understand what you are saying, Greg, but I would argue that the gaol is not an "essential community facility" at all. It might well be an "essential regional facility"? i.e. has Coffs, Casino, Lismore, Ballina, Byron etc got such an "essential community facility"? If we were to extrapolate from your Clause 2 below, and say that the Gaol is to be 10 times what is being proposed (i.e. 22,000 population instead of 2200) can the State take the whole capacity of the Swallow Rd system, for free, and leave the Lower River with no water supply? Obviously not, I hope. **re required to impose the fee (unless directed otherwise by resolution of the elected body).** Yes, good stuff, Greg. The basis of my concern of course is that the EIS makes no allowance in the costings for either Development Charges nor

Connection Fees, and when I questioned that with the proponent I'm told that **"its a secret"**. I believe that from day 1, CVC should have lodged a submission on the need for a contribution, which I would imagine could be something like \$3 Mill., and reinforced that with strong representations to the Local member. This would enable the Minister for Planning to make provision for same in his Determination. Once the Determination has been made isn't the horse out the gate? Greg - Section 4.1.1 Water Demands of Appendix D (page 12) gives the AADD and PDD as 0.8 and 1.2 ML resp. via a DN150-200 rising main to a 1.2 ML reservoir. Given the terrain, flood-liability and total reliance on pumping, I would seriously doubt the commonsense in providing only 1 day storage on site for a Gaol, but be that as it may, you surely can assess what the system capacity is to supply? Also, what affect does that demand have on future development demands downstream of both Rushforth Rd and Swallow Rd? I am concerned that the proponent has made no allowance in the EIS costings for a headworks contribution, and when questioned they declared it a secret. I intend to try to bring the matter out into the public arena, because I see no reason to accept that the Gaol is an "essential community service". As far as I'm concerned, as a Ratepayer, the Crown should pay the same for a gaol as a private developer would for a blueberry farm, for example. Can you tell me the following please.

1 The EIS says that the AADD is 0.8 Mg and PDD is 1.2 Mg/day - . what percentage is that of the capacity of the 500 NB Swallow Rd Main capacity?

2 What capacity is that of the system capacity downstream of the Rushforth Rd reservoir?

3 What Developer Contribution would a private developer pay (I think they are planning a 200NB tee into Swallow Rd. Perhaps it was 250mm?)

Because I might well try to embarrass both the Crown, local politicians and CVC into a bit of action, would you prefer me to direct these questions to the GM?

Thanks.... From:

Sent: Wednesday, 21 September 2016 10:46 AM

To: Greg Mashiah Subject: New Grafton Gaol Hi Greg

I have read the EIS for the preliminary works for the new gaol at Lavadia.

I note with interest that the intention is to take all potable water from the CVC Swallow Rd

main, but no allowance has been made in their published costings for any "headworks charges". Are you in a position to tell me whether or not any in-principal approval has been issued yet by CVC, and whether headworks capital contributions have been set?
Thanks.... [REDACTED]

From: Des Schroder Sent: Mon, 30 Nov 2015 04:52:12 GMT
To: David Morrison Subject: RE: zone
Total Utopia- but will answer the question most of the community wants to know at the moment where? Des Schroder Director Environment, Planning & Community
Clarence Valley Council

From: David Morrison
Sent: Monday, 30 November 2015 3:51 PM
To: David Bancroft; Des Schroder Subject: RE: zone
Well, that says nothing. No specific site, no guest numbers or type, no long term growth!!
David Morrison
Manager Strategic & Economic Planning
Clarence Valley Council

From: [REDACTED] Sent: Thu, 15 Sep 2016 02:19:22 GMT
To: David Morrison
Subject: RE: New Grafton Correctional Facility -Comments on EIS
Hi David. I probable haven't done EIS justice with the amount of time I have spent on review but the flora and fauna assessment is very good. The uncertainty stems from potential need for further clearing to facilitate construction of fire trail and APZs around assets. Likewise there are not enough credits in the offsets system for the impacts and how they will achieve appropriate offsets for impacts on endangered flora and fauna and Endangered communities is still uncertain. In terms of bush fire EIS has confirmed that part of the site is in fact bush fire prone despite our maps not having it as bush fire prone. I assume RFS will comment on proposed measures or our building guys will at DA stage.
In terms of flora and fauna and offsets I have reviewed this section and Appendix C. good flora and fauna assessment and shows value of even small patches of remnant vegetation. There is reference to offset plan at Appendix D but can't find this Appendix. Appendix D on their site is not about offsets. While proposed offsetting mechanism is consistent with State's Major Projects Offsetting requirements there is uncertainty of availability of required offset credits within the state and that further work is required on it. The offsetting approach is inconsistent with both Councils and the States Offsetting requirements in that in first instance impacts should be avoided and where they can't be offset should be located as like for like and as close to the impact as practical. So like the highway work where they have had to find properties locally to offset impacts offsets for impacts of clearing should be found locally. Clearly best way to do this with the fauna species found is to try and acquire property nearby or have them enter into conservation agreement to facilitate protection of regrowth Native veg and wetland areas of same scale as that are being cleared. RMS have done this for their impacts on Square fruited Ironbark as an example. There are still a lot of loose ends for offsets in this preliminary EIS. Suggest comment should just be: "The impacts for loss of remnant native vegetation and associated impacts on identified threatened species should be secured locally. Where there are not sufficient local credits in the State's Offsets system for major developments appropriate offsets should be secured within the immediate vicinity of the proposed development on a like for like basis consistent with Clarence Valley Councils Biodiversity Strategy and OEH's Offsets requirements. Further

certainty on the extent of clearing to achieve the appropriate bush fire protection including need for fire trails around the perimeter of the site shall be determined and included in the assessment of impacts and also incorporated into the Biodiversity offsets." Comments on the EIS - Stage 1 being concept and early works (ie a second DA and EIS will be required for detailed design before the development can proceed in entirety)

Comments on the EIS - Stage 1 being concept and early works (ie a second DA and EIS will be required for detailed design before the development can proceed in entirety) Comments on the EIS - Stage 1 being concept and early works (ie a second DA and EIS will be required for detailed design before the development can proceed in entirety)

What early warning systems are the State Govt putting in place to enable a timely reaction to any negative social impacts which may occur?

Given the variation in size from the existing Grafton Goal to the New Correctional Centre, there is some doubt around the comparisons of community acceptance and impact. To assume the impact will be minimal and the community are expecting as "the community already has a Goal" is presumptuous. The new Correctional Centre is seven times larger (1700 inmates Vs 280 inmates) than the existing Goal and therefore the impacts much greater.

The impacts on tourism and investment for Grafton could be significant. Again comparisons to the fact there is a current prison are not balanced or holistic. The current goal is minimalist, not imposing and has a historic facia, it therefore has minimum impact to the community and not certainly not visible to potential visitors or investors. The new Correctional Centre will be located right on the highway and extremely visible as you pass by Grafton. Therefore this could leave a lasting impression on the passer-by that Grafton is a 'Prison Town'; uninviting and unsafe. This first impression will be difficult to dissipate.

From: David Morrison Sent: Wednesday, 24 August 2016 4:03 PM

To: Greg Mashiah Subject: Re: Correctional Centre Sewerage issues

Greg I'm not sure that it's political pressure. In my non-engineering view of the world, it seems to me that it would be sensible to at least consider the issue especially as they will pay for the investigation. What is effectively a moderately sized town about the same size as Iluka next to a significant floodplain and unsewered seems less than optimal to my way of thinking - not dissimilar to on site at West Yamba but I lost that argument too, so my strike rate not all that good at the moment!

From: Richie Williamson Sent: Wed, 17 Jun 2015 21:18:49 GMT

To: Chris Gulpatis ; Debbie Newton Subject: Fwd: Correctional Facility

Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly. Good morning Chris & Deb,

What great news this morning. Congratulations Chris.

Attached is a preliminary assessment of available land. Council has an interest in a site in South Grafton.

Please feel free to provide this information onto Minister and the department.

The NSW blues win and this announcement.....it's a great day.

Sent from my iPad

Begin forwarded message:

From: "Scott Greensill" <Scott.Greensill@clarence.nsw.gov.au>

To: "Richie Williamson" <Richie.Williamson@clarence.nsw.gov.au>

Subject: Fwd: Correctional Facility

Hello Richie,

Attached is a preliminary assessment of suitable land prepared by Dave Morrison. I have had a brief look at it but are having some trouble with the formatting on the iPad.

It is starting point for discussion in regards to next weeks meeting.

If there is any info required let me know.

Cheers

Scott

Sent from my iPad

Begin forwarded message:

From: "David Morrison"

<David.Morrison@clarence.nsw.gov.au<mailto:David.Morrison@clarence.nsw.gov.au>>

To: "Scott Greensill"

<Scott.Greensill@clarence.nsw.gov.au<mailto:Scott.Greensill@clarence.nsw.gov.au>>

Cc: "Des Schroder"

<Des.Schroder@clarence.nsw.gov.au<mailto:Des.Schroder@clarence.nsw.gov.au>>

Subject: Correctional Facility

Scott

Attached is a Site Options Assessment as discussed.

Export

Archive Manager Page 1 of 2

file://cvcfiles2/Corporate/Organisation%20Performance%20and%20Governance/GO...
22/11/2016

I have structured it so that the first page (Summary) can stand alone for a Ministerial-type briefing. The following pages provide successively more detail if required to justify the conclusion. Have tried to remain objective and not just a biased sales pitch for Council's land. Having said that, based on the assumed criteria, I am of the view that the Council site, historically known as the Sporting Complex Land, is significantly more suitable than any other readily obvious site.

Happy to take comments/amendments or provide more detail if required.

Thanks

I.C.A.C.

GPO Box 500

Sydney 2001

24th March/6th April 2017

Terry Elvey

310 Kungala Rd

Kungala 2460

To whom it concerns,

This letter is to outline the story of how a now 85-year-old friend has had his land taken by stealth or trickery, I am a lay person so it will not be easy for me to do.

I will attempt to follow the timeline as I know it and hope ICAC can run with it, I have found out today that the project was approved on the 14th of March, and as an objector I/we should have been informed, going by the act sec 98 of the EP and A Act 1979 (NSW) giving

objectors 28 days to appeal, (merits based appeal), after notice of the determination. Or 3 months for a Judicial review.

No notice has been forthcoming, like all of the community consultation or lack of.

18th June 2015 Minister Troy Grant announced 1.2 b dollars for jail upgrades, a 600 bed facility for Grafton on a greenfield site, and an extra 400 beds at Junee, residence of Junee said they had enough prisoners at 950 odd and did not want any more, that is when talk started of a 400 bed surge at Grafton.

At that time the Member for Clarence Chris Galaptis announced the 600 bed facility (and still has headline of local paper in his office window) He claimed there was only enough in the budget for a facility of that size.

The owner of the land Mr Ben Jones was receiving his DA to build a new home on the site.

A list of properties was put together showing suitable sites 23rd July 2015. Unknown from whom and unable to tell Mr Jones's property on those lists. Another list shows several properties, again unknown source, I can't see Mr Jones's.

I have enquired via GIPA requests on a four occasions, as to who chose the land and the date it was chosen but no answer was given, even after INSW had asked me to get a letter showing I was doing the last request for Ben Jones.

28th September 2015 email from CEO [redacted] to Member for Clarence Chris Galaptis stating Serco are coming to Grafton and would appreciate to meet with you (Mr Galaptis) and Mayor Richie together to just have a preliminary discussion on the proposed correctional facility.

29th Sep 2015 email from [redacted] someone, states Serco's [redacted] and himself seek to meet with MP and Mayor to provide info RE Serco and how they might work with the local community if they become the successful operator for the proposed PPP.

Going on to state that Serco have a jail at Gatton in Qld, where they have built up a good relationship with local Mayor Steve Jones and State Member Ian Rickuss.

29th Sep 2015 email from MP Galaptis's office to Mayor's office RE timing for meeting.

1st Oct 2015 email with details of time to meet. Meeting 7th Oct 2pm in Chris's office

13 Nov 2015 email from [redacted] to multiple [redacted] TAFE) Updated agenda, item 2. 12.15pm SITE DRIVEBY. (Note) Why does a woman at TAFE Grafton know before the owner Mr Jones????

16 Nov 2015 email from David Morrison CVC to Greg Mashiah CVC, Infrastructure NSW are dropping in on Friday afternoon. Seems they have a preferred site now. It is near "Site D" as they had previously indicated to you in their broader site selection report.... (Note) This tells me that Mr Jones's property was not on any lists.

30th November 2015. Three employees from Government Property NSW showed up at Bens gate to tell him they were taking his land, he thought they were talking about the land for

the highway and told them it had been sorted, they then informed him they were talking all his land for the new jail. Ben went into shock from then on.

3rd Dec 2015 Mayor Richie Williamson stated on radio that he "was not privy to the ins and outs of the jail as it is a State matter regarding a compulsory acquisition and the State need to act and act quickly". (my words now) He meet with Serco on the 7th of Oct 2015 so he clearly had information, and being the Mayor and a morning DJ on local radio 2GF, he is privy to info. When the Minister made the announcement 18/June 2015, Troy Grant stated it was 1.2 billion, so it was well known of a complete figure for the 2 jails, 600 beds for Grafton on a greenfield site, and a 400 bed extension at for Parklea. (which did not happen)

A letter was sent on the 4th of December 2015 that states the land was identified as the preferred site after a rigorous selection process involving a number of Government agencies, Government Property, states it will be an acquisition under the provisions of the Land Acquisition (just terms and compensation) Act 1991 and compensation will be assessed in accordance with the principles of the Act.

This would be incorrect as they did not use the Act, as stated in said letter they will be calling it a purchase, as it is GPNSW's preference to complete acquisition by negotiation rather than by statutory process.

Those three GPNSW employees were working under CEO Brett Newman, who on the 18th of January 2016 stated via email to his staff that he had a conflict of interest, and cannot not in any way be involved in the matter as [REDACTED]

[REDACTED].

19th Jan 2016 email from [REDACTED] to Alex Wilson GPNSW states, hi there, as per email below from Brett if there is anything I can assist with regarding local knowledge and history over closed roads – rights of way etc. in the local area we are genuine with respect to assisting. Our property known as [REDACTED] is located [REDACTED] of the proposed site (redacted block) with access via the closed road. (on the [REDACTED] of bens block some 1000m north of his house yards and shed etc.) I look forward to catching up on this matter when time permits and you have revised the titles etc.

(Note) Why is the [REDACTED] [REDACTED] involved???

15 July 2016 Letter from Steven Honeywell from NSW Justice Properties, to CEO Brett Newman Property NSW, states he is writing to Mr Newman in relation to the acquisition of land at [REDACTED]. On 24th Nov 2015, ERC (SCO435-2015 DC) approved GPNSW, on behalf of DoJ to commence commercial negotiations with the land owner of the Site and to commence compulsory acquisition procedures under the LAJTCA as land acquisition is on the project's critical path. (Note) Clearly it was an acquisition at that date, even compulsory, and Government Property has been engaged by INSW to acquire the property. (Use of Act??)

(Note). Australian Constitution. The State has the right to acquire land, and by using the LAJTCA, does it have the right to purchase? Can it use stealth and/or duress? Especially

when there is no agreement for the land that was not for sale. Is it not, at this point the Land Act would be used? Land required for public use.

Section 51 (xxxi.) of the Constitution. The acquisition of property on just terms from any State or person for any purpose in respect of which the Parliament has power to make laws:

Section 52 The Parliament shall, subject to this Constitution, have exclusive power to make laws for the peace, order, and good government of the Commonwealth with respect to-
(i.) The seat of government of the Commonwealth, and all places acquired by the Commonwealth for public purposes:

LAJTCA Sec 11 Notice of intention to acquire land by compulsory process S 11(1) An authority of the State may not acquire land by compulsory process unless the authority has given the owner of the land written notice of its intention to do so.

Sec 5 (1) This Act applies to the acquisition of land (by agreement or compulsory process) by an authority of the State which is authorised to acquire the land by compulsory process. Sec 21 land that is designated for the acquisition for a public purpose, (Note) clearly a State jail would fall under this part of the Act and the owner should have been given 90 day's written notice of intentions.

Sec 23 (4) An authority of the State is not required to acquire (under this Division) more land than it requires for the purpose for the land was designated or more interests in the land than it requires for that purpose. The land is two blocks, one at 200 (house block) and one at 300 aches (195 hectares) with the EIS stating the foot print of the jail to be 45 hectares. I question the need to have taken all of Mr Jones's land

Some emails showing concerns.

1 Dec 2015 email from Terry Dwyer CVC to Planners CVC, hi all, It's good to see that the State Government has set a rigorous set of guidelines & site selection criteria for its major infrastructure! In this case based on ".... An assessment of land within a 40 km radius of the Grafton town centre..." "... chosen due to a range of factors.... including current zoning, which permits correctional centre use, the ability to purchase and proximity to existing infrastructure including water supply and road access.... "was also deemed attractive because the land was grazed with minimal vegetation, not bushfire prone, and had a low potential for Aboriginal Heritage" (Note) There is no water supply, area can have Bushfires, and there is Aboriginal Heritage.

As pointed out by CVC's Des Schroder 15 Dec 2015 in a letter to David INSW and Megan Fu, "it is noted that the Request for SEARS contains a significant error (section 1.2, last dot

point) the site is not considered to be “well located in relation to existing services” as the water main located 3.5ks from the site is not suitable to service a facility of this size.

26 Aug 2016 email from Des Schroder to Craig Jenkins C.V.C. states, lots of opportunities and risks here for local business's, There's also training of staff- the Consortia all said” Initial Training would be in other prisons they operate and then they would establish a training centre using local providers”

Goes on to say “[redacted] from TAFE said she is getting very little interest from her head office in TAFE on upscaling for the prison locally- apparently the Riverina TAFE is getting preference- I guess due to June”.

Des goes on to say “Feels like the Clarence is now on the international stage in a fairly big way Canadian blueberry investors, international road construction companies from Spain, and now global gaol giants. If only [redacted] would come good with his South African financing”.

Also gives a rundown of the three consortia and their main points. GEO and Greater Futures.... Northern Pathways-(is) Serco (operator), John Holland (builder) and Macquarie Capital finance. Serco besides running the immigration detention centres, operate two private prisons- Acacia (biggest private in Australia 1,400 prisoners) and Southern QLD. This group seems to be the most committed to local involvement in the build- John Holland is building the Lismore hospital upgrade. Talked a lot about community legacy. Claim to.... Employ 1000 people in the build at peak, and 500 ongoing staff. (Note. There was no mention of the fourth member of this consortium John Laing).

(Note) Member for Clarence now spruiking 1100 employ and 600 on going jobs, still hard to see the truth. (Note) John Holland (it is claimed) is owned by the Communist Chinese Government.)

16 Nov 2015 email from David Morrison to Greg Mashiah, C.V.C. INSW are dropping in on Friday afternoon. Seems that they have a preferred site now. It is near site D. I'll send you a very confidential copy of their concept proposal indicating the new site, located east of the airport at Glenugie, on the Avenue immediately north of the Six Mile Lane intersection. (Note) This to me states Mr Jones's land was never on the lists.

28 June 2016. GIPA Request answered, as you may be aware, for the purpose of developing the New Grafton Correctional Centre (NGCC), there has not been any property compulsorily acquired under the Land Acquisition (Just Terms and Compensation) Act 1991, and nor will there be since the NSW Government has been able to agree on the terms for the purchase of the chosen property. Accordingly, the Agency has very little information within the scope of your request.

1 July 2016.....

6 July 2016 email from David Bancroft to David Morrison, C.V.C. How many beds are they up to now? Answer ... What day is it? Last I heard 1700. Richie reckons 2300. I think it will keep

going up until the community says WHOA. So we could end up with the 5000 they have earmarked for south west Sydney to replace prime real estate at Long Bay.

(NOTE) Even at this late date of the 6/7/16 Clarence Valley Council clearly do not have the information to work out what is required for the project as they have very little factual details to deal with such complexed issues/project.

8 July 2016 email from [redacted] to David Morrison CVC, [redacted] asks David for a list of names, addresses and contact details of the property owners/occupants around the site, and their neighbours, (Note) (is this legal?) and a reply was sent to David from [redacted] on 15 August 2016 that said, "I was sent that list of addresses including a map and we used it to send out our brochures".

17 Aug 2016 email from Leanne Copping INSW to David M. CVC Just checking to see if anyone has been able to advise on this draft wording? Answer from David, have they got the right groups here? (Note) even at this date INSW are unaware of the Local Indigenous Group who's land the jail is to be built.

21 July 2016 email from David Morrison CVC to [redacted] Hi [redacted]
Our Rates/Governance people have your request for the land owner info - I'll chase them up. Heard a whisper that their view is that you should get that from the Land Titles Office - they are really risk adverse these days on privacy issues but I'll find out. Sorry about the red tape! Our Communications Coordinator is of the view that we shouldn't use the Council newsletter. It's a matter of separation of roles -worried about Council been seen to be a supporter /advocate /proponent by issuing under our "letterhead".

David Bancroft is the person to speak to if you want to discuss.

I'm not in the office tomorrow, off to the Gold Coast for the daughter's graduation. Call me Monday to discuss if needed. More than happy to assist as we can but it seems that Council Processes are getting pretty hard these days!

19 Aug 2016 email from Greg Mashiah CVC to David Morrison CVC, David, FYI – acknowledging there is political pressure to connect the new correctional centre to reticulated sewerage, I think Kempsey's previous experience supports Council's position we should not accept the sewerage. (Note) Aug 16 so much still unknown by those in the know!!!

23 Aug 2016 email from Greg Lake INSW to Richie Williamson at CVC, mentions going to be in Grafton, for Stage 1 application exhibition and consultation. Wants to meet Friday for catch up, is meeting with Chris G at 9.30ish, meet at 10.30? Richie Williamson replies 10.30 sounds great mate, see you then. (Note) Clearly Mayor Williamson was in the know and privy to info.

24 Aug 2016 email from Greg Mashiah CVC to David Morrison CVC, RE Sewerage issues, what is effectively a moderately sized town next to a significant floodplain and unsewered seems less than optimal to my way of thinking – not dissimilar to on site at west Yamba.

26 Aug 2016 Pop up shop at Shopping World at 3pm and at the Library at 5pm and again on Saturday 27th at Grafton Library

(Note) 2 Sep 2016 Pop up shop at Grafton Shopping World at 3pm and at Library at 5pm and again on Saturday 3rd at Grafton Library. (Note) I went to most of those meet and greets and know very few people attended, as said in email to Mayor from Greg Lake. 25 people of which 10 to 15 were locals around the site area, I have to point out here that there were 5 workers, I presumed were from Infrastructure NSW, all in white shirts and black pants or dresses, not one of them mentioned they were from other places of work, i.e. [redacted] [redacted] being a Project Manager for [redacted] associates or [redacted] a Media Manager from??? Some-one else from Jacobs [redacted] ???

(Note) At this time the EIS was meant to be on display at the C.V.C. front counter and at the Dept. of Planning Grafton from the 13th August to the 13th September and in fact was not even in Grafton when I went looking on the 18th of August. I have a letter from both CVC and the Department of Planning stating I had been inquiring into its availability, and lack thereof. INSW claim in information that it was on display, yet it wasn't, and times were changed to 19th – to 19th, so INSW still claim it was on display from 13th to 19th.

29 Aug 2016 email from Greg Lake INSW to Richie Williamson at CVC. Just wanted to touch base about the radio idea. Any time, as I (Greg) was chatting to the team after we spent most of Friday night and Saturday sitting around with no-one to talk to as part of our 'consultation' for the stage 1 planning process. We thought we might try a few different things to try and get a few more people to come and engage with us and thought a radio thing this week might actually be really helpful.

(Note) As the NGCC is a State matter, not a Local Council matter, and that Mayor Richie was/is the morning presenter at 2GF now and during that time, He must have some form of conflict of interest here.

6 Sept 2016 email from David Morrison to Greg Mashiah, note to all, they have given us an extra week to respond, now due 19th (as they took half a week to get the EIS to us for exhibition) The deadline is absolutely firm. INSW are not obliged to consider anything raised outside of that 10-day period.... Projects Branch also confirms that this is a concept approval only and that a future approval will be required for detailed design before any works can commence, (Note) still little info to go on.

Email states RE flood study, "does not consider localised flood events, unless a specific flood study of the local area is undertaken the statements in this dot point that the site "has no risk of flooding" and "there is no risk-to-life from flooding" cannot be supported with evidence.

14 Sep 2016 email from Judy Banko CVC to Des Schroder CVC, I read the 105 jobs to be additional to the direct jobs- i.e. multiplier effect. If so seems low and needs clarification. Regarding land supply, we have ample zoned land supply – 1,000 dwelling equivalent at Junction Hill and 700 at Clarenza, plus some Brownfields in South Grafton. So the issue is

more one of the private sector developing the land- the housing shortage at the moment is more one of capacity to increase supply So maybe the EIS should acknowledge the gaol's contribution to a short time housing shortage.

(Note) EIS had been on display for the past 3 weeks at the time, so shortage should have been in EIS, or mentioned. Clearly some-one had chosen Mr Jones's land for ??? unknown to me reasons. Why Ben's?

14 Sept 2016 email from [redacted] to A [redacted] states, what early warning systems are the State Government putting in place to enable a timely reaction to any negative social impacts which may occur? Given the variation in the size from the existing Grafton Gaol to the New Correctional Centre, there is some doubt around the comparisons of community acceptance and impact.

To assume the impact will be minimal and the community are excepting as "the community already has a gaol" is presumptuous. The new correctional centre is seven times larger (1700 inmate's V's 280 inmates) than the existing gaol and therefore the impact much greater. The impact on tourism and investment for Grafton could be significant. Going on to say The new centre right next to the new highway will be extremely visible and therefore leave a lasting impression and be difficult to dissipate.

15 Sep 2016 email from David M. CVC to Des Schroder CVC, I'd like to talk about the gaol response, think we need to try at least on the tourism image – the gaol will be effectively the first thing travellers travelling north will see of the Clarence other than State forest from the motorway..... Not sure about sewerage issue – don't think they've demonstrated on the site feasibility even for a concept design but if we say that, may back us into a corner. (Note) many varied concerns.

21 Sep 2016 email from Greg Mashiah CVC to Unknown, at this stage of the approval there is insufficient detail to determine the contribution Council would seek. (Note) see how much info has been supplied by all parties, very little!!!!

28 Sep 2016 email from Unknown to Greg Mashiah CVC, yes I am aware the Council is not the determining authority. I am concerned that the proponent has made no allowance in the EIS costings for a headworks contribution, and when questioned they declare it a secret. I intend to try to bring the matter out into the public arena, because I see no reason to accept that the Gaol is an "essential community service", As far as I'm concerned, as a ratepayer, the Crown should pay the same for a gaol as a private developer would pay for a blueberry farm, for example.

Goes on to say, "because I might well try to embarrass both the Crown, Local politicians and CVC into a bit of action, would you prefer me to direct these questions to the GM? (Note) GM has recently resigned.

7 Oct 2016 email from Greg Lake to Des Schroder RE; re-zoning land on site for accommodation, there was No mention of any on site accommodation in EIS.

7 Oct 2016 email from Greg Lake INSW to Des Schroder CVC, was great to touch base on Wednesday, Thanks for making the effort to come along! I wanted to follow up RE the on - site accommodation issue we discussed. How did your discussions go on Thursday morning as you know, it's a key issue for us, so it was great to hear there is an opinion to look at temporary re-zoning. I'm keen to understand what would be involved to progress that (fairly quickly). Our team are looking at it here, but any advice you can give us about how we should proceed would be greatly appreciated!

11 Oct 2016 emails from Unknown, to Greg Mashiah CVC, Yes I understand what you are saying, Greg, but I argue that the gaol is not "essential community facility" at all. It might well be an "essential regional facility"? i.e. Has Coffs, Casino, Lismore, Ballina Byron etc. got such an "essential community facility"? If we were to extrapolate from your clause 2 below, and say that a gaol is to be 10 times what is being proposed (i.e. 22,000 populations instead of 2200) can the State take the whole capacity of the Swallow Rd system, for free, and leave the Lower River with no water supply? Obviously not. I hope.

Goes on to say, Yes good stuff, Greg. The basis of my concern of course is that the EIS makes no allowance in the costings for either Development Charges nor Connection Fees, and when I questioned that with the Proponent I'm told "it's a secret" I believe from day 1 CVC should have lodged a submission on the need for a contribution, which I would imagine could be something like \$3 Mill, and reinforce that with strong representation to the Local Member. This would enable the minister for Planning to make provision for same in his Determination. Once the Determination has been made Isn't the horse out the gate?

As the final details of the development are not known – for example the size of the proposal changed significantly between the initial proposal and the EIS – Council is unable to determine what an appropriate developer contribution (or connection fee) would be.

12 Oct 2016 email from [redacted] Unknown to Greg CVC, I'm concerned of course about the effect on future development in the Lower Clarence. Not to mention CVC's financial situation. For this reason, I intend to write to the media, raising my concerns, and endeavour to get Chris Galaptis revved-up to ensure that his govt. pays up as part of the planning approval, as would a private development. I will leave any mention of CVC out of it.

Email from [redacted] has concerns RE Grafton's future.

Given the variation in size from the existing gaol to the New Correctional Centre, there is some doubt around the comparisons of community acceptance and impact. To assume the impact will be minimal and the community are excepting as "the community already has a gaol" is presumptuous. The new Correctional Centre is seven times larger (1700 inmates Vs 280 inmates) than the existing gaol and therefore the Impacts much greater. The impacts on tourism and investment for Grafton could be significant. Again comparisons to the fact there is a current prison are not balanced or holistic.

The new centre will be located right on the highway and extremely visible as you pass by Grafton. Therefore, this could leave a lasting impression on the passer-by that Grafton is a Prison Town uninviting and un-safe. This first impression will be difficult to dissipate.

(Note) She questions; what early warning systems are the State Govt. putting in place to enable a timely reaction to any negative social impacts which may occur?

6 Jan 2017 GIPA Request answered, no answer to Mr Jones's and my question on who chose land and when, shows date agreement for the Purchase Price – 14th July 2016, this clearly states there was no agreement with Mr Jones before that date. Was CEO Brett Newman CEO of GPNSW at the time, (answer) Yes, Sale and Transfer date 19th July 2016.

I have received a letter from the Department of Planning dated 24 March 2017, on the 3rd of April, that notifies of the Approval of the NGCC. As an objector to the project I was at the belief there would have been a public meeting. Again no consultation. The letter states "for the purpose of Clause 100 of the E. P. and A Regulation 2000, I also advise as follows;

The applicant does not have the right to request of a review of the determination of the application under section 82A of the Act, and

The Planning Assessment Commission did not conduct a public hearing, as referred to in the Act, in respect of the application.

(Note) When do any affected persons have a say???

Letter goes on to state, Future proposed development for the construction and operation of the correctional centre will require a separate development application, (Note) Why? They will go ahead no matter.

A Karen Harragon from the Dept. of Planning has just rung me now 12.15 Tues 4 April, stating, I/we as objectors have no rights of appeal, how do we get to have a say??

This story started out as an announcement of a 600 bed jail on a greenfield site, it has turned into a nightmare for a handful of people it concerns. In Victoria recently an announcement of a 250 bed jail for bad boys was to be built in a suburb, 3000 persons went out onto the streets with placards, within a week the project had been put off, as there are only a dozen persons in the local area around the jail site, the press etc. seem to think they can be ridden over rough shod.

This ordeal has cost Mr Jones his income and future livelihood from that site, where he had built his dream home to see out his elderly years, at 83 now 85, it has taken its toll, still trying to remain a cattle farmer/grazier, still trying to replace his home which goes under water, with a home to see him out.

I have asked Ben to write how this ordeal has affected him and all I can do is hope he does.

This is the most un Australian thing I have ever seen or heard of and how the Local MP and Ex-Mayor, CVC, GPNSW, INSW, PNSW, DoJ, Corrective Services, Dept. of Planning,

NSWP&W, EPA, EHO, EP&A etc. etc. have allowed this scam to go so far, with all the laws being over ridden by the SSD and SSI laws making all others redundant.

This process has taken its toll on me too, I should have the help of Government Bodies, not taking on any responsibility, there are a dozen others who are willing to sign affidavits regarding the lack of community consultation, since 3rd of March 2016, if it wasn't for my ringing INSW over and over, they wouldn't have put any pop-up displays in Grafton when they did.

By GPNSW and INSW not using the correct Act to deal with this project, the effected neighbours cannot access the section of the Act giving a 60-day window to apply for compensation for the loss of their value to properties.

Our objections to the NGCC only gave them power to change what We considered wrong, only to correct it, now and into future works. How they can get away with the lack of consultation etc. with things that needed to be done prior to the DA Approval, being put off until Stage 2 works, works that will require another DA application to be approved.

Please help by looking into this information and look for all related info RE the NGCC.

Looking into the figures RE costs and employment, it doesn't seem to be viable, and Environmentally its insane. All figures RE numbers of workers are confusing at best, numbers during construction the same.

6th Dec 2016 Minister for Corrections, Troy Grant stated that 16 of the worst of 19 crimes were going down,

It was announced 2 days ago by the Bureau of Crime Statistics that crime was going down in all categories except stealing from a super market, so there is really no need for more prisons.

Yours Sincerely

I thank you ICAC for the time that is required.

.....

NOTES RE; RECOMMENDATIONS TO SUBMISSIONS/OBJECTIONS

P12/96 2 community updates were distributed in advance of EIS to ensure community was kept fully informed about upcoming activities, first update related to the Government's decision to increase the capacity to 1700 beds. A further update was distributed in a Grafton wide letterbox drop in August 2016, This project update provided the community details about the community info session timetable during the EIS exhibition, details on how to access info and how to make a formal submission. Seven drop in community info sessions during exhibition period, project team and

TECHNICAL EXPERTS were available to discuss the EIS and answer questions. 2.26 p12 A number of meetings and briefings were held immediately prior to or during the public exhibition period with stake holders and community interest groups. These provided stakeholders with the opportunity to obtain an overview of the EIS from the project team and discuss any areas of interest. During the public ex. Period INSW consulted with CVC HERITAGE. OEH. MEMBER FOR CLARENCE. RMS 26th August Chris Galaptis. and 27th OEH.

2.3 P13/ 96 Communication about the project will continue throughout, and if approved during stage 1 works. Community will be kept informed prior to works being undertaken, on site. Additional community and stakeholder's consultation will also form an essential part of the stage 2 process.

3 p 14/ 96 DP&E requires a response to all issues raised in submissions. DP&E also advised, has taken preliminary assessment of the EIS and in addition to issues raised in agency submissions. Requires a number of matters to be addressed, SOCIAL IMPACTS EFFLUENT, ROADS, BIODIVERSITY OFFSETS, how the project is consistent with RU2

SEWERAGE.... OFFSITE DISPOSAL OPTIONS ARE NOT PROPOSED AT THIS STAGE CVC 9

DELOITTE APP E p6.10 most of the additional demand that will occur as a result of the facility will occur as a result of increased employment opportunity close to Grafton and the associated increase in the labour population in the township.

P63 of 96 the project site is not identified as regionally significant farmland with a dwelling and shed having RECENTLY BEEN CONSTRUCTED

P43/96 INSW will jointly fund water supply with RMS and will dedicate infrastructure to cvc as the relevant water supply authority. P16/96 The EIS did not identify a Crown public road on the northern boundary of the site- consultation is required with Dept. of Industries- lands, if the road is proposed to be used

OEH 8 p29/96 Acid sulphate soils, noted, ongoing geotechnical investigations are occurring as part of ongoing preparations for stage 2 design.

DPI 1 p29/96 proponent should provide details on the proposed management of drainage lines.... answer...will be addressed as part of CEMP prepared for stage 1 works, this issue will be future addressed as part of the EIS for the stage 2 works.

RMS 3 P31/96 further development of the centre/site will need to be supported by a detailed traffic assessment.....answer.... Detailed assessment of traffic impacts of the NGCC will be undertaken as part of the stage 2 EIS

TNSW 1 traffic question.....answer. Detailed assessment of traffic impacts of the NGCC including road safety will be undertaken as part of stage 2 EIS

TNSW 4 Buses answer.... it is a requirement of the stage 2 EIS re. buses. Further details will be provided in the stage 2 EIS

CVC 1 35/96 Social impacts see ii of EIA

CVC 6 37/96 Roads inadequate..... answer...Jacobs advises that Avenue Road is capable, as for stage 1, now at 7 movements per hour see DPE 5&6..... Avenue Rd is currently at SERVICE LEVEL A which is defined as A condition of free flowing in which individual drivers are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to manoeuvre within traffic stream is extremely high and general level of comfort and convenience provided is excellent.

DP&E 5 p20/96 traffic 1700 per hour each direction???

p47/96.... 250 in cars 2pm-3pm each day. 200 staff times 3 shifts. 200 in at 6.30/7am and 200 out at 8am-8.30am. then 200 in at 2.30/3pm and 200 out at 4/ 4.30pm. then 200 in at 11.30pm/12am and 200 out at 1am/1.30am..... 50 visitors per hour between 10am-2pm/ 50 exit at 11am-3pm (200 in and 200 out) MY NOTES....800 EST PER DAY....

CVC 24 p48/96 questions the EIS 5 vehicle movements per day..... answer. these figures will be confirmed through the traffic assessment for stage 2

CVC 25 Biodiversity. Answer.... issues furthered addressed in BOS stage 2 & 3 BOS

CVC 33 p52/96 CVC requests Jobs/procuments for locals...answer. THIS IS NOT CONSIDERED A RELEVANT PLANNING CONSIDERATION FOR THE PURPOSES OF THE eis

Local objections 13..... 20 issues raised.... CONSULTATION. (DESIGN/LIGHTING/LANDSCAPING). JUSTIFICATION.LAND ACQUISITION.LAND VALUES.OPERATIONAL. SOCIAL.EMPLOYMENT. SAFETY.ACCESS. LAND USES.CONTAMINATION.... NOISE.FLOODING...BIODIVERSITY.ARCHEOLOGY & HERITAGE.PROVISIONS OF SERVICES.TRAFFIC. VISUAL IMPACT & PRIVACY ISSUES OTHER.

VIEWS.TREES TO HIDE IMPACT AND RETAIN THE CHARACTER OF SITE

Land values **Not considered a relevant planning consideration** see sec 9 of EIS mitigation measures proposed.....

Land acquire.....DIRECT NEGOTIATION IT IS considered that this issue is not a planning consideration and therefore not relevant to determination of the DA

Flora and fauna p70/96 of the PCT's identified plant community types..... One is also an ENDANGERED ecological community listed under the TSC Act. See Table 5-7 threatened flora survey. 16 listed p 71/96 at .8 ish No threatened plant species were recorded from the survey on the site. A total of 8 threatened fauna species were recorded on the site (listed below) several other threatened fauna species not recorded are also considered to have moderate to high likelihood of occurring on the site

P72/96 Grey Headed Flying Fox. Rufous Bettong..... Wallum Frog let. all flora listed as Vulnerable or Endangered but none as Threatened.....?

EIS p 17 App D biodiversity offset strategy notes Stage 2 investigations will follow project approval and will include p5 RTS App G Table 2.1 steps required..... step 1, place expressions of interest for credits wanted on it for at least 6 months..... step 2 lease with local OEH office to obtain list of potential sites that meet the requirements for offsetting, step 3 Considering properties for sale in the required area, step 4 provide evidence of why offset sites are not feasible.....

Once these steps have been followed and offsets cannot be found, INSW Must investigate options for supplementary measures and estimate costs. The indicative cost of Supplementary measures is estimated using similar credits already sold as part of the bio banking scheme as a surrogate.

P6 RTS App G 2.2.1 Bos in EIS note/ a credits wanted request **was not placed at this stage on the OEH CREDITS WANTED REGISTER AND insw IS MOVING STRAIGHT INTO STAGE 2** NO MENTION OF STEP 2 (LIASE WITH LAND OWNERS AND COUNCIL) NO MENTION OF cvc.

App G 3 stage 2 offsets investigations policy for Major Projects states that reasonable steps to secure offsets **must include a request on the OEH CREDITS WANTED REGISTER TO ADVERTISE**

CREDITS FOR AT LEAST 6 MONTHS..... this was not completed in stage 1, however INSW is **bypassing this step by searching for candidate properties.**

3.2 search for candidate properties.... there is currently (& likely to remain) a shortfall in required ecosystem and species credits on the bio banking credit register available for purchase, to meet the offset for this project, as such INSW **will need to take steps to identify a suitable Biobank site or sites that generate the correct type and number of Biodiversity credits required to meet the offset requirements REQUIRED- BEFORE CONSIDERING USING SUPPLEMENTARY MEASURES**

SEARCH.BROADSCALE CHAPTER 4 rts P9 details results

Ch. 4 p 10 a search of the Bio banking Credit Register for the availability of the required species credits confirms **partially available in MacLeay/ Hastings IBRA sub region** for Brush tailed Phascogale and Squirrel Glider. The bio banking EOI register identified potential sites for 8 of 9 species credits required, although these sites do not include an estimate of the likely credits available, they do include the property ID and land areas.

These THREATENED species are ASSUMED to be present by the landowner and have not been verified by a threatened species survey and therefore REQUIRE a GROUND TRUTH SURVEY. The outcome of the OEH register DID NOT identify ANY SITES FOR BROLGA.

?????????????? Table 4.2 App G p 10/11 Partially credits IT seems 180 credits issued and available are being used..... twice?????????? Property ID 167 Mac/Hastings

Ch. 4 p9 4.1.1 The search of the bio banking credit register **confirms that the required credits are not currently available for purchase in the Clarence Lowland IBRA sub region and wider North coast bio region.** There is possible adequate land area available as evidenced on the Expressions of Interests Register... However, liaison with OEH and the Registered landowners is required to confirm if site investigation have been undertaken.

.....
5 calls to 1800 community info line..... two meetings held with neighbours who live north of site DURING EIS EXHIBITION PERIOD. A number of other neighbours attended community info sessions

Premier NSW

Terry Elvey

Premiers Office

310 Kungala Rd

GPO Box 5341

Kungala

Sydney NSW 2001

NSW 2460

Dear Sir,

I am writing to you and your office today November 25th, to have the site for the NGCC be overturned, and another site chosen, as suggested in my previous request.

The site in Pillar Valley is not going to handle a centre of the size proposed and the Flora and Fauna will be devastated, the natural environment will be hammered and the locals ridden over rough shod.

I have been getting signatures on a petition which is enclosed, 105 signatures in a period of 20 days, (one could estimate I could have received up to 1700 if I had taken the time over 12 months to collect them).

This project is not welcomed by all, in fact over the 12 months since learning of Ben's plight, I have only had a handful of people for it, those who do not live in the proximity of the 1700 convicts and the massive complex, if it is not at their door they don't care.

I petitioned so as to not be sending this letter by myself, and you will have to take into account I am not alone in my thoughts and efforts, to ask your office to overturn the site, to choose another site, without harming an 84year old man's dream.

Ben Jones has been swindled with his dream being crushed, how you have gone about taking this man's land without using the Land Acquisition (Just Terms and Compensation) Act 1991 has to be unlawful.

I am yet to uncover the truth about who actually has swindled Ben and I am awaiting another GIPA request on who chose the site, the date, and was a certain CEO in charge of that decision. No previous GIPA has answered my request so far, as those Departments did not have that information.

As mentioned in my letter to you and your office earlier, the EIS was a shamle, the site has been chosen in my opinion, for a monetary gain by two persons I am awaiting answers about, and besides there being 84 endangered species, (that were noted in 2 days) resulting in 7.3 million dollars in species credits for the 30.3ha of Native vegetation etc., the lack of community consultation with all the neighbours, the site should not go ahead.

If you and your office go to the website to see the dozen objections to the NGCC by locals, and the half dozen by Government bodies, you will see that I am not just having a go to overturn the decision and choose another site, you will see the others who took time to submit their opinions to how the NGCC should not go at that site.

Clarence Valley Councils, David Morrison wrote that the site would turn all using the highway passed the jail away from wanting to visit Grafton. He noted the lack of consultation with council over the spraying of effluent over the Grafton Airport of which CVC are the owners of.

Besides being bypassed, Grafton will not benefit in the way the EIS claims, or any of the other claims of benefit so many others have claimed, i.e., 5 vehicle movements per day when there is a 500 car carpark, etc.

An anonymous letter written by someone I presume works at the Grafton Base Hospital, states the hospital will not be able to handle any trouble that comes from the jail having major problems, please read the objections and add them to the weight of what it is I am trying to explain.

who owns the adjacent property to the site was never contacted, and the 10 other direct neighbours adjoining and nearby weren't either. The community consultation was very slack and the press gave out many misleading stories, talking up the project with the false info supplied by those handing out mistruths.

Please overturn the site for the sake of those concerned, the wild life and an old man's dream, show that Australian governments can listen to objections and act accordingly when the wrong decision is made, like the greyhound issue recently, and protect the livelihood of a farmer whose land is definitely not a GREENFIELD SITE.

The Member for Clarence stated Grafton was to get a second prison on a greenfield site, 600 beds, NOT a 1700 bed monster on an old man's dream home property 17 k's from Grafton where Ben was in the middle of building his dream home on land he had owned for 45 years. Grafton has 2 prisons.

When questioned about the now 1700 beds the Member stated that there was only enough in the budget for a 600 bed facility.

In my opinion the NGCC should be built at South Grafton where the services to run a jail currently are, not 17 k's south of the town on a man's dream.

Please have your staff look at the objections and look into having the site overturned, as it is not viable to the environment and area.

The EIS states the foot print of the site is 45 ha, yet the site is 195 ha, so it could be expanded well beyond the Final Version of the EIS, putting more stress on the environment and neighbourhood. The EIS also states there will be an impact to the whole site, meaning there could be expansion yet disclosed.

There is Indigenous heritage and wetlands to consider as well, protected by laws, should not be destroyed in any way, ceremony sites that need preservation not destruction, they are becoming fewer and fewer throughout Australia, hence, there is so much going wrong with indigenous youth today.

I am seriously considering writing to the Queen, outlining the story of how you and your government deal with Her subjects and how you and your government treat an old man and his livelihood/dreams. What is happening is un Australian.

I look forward to hearing from you and your office with the result of termination of the chosen site, and news of the site going at Swallow Rd South Grafton, by the Acmena jail site or in the industrial area nearby.

Enclosed are the originals of the petition and I have made copies for my record.

Please Sir, have a heart,

Yours Sincerely

.....

I add a copy of the Local Council rules, showing the reason the jail shouldn't be in that area.

2.3.3 Draft North Coast Region Plan March 2016 EIS p.9

1/ PROTECT ENVIRONMENT- as well as Aboriginal & Historic Heritage, & Productive Farmland,

2/ Provide Great Places to live in Vibrant Communities by offering housing choices in the 3 Regional Cities,

3/ Provide housing to meet the changing demographic needs of the North Coast Community,

4/ Create a prosperous economy by focusing the provision of jobs opportunities in the growing sectors of HEALTH, education & Tourism,

5/ Improve transport connectivity & freight networks.

NOTE (any mention of JAIL)

4.2.7.1 Ru 2 zone under CVLEP 2011 EIS p28

RU 2 RURAL LANDSCAPE, OBJECTIVES OF THE ZONE....

1/ TO ENCOURAGE SUSTAINABLE **PRIMARY INDUSTRY** PRODUCTION BY MAINTAINING & ENHANCING THE NATURAL RESOURCE BASE,

2/ TO MAINTAIN THE **RURAL LANDSCAPE CHARACTER** OF THE LAND

3/ TO PROVIDE FOR A RANGE OF COMPATIBLE LAND USES, **INCLUDING EXTENSIVE AGRICULTURE**

4/ TO PROVIDE FOR LESS INTENSIVE **AGRICULTURE PRODUCTION**

5/ TO **PREVENT DISPERSED RURAL SETTLEMENT**

6/ TO **MINIMISE CONFLICT** BETWEEN LAND USES WITHIN THE ZONE & WITH ADJOINING ZONES

7/ TO ENSURE THAT DEVELOPMENT **DOES NOT UNREASONABLY INCREASE** THE DEMAND FOR **PUBLIC SERVICES OR PUBLIC SERVICE**

8/ TO ENSURE DEVELOPMENT IS **NOT ADVERSELY IMPACTED BY ENVIRONMENT HAZARDS**

(SSD laws are all in the developer's favour, they out way and eliminate councils and the public, all laws need to be adhered too, but SSD projects get a free ride.

How can a Plaintiff prepare a case in court when all the things that can go wrong are yet to be known until the breach has occurred? 200 Sections of multiple Acts, EIS use to find some problems so as to correct for the DA approval. Recommendations to Submissions (objections) used to apply for approval, complete with our objections, with a pie chart showing the 15% rate of concerns to the EIS.)

[Select type of claim from the list provided in section 6 of the Guide to preparing documents, available on the UCPR website at http://www.lawlink.nsw.gov.au/lawlink/spu/ll_ucpr.nsf/pages/ucpr_form_info - 3 or at any NSW court registry.]

(SSD laws are all in the developer's favour, they out way and eliminate councils and the public, all laws need to be adhered too, but SSD projects get a free ride.

How can a Plaintiff prepare a case in court when all the things that can go wrong are yet to be known until the breach has occurred? 200 Sections of multiple Acts, EIS use to find some problems so as to correct for the DA approval. Recommendations to Submissions (objections) used to apply for approval, complete with our objections, with a pie chart showing the 15% rate of concerns to the EIS.)

CONDITIONS OF CONSENT SCHEDULE 2

PART A TERMS OF CONSENT DEVELOPMENT DESCRIPTION

A1 consent is granted to the 'concept proposal' as described in Sch 1 and the EIS, as amended by the RtS and the conditions contained in the DA consent.

DETERMINATION OF FUTURE DA.s

A2 in accordance with section 83(3) of the EP&A Act all development under the concept proposal are to be subject of future DAs. A3 determination of future DAs are to generally consistent with the terms of development consent SSD 7413 as described in Sch 1 and subject to the conditions in Part B in Sch 2.

DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTS

A4 Applicant must carry out development in accordance with the conditions of consent and generally with..... a) SSD 7413..... b) the EIS, as amended by the RtS..... c) the following drawings prepared by NBRS and Partners Pty Ltd, except for ... i) any modifications which are Exempt or Complying Development; and.....ii) otherwise provided by the conditions of this consent..

A5 If there is any inconsistencies between the above documents, the most recent document shall prevail to the extent of the inconsistency.

However will be prevailed by

PART B CONDITIONS TO BE SATISFIED IN FUTURE DA.s

B1 Detailed plans. *(the plans have yet to be finalised)*

B2 Build form, to be consistent.

B3 Residential impacts, details to be provided RE impacts on adjoining sensitive land uses, visual, privacy, noise, odour, safety, lighting. *(the neighbours have had very little input)*

B4 Social and Economic impacts. a) A comprehensive social impact assessment must be prepared, is to include, baseline study, must be submitted to the Secretary for approval prior to finalisation of the Social Impact assessment and should, identify directly affected community, et. al. etc.... b) identify potential impacts, considering, way of life, culture, community, political sys., environment, health and wellbeing, personal and property rights, fears and aspirations. (all of this has not been addressed) ... c) assess significance of each impact on, i duration ii extent iii sensitivity (value community place on impact, and capacity to adapt) iv severity and v level of community concern. d) discuss mitigation options for potentially significant negative social impacts etc... e) propose methods for monitoring social impacts over time etc... f) outline mechanisms for publicly reporting social impact etc.... g) clearly explain process, evidence and all assumptions made to identify the community and to assess impacts and their significance.... h) be supported and informed by an extensive, inclusive and deliberate program of community engagement, actively seeking input from the effected community and other stakeholders, and demonstrating how that has informed the proposal.... i) identify social impact indicators that would be monitored from the dater of construction to five years etc..... j) identify the qualifications and experience of the author(s) in social science methods.

B5 is about traffic. Must include detailed assessment of impacts, etc. B6 traffic B7 management plans.... B8 traffic and buses.....

B9 WASTEWATER MANAGEMENT..... Full details of the proposed wastewater man. System to service the proposed correctional facility are to be provided, a) a comprehensive site and soil analysis to demonstrate the suitability of the site for onsite wastewater including rainfall frequency and intensity..... b) details of the entire wastewater treatment and storage system, including detailed calculation of the water inputs and outputs....

Plans showing the location and discharge points.... i) define type of treatment proposed... expected effluent quality, ii) justify parameters used in design.... lii) if effluent is to be discharged to waters more frequently than 1 year in 10 that effluent meet the EPAs criteria.... iv) options for treatment, management and lawful disposal of any sludge/bio solids generated by on site treatment and detail any PEO Act 1997. And the Licence requirements... ii) effluent reuse strategies. i) demonstrate consistency with the Use of Effluent by Irrigation, Appendix 1. ii) including an accurate model of the site discharge of the treated effluent on the receiving environment, an assessment of the alternative and measures proposed to mitigate any adverse impacts... d) an analysis of the potential for impacts on the surrounding environment resulting from the overtopping of the effluent storage dam and the measures proposed to avoid and mitigate any adverse impacts.

B10 The development application for stage 2 must demonstrate that the wastewater man. Infrastructure needed by the facility is provided as part of the development or alternatively determine with Council the contributions that the applicant is required to connect to Council infrastructure.

B11 Full details of the proposed portable water supply system infrastructure is to be provided with the DA for stage 2.... a) demonstrate that any proposed reticulation works/services would not conflict with future road maintenance and construction activities. b) prepared in consultation with DPI Water and Council... c) DA must demonstrate that the water infrastructure needed by the facility is provided as part of the development or determine with Council the contributions that the applicant is required to pay to connect to Council infrastructure.

B13 TELECOMMUNICATIONS

B14 ELECTRICITY

B15 SURFACE and GROUND WATER and DRAINAGE. The DA is to include full details of the proposed stormwater man system to service facility... information must include... a) analysis of impacts of the discharged stormwater and changed hydrology of the land on the surrounding environment, including quality, quantity and velocity impacts and potential impacts on the nearby State Environmental Planning Policy No 14 Coastal Wetlands... b) plans showing the location of the on-site detention facilities, and discharge points in relation to the other land uses on the site, particularly the effluent disposal areas and effluent storage facilities.... c) plans prepared in accordance with Council's stormwater and drainage requirements... d) detail on any potential impacts on groundwater including mitigation measures such as lining sediment basins or monitoring ground water.

B16 LANDSCAPING

B17 BUSHFIRE PROTECTION

B18 BIODIVERSITY The DA for Stage 2 must demonstrate that the proposal is consistent with the endorsed BAR and BOS..... (see below my notes RE Species Credits)

B19 ABORIGINAL HERITAGE. An Aboriginal Culture Heritage Management Plan (ACHMP) must be submitted with the DA for Stage 2.

B20 ECOLOGIALLY SUSTAINABLE DEVELOPMENT. The DA for Stage 2 must demonstrate how the principles of ESD have been incorporated into design, construction and on-going operation of the proposal.

B21 CONTAMINATION. If the Phase 2 contamination assessment report identifies a Remediation Action Plan is required to be prepared, a RAP must be submitted with DA for Stage 2 or a site validation certificate provided to verify that the site has been remediated.

B22 BITING INSECTS.....

The Environmental Defenders Office had an INDEPENDENT ENVIRONMENTAL SCIENTIST do a quick review and stated in a report, dated 6 March 2017, in relation to the Biodiversity Assessment contained in the EIS,

a/ The EIS fails to consider the impacts of edge effects in the Southwest corner of the project. These impacts may lead to degradation of adjacent habitat if they are not addressed (see Sec 7.3.5 of the EIS) so the EIS did not address the issue of the Pacific Highway project being taken into account when addressing the impacts

to endangered and venerable species,

b/ The EIS fails to adequately assess the identified cumulative impacts of the Project. In particular, the cumulative habitat loss and fragmentation caused as a result of the adjacent Pacific Highway upgrade has not been considered quantitatively (i.e. No figures are provided of the total habitat loss and the scale of the fragmentation that is likely to be caused by both projects). However, it is likely that the combined impact of the two projects on habitat loss and fauna movements will be greater than the impacts associated with either one alone (see Sec 7.3.11 of the EIS)

c/ The EIS suggests that future investigations may be required to determine if any groundwater dependent species will be impacted by the Project.

(this is in regards the 8 species of aquatic frog and fish in dams)

(So many issues that can go wrong and may well do, have been put off until the Stage 2 DA, things that should have been done prior to the DA approval, things that come to pass in the future after the horse has bolted so to speak.) ... Things like the Biodiversity Conservation Act 1999

(They are clearly stating below that they HAVE NOT PLACED ADVERTS FOR CREDITS, and have moved into Stage 2).

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At p6 RTS App G 2.2.1 Bos in EIS note/ a credits wanted request was not placed at this stage on the OEH CREDITS WANTED REGISTER AND INSW IS MOVING STRAIGHT INTO

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SEARCH.BROADSCALE CHAPTER 4 rts P9 details results

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These THREATENED species are ASSUMED to be present by the landowner and have not been verified by a threatened species survey and therefore **REQUIRE a GROUND TRUTH SURVEY.** The outcome of the OEH register DID NOT identify

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..... 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

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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].

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.

1.20 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 waste water 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.

THE PROJECT IS KNOWN AS THE NEW GRAFTON CORRECTIONAL CENTRE, NGCC, SSD 7413, LOCATED AT 313 AVENUE ROAD, GLENUGIE/ PARISH OF LAVARDIA

[Select type of claim from the list provided in section 6 of the Guide to preparing documents, available on the UCPR website at http://www.lawlink.nsw.gov.au/lawlink/spu/ll_ucpr.nsf/pages/ucpr_form_info - 3 or at any NSW court registry.]

(SSD laws are all in the developer's favour, they out way and eliminate councils and the public, all laws need to be adhered too, but SSD projects get a free ride.

How can a Plaintiff prepare a case in court when all the things that can go wrong are yet to be known until the breach has occurred? 200 Sections of multiple Acts, EIS use to find some problems so as to correct for the DA approval. Recommendations to Submissions (objections) used to apply for approval, complete with our objections, with a pie chart showing the 15% rate of concerns to the EIS.)

CONDITIONS OF CONSENT SCHEDULE 2

PART A TERMS OF CONSENT DEVELOPMENT DESCRIPTION

A1 consent is granted to the 'concept proposal' as described in Sch 1 and the EIS, as amended by the RtS and the conditions contained in the DA consent.

DETERMINATION OF FUTURE DA.s

A2 in accordance with section 83(3) of the EP&A Act all development under the concept proposal are to be subject of future DAs. A3 determination of future DAs are to generally consistent with the terms of development consent SSD 7413 as described in Sch 1 and subject to the conditions in Part B in Sch 2.

DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTS

A4 Applicant must carry out development in accordance with the conditions of consent and generally with..... a) SSD 7413..... b) the EIS, as amended by the RtS..... c) the following drawings prepared by NBRS and Partners Pty Ltd, except for ... i) any modifications which are Exempt or Complying Development; and.....ii) otherwise provided by the conditions of this consent..

A5 If there is any inconsistencies between the above documents, the most recent document shall prevail to the extent of the inconsistency.

However will be prevailed by

PART B CONDITIONS TO BE SATISFIED IN FUTURE DA.s

B1 Detailed plans. *(the plans have yet to be finalised)*

B2 Build form, to be consistent.

B3 Residential impacts, details to be provided RE impacts on adjoining sensitive land uses, visual, privacy, noise, odour, safety, lighting. *(the neighbours have had very little input)*

B4 Social and Economic impacts. a) A comprehensive social impact assessment must be prepared, is to include, baseline study, must be submitted to the Secretary for approval prior to finalisation of the Social Impact assessment and should, identify directly affected community, et. al. etc.... b) identify potential impacts, considering, way of life, culture, community, political sys., environment, health and wellbeing, personal and property rights, fears and aspirations. (all of this has not been addressed) ... c) assess significance of each impact on, i duration ii extent iii sensitivity (value community place on impact, and capacity to adapt) iv severity and v level of community concern. d) discuss mitigation options for potentially significant negative social impacts etc... e) propose methods for monitoring social impacts over time etc... f) outline mechanisms for publicly reporting social impact etc.... g) clearly explain process, evidence and all assumptions made to identify the community and to assess impacts and their significance.... h) be supported and informed by an extensive, inclusive and deliberate program of community engagement, actively seeking input from the effected community and other stakeholders, and demonstrating how that has informed the proposal.... i) identify social impact indicators that would be monitored from the dater of construction to five years etc..... j) identify the qualifications and experience of the author(s) in social science methods.

B5 is about traffic. Must include detailed assessment of impacts, etc. B6 traffic B7 management plans.... B8 traffic and buses.....

B9 WASTEWATER MANAGEMENT..... Full details of the proposed wastewater man. System to service the proposed correctional facility are to be provided, a) a comprehensive site and soil analysis to demonstrate the suitability of the site for onsite wastewater including rainfall frequency and intensity..... b) details of the entire wastewater treatment and storage system, including detailed calculation of the water inputs and outputs....

Plans showing the location and discharge points.... i) define type of treatment proposed... expected effluent quality, ii) justify parameters used in design.... lii) if effluent is to be discharged to waters more frequently than 1 year in 10 that effluent meet the EPAs criteria.... iv) options for treatment, management and lawful disposal of any sludge/bio solids generated by on site treatment and detail any PEO Act 1997. And the Licence requirements... ii) effluent reuse strategies. i) demonstrate consistency with the Use of Effluent by Irrigation, Appendix 1. ii) including an accurate model of the site discharge of the treated effluent on the receiving environment, an assessment of the alternative and measures proposed to mitigate any adverse impacts... d) an analysis of the potential for impacts on the surrounding environment resulting from the overtopping of the effluent storage dam and the measures proposed to avoid and mitigate any adverse impacts.

B10 The development application for stage 2 must demonstrate that the wastewater man. Infrastructure needed by the facility is provided as part of the development or alternatively determine with Council the contributions that the applicant is required to connect to Council infrastructure.

B11 Full details of the proposed portable water supply system infrastructure is to be provided with the DA for stage 2.... a) demonstrate that any proposed reticulation works/services would not conflict with future road maintenance and construction activities. b) prepared in consultation with DPI Water and Council... c) DA must demonstrate that the water infrastructure needed by the facility is provided as part of the development or determine with Council the contributions that the applicant is required to pay to connect to Council infrastructure.

B13 TELECOMMUNICATIONS

B14 ELECTRICITY

B15 SURFACE and GROUND WATER and DRAINAGE. The DA is to include full details of the proposed stormwater man system to service facility... information must include... a) analysis of impacts of the discharged stormwater and changed hydrology of the land on the surrounding environment, including quality, quantity and velocity impacts and potential impacts on the nearby State Environmental Planning Policy No 14 Coastal Wetlands... b) plans showing the location of the on-site detention facilities, and discharge points in relation to the other land uses on the site, particularly the effluent disposal areas and effluent storage facilities.... c) plans prepared in accordance with Council's stormwater and drainage requirements... d) detail on any potential impacts on groundwater including mitigation measures such as lining sediment basins or monitoring ground water.

B16 LANDSCAPING

B17 BUSHFIRE PROTECTION

B18 BIODIVERSITY The DA for Stage 2 must demonstrate that the proposal is consistent with the endorsed BAR and BOS..... (see below my notes RE Species Credits)

B19 ABORIGINAL HERITAGE. An Aboriginal Culture Heritage Management Plan (ACHMP) must be submitted with the DA for Stage 2.

B20 ECOLOGIALLY SUSTAINABLE DEVELOPMENT. The DA for Stage 2 must demonstrate how the principles of ESD have been incorporated into design, construction and on-going operation of the proposal.

B21 CONTAMINATION. If the Phase 2 contamination assessment report identifies a Remediation Action Plan is required to be prepared, a RAP must be submitted with DA for Stage 2 or a site validation certificate provided to verify that the site has been remediated.

B22 BITING INSECTS.....

The Environmental Defenders Office had an INDEPENDENT ENVIRONMENTAL SCIENTIST do a quick review and stated in a report, dated 6 March 2017, in relation to the Biodiversity Assessment contained in the EIS,

a/ The EIS fails to consider the impacts of edge effects in the Southwest corner of the project. These impacts may lead to degradation of adjacent habitat if they are not addressed (see Sec 7.3.5 of the EIS) so the EIS did not address the issue of the Pacific Highway project being taken into account when addressing the impacts

to endangered and venerable species,

b/ The EIS fails to adequately assess the identified cumulative impacts of the Project. In particular, the cumulative habitat loss and fragmentation caused as a result of the adjacent Pacific Highway upgrade has not been considered quantitatively (i.e. No figures are provided of the total habitat loss and the scale of the fragmentation that is likely to be caused by both projects). However, it is likely that the combined impact of the two projects on habitat loss and fauna movements will be greater than the impacts associated with either one alone (see Sec 7.3.11 of the EIS)

c/ The EIS suggests that future investigations may be required to determine if any groundwater dependent species will be impacted by the Project.

(this is in regards the 8 species of aquatic frog and fish in dams)

(So many issues that can go wrong and may well do, have been put off until the Stage 2 DA, things that should have been done prior to the DA approval, things that come to pass in the future after the horse has bolted so to speak.) ... Things like the Biodiversity Conservation Act 1999

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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 waste water 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.

THE PROJECT IS KNOWN AS THE NEW GRAFTON CORRECTIONAL CENTRE, NGCC, SSD 7413, LOCATED AT 313 AVENUE ROAD, GLENUGIE/ PARISH OF LAVARDIA

The Queen of England

Terry Elvey

Buckingham Palace

310 Kungala Rd

England United Kingdom

Kungala NSW 2460

Your Majesty,

My Queen,

With the talk recently about a republic (again) and the re-writing of history, sweeping Indigenous history away, it may be time to take a firm hold of the reins of Your Reign, and correct these two very special countries down under, righting some wrongs of the past and some of the present.

For the past year I have been banging my head against the NSW State Government like it is a brick wall, regarding their treatment of an 85-year-old friend, farmer, subject of Yours, and His tenure of His land (owned for 45 years) His new home, of which He did not move in to, and His livelihood being ridden over rough shod, for a gaol/jail of all things.

The current Australian governments both the State and Federal seem to be just like bully boys, when it comes to what they want to have happen and the public/communities get no say through consultation (or very little) over matters of public interests and infrastructure.

My friends case is horrible, Bens tenure stolen from Him with trickery, calling it a purchase rather than an acquisition, so as to not use the Land Acquisition (Just Terms & Compensation) Act 1991, giving Him 60% of the value for land that was not for sale.

He had been offered 40% more from berry growers but turned them down as it was not for sale, then the government showed up and told old Ben they were taking His land for the New Grafton Gaol, 17 kilometres from Grafton I might add, not on the GREENFIELD site talked about by the Local MP, and devastating to old Ben.

Ben Jones, villain, villager, title owner of the deeds, stripped by a government with its own agenda, using new laws and regulations designed to take away the rights of the people, Your people, their communities and their lifestyle/incomes and futures, their way of living life in a peaceful existence, without highways and gaols being pushed upon them, or CSG mines.

The public pay for the infrastructure that is very expensive today, if things had been built as required over the years they would have been so much cheaper, but they (the Government) seem to have only been interested in lining their pockets and the pockets of their corporation mates.

With the debt Australia is currently in, going up all the time, on borrowed money, they now think they can do whatever to whomsoever, without using the well-established laws of the country, destroying Indigenous Heritage, Flora and Fauna, using newly made laws to break the old, or render them useless, taking away the rights of those they were set up to protect.

Looking through the Australian Constitution there are sections where You can oversee actions to correct wrongs, Section 126, The Queen may authorise the Governor General to appoint any person, or, any person jointly or severally, to be his/her deputy or deputies, within any part of the Commonwealth, and in that capacity to exercise during the pleasure of the Governor General, such powers as he/she thinks fit to assign to such deputy or deputies, subject to any limitations expressed or directions given by the Queen, but the appointment of such deputy or deputies shall not affect the exercise by the Governor General himself of any power or function.

What I interpreted from this Section is You could nominate someone like Myself (for a day) to put an end to this wrong regarding Bens Jones's Property and correcting an environmental disaster from happening Section 117. A subject of the Queen, resident in any State, shall not be subject in any other State to any disability or discrimination which would not be equally applicable to him if He were a subject of the Queen resident to another State. My interpretation is that these new laws made in New South Wales do not apply in any other State, so should not be able to be used.

Section 109. When a law of a State is inconsistent with a law of the Commonwealth, the latter shall prevail, and the former shall, to the extent of the inconsistency, be invalid. Plainly the new laws cannot override the existing law. I am unsure if any of the laws have had Your assent into law, one would think there wouldn't be any cruel misgivings to one's subjects, or power given to override.

Section 59...The Queen may disallow any law within one year from the Governor Generals assent, and such disallowance on being made known by the G.G. by speech or message to each of the Houses of Parliament, or by Proclamation, shall annul the law from the day when the disallowance is so made known. Please disallow these cruel laws that do nobody any good, or the environment, Indigenous Peoples, Flora and Fauna.

Section 60... A proposed law reserved for the Queen's pleasure shall not have any force unless and until within two years from the day on which it was presented to the G.G. for the Queens assent, the G.G. makes known, by speech or by message to each of the Houses of Parliament, or by way of Proclamation, that it has received the Queens assent... again unsure if any Australia laws have had any assent from Yourself, which would rule them all as unconstitutional I would presume.

I am at a loss to know what to do next with a future court case pending I'm guessing, the Land and Environment Court, I would like some Council if one could be afforded to the case, as it will be difficult for a layman to deal with, and may end up in the High Court.

Sections 73 and 74 of the Constitution give rise to appeal rights and jurisdictions to matters prescribed by Parliaments, regarding appeals from all Judgements, decrees, orders, and sentences, with Section 74... regards appeals that are not permitted unless the High Court shall certify that the question is one which ought to be determined by Her Majesty in Council, please have someone look into this story of injustice.

Would there be any chance Your Privy Council and Your Queens Council could have a look into this matter with some urgency as the end is nigh, I have been meaning to write earlier but with life and research I have been kept busy.

God Save You, My Queen, Hope someone can help.....Yours Sincerely.

Acacia Prison incident not result of 'short-staffing': Serco

- **Hannah Barry**

Private prison operator Serco has rejected claims its Acacia prison is short-staffed after a WA union said the corporation had failed to address "rising tensions" inside the facility.

An incident occurred in the medium security prison where two officers were assaulted by inmates on Friday.

The Western Australian Prison Officers Union (WAPOU) said the facility had been about 17 staff short on the day of the incident, and the incident was a result of poor staffing levels.

"Acacia is full and the staff are stretched," WAPOU secretary John Welch said.

"The tension and pressure in the prison is being felt by members, who are concerned that it could escalate.

"Prison staff are consistently run off their feet and working under pressure because the prison is working at maximum capacity."

MAY 7 2013

What is Serco hiding? **Michael West**

The influx of asylum seekers may be a matter of national acrimony but there are those who welcome the boats with open arms and broad smiles. The British multinational which operates Australia's detention centres is one of them.

Serco is rolling in it. According to its opaque financial statements which have just been filed, Serco Australia Pty Ltd enjoyed a rise in net profit from \$49 million to \$128 million last year. The bulk of this bottom line bonanza was not due to the surge in boats – although Serco's immigration detention centre contracts with the federal government have spiralled by \$1.5 billion in three years – but rather, due to a one-off gain arising from an acquisition.

Unlike last year, Serco has managed to report on time and in accordance with the Corporations Act but its financial statements are so inadequate as to warrant suspicion. It seems that Serco is hiding something. The lobbyists register shows Peter Costello's lobby group ECG Advisory Services (Jonathan Epstein, Peter Costello, David Gazard) has done work for Serco. What deals have been done? We do know that Serco has won \$1.86 billion in contracts. Why are there no 'related party transactions' disclosed in the Serco accounts? What consultants are doing what? What are they earning, care of the taxpayer?

"Serco and Deloitte seem to have taken a path of doing whatever it takes to avoid disclosures," says Jeff Knapp. "Serco and Deloitte have some explaining to do. Who is going to hold them to account? The government, the corporate regulator (ASIC), the Institute of Chartered Accountants in Australia?

Grafton man to lose home with new jail complains of Government process

ABC North Coast

By Elloise Farrow-Smith

Posted 28 Jan 2016, 2:31pmThu 28 Jan 2016, 2:31pm



Photo: Ben Jones says he is worried about

the NSW Government's valuation process (ABC News: Tom Lowrey)

Map: Grafton 2460

A Grafton man set to lose his home to make way for a jail said he has received little satisfaction from the State Government in talks about the forced sale.

Lavadia resident Ben Jones is set to lose his newly-built house and property to make way for the planned Grafton Jail. Under the plan, the new jail would be built on Mr Jones' property, under a public-private partnership.

It will accommodate 600 prisoners and should be built by 2019.

Mr Jones said there had been a lack of communication between himself and the New South Wales Government and said he was being treated with contempt.

"As far as consultation goes, consultation has led to confrontation," Mr Jones said.

"Now look, I went and met with [State Member] Chris Gulaptis and I might as well have talked with the doorpost outside.

"All I got was a load of s*** about how it was going to create jobs and all the rubbish that goes with it."

The 84-year-old said he would meet with his solicitor but all indications were that the Government would offer him little in the way of compensation.

"I had a visit from [the State Government's] valuer last week and he told me that his role was to look after his client," Mr Jones said.

The Member for Clarence said the Government was not out to cheat people.

"The Government is not in the business of cheating people out of their land for infrastructure; that's there for the public good," Mr Gulaptis said.

"It's not done that for the Pacific Highway when it compensated some 380 people, nor for the people who had to move out of their houses for the Grafton bridge.

"I haven't had one person come to complain about being unfairly compensated by the Government."

Mr Gulaptis is confident Mr Jones will get a fair valuation for his 500-acre property.

He said he spoke with Mr Jones but was respecting a request from him that the matter be dealt with by his lawyer.

"As a consequence, Infrastructure NSW has to deal directly with his solicitor," Mr Gulaptis said.

"That was Ben's choice and that's the reality of it.

"As far as I understand, the valuation hasn't been completed but when it is, it will be given to Ben through his solicitor."

Next week the New South Wales Commissioner for Corrective Services will travel to Grafton for two public meetings to discuss the planning of the Grafton Jail.

Topics: prisons-and-punishment, state-parliament, regional, community-and-society, grafton-2460

to shock escapees, and the design of the fence makes it easy to climb.

Detention centre staff at Northam this week threatened to walk off the job unless more employees were hired and their salaries were increased.

The Serco insider claims the security flaws at detention centres were indicative of "dysfunctional" leadership.

"The whole thing is dysfunctional from the top down," he said.

"Bottom line - there is no training given and everything is about money. Every time we have these incidents the main effort isn't improving but more so passing the buck and looking for someone to blame.

"This occurred in Thailand last year when Serco lost a high-risk and dangerous detainee in the Bangkok airport."

The insider said he was speaking out because he was tired of the "incompetence".

While two of the Vietnamese detainees from the January 12 breakout have been caught, one almost immediately and the other the next day, the third still remains at large.

The confidential material reveals concerns about the infrastructure problems at the Northam facility were first raised with the Department of Immigration after a successful escape at the facility last August.

And it warns the ability of detainees to scale the perimeter and electric fences in less than a minute meant it would be impossible to stop them without structural changes.

A spokeswoman for Federal Immigration and Border Protection Minister Scott Morrison said the department took any recommendations made after an escape incident seriously and implemented them "if appropriate".

She said under its contract, Serco was fined for breaches, such as escapes.

The Yongah Hill breakout occurred just one week after two prisoners, one a violent rapist, kicked their way out of a prison van at Geraldton airport under Serco's watch.

The bungle sparked a massive manhunt lasting 36 hours.

On Friday afternoon, a dangerous prisoner in Serco's custody escaped through a toilet ceiling while being treated at Joondalup Health Campus.

This is a first-hand account of life inside an Australian immigration detention facility, told from the perspective of a former employee of Serco, the ubiquitous multinational service provider that runs the nation's onshore centres.

Realised in a comic-book style and drawn from exclusive interviews and diary entries from the ex-employee, *A Guard's Story* offers rare insight into how Australia's outsourced detention facilities are run.

Like all Serco employees, our informant signed a confidentiality agreement and has taken a significant personal risk by talking to us.

Serco-Sodexo was in the process of appealing a Fair Work Commission ruling ordering the company to pay but on Tuesday told the union of its intention to withdraw all appeals. Concern: Social Justice/Human Rights In the delivery of essential public services, sub-standard performance can result in serious injustices and even the violation of human rights. Serco has come under particularly strong criticism in its management of prisons and detention centres.

Concern: Value for money The argument that privatisation will provide better value for taxpayer money is problematic in two ways: Firstly, in seeking the lowest cost model, service quality might

suffer significantly. This may be the cause of some or all of the instances of sub-standard service mentioned above. As one Union representative put it: "Serco's track record in Australia in the detention centres is that they run their services very lean as far as staffing goes and that's how they make their money".[16] Secondly, the private sector is not somehow immune to inefficiency. For example, Serco and another company (G4S) have been accused incurring excessive costs in running secure units for youth offenders,[17] and of paying excessive salaries to their CEOs

Concern: Accountability/Transparency Compounding the above concerns is a lack of transparency and accountability in many privatisation arrangements. It is possible that numerous other cases have not been revealed that involved violations of social justice, poor value for money, and/or a lack of diversity

2 September 2015	Map of Grafton showing areas being investigated for the new correctional centre.	<p>INSW objects to this document being released on the following grounds under section 14 of the GIPA Act:</p> <ul style="list-style-type: none"> Item 4(a) – the release of the information would undermine competitive neutrality in connection with INSW's functions in terms of site selection for infrastructure projects. Item 4(c) – the information would diminish the competitive commercial value of information pertaining to the sites considered for the NGCC. Item 4(d) – release of the information would prejudice INSW's business, commercial and financial interests in selecting the NGCC site.
2 September 2015	Various maps of Grafton (5 maps), one of which is the same as document 10. Show areas being investigated for the new correctional centre.	<p>INSW objects to this document being released on the following grounds under section 14 of the GIPA Act:</p> <ul style="list-style-type: none"> Item 4(a) – the release of the information would undermine competitive neutrality in connection with INSW's functions in terms of site selection for infrastructure projects. Item 4(c) – the information would diminish the competitive commercial value of information pertaining to the sites considered for the NGCC. Item 4(d) – release of the information would prejudice INSW's business, commercial and financial interests in selecting the NGCC site.

MR JONES SHOULD GO TO HIS PROPERTY AND TAKE AN ACTION FOR RECOVERY OF THE LAND/PROPERTY, AND SPECIFICALLY FOR PLAINTIFF TO SAY, " I CLAIM THIS LAND BECAUSE I OWN IT", AND A POSSESSORY ACTION IN WHICH THE PLAINTIFF SAY'S "I CLAIM THIS LAND BECAUSE I WAS IN PEACEFULL POSSESSION AND YOU EVICTED ME"

YOU ALL HAVE STOLEN THE TENIER OF MR JONES LAND, DREAM, LIVELYHOOD, ETC.

ALL THE PERMITS REQUIRED TO BE HELD BY THE C.V.C. PRIOR TO THE COMMENCEMENT OF WORK, ARE AT THE END OF THIS OBJECTION, AS YOU WILL SEE THE HAVE BREACHED THIS PART OF THEIR APPROVAL. ALONG WITH ALL THE OTHER BREACHES, 1.5m FENCE IS 1.8m HIGH, THJE ONE ENTRY OF AVENUE ROAD IS TWO, AVE RD WAS USED TO GET THE APPLICATION APPROVED AS IT WAS SAID IN THE EIS FOR STAGE ONE THAT IT WAS A CLASS A ROAD, WHERET ALL TRAFFIC WAS FREE TO MOVE IN EITHER DIRECTION, AND NOW IN THE STAGE TWO EIS IT STATES THAT THE EIS AND THE Rts BOTH FAILED TO RECOGNISE THAT AVENUE RD WAS INFAC 2.3m WIDE AND BOTH VEHICLES HAVE TO GET OFF THE ROAD AND ON TO THE VERGE. NOTHING BUT MORE LIES TO HELP YOUR MUTINATIONAL COMPANIES RIP OFF AN OLD MAN AND A COMMUNITY.

EVEN JOHN HOLLANDS OWN PAPERWORK IN THE STAGE 2 EIS STATES THEY ARE CONCERNED WITH THE AMOUNT OF WASTEWATER THE LAND WILL HANDLE BEFORE IT RUNS OVER INTO THE WETLANDS AND NEIGHBOURS PROPERTIES.

YOU HAVE DESTROYED THE WILDLIFE, WITHOUT A CARE. WHERE IS THE BOS GROUND TRUTH SURVEY!!!!!!!!!!!!!!!!!!!!!!

WHY YOU AT DP&E HAVE EVEN BOTHERED PUTTING THE EIS ON DISPLAY IS A JOKE, YOU NHAVE ALLREADY APPROVED THIS PROJECT FOR MIKE COMINOS, CHRIS GALAPTIS, RICHIE WILLIAMSON, KEVIN HOGAN , SCOTT GREENSIL, DES SHRODER, THE FOUNDATION WHO LOBBIED FOR SERCO, AND SERCO GOT THE CONTRACT.

STRAIGHT TALK ARE NOTHING BUT SCAMMERS, ALONG WITH THE TECHNICAL EXPERTS OF JOHN HOLLANDs TIFINY JONES, WHAT A JOKE CALLING THEM EXPERTS, THEY COULD NOT ANSWER ANY QUESTIONS, NOR DID THEY HAVE THE EIS ON DISPLAY, ANY WHERE, I WENT TO ALL THE POP Ups AND NO-ONE COULD SANSWER ANY THING.

YOU ARE SCAMMERS AND WILL BE HELD RESPONSIBLE FOR EVER BREACH THAT OCCURS ON THE SITE, I WILL READ THE EIS AT MY LESSURE AND NOTE EVER THING REQUIRED BY THE STAGE 1 APPROVAL, STAGE 2 APPROVAL ETC, ETC.

WHERE IS THE INCIDENT REPORT OF THE ASSULT WITH AN EXCAVATOR? WHERE ARE MY STOLEN SIGNS? WHY HAVE YOU TREATED THE COMMUNITY WITH SUCH DISRESPECT.

I KNOW THE PEOPLE AROUND THE AREA AND THEY ARE NOT HAPPY, LOOK AT THE [REDACTED]
[REDACTED], ALLREADY GOT [REDACTED] NAME ON DOCUMENTS, ANY ONE CHECKING ON
[REDACTED] WILL THER BE LEAD IN THE NGCC WATER PIPES?

YOU ALL WILL GET SUCH BAD KARMA FROM YOUR ACTIONS, IT WORKS QUICKLY SO HANG ON FOR THE RIDE YOUR ALL ABOUT TO HAVE.

The Daily Examiner

NEWS

New jail will wreck Ben's dream



Clair Morton | 2nd Dec 2015 6:29 AM



Ben Jones inside his property at Lavadia where he has started building a new house on land that will now be acquired to build the new jail.

Adam Hourigan

THE SITE selected for the new Grafton Prison was chosen for its 'minimal impact', but for 83-year-old Ben Jones it is a huge blow.

The cattle farmer was shocked when he was told by NSW Government representatives who visited his farm on Monday that the State Government would be acquiring his entire 200ha property off Golden Mile Road in Lavadia, near Pillar Valley.

The bombshell was made worse by the fact he is currently in the final stages of building a house on the cleared property, where he had planned to spend the rest of his days.

Construction of the prison is meant to begin late next year.

"I've spent a lifetime killing trees and tidying it up and it's a picture," Mr Jones told The Daily Examiner yesterday.

"They were only tiling the bathroom this morning. Next thing they want to come in and piss you off; you can go somewhere else and die.

"I doubt whether I'm going to even get in there, but it'll have to be finished because got to pay the builder."



The house Mr Jones currently lives in, on a property about 10km up the road, frequently floods up to the windowsills.

"I'm going on 84, I don't want to be in flood," he said.

"Now I'll have to go miles more to get cattle out in flood time, and I don't want to be in the business of buying another property

Ben Jones outside his new house at Lavadia overlooking the land where the new jail will be built.

Adam Hourigan

and building another house. Twelve months doesn't give me much time to do that anyway"

Mr Jones has already had experience with the State Government buying out his property - 13ha at the bottom of the property has already been acquired as part of the new Pacific Highway route.

He says the land was sold for about \$100,000 less than what the valuer had estimated, and doubts he will get a fair deal for his new house, shed and land.

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"I pay tax, and I work. It's just not an easy situation. It just gutters you."



The land that is destined to house the new jail at Lavadia in the Pillar Valley.

Adam Hourigan

Minister for Corrections David Elliott said the site selection process was based on an assessment of land within a 40km radius of the Grafton town centre.

The preferred site was chosen due to a range of factors, he said, including current zoning, which permits correctional centre use, the ability to purchase property of adequate size under a single ownership, and proximity to

existing infrastructure including water supply and road access.

It was also deemed attractive because the land was grazed with minimal vegetation, not bushfire prone, and had a low potential of Aboriginal heritage.

"A working group was formed to establish criteria for the site selection and to make a recommendation to a Steering Committee chaired by Peter Severin, commissioner of Corrective Services NSW, and consisting of the Department of Premier and Cabinet, NSW Treasury, Infrastructure NSW (Projects NSW) and the Department of Justice, which oversees progress of the project," Mr Elliot said.

"The landowner was contacted as soon as the project team was in a position to do so and negotiations will continue to ensure the owner receives a fair and reasonable market value for the property.

"The new prison is part of a long-term infrastructure plan for the state's correctional system and will create ongoing jobs and investment in the region."

The Daily Examiner



28/07/17

Contact: Stephen McAlister

Mr Terry Elvey
310 Kungala Road
KUNGALA NSW 2460

Dear Mr Elvey

On 7 July 2017, Clarence Valley Council received your request for details relating the New Grafton Correctional Centre. In addition you requested additional information on 27 and 28 July 2017. Your question and additional requirements with responses follow:

- Provision of 48 hour written notice of commencement of work;
 - Notice received on 30 June 2017.
- Details of proposed stormwater management including impacts on ground water;
 - Received 22 June 2017 approval provided 7 July 2017.
- Construction and Traffic Management Plan;
 - Plan supplied to Council 17 July 2017.
- Copy of Construction Noise and Vibration;
 - Consultation undertaken, plan supplied to Council 17 July 2017.
- Consultation with Council Waste Management;
 - Consultation undertaken, plan supplied to Council 17 July 2017.
- Flora and Fauna Management Plan;
 - Consultation undertaken plan supplied to Council 17 July 2017.
- Certificate of Consent demolition of existing buildings
 - S109R Certificate date of determination 17 July 2017.
- Upgrades to Avenue Road
 - There is potentially some confusion on works being undertaken by Pacific Complete on Avenue Road associated with the Pacific Highway upgrade and those works to be constructed on Avenue Road in association with the New Grafton Correctional Centre (NGCC). A Pacific Complete depot is located along Avenue Road almost opposite the NGCC site. Pacific Complete are upgrading 2.4 km of Avenue Road from Eight Mile Lane to their compound and have commenced works. Avenue Road along the frontage of the NGCC is also due to be upgraded but works have not commenced, nor approval given, for these works as yet. The works associated with the NGCC site will commence from where the Pacific Complete works end.

s109R Certificate of Consent No:
Project Number:

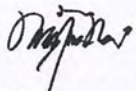
s109R-16281-01
16281

du CHATEAU CHUN

Environmental Planning and Assessment Act 1979
Section 109R

Level 1, 2 Elizabeth Plaza
North Sydney, NSW, 2060
T: +61 2 8006 2343
E: info@duchateauchun.com

S109R CERTIFICATE OF CONSENT

Applicant Details	David Riches Infrastructure NSW Level 15, 167 Macquarie Street Sydney, NSW, 2000
Owner Details	Justice Infrastructure Level 2, 50 Phillip Street Sydney, NSW, 2000
Subject Land	Lot 26 of DP 751376 and Lot 1 of DP1190399 – 313 Avenue Road, Lavadia
Local Government Area	Clarence Valley Council
Description of Development	Demolition of existing buildings and all civil works associated with the construction of the New Grafton Correctional Centre
Value of Work	\$29,379,480
Certifying Authority	du Chateau Chun Level 1, 2 Elizabeth Plaza North Sydney, NSW, 2060
Development Consent	SSD 7413 as determined by Minister for Planning on 14 March 2017
Certificate Determination	Approved
Attachments	Annexure A – Endorsed plans and specifications
Certificate	I certify that the work if completed in accordance with the attached stamped plans and accompany documentation will comply with the requirements Section 109R of the <i>Environmental Planning and Assessment Act 1979</i> .
Signature	 Christina Chai Building Professionals Board Accreditation Number – BPB 2278
Date of Determination	17 July 2017

Section 109R
DU CHATEAU CH
This plan is to be read in conjunction with
Certificate:
Issued under the Environmental
Act 1979, Sections 109R

Prepared For:
John Holland Pty Ltd
Level 3, 65 Pirrama
Pyrmont NSW 2009
Attention: Mr Ron Br



Section 109R Certificate
DU CHATEAU CHUN PTY LTD
This plan is to be read in conjunction with Section 109R
Certificate s109R-16281-01
Issued under the Environmental Planning & Assessment
Act 1979, Sections 109R

Distribution

There are no restrictions on the distribution or circulation of this ECP within John Holland.

Revisions

Draft issues of this document shall be identified as Revision A, B, C etc. Upon initial issue (generally Contract Award) this shall be changed to a sequential number commencing at Revision 0. Revision numbers shall commence at Rev. 1, 2 etc.

DATE	REV	DETAILS	SECTION	PREPARED	REVIEWED	APPROVED
24/04/2017	A	Draft	All	A Harrington	J Braham	
22/05/2017	B	Draft	All	A Harrington	T Doyle	
08/06/2017	0	Issued for Construction	All	T Doyle	M Turner	D Magick
08/06/2017	1	Issued for Construction (Update Doc Number)	All	T Doyle	M Turner	D Magick

Section 109R Certificate

DU CHATEAU CHUN PTY LTD

This plan is to be read in conjunction with Section 109R
Certificate:s109R-16281-01
Issued under the Environmental Planning & Assessment
Act 1979, Sections 109R

Certificate:s109R-16281-01
Issued under the Environmental Planning & Assessment
Act 1979, Sections 109R

Rose Wakefield

From: Louise Higgins on behalf of Marcus Ray
Sent: Wednesday, 5 July 2017 9:09 AM
To: Oliver Holm
Cc: Emma Heagney; Joel Landers; Mahmoud El-Hussein; Rose Wakefield
Subject: FW: RAJw: June Newsletter

Oliver

For response please.

Marcus
Acting Secretary

(M+ES: Please register)

Rose Wakefield

From: Linda Viskovic
Sent: Wednesday, 5 July 2017 9:23 AM
To: DPE CSE MCU SEC Mailbox
Cc: Rose Wakefield; Karen Hayward
Subject: For registration please
Attachments: Carolyn McNally Dept of Planning - Sydenham to Bankstown Draft Urban Renewal Corridor.pdf

Please return to me for allocation to BoB's area

Karen, note that Bret has sent this to BoB for preparation already.

Kind regards
Linda

Linda Viskovic

Executive Assistant
for Brendan Nelson – Deputy Secretary, Growth, Design and Programs
NSW Department of Planning and Environment

Level 31, 320 Pitt Street SYDNEY | GPO Box 39 SYDNEY NSW 2001
T: 02 9274 6599 E: linda.viskovic@planning.nsw.gov.au

Please consider the environment before printing this email.



**Planning &
Environment**

Louise Higgins on behalf of Marcus Ray
Wednesday, 5 July 2017 9:13 AM
Oliver Holm; Steve Murray
Emma Heagney; Joel Landers; Mahmoud El-Husseini; Rose Wakefield
FW: Develotek Property Group Letter Introduction re Granville
DPG to Carolyn McNally.pdf

From:
Sent:
To:
Cc:
Subject:
Attachments:

Oliver/Steve

For response please.

Marcus
Acting Secretary

30 June 2017

Carolyn McNally
Secretary
NSW Planning & Environment
320 Pitt St
Sydney NSW 2000

BY EMAIL: Carolyn.mcnally@planning.nsw.gov.au

Dear Carolyn,

RE: GRANVILLE NSW DEVELOPMENT PRECINCT

Thank you for taking the time to attend the Urban Task Force event on 30 June 2017. It was a pleasure to hear about the positive contribution you are making to NSW Planning and I appreciate your invitation to write and inform you of our development proposal for the Granville Precinct.

Our company is a developer and we proceeding to develop over 600 apartments and a retail mall adjacent to Granville Station. Our project at North Granville is a one hectare amalgamation of 38 properties that we have recently obtained design excellence approval from Parramatta Council which includes a community park, retail mall, child care and medical centre facilities.



This development received zero objections from the community despite being notified multiple times. Its an example of the kind of development our company is seeking to

develotek
PROPERTY GROUP

www.develotek.com.au

ABN: 52 165 813 927

Level 14

97-99 Bathurst Street

Sydney NSW 2000

Tel: (02) 8294 2730

PO Box Q294 QVB

Sydney NSW 1230



Office of
Environment
& Heritage

From Rosalie Neve
dated 29/09
29th

Our Ref: DOC16/401831
Your Ref: SSD7413

Mr David Gibson
Social Infrastructure Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Ms Megan Fu

Dear Mr Gibson,

Re: New Grafton Correctional Centre Concept Proposal and Stage 1 Early Works

Thank you for your letter dated 9 August 2016 about the proposed new Grafton Correctional Centre and Stage 1 Early Works seeking comments from the Office of Environment and Heritage (OEH). I appreciate the opportunity to provide input.

The OEH has statutory responsibilities relating to biodiversity (including threatened species, populations, ecological communities, or their habitats), Aboriginal and historic heritage, National Parks and Wildlife Service (NPWS) estate, flooding and estuary management.

We have reviewed the documents supplied and advise that we have no concerns about historic heritage, NPWS estate or flooding. However, a number of issues are apparent with respect to the assessments for biodiversity, Aboriginal cultural heritage and acid sulphate soils (ASS). The main issues identified by the OEH include:

- incorrect identification of freshwater wetlands on coastal floodplains of the NSW North Coast Endangered Ecological Community (FW EEC) on the subject land;
- failure to identify subtropical coastal floodplain forest of the NSW North Coast bioregion Endangered Ecological Community (STCFF EEC) on the subject land;
- possible incorrect identification of the wallum froglet (*Crinia tinnula*) on the subject land;
- insufficient mitigation measures proposed to minimise potential ecological impacts during the construction phase of the project; and
- incomplete stage 1 components of the Biodiversity Offset Strategy;
- incorrect advice provided to the applicant by the consultant regarding the need for further ASS assessment.

- absence of a supported Aboriginal Cultural Heritage Management Plan (ACHMP) for the project

These issues are discussed in detail in **Attachment 1** to this letter. The OEH recommends that prior to determining the development application the Department of Planning and Environment should require the applicant to:

1. Re-evaluate the FW EEC status of the artificial wetlands on the subject land.
2. Re-assess the vegetation type present in the low-lying portions of lot 26 and assess the potential occurrence of STCFF EEC on the subject land.
3. Undertake an additional targeted field survey during the appropriate season and weather conditions to confirm, through visual identification, presence of the wallum froglet.
4. Include a two-staged clearing procedure where non-habitat trees are removed 48 hours prior to removal of habitat trees.
5. Formulate a fauna relocation procedure for displaced wildlife, identifying potential release sites and timing protocols prior to commencement of clearing works.
6. Ensure that dam dewatering is supervised by a suitably experienced aquatic ecologist.
7. Identify a suitable receiving site for aquatic/amphibian fauna displaced during the dam dewatering process (e.g. eels, native fish, tadpoles and frogs).
8. Incorporate all proposed biodiversity mitigation measures into a Flora and Fauna Management Sub-plan (FFMSP), which should form part of the project Construction Environmental Management Plan (CEMP). W T F
9. Remove the sum total of species credits required from Table 9-2 of the BAR.
10. Refine the Biodiversity Offset Strategy (BOS) to clearly set out the steps that will be undertaken to locate and secure like-for-like offsets to offset the biodiversity impact of the proposed Correctional Facility in accordance with the NSW Biodiversity Offsets Policy for Major Projects and the FBA. BOS refinement should be undertaken in accordance with the detailed comments provided in the Attachment 1.
11. Prepare an Aboriginal Cultural Heritage Management Plan (ACHMP) for the project prior to the commencement of works. This ACHMP should include the components discussed in the attached detailed OEH comments and must be prepared in consultation with the project Registered Aboriginal Parties (RAPs) and the OEH. The ACHMP should be prepared in accordance with the detailed comments provided in the Attachment 1. ✓
12. Ensure that the ACHMP includes protocols for the salvage required for the project and also for the long term management of any areas of cultural or archaeological significant, within the project boundaries, but not subject to salvage excavations.
13. Ensure that the salvage works undertaken under the ACHMP are completed at all locations identified in, and in accordance with the recommendations contained within, the Aboriginal cultural heritage assessment and supported documents included in the final EIS for the project.
14. Carry out all ACHMP salvage works under supervision of a qualified archaeologist and representatives of the RAP's for the project.
15. Prepare a final report outlining the results of all salvage work undertaken. This report must be prepared in consultation with the project RAPs and should include all comments provided by

OEH Recommendation:

9. The applicant should remove the sum total of species credits required from Table 9-2 of the BAR.

Stage 3: Biodiversity Offset Strategy

As required by the *NSW Biodiversity Offsets Policy for Major Projects* and its associated Framework for Biodiversity Assessment (FBA), the accredited assessor has prepared a Biodiversity Offset Strategy (BOS). The purpose of the BOS is to set out the proposal for meeting the project's offset requirements.

Upon review, it appears that the BOS is in a very early stage of development and that it does not satisfy the requirement for offsets to be identified prior to the lodgement of the development application. This includes the requirement for an assessment of the identified offset site(s) in accordance with the BioBanking Assessment Methodology (2014).

OEH Recommendation

10. To minimise delays in the progression of the development application, rather than requiring the proponent to identify and assess offset sites prior to the granting of development consent, the OEH recommends that the BOS be refined to clearly set out the steps that will be undertaken to locate and secure like-for-like offsets to offset the biodiversity impact of the proposed Correctional Facility in accordance with the *NSW Biodiversity Offsets Policy for Major Projects* and the FBA. As a minimum, we recommend that the assessor, in collaboration with the proponent, outline and commit to undertaking the following steps within the BOS prior to the granting of development consent:
- Checking the bio-banking public register and having an expression of interest for credits on it for at least six months.
 - Liaising with an OEH office and relevant local councils to obtain a list of potential sites that meet the requirements for offsetting.
 - Considering properties for sale in the required area.
 - Where the proponent determines to establish a BioBank site on their own land, the BOS must address the matters contained at Appendix 7 of the FBA, including a comprehensive assessment of the offset site in accordance with the BioBanking Assessment Methodology 2014.
 - If necessary, providing evidence of why offset sites are not feasible – suitable evidence may include:
 - The unwillingness of a landowner to sell or establish a biobank site.
 - The cost of an offset site itself should not be a factor unless it can be demonstrated the landowner is charging significantly above market rates.
 - Consideration of supplementary measures should be a last resort. Proponents must undertake the above reasonable steps to locate like-for-like offsets before applying supplementary measures.

We look forward to the opportunity to review the revised BOS upon lodgement with DPE for consideration.

6 March 2017

Mr Terry Elvey
310 Kungala Road
KUNGALA NSW 2460

Dear Terry

Preliminary review of EIS for New Grafton Correctional Centre (SSD 7413)

1. We refer to your telephone conversation with Nina Lucas of our office on 24 February 2017, regarding the above matter.
2. As discussed, on your behalf, we requested an independent environmental scientist to review the Environmental Impact Statement (**EIS**) dated 10 August 2016 for the New Grafton Correctional Centre (State Significant Development Application SSD 7413) (**Project**). The expert was able to conduct a preliminary review on a pro bono basis.
3. Following that preliminary review, the expert concluded that there were no significant issues with the adequacy of the EIS in regard to its methodology or assessment of potential environmental impacts. Accordingly, there do not appear to any obvious grounds arising from the EIS to support a merits review of any approval of the Project.
4. However, the expert did note the following minor issues in relation to the Biodiversity Assessment contained within the EIS. These issues are presented below as they may be worthwhile to raise in any further submissions you prepare in relation to the assessment of the Project (however, we reiterate that we do not consider them sufficient to establish a merits review challenge):
 - a. The EIS fails to consider the impacts of edge effects in the southwest corner of the Project. These impacts may lead to the degradation of adjacent habitat if they are not addressed (see Section 7.3.5 of the EIS).
 - b. The EIS fails to adequately assess the identified cumulative impacts of the Project. In particular, the cumulative habitat loss and fragmentation caused as a result of the adjacent Pacific Highway upgrade has not been considered quantitatively (i.e. no figures are provided of the total habitat loss and the scale of fragmentation that is likely to be caused by both projects). However, it is likely that the combined impact of the two projects on habitat loss and fauna movement will be greater than the impacts associated with either one alone (see Section 7.3.11 of the EIS).
 - c. The EIS suggests that further investigations may be required to determine if any groundwater dependent species will be impacted by the Project.

Terry Elvey
310 Kungala Road
KUNGALA NSW 2460

Our ref: E17/0374
Contact: Stephen Wood
Telephone: 8281 5999

16 May 2017

Dear Mr Elvey

I refer to your telephone call of 17 March 2017 and subsequent correspondence received between 29 March and 4 May 2017 regarding alleged corruption associated with the proposed new Grafton Correctional Centre (GCC).

Your allegations

In summary, I note you have alleged that corruption was involved in:

1. The selection in 2015 of a property owned by Mr Ben Jones for the purposes of building the proposed new GCC
2. The subsequent acquisition of that property in 2016
3. The tender process for awarding the contract for the building of the new GCC
4. The consultation process for the proposal to build the new GCC
5. Theft of signs erected on Mr Jones property

What we do

The *Independent Commission Against Corruption Act 1988* sets out our functions, which include investigating, exposing and minimising corrupt conduct in and affecting the NSW public sector. The Commission also educates the public sector and the community about combating and preventing corruption. We can only deal with corrupt conduct as defined in our governing legislation. You can find a summary of this definition, as well as details of our decision-making processes, in the **attached** fact sheet.

For conduct to be considered corrupt there needs to be an element of dishonesty or deliberate wrongdoing. A mistake or even negligence are not sufficient indicators of corrupt conduct as having occurred.

The Commission is required to focus its investigative resources on corrupt conduct that is either serious or systemic, or both. The Commission has a discretion as to whether it will investigate potentially corrupt conduct it does not consider to be either serious or systemic.



Justice

Asset Management Section
Justice Precinct Offices
160 Marsden Street, Parramatta
Locked Bag 5111, Parramatta 2124
Tel 02 8688 8777 | Fax 02 8688 7980
www.justice.nsw.gov.au

Mr Brett Newman
CEO
Property NSW
Level 9 Bligh House
4-6 Bligh Street
SYDNEY NSW 2000

Your Ref:
Our Ref: A16-0190
File No:

Dear Mr Newman

Re: Purchase of 313 Avenue Road, Lavadia

In my capacity as the delegated authority to manage the Department of Justice (Department) Properties on behalf of the Crown, I am writing to you in relation to the acquisition of land located at 313 Avenue Road, Lavadia (Property), comprising lot 1 in DP 1190399, lot 1 in DP1201636 and lot 26 in DP751376 for the New Grafton Correctional Centre (NGCC)

Government Property NSW (GPNSW), has been engaged by Infrastructure NSW (on behalf of the Department of Justice pursuant to the Premier's Project Authorisation Order dated 31 October 2015) to acquire the Property and in doing so nominate the Purchaser as the *Government Property NSW* (on behalf of the Minister for Justice) in accordance with Guiding Principle 2 of the Premiers Memorandum M2012-20 and the Memorandum of Understanding (MoU) between GPNSW and the Department, pursuant to Section 12 of the Government Property NSW Act 2006.

Pursuant to the MoU, the Department wishes to confirm and agree for GPNSW to acquire and hold the Property on behalf of the Minister for Justice in accordance with the terms and conditions contained in the standing MoU.

In the event that GPNSW acquires the Property under the Contract for Sale with [REDACTED] (Contract), the Department accepts:

- The condition of the property as at the date of the Contract;
- That the property is suitable for its intended use as a redevelopment site; and
- Full responsibility for all costs, loss and liability with respect to the Property including any environmental Cost, Loss or Liability, whether that Cost, Loss or Liability occurs before or after the date of the Contract, while reserving the right to directly recover any such costs from the previous owner of the site that they are legally liable for.

[REDACTED]
General Manager, Agribusiness
Level 29, 255 George Street, Sydney NSW 2000
Mobile: [REDACTED]

On 18 Jan 2016, at 8:26 AM, Brett Newman
<brett.newman@property.nsw.gov.au> wrote:

Hi Alex

As discussed, [REDACTED] and I have
copied him on this email.

His family owns land [REDACTED] the site which is proposed to
be acquired by the State Government for the new Grafton
Goal.

They believe they may have an easement or some other right of
way to access their property (this is the only way to access
their property) and that it is possible that such right may
encumber the subject property.

I have asked him to deal directly with you and Dennis on the
matter. I have also advised him that GPNSW role is to act on
behalf of Corrective Services and I NSW on the matter.

Clearly, I have a conflict in this matter and cannot not in
anyway be involved in the matter.

Please ensure that I am not copied or have access to any
correspondence or documentation on this matter. If you require
any guidance on the matter please deal directly with David
Riches at I Nsw.

David - can you please ensure that any relevant disclosures on
registers of this matter are duly recorded. Please let me know if
we need to take any further action to ensure that the conflict is
managed appropriately.

Let me know if you have any questions.

Thanks all

Brett Newman
CEO Government Property NSW
[REDACTED]

This message is intended for the addressee named and may
contain confidential information. If you are not the intended
recipient, please delete it and notify the sender. Views
expressed in this message are those of the individual sender,
and are not necessarily the views of the NSW Government.

Site	Size	Slope	Ecology	Access to roads	Access to services	Notes
					visible power connections.	
G	Not considered, fragmented, not well accessed, not serviced.					
H	Suitable	Undulating	Flora unlikely to be valuable, could have fauna issues	Close to the Pacific Highway, access points and infrastructure requirements need to be confirmed.	No power, water or waste water connections. No visible power connections.	Not preferred, likely to be more expensive (civil and servicing costs) compared to other sites.
I	Suitable	Relatively flat	Flora unlikely to be valuable, could have fauna issues	Close to the Pacific Highway, access points and infrastructure requirements need to be confirmed.	No power, water or waste water connections. No visible power connections.	State forest - Preferred, more information required to better understand road access, water and waste water services.
J	Suitable	Relatively flat	Mainly cleared	Close to new Pacific Highway, access points and infrastructure requirements need to be confirmed.	No power, water or waste water connections. No visible power connections.	Preferred, more information required to better understand road access, electricity, and water and waste water services.

Recommendation

Agree to shortlist sites B, E, I and J for further technical investigation.

CHRIS CATSINO

Daily Ex photo no House

Clarence Valley Gaol – Table of Potential sites

Reference Number	Lot and DP	Location	Area of Site	Zone	Road Access	Flat	Vegetation/Heritage	Public Transport	Services	Known Constraints
1 – Green Asterix	Redacted	Redacted	68.5ha	E1 National Parks and Nature Reserves	Yes from Banana Road and Pacific Highway	Yes	Heavily Vegetated Mororo Nature Reserve	N	Limited	Wetland Flood Liable
2 – Green Asterix	Redacted	Redacted	97.4ha	RU2 Rural Landscape	Yes gravel road access	Relatively	Heavily Vegetated	N	Unknown and unlikely	
3 – Green Asterix	Redacted	Redacted	122ha	RU1 Primary Production	Yes Pringles Way sealed road	Moderately hilly	Majority of site (80%) heavily vegetated, about 16ha cleared	N	Limited	
4	Redacted	Redacted	200ha	RU2	Yes gravel road access	No moderately hilly	Most of site heavily vegetated. Approx 40ha of lower land cleared either side watercourse	N	Unknown and unlikely	
5	Redacted	Redacted	82ha	RU1 and RU2	Yes gravel road access	Yes	Mostly cleared grazing land	N	Unknown and unlikely	Likely to be in a high hazard flood area

Investigation sites evaluation table

Site	Size	Slope	Ecology	Access to roads	Access to services	Notes
A	Too small	Too steep	Mainly cleared, some young state forest plantations.	Well accessed	Relatively well serviced.	Council owned site, Redacted Redacted Close to residential communities.
B	Good size/shape	Relatively steep	Flora unlikely to be valuable, could have fauna issues	Well accessed	Relatively well serviced.	Bom Bom state forest well used by the community for outdoor recreation. Close to residential communities.
C	Good size/shape	Relatively flat	Contains a nature reserve, usually high ecological value.	Close to the Pacific Highway, access points and infrastructure requirements need to be confirmed.	Outer reach of town water and cost effective piping of sewer to treatment plants.	Not preferred due to the presence of a nature reserve and likely development assessment issues.
D	Fragmented private holdings	Relatively flat	Unable to determine.	Poor access	Outer reach of potable water supply, no sewer access.	Not preferred due to location, fragmentation and servicing.
E	Very large, north west corner suitable	Varied	Flora unlikely to be valuable, could have fauna issues	Close to the Pacific Highway, access points and infrastructure requirements need to be confirmed.	No water or sewer, electricity line present unable to determine voltage.	State forest - preferred, more information required to better understand road access, water and waste water services.
F	Suitable	Undulating	Flora unlikely to be valuable, could have fauna issues	Close to the Pacific Highway, access points and infrastructure requirements need to be confirmed.	No power, water or waste water connections. No	Not preferred, likely to be more expensive (civil and servicing costs) compared to other sites.

GRAFTON CORRECTIONAL FACILITY
PRELIMINARY SITE OPTIONS ASSESSMENT

3 June 2015

SUMMARY

Purpose

This report provides a preliminary analysis of potential site options for the development of a private gaol in/near Grafton, NSW. Further assessment including site specific constraints, planning considerations and due diligence will be required to explore any particular site further. As such, and given that land owners have not been involved, this report should remain confidential.

Key Site Locational Criteria

The following broad criteria have been assumed in order to assess the suitability of various site options :

Most Important :

- 500-600 EPs (equivalent persons)
- 30 hectares (min) developable area (eg Acmena at South Grafton approx. 13 Ha)
- Practical & cost effective access to services, most particularly sewer
- predominantly flat
- flood free, including access
- good road access to Town and North Coast Region
- 500m buffer from facility to existing or proposed residential areas

Preferred :

- Predominantly cleared
- Proximate to town – access to workforce & visitor accommodation
- Access to existing public transport (existing or practical extension) –families, staff
- No/few isolated houses within 500 metres of facility
- Public/institutional ownership an advantage – availability for purchase
- Ability to minimise visual profile – impact on Town character/image
- Permissible without rezoning – simplifies community processes

Recommended Site for further investigation

A comparison of alternative sites suggests that the following presents as the most feasible based on the assumed criteria and should be the focus of a more detailed investigation. More detailed assessment of site options is included in the following pages.

Site : “Former Sporting Complex site”, Alipou Creek, South Grafton
Lot 3 DP 872232
Area : 69.14 Ha

The advantages of this site include :

- ✓ Predominately flat or with low slope
- ✓ Proximity to town
- ✓ Adequate buffers to sensitive uses
- ✓ Direct access to Highway – high accessibility to Town and Region
- ✓ Ability to “screen” site
- ✓ Ability to develop complimentary service industries on the site
- ✓ Proximity to existing Acmena facility (adjoins) – potential synergies
- ✓ Likely to be readily available – owned by Council
- ✓ No significant existing land use commitment/impediments

Further consideration of the site would need to address in particular :

- Flood – mostly localised along Alipou Creek
- Intersection requirements at Pacific Highway
- Extinguishment of existing private forestry agreement
- Site design to minimise impact on Clarenza urban release area

BROAD LOCATIONAL OPTIONS ASSESSMENT

There are four general sectors in proximity to Grafton where sites may be available for a new correctional facility, broadly identified as follows :



1. South East – Alipou Creek

- Proximity to town, industrial areas, existing Acmena facility
- Good access to Highway and Regional accessibility
- Generally flat/low slope and cleared – no natural native vegetation
- Ability to buffer from existing/proposed residential areas
- Few land use conflicts
- Large, non-fragmented sites available
- Practicable servicing

Recommended for further investigation

2. South West - Southampton

- Steeper slopes
- Significant site fragmentation
- Difficult to buffer from existing dwellings, number rural-residential dwellings
- Access to town flood affected, poor access to Highway
- Difficult to service (esp sewer)

Not recommended for further investigation

3. East - Clarenza

- Good accessibility to Highway & Region
- Significant conflict with existing dwellings, future residential release area
- Significant site fragmentation

Not recommended for further investigation

4. North – Trenayr

- Remote from Highway – poor regional accessibility
- Poor servicing (esp sewer)
- Advantage of an existing disused institutional site (Agricultural Research Station)

Not recommended for further investigation (except for the Ag Research Station site)

PRELIMINARY SITE ASSESSMENTS – ALIPOU CREEK



A. "Former Sporting Complex" site – Alipou Creek

Area	69.14 Ha
Ownership	Public – freehold - Clarence Valley Council
Description	Lot 3 DP 872232
Zoning	RU2 Rural Landscape – "correctional facility" permissible with consent
Existing Use	part grazing, part private native forestry
Comments	

Predominantly flat or with low to moderate slope. Highway frontage – requires intersection to RMS standard. High proximity & accessibility to town. About 500 metres from existing South Grafton residential area – facility could be located in middle of site to provide 500 metre buffer to future Clarence residential release area. Readily serviceable with connection to existing sewer and water at Tyson Street). Existing private native forestry agreement could be extinguished readily but provides opportunity for screening with selective retention. Potential synergy with existing Acmena facility on land adjoining to west. Potential for surplus site area to be developed for complimentary land uses (light/service industrial, transport). No significant impediments identified.

B. Swallow Road

Area	
Ownership	
Description	
Zoning	RU2 Rural Landscape – "correctional facility" permissible with consent
Existing Use	grazing
Comments	

existing industrial estate. Moderate slope with steeper slopes at eastern boundary adjacent to Alipou Creek. Developable area likely to be about 30 hectares. Readily serviceable. Good access to Town and highway although Tyson Street to Highway would require some upgrading (approx. 300 metres). Proximate to Acmena offering synergies. Existing dwelling adjoins – four other dwellings within 500 metres. South Grafton residential zone 500 metres.

C. By-Pass Road

Area

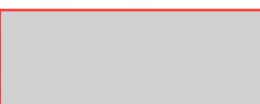
Ownership

Description

Zoning

Existing Use

Comments



RU2 Rural Landscape – “correctional facility” permissible with consent
grazing

Undulating grazing land, predominantly cleared. Moderate slope truncated by steeper gullies. Developable area may be less than 30 Ha. More remote from the Town and Highway. Poorer regional accessibility. Scattered rural housing in locality. Site adjoins Bom Bom State Forest – bush fire prone. Service extension and road upgrading costs likely to be significant – in excess of 2 km to sewer.

PRELIMINARY SITE ASSESSMENT – AGRICULTURAL RESEARCH STATION – TRENAYR



D. Grafton Agricultural Research Station - Trenayr

Area

Total site in excess of needs

Ownership

Public – Grafton Agricultural Research Station – freehold

Description

various

Zoning

RU2 Rural Landscape – “correctional facility” permissible with consent

RU1 – Primary Production – rezoning required

Existing Use

grazing, cropping, educational facility buildings

Comments

Undulating grazing land, predominantly cleared, cropped. Low to moderate slope with areas of drainage constraints. Isolated from land use conflicts and residential zones (approx.. 3km). Minimal services and poor access to Town & public transport, Regional connections. Advantage of institutional ownership although long term commitment to the site/use unknown.

SITE COMPARISON SUMMARY

	Site Area	Services	Regional Access	Town Access	Slope	Land Use Conflict	Tenure	Zoning	Profile
Sporting Complex Site Alipou Creek	✓✓✓	✓✓✓	✓✓✓	✓✓✓	✓✓✓	✓✓	✓✓✓	✓✓✓	✓✓
Swallow Road	✓	✓✓✓	✓✓	✓✓✓	✓	✓		✓✓✓	✓
By-Pass Road	✓✓		✓		✓	✓		✓✓✓	✓✓✓
Agricultural research Station	✓✓				✓✓	✓✓	✓✓	✓✓	✓✓

✓✓✓

meets criteria very well

✓✓

generally meets criteria

✓

could meet criteria subject to detailed design

Unlikely to meet criteria

TYPE OF CLAIM

Planning law – appeal by objector dissatisfied with the determination of a consent authority to grant consent to a development application.

proceedings under section 123 of the *Environmental Planning and Assessment Act 1979*

s 123 of the *Environmental Planning and Assessment Act 1979* allows any person to bring proceedings for an order to remedy or restrain a breach of the statute, whether or not any right of that person has been or may be infringed by or as a consequence of the breach (s 123(1)).

NSWNP Act 1974

Part 6A Division 2 Section 91A

91A Interim protection of areas having significant values

The Chief Executive may recommend to the Minister the making of an interim protection order in respect of an area of land:

(a) which has, in the Chief Executive's opinion, natural, scientific or cultural significance, or

(b) on which the Chief Executive intends to exercise any of the Chief Executive's powers, authorities, duties or functions under this Act or the *Threatened Species Conservation Act 1995* relating to fauna, native plants, threatened species, populations or ecological communities or critical habitat of endangered species, populations or ecological communities, or

(c) that is critical habitat or the habitat of a threatened species, population or ecological community.

Seek Notice of Motion for a Stop work order (urgent/Duty Judge) seek leave to apply for an interlocutory order to stay works on project.

WASTEWATER SEVICING WORKING PAPER & BOS INADEQUATE

The Environmental Defenders Office had an INDEPENDENT ENVIRONMENTAL SCIENTIST do review Pro bono, a report, dated 6 March 2017, in relation to the Biodiversity Assessment contained in the EIS,

a/ The EIS fails to consider the impacts of edge effects in the Southwest corner of the project. These impacts may lead to degradation of adjacent habitat if they are not addressed (see Sec 7.3.5 of the EIS) so the EIS did not address the issue of the Pacific Highway project being taken into account when addressing the impacts to endangered and venerable species,

b/ The EIS fails to adequately assess the identified cumulative impacts of the Project. In particular, the cumulative habitat loss and fragmentation caused as a result of the adjacent Pacific Highway upgrade has not been considered quantitatively (i.e. No figures are provided of the total habitat loss and the scale of the fragmentation that is likely to be caused by both projects). However, it is likely that the combined impact of the two projects on habitat loss and fauna movements will be greater than the impacts associated with either one alone (see Sec 7.3.11 of the EIS)

c/ The EIS suggests that future investigations may be required to determine if any groundwater dependent species will be impacted by the Project.

(this is in regards to the 8 species of aquatic frog and fish in dams)

(So many issues that can go wrong and may well do, have been put off until the Stage 2 DA, things that should have been done prior to the DA approval, things that come to pass in the future after the horse has bolted so to speak.)

Things like the Biodiversity Conservation Act 1999 (They are clearly stating below that they HAVE NOT PLACED ADVERTS FOR CREDITS, and have moved into Stage 2).

In the EIS at page 17 of App D biodiversity offset strategy notes.... Stage 2 investigations will follow project approval and will include, at p.5 of the RTS, App. G Table 2.1 states the steps required..... step 1, place expressions of interest for credits wanted on it for at least 6 months, ... step 2 lease with local OEH office to obtain list of potential sites that meet the requirements for offsetting, step 3 Considering properties for sale in the required area, ... step 4 provide evidence of why offset sites are not feasible.

Once these steps have been followed and offsets cannot be found, INSW Must investigate options for supplementary measures and estimate costs. The indicative cost of Supplementary measures is estimated using similar credits already sold as part of the bio banking scheme as a surrogate.

p. 6 RtS App G 2.2.1 BOS in EIS note / a credits wanted request was not placed at this stage on the OEH CREDITS WANTED REGISTER AND INSW IS MOVING STRAIGHT INTO STAGE 2 NO MENTION of step 2 (LIASE WITH LAND OWNERS AND COUNCIL) NO MENTION OF CVC.

App G 3 stage 2 offsets investigations policy for Major Projects states that reasonable steps to secure offsets must include a request on the OEH CREDITS WANTED REGISTER TO ADVERTISE CREDITS FOR AT LEAST 6 MONTHS..... this was not completed in stage 1, however INSW is bypassing this step.

3.2 search for candidate properties.... there is currently (& likely to remain) a shortfall in required ecosystem and species credits on the bio banking credit register available for purchase, to meet the offset for this project, as such INSW will need to take steps to identify a suitable Biobank site or sites that generate the correct type and number of Biodiversity credits required to meet the offset requirements REQUIRED- BEFORE CONSIDERING USING SUPPLEMENTARY MEASURES

SEARCH.BROADSCALE CHAPTER 4 RtS p.9 details results Ch. 4 p. 10 a search of the Bio banking Credit Register for the availability of the required species credits confirms **partially available in Macleay / Hastings IBRA sub region** for Brush tailed Phascogale and Squirrel Glider. The bio banking EOI register identified potential sites for 8 of 9 species credits required, although these sites **do not include an estimate of the likely credits available**, they do include the property ID and land areas. These THREATENED species are ASSUMED to be present by the landowner and have not been verified by a threatened species survey and therefore **REQUIRE a GROUND TRUTH SURVEY**. The outcome of the OEH register DID NOT identify ANY SITES FOR BROLGA.

Ch. 4 p.9 4.1.1 The search of the bio banking credit register **confirms that the required credits are not currently available for purchase in the Clarence Lowland IBRA sub region and wider North coast bio region**. There is possible adequate land area available as evidenced on the Expressions of Interests Register... However, liaison with OEH and the Registered landowners is required to confirm if site investigation have been undertaken

(SSD laws are all in the developer's favour, they out way and eliminate councils and the public, all laws need to be adhered too, but SSD projects get a free ride.

How can a Plaintiff prepare a case in court when all the things that can go wrong are yet to be known until the breach has occurred? 200 Sections of multiple Acts, EIS used to find some problems so as to correct for the DA approval. The RtS. Recommendations to Submissions (objections) used to apply for approval, complete with our objections, with a pie chart showing the 15% rate of concerns to the EIS.)

None of the plans or number of beds are the same as how this started, 600 beds on a greenfield site in Grafton. Now a whole other beast.

CONDITIONS OF CONSENT SCHEDULE 2

PART A TERMS OF CONSENT DEVELOPMENT DESCRIPTION

A.1 consent is granted to the 'concept proposal' as described in Sch 1 and the EIS, as amended by the RtS and the conditions contained in the DA consent.

DETERMINATION OF FUTURE DAs

A.2 in accordance with section 83(3) of the EP&A Act all development under the concept proposal are to be subject of future DAs.

A.3 determination of future DAs are to generally consistent with the terms of development consent SSD 7413 as described in Sch 1 and **subject to the conditions in Part B in Sch 2.**

DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTS

A.4 Applicant must carry out development in accordance with the conditions of consent and generally with.... a) SSD 7413..... b) the EIS, as amended by the RtS..... c) the following drawings prepared by NBRs and Partners Pty Ltd, except for ... i) any modifications which are Exempt or Complying Development; and.... ii) otherwise provided by the conditions of this consent.

A.5 If there are any inconsistencies between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.

A.6 The Applicant must comply with any reasonable requirements of the Secretary arising from the Department's assessment of, a) any report, plans, correspondence that are submitted in accordance with this consent.... b) the implementation of any actions or measures contained within these reports, plans or correspondence.

LIMITS OF CONSENT

A.7 The consent lapses 5 years after date etc. (See section 95 of the EP&A Act.)

STAGED SUBMISSION OF PLANS AND PROGRAMS

A.8 with the approval of the Secretary, the Applicant may, a) submit any strategy, plan or program required by this consent on a progressive basis, and b) combine any strategy, plan or program required by consent

COMMUNITY CONSULTATIVE COMMITTEE

A.9 within 3 months of the date of approval etc.

BUILD FORM

A.10 DISPUTE RESOLUTION

A.11 STATUTORY REQUIREMENTS

A.12 The applicant must ensure all licences, permits and approvals/consents are obtained and keep up to date.... Etc.

NOTE; The Applicant is **required to obtain the relevant licence/approval from Council under section 68 of the Local Government Act 1993 prior to the commencement of construction for all domestic effluent disposal and management systems on-site**

PART B CONDITIONS TO BE SATISFIED IN FUTURE DAs

B.1 Detailed plans. *(the plans have yet to be finalised)*

B.2 Build form, to be consistent.

B.3 Residential impacts, details to be provided RE impacts on adjoining sensitive land uses, visual, privacy, noise, odour, safety, lighting *(the neighbours have had little input)*

B.4 Social and Economic impacts. a) A comprehensive social impact assessment must be prepared, is to include, baseline study, must be submitted to the Secretary for approval prior to finalisation of the Social Impact assessment and should, identify directly affected community, et. al ... etc.... b) identify potential impacts, considering, way of life, culture, community, political sys., **environment, health and wellbeing, personal and property rights, fears and aspirations.** *(all of this has not been addressed)* ... c) assess significance of each impact on, i) duration ii) extent iii) sensitivity (value community place on impact, and capacity to adapt) iv) severity and v) level of community concern. ... d) discuss mitigation options for potentially significant negative social impacts etc... e) propose methods for monitoring social impacts over time etc... f) outline mechanisms for publicly reporting social impact etc.... g) **clearly explain process, evidence and all assumptions made to identify the community and to assess impacts and their significance....** h) be supported and informed by an extensive, inclusive and deliberate program of community engagement, actively seeking input from the effected community and other stakeholders, and demonstrating how that has informed the proposal.... i) identify social impact indicators that would be monitored from the dater of construction to five years etc. j) identify the qualifications and experience of the author(s) in social science methods.

B.5 is about traffic. Must include detailed assessment of impacts, etc.

B.6 traffic... B.7 management plans.... B.8 traffic and buses.....

B.9 WASTEWATER MANAGEMENT..... Full details of the proposed wastewater management system to service the proposed correctional facility are to be provided, a) A comprehensive site and soil analysis to demonstrate the suitability of the site for onsite wastewater including rainfall frequency and intensity..... b) details of the entire wastewater treatment and storage system, including detailed calculation of the water inputs and outputs.... Plans showing the location and discharge points.... i) define type of treatment proposed... expected effluent quality, ii) justify parameters used in design..... iii) if effluent is to be discharged to waters more frequently than 1 year in 10 that effluent meet the EPAs criteria.... iv) options for treatment, management and lawful disposal of any sludge/bio solids generated by on site treatment and detail any PEO Act 1997. And the Licence requirements... ii) effluent reuse strategies. i) demonstrate consistency with the Use of Effluent by Irrigation, Appendix 1. ii) including an accurate model of the site discharge of the treated effluent on the receiving environment, an assessment of the alternative and measures proposed to mitigate any adverse impacts... d) an analysis of the potential for impacts on the surrounding environment resulting from the overtopping of the effluent storage dam and the measures proposed to avoid and mitigate any adverse impacts. (NOTE 125 Hectares of farm land, to be used as septic overflow.)

B.10 The development application for stage 2 must demonstrate that the wastewater management infrastructure needed by the facility is provided as part of the development or alternatively determine with Council the contributions that the applicant is required to connect to Council infrastructure.

B.11 Full details of the proposed portable water supply system infrastructure is to be provided with the DA for stage 2.... a) demonstrate that any proposed reticulation works/services would not conflict with future road maintenance and construction activities. b) prepared in consultation with DPI Water and Council... c) DA must demonstrate that the water infrastructure needed by the facility is provided as part of the development or determine with Council the contributions that the applicant is required to pay to connect to Council infrastructure.

B.13 TELECOMMUNICATIONS

B.14 ELECTRICITY

B.15 SURFACE and GROUND WATER and DRAINAGE. The DA is to include full details of the proposed stormwater management system to service facility... information must include... a) **analysis of impacts of the discharged stormwater and changed hydrology of the land on the surrounding environment, including quality, quantity and velocity impacts and potential impacts on the nearby State Environmental Planning Policy No 14 Coastal Wetlands...** b) plans showing the location of the on-site detention facilities, and discharge points in relation to the other land uses on the site, **particularly the effluent disposal areas and effluent storage facilities....** c) plans prepared in accordance with Council's stormwater and drainage requirements... d) detail on any potential impacts on groundwater including mitigation measures such as lining sediment basins or monitoring ground water.

B.16 LANDSCAPING

B.17 BUSHFIRE PROTECTION

B.18 BIODIVERSITY The DA for Stage 2 must demonstrate that the proposal is consistent with the endorsed BAR and BOS..... (see below my notes RE Species Credits)

B.19 ABORIGINAL HERITAGE. An Aboriginal Culture Heritage Management Plan (ACHMP) must be submitted with the DA for Stage 2.

B.20 ECOLOGIALLY SUSTAINABLE DEVELOPMENT. The DA for Stage 2 must demonstrate how the principles of ESD have been incorporated into design, construction and on-going operation of the proposal.

B.21 CONTAMINATION. If the Phase 2 contamination assessment report identifies a Remediation Action Plan is required to be prepared, a RAP must be submitted with DA for Stage 2 or a site validation certificate provided to verify that the site has been remediated.

B.22 BITING INSECTS....

.....
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. (*very lacked survey done, still NO MENTION of Bora Ring being found*)

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 SEPP 14 wetland adjacent to project site)

These are my notes from the Recommendations to Submissions

WASTEWATER; B.9 FULL DETAILS are to be PROVIDED with DA, for STAGE 2 including, COMPREHENSIVE SITE AND SOIL ANALYSIS to demonstrate the SUITABILITY of the site for ON-SITE wastewater, including RAINFALL, FREQUENCY AND INTENSITY, DETAILS of the ENTIRE WASTEWATER TREATMENT AND STORAGE SYS, INPUTS/OUTPUTS, JUSTIFICATION of the figures USED, PLANS SHOWING the location and DISCHARGE POINTS, the following matters should be COMPREHENSIVELY ADDRESSED..... EFFLUENT TREATMENT

DEFINE type of waste water TREATMENT AND STORAGE SYSTEM, define and justify PARAMETERS UTILISED in designing system, IF...EFFLUENT IS TO BE DISCHARGED TO WATERS more frequently than one year in ten, EFFLUENT MUST MEET EPA's ACCEPTED MODERN TECH (amt) criteria, options for the treatment, management and LAWFUL DISPOSAL of any SLUDGE/ BIOSOLIDS, generated on site, protection of the ENVIRONMENT OPERATIONS ACT 1997, LICENCE REQUIRED

B.9 (iii) effluent irrigation; I. DEMONSTRATE CONSISTENCY with the principals detailed in USE OF EFFLUENT by IRRIGATION (DEC 2004) et al Acts. Include an ACCURATE MODEL of the proposed effluent reuse (MEDLI) AND Include a MONITORING PROGRAM.

C/ DETAILED ANALYSIS of potential IMPACTS OF OFF SITE DISCHARGE on the treated effluent on the RECEIVING ENVIRONMENT, an assessment of the alternative options and measures proposed to mitigate any POTENTIAL IMPACTS, an analysis of the POTENTIAL for IMPACTS on the SURROUNDING ENVIRONMENT RSEULTING FROM THE **OVERTOPPING OF THE EFFLUENT STORAGE DAM.....** AND THE MEASURES PROPOSED to avoid AND MITIGATE any ADVERSE IMPACTS.

B.10 The development application for STAGE 2 MUST DEMONSTRATE that the wastewater management infrastructure needed by the facility IS PROVIDED as part of the DEVELOPMENT or alternatively..... Determined with the COUNCIL the contributions that the APPLICANT is REQUIRED TO PAY to connect to council infrastructure.

WATER SUPPLY..... FULL DETAILS of the PROPOSED POTABLE WATER SUPPLY SYSTEM..... IS TO BE PROVIDED with the DA app for STAGE 2..... DEMONSTRATING ...proposed reticulation would NOT CONFLICT with FUTURE ROAD maintenance and construction activities. MUST BE PREPARED IN CONSULTATION with DPI WATER and COUNCIL, details of ON-GOING OWNERSHIP and MAINTAINANCE.

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

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]

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.

1.20 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 waste water 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.

.....

LOCAL GOVERNMENT ACT 1993 - SECT 68

68 What activities, generally, require the approval of the council?

(1) A person may carry out an activity specified in the following Table only with the prior approval of the council, except in so far as this Act, the regulations or a local policy adopted under Part 3 allows the activity to be carried out without that approval.

(2) This section does **not** apply to the carrying out of an activity specified in Part B of the following Table:

(3) This section does not apply to the carrying out of an activity specified in item 1, 2, 3, 4 or 6 of Part B of the following Table on land within the area of operations of a water supply authority constituted under the *Water Management Act 2000*.

Note: A person who fails to obtain an approval or who carries out an activity otherwise than in accordance with an approval is guilty of an offence-see secs 626 and 627.

Part B Water supply, sewerage and stormwater drainage work

- 1 Carry out water supply work
- 2 Draw water from a council water supply or a standpipe or sell water so drawn
- 3 Install, alter, disconnect or remove a meter connected to a service pipe
- 4 Carry out sewerage work
- 5 Carry out stormwater drainage work
- 6 Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer

Part C Management of waste

- 1 For fee or reward, transport waste over or under a public place
- 2 Place waste in a public place
- 3 Place a waste storage container in a public place
- 4 Dispose of waste into a sewer of the council
- 5 Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility
- 6 Operate a system of sewage management (within the meaning of section 68A)