Tasmanian Department of Justice

NORTHERN CORRECTIONAL FACILITY

SOCIAL IMPACT ASSESSMENT
Draft for Community Review

November 2023

BBC CONSULTING PLANNERS

THE SOCIAL STRATEGIES CO.

Andrea Young PLANNING CONSULTANTS

Table of Contents

Executive Summary iv

Acronyms xi

Guide to this report xii

1. Introduction 1

1.1. Purpose 1

1.2. Project background 1

2. Method 2

3. Project description 3

3.1. Site location and description 3

3.2. Facility description 5

3.3. Planning approvals pathway 8

4. Potentially affected communities 9

5. Community consultation 12

5.1. Consultation with the general community 12

5.2. Targeted consultation 13

5.3. Consultation with Near Neighbours 14

6. Scoping 15

6.1. Scoping framework 15

6.2. Comparative studies 15

6.3. Scope of potential impacts 19

6.4. Stakeholders 21

7. Snapshot of existing social and economic conditions 22

8. Potential impacts 26

8.1. Impacts on population and community 26

8.1.1. Population impacts 26

8.1.2. The nature and makeup of the community 27

8.1.3. Stigma 29

8.1.4. Crime and safety ... 31

8.1.5. Community cohesion, trust and engagement ... 34

8.1.6. Cultural heritage ... 35

8.1.7. Near Neighbours ... 36

8.1.8. Community services and facilities ... 36

8.2. Environmental amenity ... 39

8.2.1. Traffic ... 39

8.2.2. Visual impacts ... 39

8.2.3. Noise impacts ... 40

8.3. Personal and property rights ... 41

8.3.1. Personal rights ... 41

8.3.2. Property values ... 41

8.4. Impacts on housing and accommodation ... 42

8.4.1. Housing ... 42

8.4.2. Emergency accommodation and assistance ... 44

8.4.3. Visitor accommodation ... 44

8.5. Impacts on workforce and employment, business and industry ... 45

8.5.1. Workforce and employment ... 45

8.5.2. Business impacts ... 46

8.6. Impacts on offenders and their families ... 48

8.6.1. Connection with family ... 48

8.6.2. Rehabilitation and reintegration support ... 49

8.6.3. Aboriginal offenders and families ... 50

8.6.4. Re-offending ... 51

8.6.5. Trauma for past residents of the AYDC ... 53

8.7. Impacts of the development not proceeding ... 53

8.8. Cumulative impacts ... 54

9. Impact Assessment ... 56

9.1. Assessment ... 56

9.1.1. Construction impacts ... 58

9.1.2. Operation impacts *61*

9.1.3. Cumulative impacts *71*

10. Social Impact Management and Monitoring 72

10.1. Social Impact Management Plan 72

10.1.1. Construction phase *72*

10.1.2. Operation phase *77*

10.2. Performance monitoring and reporting 94

11. Recommendations 95

REFERENCES 96

APPENDIX 1 Analysis of existing conditions 101

APPENDIX 2 Summary of community consultations prior to the SIA 135

APPENDIX 3 Stakeholders consulted during the SIA 141

APPENDIX 4 SIA consultations with Near Neighbours 142

APPENDIX 5 Qualification to undertake a social impact assessment 145

Executive Summary

Introduction

The Tasmanian Government is investigating the development of the Northern Correctional Facility (the Project) on the site of the current Ashely Youth Detention Centre (AYDC) at 4260 Meander Valley Road, four kilometres east of Deloraine and approximately 47 kilometres west of Launceston. The Northern Correctional Facility (NCF) would primarily accommodate sentenced offenders who are minimum and medium rated and transitioning through their sentences. It would have a focus on providing rehabilitation and reintegration by maintaining better connections to family and support networks in the north and northwest of the state. Over half of the current offender population originates from the north or north-west region of Tasmania.

The Department of Justice (the Department) is the responsible authority for the proposed development of the NCF and has commissioned a social impact assessment (SIA) as part of its due diligence for investigating the suitability of the AYDC site. It has been commissioned in response to community concerns about impacts of the NCF on the community.

The SIA is not intended to assess if the Project should go ahead or not. Its purpose is to identify potential impacts on the community and propose ways to avoid or minimise negative impacts and increase potential benefits. This information will help to inform facility design and Project implementation.

The Project

The proposal is for a 270 bed correctional facility including accommodation for sentenced offenders who are minimum and medium rated, and a remand and reception centre for people who have been detained in custody pending their court appearances. It is expected the NCF would include accommodation for both male and female remandees and offenders, as well as the support services needed for the facility (including buildings like a kitchen, visits centre, health clinic, trade and industry centre and other programs, training and education spaces). The NCF would be built to maximum rated level to accommodate people on remand; however, it is not intended to accommodate sentenced offenders who are maximum rated at the NCF. Instead, the Tasmanian Government has committed funds in the 2023/24 budget to build an additional maximum rated unit at the Risdon Prison Complex in southern Tasmania.

Design of the NCF is expected to commence in 2024 after the completion of due diligence studies. Construction would take place in two stages. Stage 1 would occur over 3 years, commencing in 2025/26 with completion of construction in 2027/28. Subject to when the site is vacated by the AYDC, operations would begin in 2028/29. The timing of Stage 2 is unknown at this stage but it is expected to start soon after the AYDC closes.

At full operation the NCF would have approximately 250-370 full time equivalent (FTE) staff, including 25 to 30 FTE positions[1] relocated from the existing Reception Prison in Launceston.

SIA Approach

The SIA investigates potential impacts on the community's way of life, culture and wellbeing and includes issues raised by the community through consultation conducted prior to the SIA, and through additional targeted consultation during the preparation of the SIA.

The SIA has investigated possible effects on the following communities:

- *Near Neighbours* – residents within approximately two kilometres of the Project site who are likely to be most directly affected;

[1] Revised figures at September, 2023

- *Local Community* – people who live within approximately ten kilometres of the Project site who are likely to be affected but less directly; and
- *Meander Valley Community* – people who live in the Meander Valley Local Government Area (Meander Valley) who are likely to be generally affected.

Other stakeholders include human service providers, business and industry groups, and offenders and their families.

Scope of impacts

The categories of impacts investigated include:

- Population and community;
- Environmental amenity;
- Personal and property rights;
- Housing and accommodation;
- Workforce and employment, business and industry; and
- Offenders and their families.

The existing social and economic conditions for each of these categories is described in the SIA to provide the basis from which to predict potential changes arising from the Project. Predictions have been made for the construction and operation stages of the Project, for the 'no development' scenario, and for possible combined (cumulative) impacts from other projects that may be happening at the same time.

Community views

Opinions in the Meander Valley community about the proposed NCF are divided. Near Neighbours are almost unanimously opposed to the Project. Concerns of those opposed to the Project relate to the potential for impacts on safety, the risk of stigma, changes to the nature of the community and impacts on property values. Those in support of the Project anticipate potential benefits from economic stimulus and employment opportunities, the suitability of the current site given its existing use as a custodial facility, and the advantage of offenders being closer to their families in the north and northwest.

Existing social and economic conditions

The original inhabitants of the Meander Valley were the Pallittorre and Panninher Aboriginal people, with European occupation commencing in the 1820's.

At Census 2021 the Meander Valley Local Government Area (LGA) had a population of 20,709 people, with a lower rate of population growth between the 2016 and 2021 than Tasmania. Tasmanian government projections anticipate a decline in population by 2041 compared to expected growth in Tasmania.

The Meander Valley is a predominantly rural community but with significant areas within the Tasmanian Wilderness World Heritage Area. Deloraine is the main rural service town.

The Meander Valley is a positive and well-functioning community with a strong sense of identity and pride. The community is well established, resilient and has a stable population that is well connected socially. It has a sound rural economy which has grown at a faster rate than the rest of the state since 2013. The local tourism industry is also growing.

The local housing supply is severely limited and increasingly unaffordable for households on low to moderate incomes. Tourism accommodation is also limited and operates at capacity during peak times. There is limited public transport to the Meander Valley and currently none to the Project site.

Summary of impacts

The following provides an overview of potential impacts.

Population and community

A temporary increase in population is anticipated during Project construction. An increase in the resident population is likely at full operation due to an influx of staff working at the NCF (estimated between 90 and 133 people at full operation). This increase is within the capacity of local community services and facilities but not the housing supply or childcare services, both of which may present challenges for staff recruitment at the NCF.

Nature of the community

It is unlikely that the NCF would result in significant change to the nature or makeup of the Meander Valley community. Factors in support of this conclusion include:

- The findings of research into the impact of correctional facilities elsewhere;
- The evidence that few families of offenders move to be near a correctional facility, especially where visits can be made as a day trip; and
- The disincentive for families to relocate (including the scarcity and high cost of housing, and that offenders would be nearing the end of their sentence).

The Project has the potential to affect cohesion within the community. Experience elsewhere indicates that effective community consultation and communication by the project proponent and/or facility operator can help build community trust and confidence; help to address community concerns about safety; and help to support community cohesion. Measures to address this have been recommended.

Near Neighbours

Near Neighbours are likely to experience strong direct impacts from the NCF, including a permanently altered sense of where they live. Fears for their safety are likely to persist for some time with the potential to affect their health and wellbeing.

An estimated 15 Near Neighbours may be directly affected to varying degrees by one or more of the following:

- Stress and anxiety associated with an altered sense of their home and a perceived loss of amenity and safety;
- Traffic, noise and air quality impacts during construction; and
- Visual and noise impacts (including light spill) during operations.

Measures recommended to support Near Neighbours include ensuring access to mental health support services; regular and open communication with the Department's project management team and NCF management about issues and incidents as they arise; and through responsive facility design.

Stigma

There is little evidence to suggest that the NFC would result in stigma to the area. Factors found in the research that influence the likelihood of stigma include:

- The nature of the social and economic conditions already existing before the facility is established;
- Whether the area is known for other reasons and with an existing, established reputation and identity;
- The visibility of the facility; and
- The name of the facility (i.e. if it has a neutral name rather than being named by its location).

The Meander Valley has prevailing positive social and economic conditions and an established and growing reputation as a tourist destination reducing the likelihood of stigma occurring. A range of measures have been recommended to further reduce this risk.

Crime

There is a high level of fear of crime within the community. Crime data reviewed and consultations with police services in other locations indicate that a correctional facility does not increase crime. Visitors have not been found to cause problems in other locations. However the fear of crime may persist and continue to cause anxiety for some.

The NCF would include proven contemporary security systems and secure perimeter fencing with a very low risk of escape. Recommendations have been made for communication with Near Neighbours in accordance with an agreed protocol in the event of an escape or major incident occurring.

Recommendations have also been made for improving child safety at the informal school bus stop on Meander Valley Road at Cresswells Road (near the current entrance to the AYDC site).

In NSW, effective facility management combined with good community relations established through community consultative committees (which provide a forum for receiving community feedback, sharing information and discussing and resolving issues), and through regular and responsive communication by facility management, has been shown to reduce community fear over time. It has also been shown to build community trust and confidence.

Community services and facilities

No impact on local health services is anticipated directly from the NCF with all health services for offenders to be provided internally by the Department of Health. Little impact is expected on general health or hospital services from the projected increase in the resident population.

Stress associated with the Project for some may cause an increase in the demand for mental health services which currently have limited capacity. The capacity of publicly available mental health services would need monitoring with additional resources provided if needed.

The NCF may bring forward the need to upgrade the ambulance station at Deloraine to a double branch station (equivalent to 6 FTE staff and 2 ambulance vehicles).

Existing childcare services have no capacity to support the childcare needs of new residents attracted to relocate to the area to work at the NCF. The SIA recommends a strategy for stimulating additional service capacity in the Meander Valley.

There is potential for the NCF to contribute positively to the Meander Valley community through supporting the branding and development of the area as a short walks destination, contributing to sporting clubs and community facilities, the Deloraine Craft Fair and other major events through a range of voluntary and other contributions.

Environmental amenity

The NCF has the potential to impact the rural character and visual amenity of its locality. Construction is likely to generate noise, dust and traffic impacts on nearby residents. There is also the potential for noise and light impacts affecting some Near Neighbours during operation. Recommendations have been made to assess and address these impacts as part of facility design.

Property values

Based on experience elsewhere, the NCF is not anticipated to cause a reduction in housing prices. However, effects on the value of rural properties closest to the facility are not known and should be monitored for price-related stress and hardship following commencement of operations.

Housing and accommodation

Temporary accommodation would need to be provided to support construction workers to avoid adding to the existing housing and tourist accommodation supply shortages.

The limited supply of houses available for sale or rent combined with high prices in the Meander Valley may be a barrier to staff recruitment. Recommendations to investigate ways to increase the housing supply have been made.

Workforce, employment and business

Project construction would create new job opportunities for people in the Meander Valley (estimates were not available at the time of writing). At the operation stage an estimated 250 to 370 FTE jobs are anticipated.

Measures have been proposed to adopt minimum targets for employing local residents in the construction and operation stages of the Project (including prioritising employment of young people, Aboriginal people and women). This would also help offset job losses associated with the planned closure of the AYDC.

The Project has the potential to diversify the local economy and create new business opportunities. The Economic Impact Assessment (EIA) estimated $289m in additional economic value to the economy of the Meander Valley by 2040 (at present day values) with benefits shared by all business and industry sectors.

There is a need to balance the business opportunities associated with construction of

the NCF with maintaining the community's access to local construction and trades services. Measures are proposed to encourage contracting of Meander Valley businesses subject to their ability to maintain services to the community. Strategies have also been recommended to help local businesses in the Meander Valley to prepare for the tendering and procurement processes associated with the Project.

Communication with the Meander Valley Council and local businesses is recommended to avoid conflicting works schedules competing for limited labour and materials and causing disruption to local businesses.

No restrictions on existing farming practices are likely to be associated with the NCF. The Meander Valley's risk profile for poppy growing licences is not expected to be altered due to the heightened security associated with the NCF.

Offenders and their families

Offenders and their families would potentially benefit from increased personal visits due to the reduced travel time involved to make a visit. Offenders would also benefit from more frequent personal visits from support agencies based in the north and northwest.

Improved access to family and community would have important benefits for Aboriginal offenders and potentially help bring Culture into the facility.

The absence of bus services to the NCF would create a high risk of re-offending for offenders without transportation when released from custody. This would also create serious safety risks for the community (such as vehicle theft). Measures have been recommended for guaranteeing pre-arranged transportation for offenders prior to their release or providing transport assistance to suitable public transport services.

Impacts of the development not proceeding

The SIA has assessed the impacts of a 'no development' scenario. Under this scenario there would be immediate relief from stress and anxiety for Near Neighbours and others who are fearful about living near a correctional facility.

The future use of the site and its facilities would be uncertain. There would be the loss of 74.4 full time equivalent jobs with the closure of the AYDC impacting an estimated 10 staff members who live locally. There would also be a reduction in the demand on fire services and a reduction in noise and light impacts on affected Near Neighbours.

Assessment of significance

The significance of the potential impacts likely to remain after recommended mitigations and enhancements have been applied has been assessed in Section 9. An industry standard has been used to determine significance levels for impacts ranging from *low* to *very high* significance.

The most significant social benefits of the Project relate to the economic benefits of job creation and new business opportunities, and improved access for offenders to their families and support agencies in the north and northwest.

The most significant negative social impacts are associated with mental health effects on Near Neighbours, the need to manage impacts on housing and visitor accommodation supply, and the need to ensure guaranteed transportation for offenders away from the area upon their release from custody.

The impacts with *high* and *very high* significance are summarised below and take into account the recommendations in the SIA for enhancements to increase potential benefits, and mitigations to avoid/reduce potential negative impacts.

Potential positive impacts *with* enhancements

Construction:

- Local jobs (very high)
- Local business opportunities (very high).

Operation

- Local jobs (very high)
- New business growth (very high)
- Upgrade to Deloraine ambulance station (very high)
- Community access to volunteer workforce (very high)

- Increased access by offenders to families and support agencies (very high)
- Improved access to culture and community for Aboriginal offenders (very high).

Potential negative impacts remaining after mitigations have been applied

Construction:

It is noted that mental health impacts on Near Neighbours already exist in the Project investigation stage and are anticipated to persist through the construction and into the operation stages.

Operation:

- Impact on nature of the immediate locality (very high)
- Mental health impacts on Near Neighbours (very high)
- Capacity of mental health services (high).

Depending on the facility and landscaping design there may be high visual impacts affecting some Near Neighbours after mitigations are applied.

Potential negative impacts if no mitigations are applied

If the recommended mitigations for negative social impacts are not applied, the following potential negative impacts of *high* and *very high* significance may occur:

Construction:

- A temporary increase in pressure on housing supply and affordability from the construction workforce.
- Diversion of local trades and services away from the Meander Valley community and local businesses.

Operation:

- Continued lack of trust, low confidence and potentially persistent heightened fear of crime (in the absence of significant community engagement and liaison).
- Risk of re-offending and increased crime if offenders are released from custody without the means of transport to leave the area.
- Risk to children at the informal school bus stop at Cresswells Road.
- Visual impacts on the rural character and amenity of the locality (subject to facility and landscaping design).
- Impacts on housing supply and affordability in the Meander Valley.
- The absence of suitable accommodation for visitors to the NCF should they become stranded (e.g. vehicle breakdown).
- The lack of childcare services for NCF staff.

Social Impact Management Plan

The Social Impact Management Plan (SIMP) recommends a range of mitigations and enhancements to respond to the impacts identified. It is supported with a framework for monitoring the social performance of the NCF during the implementation of the SIMP (see Section 10).

Recommendations

The following recommendations have been made to address aspects of the Project that have been unable to be addressed at this stage of the Project in the SIA.

It is recommended that:

1. Construction noise, air quality and traffic impact assessments, and operational noise and visual (including light spill) impacts be conducted at the facility design stage.

2. A trauma informed approach to the design and operation of the NCF be adopted, guided by a specialised environmental psychologist and in consultation with past residents at the AYDC and Aboriginal offender support agencies.

3. The relevant findings from the Aboriginal Cultural Heritage assessment which were not available at the time of writing be taken into account in managing identified impacts.

Given the high level of concern within the community about the prospect of an adult correctional facility being established, the importance of maintaining regular and open

communications and liaison with the community is emphasised.

To this end, it is recommended that:

4. A publicly available Community Engagement and Communication Strategy for the NCF be developed in consultation with the Meander Valley community and Near Neighbours.

5. An independently chaired Community Consultative Committee be established at the commencement of operations to provide a forum for sharing information, discussing and addressing issues of concern, identifying opportunities to contribute to the Meander Valley community, and to monitor implementation of the SIMP. The committee should be attended by the general manager of the NCF and have representation from the Meander Valley Council, Near Neighbours and general community members, local agencies and organisations, Meander Valley businesses, agri-businesses and police. Minutes should be publicly reported.

It is also recommended that the Department liaise with TasNetworks to co-ordinate the community engagement processes for the NCF and the Marinus Link projects to minimise competing demands on affected residents.

Finally, it is recommended that the SIA be made available for public review to provide the opportunity for the Meander Valley community, Near Neighbours and other key stakeholders to review and comment on the assessments conducted, the mitigations and enhancements suggested and the recommendations made in this report.

Acronyms

ABS	Australian Bureau of Statistics
AYDC	Ashley Youth Detention Centre
CBOS	Consumer, Building and Occupational Services
CCC	Clarence Correctional Centre
CCTV	Closed Circuit TV
DNRET	Department of Natural Resources and Environment Tasmania
DoH	Department of Health
EAP	Employee Assistance Program
EIA	Economic Impact Assessment
FTE	Full time equivalent
HT	Homes Tasmania
LGA	Local government area
LGH	Launceston General Hospital
MCH	Mersey Community Hospital
MVC	Meander Valley Council
NCF	Northern Correctional Facility
RAW	Rural Alive & Well
REIT	Real Estate Institute of Tasmania
RHH	Royal Hobart Hospital
SA1	Statistical Area 1 (an ABS Census data collection sub-unit)
SIA	Social impact assessment
SQCC	Southern Queensland Correctional Centre
TIA	Traffic Impact Assessment
TPS	Tasmania Prison Service
UCL	Urban Centre and Locality

Guide to this report

Sections 1, 2 and 3	Provides background information about the SIA method and describe the NCF Project.
Sections 4 and 5	Identifies the communities that may be impacted by the NCF and describe the consultation processes used to engage with them.
Section 6	Sets out the scope of potential impacts and affected stakeholders.
Section 7	Provides a summary of the existing social and economic conditions in the Meander Valley.
Section 8	Investigates the potential for social impacts to happen, addressing the scope of matters set out in Section 6.
Section 9	Summarises and assesses the potential impacts, their significance and the stakeholders who may be affected.
Section 10	Sets out the Social Impact Management Plan for responding to the impacts and monitoring the performance of those responses.
Section 11	Makes a series of recommendations to the Project.

1. Introduction

1.1. Purpose

The Tasmanian Government is investigating the development of the Northern Correctional Facility (NCF) on the site of the current Ashley Youth Detention Centre (AYDC) at 4260 Meander Valley Road, Deloraine. The facility would contribute to a state wide corrections system complementing the Risdon Prison[2] located at Risdon near Hobart and would be government operated by the Tasmania Prison Service (TPS). Over half of the state's current offender population originates from the north or northwest region of Tasmania. The NCF is intended to support offender rehabilitation and reintegration by maintaining better connections to family and support networks in these regions. The proposal is for a minimum and medium rated facility with a focus on providing rehabilitation and reintegration. As the NCF would also include a remand and reception centre it would be built to a maximum rated level; however, it is not intended to accommodate sentenced offenders who are maximum rated. Instead, the Tasmanian Government has committed funds in the 2023-24 budget to build an additional maximum rated unit at the Risdon Prison Complex in southern Tasmania.

The Department of Justice (the Department) is the responsible authority for the proposed development of the NCF Project (the Project) and has commissioned a social impact assessment (SIA) as part of its due diligence for investigating the suitability of the AYDC site for the NCF. Although not required for the statutory planning application process, as a significant public infrastructure proposal, and in response to concerns raised during consultation with the Meander Valley community in early 2022, the Department has commissioned an SIA to investigate the potential social impacts associated with the Project.

The SIA is not intended to assess if the Project should proceed or not. Its purpose is to identify potential impacts associated with the NCF and propose ways to avoid or minimise negative impacts and enhance its positive benefits to inform facility design and Project implementation.

1.2. Project background

The NCF was initially proposed on a site within the industrial precinct on Birralee Road near Westbury and on Crown Land at Brushy Rivulet on Birralee Road, approximately five kilometres from Westbury. Both sites replaced by the AYDC site following the decision to close that facility.[3] Following public consultation, in May 2022 the state government announced that the AYDC site was the preferred site (the Project site).

The SIA is one of a series of reports commissioned by the Department to investigate the Project site, including:

- European heritage study;
- Aboriginal cultural heritage study;
- Economic impact assessment (EIA);
- Traffic impact assessment (TIA);
- Ecological survey;
- Bushfire hazard assessment;
- Site services provision (water, power and digital technology);
- Demand forecast; and
- Assessment of existing AYDC infrastructure.

Assessments for landscaping, lighting and noise impacts are intended to take place at the Project design stage.

[2] The Risdon Prison includes: the Southern Reception Centre, the Risdon Prison Complex (medium and maximum rated), the Ron Barwick Prison (medium rated) and the Mary Hutchinson Women's Prison. Reception prisons are also located in Hobart and Launceston.

[3] In September 2021 the Tasmanian Government announced that the AYDC facility would close around September 2024.

2. Method

Social impact assessment is concerned with investigating in advance the likely impacts of development projects or policy proposals on the day-to-day lives of individuals and communities. An SIA investigates potential impacts on the affected community's way of life, culture and community, health and wellbeing, personal and property rights and fears and aspirations. The steps involved in preparing an SIA are shown in Figure 1.

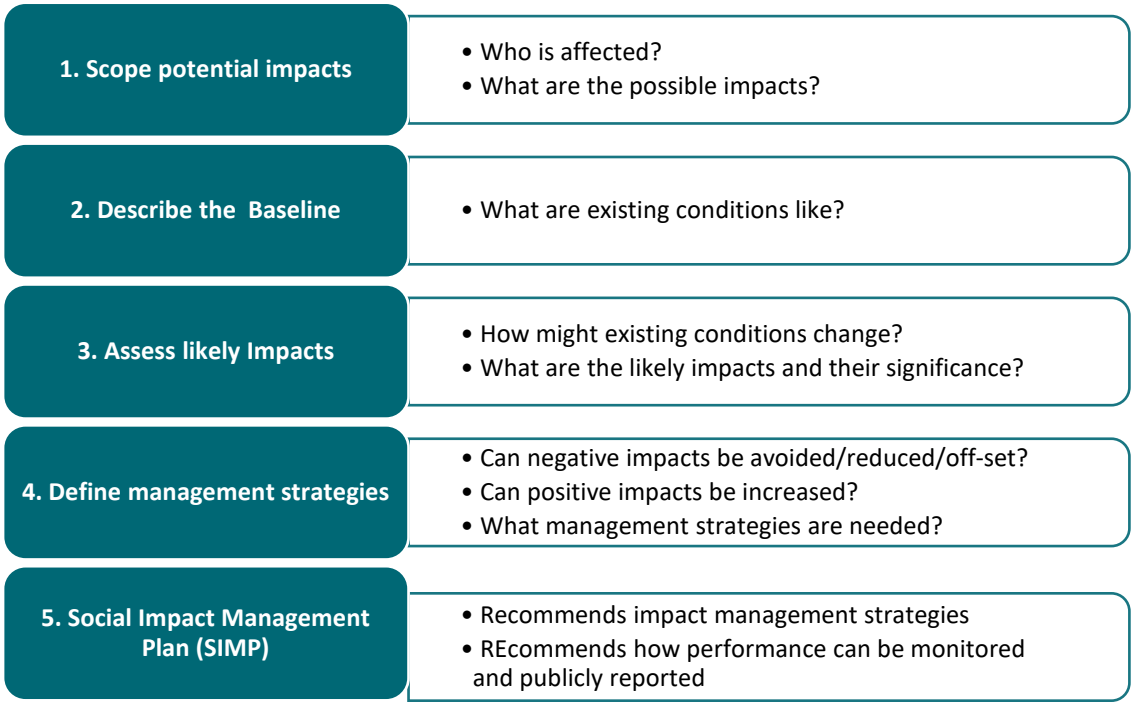


Figure 1. Social impact assessment method

The following sources of information sources were used in preparing this SIA:

- Consultation with the Meander Valley community and other relevant stakeholders (in Section 5);
- Research, reports and comparative studies;
- Australian Bureau of Statistics (ABS) Census data, Tasmanian Government data and other specialised data sources (e.g. property and tourism data); and
- The relevant due diligence studies for the Project, including the European Cultural Heritage Study, Traffic Impact Assessment and Economic Impact Assessment.

An Aboriginal Cultural Heritage assessment was also being prepared but was not available at the time of preparing the SIA.

Consideration has also been given to experience at two correctional facilities established in rural communities in the past decade: the Clarence Correctional Centre established in 2020 near Grafton in NSW, and the Southern Queensland Correction Centre established in 2012 near Gatton, Queensland.

3. Project description

3.1. Site location and description

The Project site is located at 4260 Meander Valley Road, Deloraine, PID 6275320, Title Reference 12/6765 in northern Tasmania. It is situated in a rural area four kilometres east of Deloraine and approximately 47 kilometres west of Launceston (40 minutes) and 58 kilometres from Devonport (45 minutes) between the towns of Deloraine and Westbury (see Map 1 overleaf).

The Project site is approximately 38.38 ha of undulating cleared pasture that currently houses the buildings and facilities in the AYDC compound (see Figure 2). It is surrounded by farmland and forestry and is bound to the south by Meander Valley Road and to the north by the Bass Highway[4] and Western Line rail. Five homes are located within approximately one kilometres of the current AYDC compound (one on the other side of the Bass Highway); the nearest is approximately 870m away. Three homes are within 350m to 612m of the Project site boundaries. An electricity transmission line passes through the north-eastern corner of the site and drainage lines classified as 'waterway and coastal protection areas' pass through the eastern side of the site (see Figure 3).

The study area includes rural, rural-residential, urban areas, townships and villages, along with significant areas within the Tasmanian Wilderness World Heritage Area. Rural areas are closely settled with rural land used mostly for agriculture, with some forestry.

Regional road and rail infrastructure provides connectivity of the study area to the east to Launceston and in the west to Burnie via the Bass Highway and the Western Line freight rail system. There is limited public transport to the study area and none to the NFC site. The Redline bus company provides daily services from Deloraine to Devonport and Launceston from where other connections to regional services can be accessed.

[4] The Bass Highway is classified as a Category 1 road which is proclaimed as a limited access road.

Map 1. Project site location

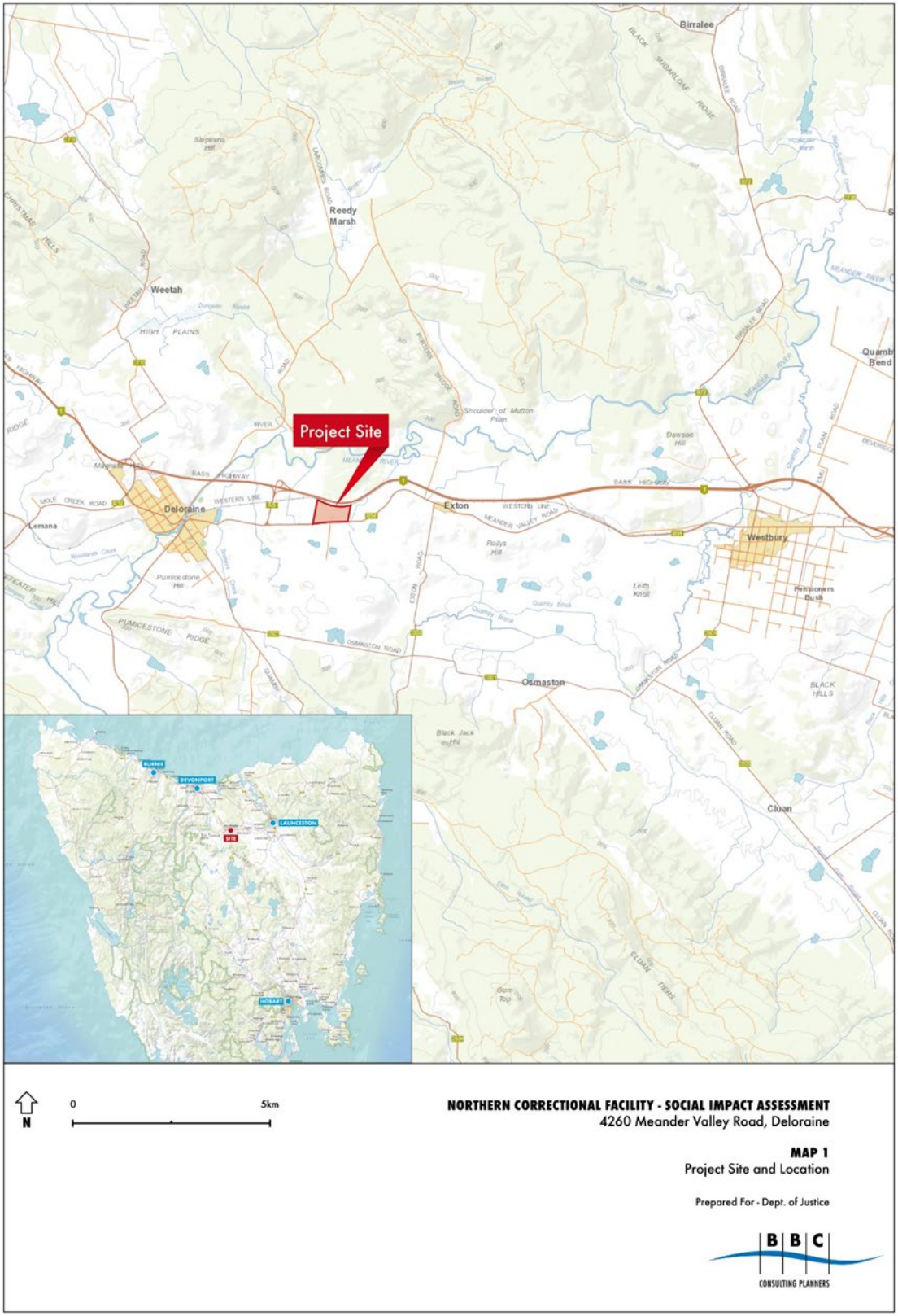


Figure 2. Ashley Youth Detention Centre aerial view (reproduced courtesy of The Examiner)

Figure 3. AYDC compound, transmission line (purple) and drainage lines (blue)

3.2. Facility description

The NCF proposal is for a 270 bed correctional facility that will primarily be used for offenders transitioning through their sentences, with a strong focus on providing rehabilitation and reintegration opportunities. It will also include a remand and reception centre for people who have been detained in custody pending their court appearances. It is expected that the buildings required for the facility will be a mixture of accommodation for both male and female remandees and

offenders, as well as the support services needed for the facility (including buildings like a kitchen, visits centre, health clinic, trade and industry centre and other programs, training and education spaces). To accommodate people in remand the NCF would be built to maximum rated level; however, it is not intended to accommodate sentenced offenders who are maximum rated at the facility.

While the NCF has not been designed at this stage, it is intended to feature proven security systems and a secure perimeter fence with an extremely low chance of escape. Facility design will follow completion of the due diligence investigations required as part of the statutory planning application process. These investigations will help to inform the design brief, with a Request for Tender for the NCF design expected to be released in 2024.

The operational date for the NCF may be impacted by the ability for the *Department for Education, Children and Young People* to develop a replacement facility for the AYDC. This is due to the logistical challenges of operating both a youth detention centre and an adult correctional facility from the same site, and the Government's stated policy of not co-locating the two facilities at the site.

Construction

It is proposed that the NCF would be delivered through a two stage construction process with the final staging yet to be determined. Subject to the relocation of the AYDC as noted above and obtaining all the necessary State and Commonwealth approvals for the NCF, the Department is working towards commencement of construction in 2025/26. Construction of Stage 1 is expected to occur over 2 to 3 years with completion in 2027/28. The timing of Stage 2 is unknown although it is expected it would start soon after the AYDC closes.

Construction activities would include:

- Site preparation, building demolition, earthworks and roadworks;
- Hydraulics and civil works;
- Building construction, plumbing and electrical;
- Landscaping;
- Equipment installation;
- Perimeter fencing; and
- Security.

Operation

The NCF would operate 24 hours a day, seven days a week. Once fully operational at Stage 2, the NCF would be staffed with approximately 250-370 full time equivalent (FTE) staff, including 25 to 30 FTE positions relocated from the Reception Prison in Launceston. Staffing would include corrections staff, facility administrators and specialised professionals (such as recreation, drug treatment and safety compliance specialists, and correctional release co-ordinators). These would be newly created positions, with most staff recruited locally and from the north and northwest of the state. Contractors would also be employed.

Custodial staff would work similar shifts to those at Risdon Prison in a combination of 8, 10 and 12 hour shifts across a 24 hour day/7 day week. All correctional staff (90% of staff) would commence work at 7am or 7pm. Administration and specialist staff would generally work standard office hours of 9-5pm.

Visiting arrangement would be similar to current arrangements at Risdon Prison.[5] Up to 3 visits can be made a week, on most days of the week, between the hours of 9.15 am and 2.15pm (depending on the rating of the offenders). Visits would be booked the day before and limited to a maximum of two people (including children). Video conferencing facilities would also be available. Different

[5] Visiting days at the RPC are Monday, Thursday, Friday, Saturday and Sunday. Visits take 1.25 hours from point of arrival to point of departure.

arrangements would apply to offender support agencies, legal advisers, health and other offender service providers, and all visitors would be screened and require approval by the TPS.

Transportation of offenders to the NCF from court and between correctional centres would be provided by either the TPS or Tasmania Police (on rare occasions), and in the case of medical transfers, by either the TPS or by ambulance.

3.3. Planning approvals pathway

The NCF will require planning approval by the Meander Valley Council, the relevant planning authority for the development. The site is zoned as Community Purpose under the *Tasmanian Planning Scheme – Meander Valley.* It has an additional Permitted Use Class for a Custodial Facility based on its current use for the AYDC, meaning that a custodial facility is a permitted use for the site, subject to satisfying certain criteria. As a permitted use, public consultation on the development application is not a statutory requirement. The SIA is not a statutory planning requirement for approvals purposes but has been undertaken to help inform the design and operation of the facility.

4. Potentially affected communities

The Project has the potential to affect a range of communities of interest, some defined by their location, others by area of interest (e.g. offenders and their families). The communities that may be affected by the Project are described below.

- Geographic communities of interest (see Map 2)
  - Near Neighbours – residents within approximately two kilometres radius of the Project site (an estimated 42 households) who represent the community potentially most directly affected by the NCF;[6]
  - The Local Community – people who live in nearby towns and rural localities within approximately a ten kilometres radius of the Project site[7] who are likely to be affected but less directly; and
  - The Meander Valley community – people who live in the Meander Valley Local Government Area (LGA) who are likely to be generally affected.
- Other communities of interest: human services providers, business and industry groups, and offenders and their families.

Statistical data has been used to help describe the Local Community and Meander Valley communities applying the statistical geography defined in Table 1. Data for the Local Community includes the Deloraine and Westbury Urban Centres/Locality (UCL) and Statistical Area 1 (SA1) for the rural localities (rural localities as defined by SA1s are shown in Map 3).

All data references to Deloraine and Westbury are to the UCL areas. All references to the Meander Valley are to the Meander Valley LGA.

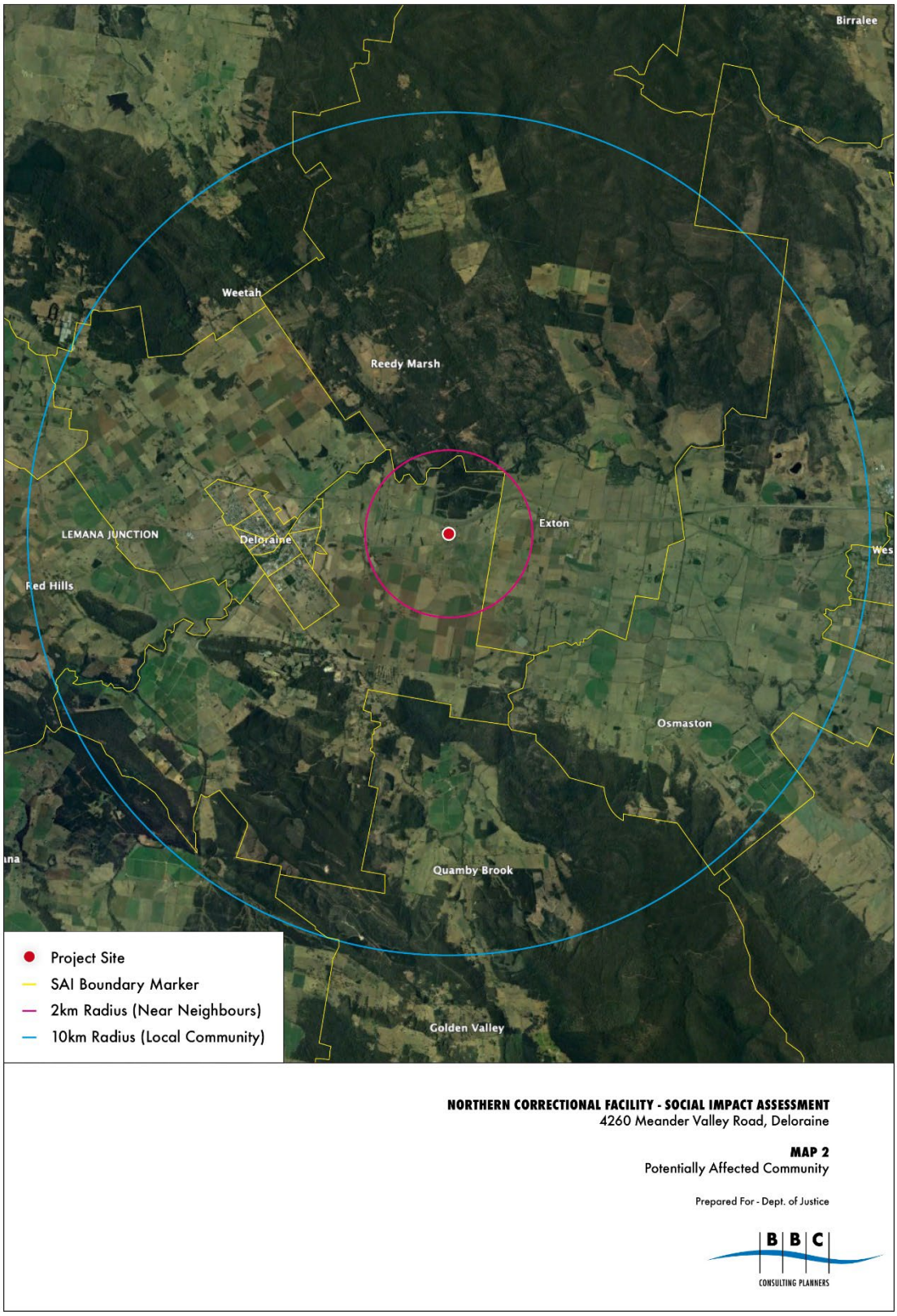
Table 1. Statistical geography for the SIA Study area

Community of interest[(a)]	Statistical Area	Description
Local Community	Deloraine Urban Centre/ Locality (UCL) Code: 615005 Westbury UCL Code: 615027 Statistical Area Level 1 areas (SA1's) within a 10 km radius: Code: 60202105409 Code: 60202105410 Code: 60202105703 Code: 60202105705 Code: 60202105706 Code: 60202105712 Code: 60202105417 Code: 60202105415	Near Neighbours The communities of Deloraine and Westbury Rural localities approximately within a 10 km radius of the Project site including Exton, Omaston, Quamby Brook, Red Hills, Weetah and Reedy Marsh
Meander Valley	Meander Valley Local Government Area	The whole of the Meander Valley community

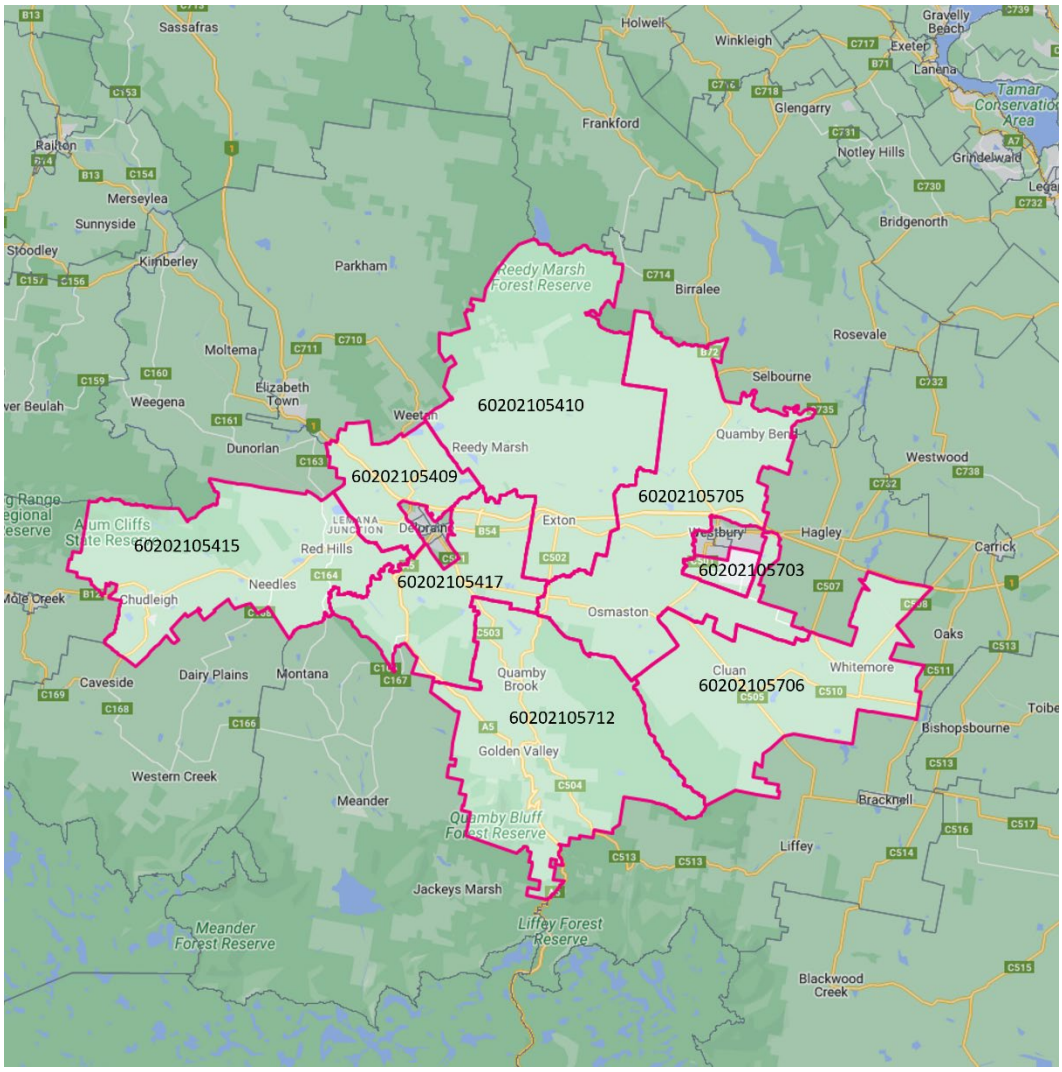
[(a)] Near Neighbours are not described in the table as data is not reportable at this small area level for privacy reasons.
Source: Australian Bureau of Statistics 2021 ASGS Statistical Geographies

[6] The original contact list of 33 Near Neighbours has been expanded in subsequent consultation for the SIA by a further 9 properties to include neighbours on Meander Valley Road and/or neighbours located just beyond the two kilometres radius who may also be impacted.
[7] This includes the rural localities of Exton, Omaston, Quamby Brook, Red Hills, Weetah and Reedy Marsh.

Map 2. Potentially affected community



Map 3. Rural Localities (SA1s)



Source: Remplan

5. Community consultation

Community consultation provides a critical input to the SIA which has taken into account findings from consultation with the general community prior to the commissioning of the SIA, and targeted consultation conducted during the SIA. A summary of the consultation processes undertaken for the Project is described below.

5.1. Consultation with the general community

The Department has committed to ongoing consultation with the community across the life of the Project, has established a project website and provides regular updates via newsletters sent to subscribers and regular updates in the Meander Valley Gazette. Ongoing consultations are also held with Near Neighbours and the Meander Valley Council.

Prior to the SIA, the following community consultation activities were conducted:

Site 1. Westbury Industrial Precinct	Community survey initiated by the Department (phone survey, postal survey and telephone interviews from Feb to May, 2020);
Site 2: Brushy rivulet	Public meeting initiated by the Meander Valley Council with submissions invited (August, 2021); and
Site 3: AYDC	Broad community consultation conducted by the Department (commencing on 9th February 2022 and concluding on 14th March 2022): • Public drop in sessions with the general community (16 sessions); • Direct contact with Near Neighbours within a two kilometres radius of the site (25 meetings); • Receipt of written submissions; and • Ongoing email correspondence via the Project website beyond the formal consultation period. Additional engagement has also taken place between Near Neighbours and the Minister for Justice and Departmental representatives.

Issues relevant to the Project site have been reviewed for the SIA (a summary is provided in Appendix 2). Consultation for Site 3 (AYDC) found divided opinion in the community over the AYDC site (50% were opposed, 43% were in support; 7% were opposed to any location) (Department of Justice, 2022).

Key issues identified in favour of the proposal included:

- Economic stimulus for the area, both during construction and operation of the NCF;
- Enhanced employment opportunities, including secure, long term employment;
- Building and operating a new facility with a strong focus on rehabilitation, training, education and reintegration opportunities;

- Existing use of the site for a custodial facility already socialised; and
- Identification of favourable characteristics of the site such as being already cleared, close to services and transport, and appropriately zoned.

Key issues identified against the proposal included:

- Safety of locals from escapes, undesirable visitors or undesirable people moving into the area;
- Strong opposition to maximum rated offenders being accommodated in the NCF;
- Concerns that property values would decline;
- Impact of a large correctional facility in proximity to a small town, principally on local services;
- Infrastructure and demographic characteristics;
- Increased traffic volumes on Meander Valley Road;
- Visual impact of a large facility, particularly for passing tourist traffic; and
- Stigma of the town being associated with a correctional facility and being inconsistent with the perceived economic and social direction of the area.

The proposed NCF attracted state wide media interest for each of the sites considered, with the coverage pointing to some discontent and divisiveness within in the community associated with the site selection process.

5.2. Targeted consultation

Targeted consultation with key stakeholders occurred during the SIA to address gaps in participation from key interest groups and to seek additional input from Near Neighbours. The following stakeholder groups were consulted (a list of stakeholders consulted during the SIA is provided in Appendix 3):

Near Neighbours:	• Two workshops were held in February 2023 to explain the SIA process, review the issues identified to date, identify gaps and possible mitigations, attended by 36 people. • Four telephone interviews with Near Neighbours unable to attend.
Local agencies, organisations (including business and industry groups):	• Individual interviews to explain the SIA process and describe the NCF; seek feedback on potential impacts; discuss capacity to accommodate the impact (e.g. in case of increased service demand); discuss potential mitigations and enhancements.
State government agencies and the Meander Valley Council:	• Meetings to access relevant information for the SIA and understand implications for government provided services and service planning.
Non-government offender support groups and industry groups:	• Interviews to explain the SIA process and describe the NCF; seek feedback on potential impacts; discuss capacity of services to accommodate the

impacts; discuss potential mitigations and enhancements.

Findings from these consultations have been integrated into the description of existing conditions in Section 7 and the discussion of potential impacts in Section 8. Further input and comment is anticipated following public review of the SIA.

5.3. Consultation with Near Neighbours

Consultation with Near Neighbours during the preparation of the SIA identified strong and almost unanimous opposition to the proposed NCF. Most felt their views had not been heard because they represent only a small population, and generally held a low level of trust in government.

Participants expressed anger and were fearful of having a correctional facility in their community stating:

- Their strong and passionately felt position of "No Prison" at the AYDC site;
- A request to meet with the decision makers to express their opposition to the proposal directly;
- Their view that they had not been adequately consulted about the site; and
- A request for information about the site selection process and why the AYDC was the preferred site.

Participants at the workshops were unwilling to contemplate the NCF going ahead and were unwilling to discuss how impacts could be mitigated. Participants at the first workshop were not willing to discuss how they wanted to be consulted considering this would be a concession to it going ahead. Participants at the second workshop felt a community consultative committee (with paid attendance) should be established for the duration, emphasising that this view should not be misconstrued as support for the NCF.

Telephone interviews were held with four Near Neighbours unable to attend the workshop. Three were opposed to the NCF, one was supportive.

A detailed summary of the issues raised through consultation with participants is provided in Appendix 4.

Following the workshops, senior officers from the Department visited several Near Neighbours individually to discuss their concerns. These concerns are reflected in this SIA.

6. Scoping

6.1. Scoping framework

Scoping of potential impacts forms the basis for the impacts investigated in the SIA. The scope took into account issues raised through community consultation and considered the following aspects of the community derived from accepted industry frameworks (DPE, 2021; IAIA 2003; Vanclay et al, 2015):

Population Characteristics:	Expected changes to the population.
Way of life:	How people live, work and play, and their customary behaviours.
Community:	Community cohesion, stability and character, access to services and facilities (including housing). How the community functions, their resilience and sense of place.
Culture, values and aspirations:	Shared beliefs and customs, values and connections, and possible changes for Aboriginal people. Perceptions of safety and aspirations for the future.
Environment:	Access to and use of the natural and built environment, including impacts on air, noise and visual qualities, aesthetic value and amenity.
Health and wellbeing	People's physical, mental, social and spiritual wellbeing.
Personal and property rights	Whether people are economically affected or experience personal disadvantage.

6.2. Comparative studies

The scoping process also considered impacts identified in the following studies for similar developments:

- The Gatton Correctional Precinct South East Queensland (SEQ);
- New Grafton Correctional Centre, NSW;
- Lithgow Correctional Centre, NSW; and
- Mid North Coast Correctional Centre, NSW.

The findings from each study are summarised below.

Gatton Correctional Precinct, SEQ

Gatton Correctional Precinct Social Assessment Main Report (SGS Economics and Planning et al, 2007)

A 3,000 bed prison built on a 600 hectare site in the Spring Valley rural locality in the Gatton Shire. The first stage was a 300 bed women's centre (completed and now transitioned to a men's maximum rated facility). Stage 2 comprising a 1,000 bed men's centre is currently under construction.

Summary of findings:

- Resettlement of offenders in the local area not likely – typically offenders were found to move away from the area where they have been incarcerated.
- Resident concerns included community safety. Fear of increased crime not supported in the research, with communities near prisons in Queensland found to experience lower crime rates than the rest of the State. Residents near prisons have reported a beneficial sense of safety due to increased security presence. Community confidence and safety found to be influenced by smooth running and the absence of significant incidences such as fire or riots.
- Resident concerns about negative impacts on property prices not supported by research of prison sites elsewhere or observed property sales following announcement of the correctional precinct
- Strong employment prospects across a range of job types and opportunity for increased trade for local businesses, also helping to diversify the rural economy.
- Stigma not considered significant subject to the scale, proximity and visibility of the facility, as well as whether facility naming associates the facility with a location (e.g. Gatton Correctional Precinct).
- Primary health services provided on site with no demand anticipated on local services, though small increase in resident population would increase demand on local services. Emergency health care services required additional investigation.
- Likely increased need for increased emergency relief support, childcare and housing referral services, including afterhours support services for some visitors to offenders, exceeding the capacity of existing service provision.
- Significant positive contribution to the community, including young people, if associated with locally provided training relevant to construction, operations and potential employment multiplier effects for local businesses and industries.
- Some increased demand for housing for permanent residents and for rental housing and short term and overnight accommodation for construction workers, placing pressure on the existing housing market and visitor accommodation. Expected small increase in demand on crisis housing for offenders' visitors.
- Need for public transport for correctional staff and visitors from Brisbane to the facility and increase prison visitor transport services (provided by government procured services).
- Increased demand on non-government organisations providing support to offenders and their families, with limited capacity in the local community; limited available capacity to expand services to help prepare offenders and their families for prison release.
- Particular needs identified for support services to Aboriginal families of offenders, and to support the welfare of Aboriginal offenders, given the high representation of Aboriginal people in prisons; opportunities to strengthen capacity of local Aboriginal population through education and employment.
- Potential for increased competition for services for people culturally and linguistically diverse people.

Lithgow Correctional Centre, NSW

Lithgow Correctional Centre Proposed 250 Bed Minimum Security Correctional Centre. Social and Economic Impact Assessment (BBC Consulting Planners, 2007)

This study reviews the findings of a series of studies monitoring community concerns about the Lithgow Correctional Centre, a maximum and minimum security facility. Community concerns monitored included: fears for safety and security, impacts on property values, impacts on temporary accommodation and housing, impacts on social services and status of the prison on the community.

The study concluded that "...in general, the existing correctional centre was well established in the social and economic fabric of Lithgow. Negative social impacts associated with the Centre were generally minimal or non-existent, contrary to some perceptions in the local community. These studies found that the Lithgow Correctional Centre had introduced a number of positive social benefits into the community, in addition to substantial positive economic benefits to Lithgow as a result of the operation of the Centre." (BBC Consulting Planners, 2007:2).

Summary of findings:

- Strong sense of security in the knowledge that the centre was a maximum security facility with little risk of escape.
- Minimal to no experience of prisoner escapes from minimum or medium security in comparable prisons elsewhere in NSW (at Kempsey and Mid North Coast Correctional Centre).
- A low incidence of families of offenders relocating to Lithgow with little impact on community services and facilities.
- Fear that crime would increase was not validated by Police and crime rates were found to remain stable or decline.
- There was little evidence of families of offenders moving to the area and in 15 years only one offender who was not from the area has chosen to remain there.
- Families of offenders comprise only approximately 1% of Department of Housing stock and many of these were originally from the area.
- Service and welfare providers were not found to be significantly affected and there was increased patronage of the currently underutilised bus services.
- No concerns were reported by tourism groups or Council regarding the image of the town.
- The prison provided increased availability of physical workforce for community projects and provided support for local charities through offender work projects and additional staff fundraising.
- Increased secure employment for local residents and expansion of a stable industry, diversifying the economy of the town.
- Ongoing support of TAFE services.

New Grafton Correctional Centre, NSW

New Grafton Correctional Centre Social Impact Assessment (BBC Consulting Planners, 2017a)

The New Grafton Correctional Centre (renamed the Clarence Correctional Centre) comprised a 1,700 bed maximum and minimum security for both male and female offenders in a rural setting 12.5 kilometres southeast of Grafton, in the Northern Rivers region of NSW. Similar to the NCF, the site is surrounded by rural properties with the nearest dwellings within 450m of the facility.

Summary of findings:

- Fears for safety and increased crime, and impact on rural lifestyle by close neighbours and potential for impacts on cattle stock movements on a local road are not supported in the evidence on crime. Studies of comparable towns in NSW found no direct correlation between the establishment of a Correctional Centre and any increase in crime. However, fear of crime may persist for some residents.
- Opportunity for employment, training and business expansion and contribution to local and regional economy.
- Stigma was raised as an issue by some, but others were positive, influenced by their lived experience with the existing facility, employment opportunities and low visibility of the facility due to screening vegetation.

- Impacts on the rural character and ambience of the location during construction and operation, including visual and traffic impacts, most acutely felt by immediate neighbours.
- No change to the nature of the community as a result of increased visitation or offenders' families moving to the area.
- Need for temporary accommodation for the construction workforce potential impacting the supply of accommodation for tourists; overnight stays by visitors to offenders were estimated to be minimal and within the capacity of the available short term accommodation supply.
- Potential for impact on housing affordability and crisis housing.
- Potential employment and training opportunities for Aboriginal people with a need for culturally appropriate rehabilitation and pathways for employment and integration on release.
- Some impacts on the ability of local community health services (e.g. general practitioners) to absorb increased demand associated with population growth and potential increased demand on hospital services associated with emergency presentations.
- Extensive consultation process involving the wider community was appreciated as being respectful, supportive and accountable. Potential strengthening of community cohesion through participation in the Community Consultative Committee.
- Light spill impacts from night-time construction and operational lighting of perimeter fencing.
- Noise impacts during construction with insignificant impacts during operations.
- No decrease or destabilising impact on housing costs anticipated based on post occupancy research of the Lithgow Correctional Centre.

Mid North Coast Correctional Centre, Kempsey NSW

Socio Economic Impact Assessment, Minimum and Maximum Security Additions and Alterations to Mid-North Coast Correctional Centre (BBC Consulting Planners, 2017b)

Mid North Coast Correctional Centre is a maximum, medium and minimum security facility located in a predominantly rural area approximately 14 kilometres west of the Kempsey town centre on the Mid North Coast of NSW, 440 kilometres north of the Sydney. A post occupancy study of the centre found:

- The opening of the Centre in 2004 had little impact on trends with crime rates remaining stable or declining in most areas.
- Police did not express a concern that crime in the area related to the Centre.
- Incidences of anti-social behaviour in relation to visitors to the Centre had been minimal, and largely confined to the Centre carpark.
- There had been minimal impact on government welfare services.
- The presence of the Centre had a positive impact increasing jobs and investment and boosting property prices and had not deterred considerable new housing development in Kempsey.
- There had been no escapes from the Centre (recorded between 2004 – 2007).
- There was very little evidence of families of offenders moving to the area or of offenders not previously from the area choosing to remain in Kempsey.
- Investment in Kempsey had continued to grow, suggesting Kempsey has retained a positive image. No concerns were raised from tourism groups or Council with regards to the image of the town.
- A key recommendation was the establishment of the Community Consultative Committee enabling agencies and stakeholders to effectively discuss and manage issues that arise in relation to the Centre.

6.3. Scope of potential impacts

The scope of potential social impacts identified for investigation in the SIA is outlined in Table 2.

Table 2. Scope of potential impacts for the Proposed Northern Correctional Facility

Potential construction impacts	Potential operation impacts
Population characteristics	
Makeup of community: • Impact of construction workforce on community makeup.	Makeup of community: • Potential for people to move to the area for employment; • Potential for offenders' families to move to the area; and • Increase in visitors to the area to see offenders, including potentially vulnerable visitors and undesirable visitors.
Way of life	
Rural Lifestyle: • Disruption to quiet nature of rural life from construction activities. Economic growth and activity: • Increase in local jobs; • Increased trade for local businesses; • Possible take up of tourist accommodation by construction workers; and • Impacts on the availability of local tradespeople and construction workers.	Rural lifestyle: • Impact on quality of life of Near Neighbours; and • Security of adjacent crops, including poppy crops. Economic growth and activity: • Impact of stigma on tourism; • Increased demand for visitor accommodation; • Increased training and skill development opportunities; • Increased local jobs; • Business development opportunities for local and regional businesses; • Diversification of the local economy; and • Impacts of light and noise on farm animal welfare.
Community	
Nature of community: • Impacts on rural character and identity; • Community cohesion; and • Increased traffic on Meander Valley Road.	Nature of community: • Impacts on community cohesion; • Impacts on community's sense of participation and agency over decisions that affect them; • Impact on rural character and identity of the area, particularly for Near Neighbours; • Increase in transience and undesirable behaviours by newcomers and visitors to the area changing the nature of the community; and • Increased traffic on Meander Valley Road. Effects on housing: • Increased demand for housing placing additional pressure on housing supply and affordability; • Increased demand for temporary accommodation; and • Increased demand for crisis housing and emergency support for visitors to the NCF.

Potential construction impacts	Potential operation impacts
	Effects on infrastructure: • Increased demand on school and other community services from the increase in resident population; • Increased demand on local health services from increase in resident population and the NCF population; • Increased demand on Launceston General Hospital (prisoner admissions); • Increased demand on police and emergency services; • Increased demand on local community services; • Increased volunteer workforce (offenders' community work); and • Ability to service the site with water and sewer utilities.
Culture, values and aspirations	
Community safety: • Impacts on perceptions of safety with influx of construction workers. Aboriginal culture: • Opportunities for employment during construction.	Community safety: • Increased fear of crime, especially amongst Near Neighbours, residents on isolated farms and older residents; • Fear of maximum rated offenders; and • Safety of children using nearby school bus stop. Aboriginal culture: • Opportunities for rehabilitation, training and employment; and • Opportunity to incorporate culturally sensitive practices. Aspirations for the future: • Impacts on sense of place and identity (stigma); • Aspirations for tourism industry development; and • Focus on rehabilitation and employment of offenders.
Environment	
• Construction noise, traffic and visual impacts particularly for Near Neighbours.	• Visual impacts of perimeter fence and buildings for Near Neighbours and from local roads and highways. Impacts on tourism appeal; • Light spill impacts on Near Neighbours; and • Noise impacts.
Health and wellbeing	
Effects on local community: • Psycho-social impacts, particularly for Near Neighbours and vulnerable groups (e.g. older residents).	Effects on local community: • Stress and mental health impacts, particularly for Near Neighbours and vulnerable groups (e.g. elderly residents). Effects on offender and their families: • Improved wellbeing of offenders with improved access to family and friends; • Reduced recidivism rates as a result of improved access to family and support networks; • Improved wellbeing of families of offenders, particularly children; and

Potential construction impacts	Potential operation impacts
	• Trauma for offenders previously detained at the AYDC.
Personal and property rights	
• Impacts on property prices and amenity.	• Impacts on property values and amenity.

6.4. Stakeholders

The stakeholder groups identified as being potentially affected by the Project are:

General community:

- Near Neighbours
- Local Community
- Meander Valley community
- Vulnerable groups

Human service providers:

- Health service providers (Government and non-government)
- Social housing / crisis accommodation providers
- Local school and childcare services
- TAFE / vocational education providers
- Non-government offender support service providers
- Meander Valley Council
- Government emergency service providers

Business and industry groups:

- Tourism industry
- Business / industry representative bodies

Offenders and their families

- Residents in the north and northwest
- Offenders
- Families and significant others of offenders

7. Snapshot of existing social and economic conditions

An understanding of the existing social and economic conditions in the study area provides the basis from which to predict potential changes resulting from the NCF. These baseline conditions are reported in detail in Appendix 1 and summarised below.

Population and settlement pattern

- The original inhabitants of the Meander Valley were the Pallittorre and Panninher Aboriginal people, with European occupation commencing in the 1820's.
- The Meander Valley had a population of 20,709 people in 2021[8] which grew by 7.4% over the previous five years (or 285 people per year on average). This rate of growth was lower than Tasmania's growth of 9.3%.
- Almost one third of the Meander Valley population lives in the Local Community defined for the SIA (i.e. Deloraine, Westbury and the rural localities within approximately ten kilometres of the Project site).
- Growth projections generated by the Department of Treasury and Finance show an expected decline in the Meander Valley population to 2041 compared to expected growth in Tasmania.
- The study area includes rural, rural-residential, urban areas, townships and villages, along with significant areas within the Tasmanian Wilderness World Heritage Area. Rural areas are closely settled with rural land used mostly for agriculture, with some forestry.
- Regional road and rail infrastructure provides connectivity of the study area to the east to Launceston and in the west to Burnie via the Bass Highway and the Western Line freight rail system.
- There is limited public transport to the study area and currently none to the Project site. The Redline bus company provides daily services from Deloraine to Devonport and Launceston from where other connections to regional services can be accessed.

Population characteristics

- The Meander Valley is a positive and well-functioning community with a strong sense of identity and community pride.
- The Meander Valley is well established and has a stable population relative to the rest of Tasmania with 61.1% of the population at the same address over the five years to 2021, compared with 56.3% in Tasmania. Within the rural localities the level of stability was even higher (up to 67.7% percent of residents).
- The population is older with a median age of 46 years in the Meander Valley in 2021 compared with 42 years for Tasmania, with the following features in:

  - *Deloraine*: has a higher proportion of people aged over 65 years, a higher proportion of females and single person households, and a lower median weekly income than the Meander Valley or Tasmania. It also has a higher proportion of Aboriginal and/or Torres Strait Islander people than either the Meander Valley or Tasmania;
  - *Westbury:* also has a higher proportion of people aged 65 years and a higher proportion of couple families without children than the Meander Valley or Tasmania; and
  - *The rural localities:* most had an older population than Tasmania, while five of the rural localities had more men than women.

- Most households in the Meander Valley are family households, but there is a higher proportion of couple only families than in Tasmania, reflecting the older population in the study area.

[8] Usual Resident population (ABS 2021). The Estimated Resident Population was 21,153 people (ABS Regional Population Growth)

- Most people speak English (95.8%),[9] with only a very small percentage of the population not proficient in English.
- Average incomes are lower in the Meander Valley than Tasmania and lowest in Deloraine. In 2021 the median weekly income in the Meander Valley was $1,290 and $962 in Deloraine compared with $1,358 in Tasmania.
- The Meander Valley community has similar or better health and wellbeing to the Tasmanian community. Residents rate their own health as being excellent or very good, reporting similar levels of psychological distress to that in Tasmania (11% of the population).
- School completion to year 12 and higher education attainment (Bachelor Degree or above) is lower in the Meander Valley compared to Tasmania, but mid-level (Advanced Diploma and Diploma) tertiary qualifications attainment rates are similar.
- The ABS measure of socio-economic disadvantage (the Index for Relative Socio-economic Disadvantage) shows the Meander Valley is balanced, being neither particularly advantaged nor disadvantaged relative to other areas (noting this doesn't discount that pockets of disadvantage may occur within the Meander Valley).
- Consistent with the higher age group in both towns, both Deloraine and Westbury have a higher level of disability than the Meander Valley and Tasmania (10.6% and 7.6% compared with 6.8%).

Community characteristics

- Defining values of the Meander Valley include its unique look and feel, liveability and healthy lifestyle (Meander Valley Council (MVC), 2014). It is a safe, socially cohesive and active rural community, with strong social relationships.
- The community's response to recent challenges including the global pandemic, fire and floods demonstrate the community's resilience and capacity for working together (MVC, 2022).
- Community cohesion is reflected in how residents and Near Neighbours have described the area during consultation prior to and for the SIA using words such as 'wholesome', 'stressless', 'stable', 'safe', 'family oriented' and 'friendly'.
- Near Neighbours to the Project site value the rural landscape, sense of serenity and peacefulness in their locality. They have a strong sense of belonging associated with their multi-generational connection to the land, place and community and value belonging to a community that is 'close knit'.
- Overall crime rates and rates across all specific offence types are significantly lower in the Meander Valley than in Launceston and Hobart.
- The Meander Valley appears to have similar or better health and wellbeing to that in Tasmania.

Community services and facilities

- At times there is a shortage of doctors in the Meander Valley, but services are able to be maintained. There have been difficulties attracting and retaining doctors as a rural area and some have had difficulty finding housing in Deloraine. Mental health services at the centres have limited capacity for increased demand.[10]
- The nearest publicly provided adult mental health services are available in Launceston and Devonport and are currently operating at or near capacity. Child and adolescent mental health services are available at the AYDC and in Burnie.
- Non-crisis mental health support is provided by Rural Alive & Well (RAW), a suicide prevention charity providing support to rural and remote communities through proactive outreach and one-on-one psychosocial support service which addresses situational stressors and increases protective factors to minimise the risk of suicide. The service has some capacity for an increase in demand.

[9] This includes people who speak English only, very well or well (and excludes those who speak English not well or not at all).
[10] Consultation with the Deloraine and Wesley Medical Centres (Dec, 2022)

- The community is supported with early childhood (childcare), primary and secondary educational services, a range of primary health services and a district hospital, and emergency services (police, fire and ambulance). Childcare and afterschool care services are operating at capacity, all with sustained and extended waitlists.

Housing characteristics

- There were 8,259 dwellings in the Meander Valley at Census 2021 with a 2.2% increase in supply since then. Home ownership is higher, and levels of renting are lower than is typical for Tasmania.
- There has been sustained pressure on the Meander Valley's housing with house prices increasing between 55% (Deloraine) and 79% (Westbury) in the five years from Census 2016 to Census 2021. Prices have risen further since then. The increase in housing supply since 2021 has not been sufficient to offset housing demand.
- There has been an undersupply of rental housing with vacancies rates from 2018 to 2022 persisting between 0.0% to 1.4% in Deloraine and Westbury; these have been accompanied by dramatic price rises. Rental housing has become unaffordable for households on low to moderate incomes and competition is high between prospective renters with up to 30 applicants being received for individual properties.
- Real estate agents advise that young people are struggling to buy a home, faced with increased interest rates and competition from interstate buyers.
- The supply of social housing[11] in the Meander Valley is low compared with Tasmania and wait lists are long. The nearest emergency housing is in Launceston where services are operating at capacity and regularly turning people away.
- Visitor accommodation is also undersupplied, operating at capacity at the height of the tourism season; tourism industry bodies suggest it is becoming increasingly difficult for visitors to find accommodation in peak season, even in Launceston.
- An online search found 95 visitor accommodation establishments in the Meander Valley.[12] The majority were in Deloraine, followed by Mole Creek and Westbury. Most were self-contained premises hosted by small providers offering one and two bedroom accommodation.

Economic characteristics

- Meander Valley's economy has grown at a faster rate the than the rest of the state since 2013 and has rebounded following the decline during the impacts of COVID-19 pandemic response (Deloitte Access Economics, 2023).
- The EIA noted a tight labour market in the Meander Valley reflected in its lower rate of unemployment of 2.9% compared with Tasmania at 4.4% (Deloitte Access Economics, 2023). The low rate of unemployment in the Meander Valley and across the state indicates a tight labour market with challenges to recruitment across a number of industries. Unemployment is highest amongst young people and Aboriginal people.
- Most workers are employed in human service and rural production industries. Nearly twice the proportion of people (10.7%) in the Meander Valley are employed in agriculture, forestry and fishing than in Tasmania (5.3%). There were more managers, machinery operators and labourers than in Tasmania, and fewer professionals and community and personal service workers.
- Most businesses in the Meander Valley are non-employing (62% of all businesses) or small enterprises (35%); 2% are medium size enterprises.[13] There are three large businesses, all in

[11] Social housing includes public housing provided by the Tasmanian government and housing provided by registered community housing providers.
[12] This number may be higher as it is unclear to what extent this includes the 98 registered short term rental (STR) accommodation properties in the Meander Valley
[13] A small business has between one and 19 employees and a medium-size business employing between 20 and 199 employees. (ABS, 2022b)

the agricultural, forestry and fishing industry sector and three medium size construction businesses.[11]

- There are 20 construction businesses employing up to 20 people, but most are small in scale employing up to 4 staff (112 businesses). Construction and trades businesses are in high demand with the community reporting long wait times for some trades.
- The AYDC supports at total of 74.4 FTE jobs, with 7.6 FTE at the school and 66.8 FTE at the centre (Deloitte Access Economics, 2023);
- The Meander Valley is an agriculturally important region and has some of Tasmania's most productive farmland. The EIA identified agriculture, forestry and fishing as the largest value added industry in the Meander Valley generating $319 million in 2020/21 and accounting for 35% of the region's gross regional product. Agriculture is the second largest industry of employment in the Meander Valley.
- There is a growing local tourism industry in the Meander Valley as a base from which to explore the region. A large number of visitors come annually to local events such as the Deloraine Craft Fair. The Great Western Tiers Association and Meander Valley Council share a vision for the Meander Valley to be the short walk destination of Tasmania. Priority actions include improving and developing walking trails, enhanced branding, developing gateways into the Valley, industry training and jobs growth. The Council is working with the tourism industry to help realise this vision.

8. Potential impacts

This section describes the potential for impacts from the construction and operations phases of the NCF at full operation, and addresses the following:

- Population and community;
- Environmental amenity;
- Personal and property rights;
- Housing and accommodation;
- Workforce and employment, business and industry; and
- Offenders and their families.

It also describes the potential impacts if the Project did not happen (the 'no development' scenario) and cumulative impacts from other projects happening at the same time.

8.1. Impacts on population and community

8.1.1. Population impacts

Construction phase

The size of the construction workforce is not known at this stage of the Project. Master Builders Tasmania has advised that a construction project of this scale (budget $270m) would be within the capacity of large construction firms operating in the north/northwest with workers likely to be sourced from the region's labour pool. However, this would depend on major projects in the region not competing for the same workforce at the same time.[14] If overlap were to occur, workers may need to be sought from outside the region. It is also likely that some mainland contractors may be required for certain specialised aspects of construction (e.g. security installations).

Construction of Stage 1 would occur over 3 years from 2024 to 2027. **The construction phase has the potential to temporarily increase the Meander Valley population** under one of the three possible scenarios:

Scenario 1	Minimal change to population size - construction by a locally and regionally sourced labour pool within a commuting distance of 1 to 1.5 hours' drive, with some commuting workers residing locally during the week and returning home at weekends.
Scenario 2	A temporary increase in population - supplementing of the locally and regionally available workforce with workers from elsewhere in Tasmania.
Scenario 3	A larger temporary increase in population - construction by an externally sourced workforce from the mainland.

Scenarios 1 and 2 are the most likely given the cost impact of Scenario 3.

Operation phase

The size of the workforce at full operation of between 250 and 370 (FTE) staff would exceed the capacity of the local labour pool and require external recruitment which would potentially increase the resident population in the Meander Valley. Based on the experience at the AYDC, it has been assumed that 25% of the NCF workforce would live locally. Projections in Table 3 indicate the

[14] Master Builders Tasmania. Pers Comm. Feb 2023

potential for the Project to increase the population in Meander Valley by between 90 and 133 people (or 38 to 56 new households). These projections do not include the potential for indirect population growth associated with the potential economic stimulus from the NCF.

Table 3. Projected additional population

Description	Assumption[a]	No. People	
		Low range	High range
Number of operational staff	Assumes full time equivalent (FTE)	250	370
Staff who commute to work at the NCF	75% of staff will commute daily to the NCF from outside the Meander Valley (based on AYDC experience)[b]	188	278
Staff who are recruited locally	10% (estimate)	25	37
Staff who move to live locally *(Equates to new households)*	15% (estimate)	38	56
Total staff who live locally	*25% (based on AYDC experience)*	*63*	*93*
Total new population (i.e. staff who move to live locally and their family/household members)	Staff members relocating to live in the study area and their family members: assumes 2.4 people per household (based on the household size in Meander Valley at Census 2021)	**90**	**133**
Projected age profile of new population:	The age profile of relocating staff members' households is based on the Meander Valley profile for the same age range at Census 2021 (i.e. 0 – 67 years, up to retirement age).		
Babies and preschool (0-4 years) 6%		5	8
Primary school (5-11 years) 10%		9	13
Secondary school (12 to 17 years) 9%		8	12
Working age (18 to 64 years) 75%		68	100
Total new population (0 – 64 years)		*90*	*133*

[a] These projections exclude: contractors engaged at the NCF and indirect population increases associated with economic stimulus from the Project.
[b] Consultation with Department of Education, Children and Young People, November 2022

8.1.2. The nature and makeup of the community

The community is concerned that the NCF would change the social makeup of their community, create stigma and lead to an increase in crime.

Construction phase

The construction period would result in temporary workers traveling to, or temporarily residing in, the Meander Valley. **Potential Near Neighbour concerns associated with temporary workers in proximity to their homes or worker misconduct** could be addressed by requiring a complaints mechanism to be established and regular liaison with Near Neighbours, and the adoption of a code of conduct promoting respectful workforce behaviour.

Operation phase

During consultation for the SIA, Near Neighbours at one workshop requested that studies of prison impacts on rural towns in the United States (US) be reviewed. It is important to note that the most studied prisons in the US were those developed in economically and social depressed rural communities in 1980's and 1990's and were intended in part to be an economic stimulus. The depressed conditions predated the establishment of the correctional facilities, and although findings were mixed, it appears the facilities did not succeed in turning these conditions around. There was little evidence of long term economic benefits being realised, though they often had the benefit of creating local jobs. (Rasheed, 2016; Williams, 2010).

In contrast to the US approach, the location of correctional facilities in rural areas in Australia has tended to be more in socially and economically balanced communities. For example, in NSW rural communities were required to have a diverse rural economy and not be reliant on a correctional facility for their economic wellbeing (Frayne, 2006). It is relevant that the Meander Valley is relatively economically and socially balanced with a strong, resilient community and a healthy rural economy (see Section 7). It is also noted that the primary reason for the NCF is to provide a facility with proximity to the north and northwest regions, and not for reasons of economic stimulus.

A review of studies into social perceptions of so-called 'prison towns' in the United States found that community perceptions and fears about crime rates, offenders' families moving to the area, and offenders remaining in the community following release, were not realised although their resistance to outsiders persisted. No studies found any significant relocation of offenders' families into the area to be closer to the facility. (Williams, 2010)

Concerns have also been raised about offenders staying in the area when released. Experience in Tasmania indicates this is unlikely. Support agencies interviewed for the SIA advised that their clients are keen to leave the area of their incarceration and return home. Consultation with stakeholders conducted for the Southern Queensland Correctional Centre found the same (SGS Economics and Planning, et al, 2007). Further findings support this. A review of social impact assessments for new or expanding correctional centres, post occupancy evaluations and social performance monitoring in Australia, and interviews with police and local government services in the Gatton and Grafton communities indicate the numbers of offenders' families who relocate to be near a correctional facility are generally few, with little change to community makeup observed: [15]

- A post occupancy assessment of the Mid North Coast Correctional Centre in Kempsey, NSW found that few families and friends of offenders had moved to the area to be near the Centre. The main reasons were the need for ongoing support from established social networks; the economic and social difficulties of rehousing and changing childrens' schools; the requirement to re-join the wait list for social housing; and, that offenders were nearing the end of their terms (BBC Consulting Planners, 2017b).
- A post-occupancy socio-economic impact assessment conducted eight years after the opening of the Lithgow Correctional Centre found that very few families of offenders relocated to the area (BBC Consulting Planners, 2007).
- In separate research into the impacts of the correctional centre at Kempsey, a survey of the town's business operators found that 1 in 5 respondents felt the Centre had brought 'some outsiders with problems' but this did not affect their business outlook, suggesting it was not perceived to be an issue (Frayne, 2006).
- After one year of operation, the Clarence Correctional Centre had no apparent negative social impact on the local community (acknowledging the limited availability of information available at this early stage to make a full assessment), with positive impacts reported associated with employing local people and attracting new residents (Golder, 2021). No families had moved to the area to be near the centre (primarily due to COVID restrictions on visits). Officers at the

[15] Most studies have been completed in NSW where such studies are required by the NSW government.

NSW Police Force (Grafton station) have advised that offenders' families have not relocated to the Grafton area as most live within one to two hours' drive away.[16]

- Interviews with the Queensland Police Service (Gatton station) and the Lockyer Valley Regional Council found that only a few families had relocated to the Gatton area following the establishment of the Southern Queensland Correction Centre with no notable change to the community. The police reported that while there were 'some issues' with some newcomers, but that these were not significant.[17]

Taking these findings into account, it is possible that a small number of families may relocate to be near the NCF. However, there is a range of factors likely to discourage this, including:

- The ability to make visits as a day trip for most families in the north and northwest;
- A likely preference for families to remain with their established social support networks;
- That most offenders would be nearing the end of their sentence, reducing the incentive to relocate;
- The difficulty of securing affordable housing in the Meander Valley; and
- The need for families with an existing social housing tenancy to re-join the social housing waiting list and risk their current housing security.

No basis has found in the research to support the assertion that correctional facilities erode the fundamental nature of a community, or that they attract families of offenders to relocate in any significant numbers. **Based on these findings and the strong social and economic foundations in the Meander Valley community, the potential for the NCF to impact on the nature or makeup of the community is considered to be low.**

Impacts on Near Neighbours in the immediate locality would potentially be more profound. Because of their proximity to the Project site, **Near Neighbours would be exposed to strong direct impacts from the NCF. These effects are likely to include permanent alteration in their perceptions of their home and locality, and at least in initial years, a persistent fear for their safety.**

Fear of crime, and loss of sense of place can cause stress and anxiety impacting people's health and wellbeing. Operating a well-managed facility with an absence of serious incidents has the potential to relieve fear and anxiety over time. One study reviewed indicated that fear for safety passed after a number of years of smooth operation with no incidents (Rasheed, 2017). Another study noted that community confidence and safety is influenced by smooth running and the absence of significant incidences such as fire or riots (SGS Economics and Planning, 2007). **Notwithstanding, the psychological impacts have the potential to persist and be traumatising for those affected, particularly Near Neighbours.** These effects are discussed in further in Section 8.1.7.

Mitigation measures such as perimeter landscaping (established early in the Project with advanced plant stock), responsive facility design and control over light spill and noise emissions would reduce the level of impact over time. The establishment of a community consultative committee (discussed further in Section 8.1.5) would provide a direct means of airing and addressing the concerns and needs of Near Neighbours and others. Additional measures that may help include regular liaison with Near Neighbours by the facility manager and/or an officer assigned with the responsibility for community liaison (this is discussed further in Section 8.1.7.

8.1.3. Stigma

Stigma is a commonly held concern of communities where correctional facilities are proposed and has been raised by the Meander Valley community. Research in the US and Australia indicates fears about stigma tend not to be realised.

[16] NSW Police Force, Grafton Police Station (Consultation, May 2023)
[17] Queensland Police Service, Gatton (Consultation. March 2023)

As noted previously, the poor social and economic conditions in the so called 'prison towns' in the US were pre-existing and were unable to be attributed to the prisons being located there. Research found no impairment to the ability to attract other business and industry due the presence of the facility (Williams, 2010). A four year case study in Florida found the new prison had no impact on stigmatising impact on the community (Swanson, cited in Rasheed, 2017). This study found that while opponents continued to express concern for community lifestyle, the results showed support for the prison increased over time. This was attributed to a reduced fear of prison escapes over time, and that while the prison hadn't created prosperity, it had increased jobs and 'had not hurt the community'. In another study in Millen, Georgia no evidence was found of stigma resulting from the construction of a prison (Rasheed, 2017).

Studies into correctional facilities in Australia have shown:

- No evidence of stigma associated with the Clarence Correctional Facility near Grafton, NSW (noting that impacts on tourism were unable to be measured due to COVID-19 and bushfire related impacts). (Golder, 2021) [18]
- A correlation between the establishment of the Mid-North Coast Correctional Centre and increased investment in Kempsey (cited in BBC Consulting Planners, 2017). No concerns were raised from tourism groups or Council with regards to the image of the town (BBC Consulting Planners, 2017). Longitudinal research found no concerns about stigma by the business community and positive perceptions of the town's future economic outlook (Frayne, 2006).
- No evidence of stigma attaching to the Southern Queensland Correctional Centre, Gatton (per consultations with Lockyer Valley Regional Council and Gatton Police).[19]
- No negative impact by the Lithgow Correctional Centre on the image of Lithgow or evidence of it having stigmatised Lithgow (BBC Consulting Planners, 2007).
- No evidence of perceptions of Junee being stigmatised as a 'prison town' (Environmetrics, cited in Frayne, 2006:37).

Factors found to influence the likelihood of stigma include (Williams, 2010; Brown, 2004; BBC Consulting Planners, 2006; SGS Economics and Planning, et al, 2007):

- The level of existing social and economic advantage or disadvantage before the facility is established;
- The established reputation and identity of the town;
- The visibility of the facility; and
- Naming of the facility by other than its location.

Some members of the Local Community feel the community would become stigmatised by the NCF, citing stigma of the suburb of Risdon Vale (adjacent to the Risdon Prison) as an example. It is relevant that the Risdon Prison and Risdon Vale were established at around the same time (in the 1960's) with the suburb being closely associated with the Risdon Prison from its beginning.[20] These are different circumstances to those in the Deloraine/Meander Valley area which has a well-established identity and reputation as an events and eco-tourism destination. This is likely to continue to be the case, similar to the following communities which host correctional centres but are known for their established identities:

- Woodford, Queensland - known nationally and internationally for the Woodford Folk Festival;
- Rockhampton, Queensland - known as the beef capital of Australia;
- Maryborough, Queensland - known as a heritage city;
- Bathurst, NSW - known for car racing;
- Beechworth, Victoria - known as a gold rush town; and

[18] NSW Police Force, Grafton Police Station (Consultation, May 2023)
[19] Queensland Police Service, Gatton Station (Consultation, March 2023); Lockyer Valley Council (Consultation, April 2023).
[20] https://en.wikipedia.org/wiki/Risdon_Prison_Complex and https://en.wikipedia.org/wiki/Risdon_Vale,_Tasmania

- Port Phillip, Victoria - known for its coastal features and bay.

Local tourism organisations consulted for the SIA raised no concerns about the potential for the NCF to impact the tourist industry. There was a confidence that continuing to market the area for its natural attractions and as Tasmania's short walks destination would mitigate against any negative impact on tourism. One organisation was uncertain but felt that any impact would be likely to be insignificant given most visitors are from the mainland or overseas and "wouldn't know it was there".

Based on these findings, and given the following attributes, it is concluded that **the risk of** Deloraine or the Meander Valley **becoming stigmatised by the NCF is low**:

- The existing prevailing positive social and economic conditions in the Meander Valley (see Section 7);
- The likelihood that few families of offenders would relocate to be near the NCF (see Section 8.1.2);
- The location of the Project site at a distance from nearby towns of Deloraine, Westbury and Exton; and
- The established reputation of Deloraine as a significant craft and heritage destination and growing reputation as an eco-tourism and short walks destination.

The following measures would further reduce the risk of stigma:

- *Minimising visibility:* acknowledging the elevated position of the Project site and its visibility from the Bass Highway and the Meander Valley Road, maximising the opportunity for building design and siting, and landscaping to minimise visibility as far as practical;
- *Discrete naming of the facility:* avoiding any association with its location;
- *Signage and access:* avoiding the installation of locational signs to the NCF within Deloraine, Exton and Westbury and encouraging visitors to access to the facility via the Bowerbank Link (A5) and Meander Valley Road (B54) from the Bass Highway; and
- *Reputation and branding:* supporting and intensifying branding and marketing of the Meander Valley as Tasmania's a short walks destination.

8.1.4. Crime and safety

There is concern within the community, and especially amongst Near Neighbours, that the NCF would lead to an increase in crime from criminal activity by offenders' families and friends, and by escapees. People are fearful for their personal and property safety, with fear potentially heightened for some older people and people living alone, particularly females. Female Near Neighbours to the Project site have expressed concerns about being alone on their properties. Poppy growers have expressed concerns about the potential theft of poppy capsules by visitors, potentially placing their growers' licences at risk.

Crime

The fear of crime increasing near a correctional facility is not supported in the data. A review of crime before and after the establishment of correctional centres elsewhere shows:

- After the establishment of the Mid North Correctional Centre Kempsey experienced a 17% reduction in the most prevalent types of crime in the two and a half years (BBC Consulting Planners, 2017a);
- The community's perception of increased crime in Lithgow was not supported by the data or advice from the NSW police. The data showed a 5% reduction in crime in the Lithgow LGA compared with a 25% increase across NSW, and a later analysis showed a marked decline in theft of vehicles and an increase in malicious property damage (consistent with a state wide trend). (BBC Consulting Planners, 2007);

- Crime rates in the six years following the establishment of the South Coast Correction Centre in Nowra, NSW either stabilised or reduced. There were reductions in assault (down 7.6% per year), malicious damage to property (down 5.5% per year), and harassment, threatening behaviour and private nuisance (down 5.1% per year), with theft remaining stable. Nowra did experience an increase in drug offences but this was in line with a corresponding increase across NSW (BBC Consulting Planners, 2016); and
- Residents consulted about the New Grafton Correction Centre (now Clarence Correctional Centre) were not fearful of the new facility based on their experience with the previous Grafton Correctional Centre (BBC Consulting Planners, 2017). Recent social performance reporting for this Centre found a decrease across the Clarence Valley LGA in crimes against property and person, and non-domestic assaults in the first year of the Centre's operation (Golder, 2021). More recent and localised data reported in Table 4 shows that rates for non-domestic assault, robbery without a weapon, malicious damage to property and criminal intent have remained relatively stable or have reduced since the opening of the Centre. This is consistent with advice from NSW Police that the correctional centre has not impacted crime in the area (discussed below).

Table 4. Crime rates in post code 2462 prior to and following the opening of the Clarence Correctional Centre in 2020 (Rate of reported incidents per 100,000 people)

Rate of reported incidents per 100,000 people	
2019	2022
Non-domestic assault: 122.5 (400.6 NSW)	Non-domestic assault:123.6 (375.5 NSW)
Robbery without a weapon: 81.7 (31.6 NSW)	Robbery without a weapon: 0.0 (22.4 NSW)
Malicious damage to property: 490.0 (706.9)	Malicious damage to property: 453.0 (592.5 NSW)
Criminal intent: 0.00 (31.4 NSW)	Criminal intent: 0.00 (31.9 NSW)

Source: http://crimetool.bocsar.nsw.gov.au/bocsar/

Visitors

The impact of visitors on community safety and drug related activity was raised as a concern in the community. Visitors include friends and family of offenders as well as professional support services. It is important to recognise that the majority of visitors to offenders are law abiding citizens. This is reflected in commentary from accommodation providers and public transportation staff in Kempsey who described visitors to the Mid North Coast Correctional Centre as being 'no more or less problematic than other guests/travellers' (BBC Consulting Planners, 2017b).

Local police at both Gatton (Qld) and Grafton (NSW) have advised there is not a correlation between crime rates and the existence of a correctional facility in their communities. Both commented on issues with some visitors trying to smuggle drugs into the facilities but that these drug offences did not overflow into the community; police at Grafton commented that the target for the delivery is the offender and not the community, while police at Gatton regularly run operations to discourage drug smuggling by visitors.[21]

Given the ease of visiting the NCF as a day trip from within the north and northwest, and the shortage and cost of visitor accommodation in the Meander Valley (discussed in Section 7), it is considered likely that most visitors would leave the area following the visit.

The police at Gatton consider that the proximity of the Southern Queensland Correctional Centre to the nearby highway, and the absence of any services (food or toilets) between the highway and the facility, means that visitors tended to come and go to the facility directly without making a local

[21] Queensland Police Service, Gatton Station (Consultation, March 2023); and NSW Police Force, Grafton Police Station (Consultation, May 2023)

stop.[22] This shares some similarities with the NCF given its proximity to the Bass Highway and the absence of roadside services between the highway and the site. The need for visitors to the NCF to detour into Deloraine for food and drink could be reduced by making snack foods and drinks available in vending machines at the NCF for their convenience and comfort.

Based on the evidence the risk of crime levels increasing in the Meander Valley due to the NCF is low. This risk could be reduced by Tasmania Police maintaining a regular presence in the area. Should an incident occur, Tasmania Police have indicated there is capacity to respond quickly given the continuous presence of vehicle patrols on the roads across the Central North Division.

The community's fear of crime could be addressed by maintaining regular liaison and communication with the community by facility management, and through a community consultative committee (also attended by local police) where crime data, reports of incidents and community observations could be regularly discussed. Effective management of the facility combined with a good relationship with the community established through regular and responsive communication by facility management, has helped to build the community's confidence in the Clarence Correctional Centre near Grafton and the Mid North Coast Correctional Centre near Kempsey.[23]

Escapes

Escape results in a sentence extension. This risk would be a deterrent to most offenders at the NCF who would be nearing the end of their sentence. Escape data for the Risdon Prison shows that between 2016 and 2022 there have been seven escapes, three were minimum rated offenders, two were medium rated sentenced offenders, and two were maximum rated sentenced offenders.[24,25] Five escapes were from the facility itself (none from the maximum rated Risdon Prison Complex). One occurred while under escort, and one while in the Royal Hobart Hospital. One escapee was at large for four days with the remainder apprehended immediately or within one day.

There is little contemporary research into the nature of crimes committed by offenders while at large, but burglary and vehicle theft seem likely. Of the seven escapees from Risdon Prison, five committed offences while at large - three for burglary/stealing, one for dangerous driving and one for resisting arrest. Research into escapes by Corrective Services NSW in the early 1990s found that 20% of escaped offenders committed offences while at large (cited in BBC Consulting Planners, 2017b). Offences included break and entry, stealing, driving while disqualified and motor vehicle theft; assault and use of firearms or offensive weapons were uncommon.

The perimeter fence for the NCF has not been designed yet. A number of potential options are being considered, including:

- a 5.1 metre high concrete perimeter fence topped with a 0.9 metre anti-climb device (as was built for the recently completed Southern Remand Centre);
- a secure 4-5 metre high energised mesh fence (the type of perimeter fence currently installed at some of the other correctional facilities on the Risdon Prison site); and
- a combination of both fence types.

The TPS has advised that as the NCF would be built to maximum rated level to accommodate the remand centre, there would be minimal risk of escape and that no escapes have occurred from the maximum rated Risdon Prison Complex.

As noted previously, should an escape or major incident occur, communication with Near Neighbours would be important for community confidence and safety. This is discussed further in Section 8.1.7.

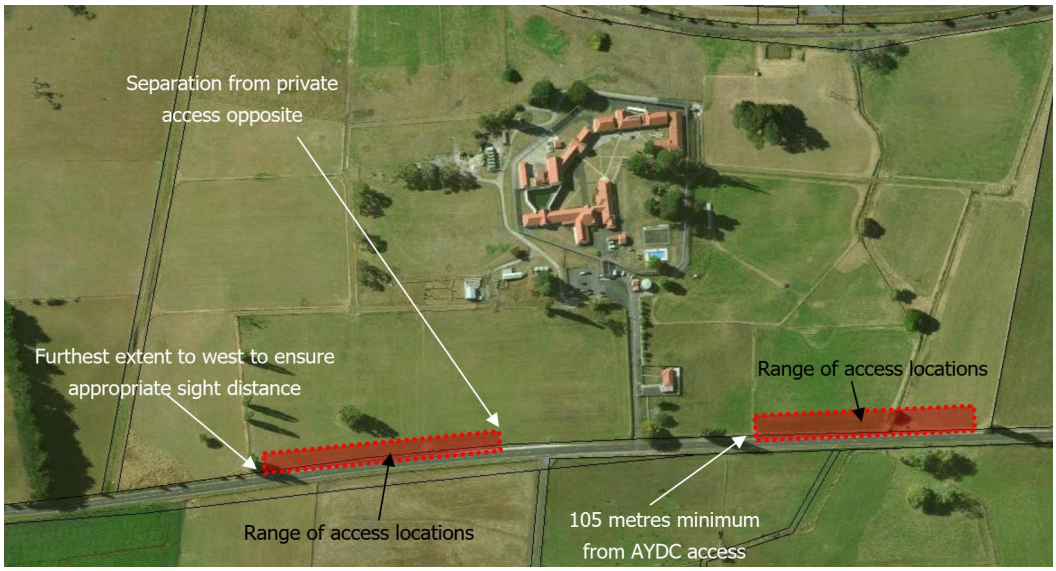
[22] Queensland Police Service, Gatton Station (Consultation, March 2023)
[23] NSW Police Force, Grafton Police Station (Consultation, May 2023)
[24] Productivity Commission, 2023: Table 8A.2
[25] Department of Justice Escapes/Attempted Escapes Register, 2023

School bus stop

An informal school bus stop is located on Meander Valley Road at Cresswells Road, opposite the entrance to the Project site, currently used by two primary school aged children approximately once a month. Near Neighbours are concerned about the safety of the children being at risk of harm from visitors to the facility or escapees. There is also a road safety risk for children.

There is an existing risk to childrens' safety at the bus stop from passing traffic. The NCF may increase this risk by increasing the traffic flow past the stop.

There is potential The TIA identified alternate possible access options to the Project site. The risk to school children using the bus stop would be reduced by relocating the entry to the Project site to the westernmost viable point shown in Figure 4. Site entry at this location would mean the majority of visitors would be approaching from a westerly direction via the Bowerbank Link (Highland Lakes Road) and Meander Valley Road from the Bass Highway and would not need to pass Cresswells Road (identified as 'private access' in Figure 4).



Source: Midson Traffic, 2023

Figure 4. Potential NCF Driveway Locations

Given the public exposure of the bus stop and the infrequency of its use the likelihood of an incident occurring is low. However, consideration could be given to the following measures to further reduce this risk:

- Investigating how to provide a safer setting for the school bus stop, including reviewing the location of the stop to the west of Cresswells Road;
- Encouraging access to the NCF via the Bowerbank Link and Meander Valley Road from the Bass Highway Road so that visitors do not pass Cresswells Road; and
- Scheduling visiting hours to avoid school pick up and drop of times.

8.1.5. Community cohesion, trust and engagement

Inclusive, accountable and participatory decision making that involves the broad community builds trust and contributes to community cohesion. Consultation with the community prior to and during the SIA revealed a deep lack of trust within the community towards the government, and strong and divided opinions about the proposed NCF within the community. Near Neighbours were vocal about their sense of disempowerment by the process (discussed in Section 8.3.1).

Though divided, the tension between different views in the community about the NCF do not appear to have damaged cohesion. As one participant commented: "*Opinions are divided in the community but it's not causing disharmony or conflict. It's nothing like [the disharmony] we've seen before*" (sic). Notwithstanding, **the Project has potential to affect cohesion within the community depending on how it progresses and the effectiveness of ongoing information and community engagement in responding to community concerns.**

Practices adopted in NSW offer a useful model for supporting community cohesion and building community confidence and trust. In NSW it is a requirement for correctional facilities to establish community consultative committees with membership from a cross section of the community, including those who are opposed to the facility. These committees help issues to be identified and addressed, promote effective communications and sharing of information, and identify opportunities for the facility to contribute positively to the community (e.g. helping with community projects). Community liaison officers are also employed and are readily available to the community to provide information and address issues of concern. Community open days are also held before a new centre is opened. The experience at the Clarence, the Mid North Coast and the Frances Greenway Correctional Centres indicates that this approach has contributed to supporting cohesion within their respective communities.

Consultation with the NSW Police Force was instructive about the significant role they have observed in the role that the establishment of community consultative committees, regular liaison, and delivering economic and other benefits for the local community plays in building community confidence and trust. From experiences in both Grafton and Kempsey police observed these communities feeling confident about their safety, including during an incident involving an escape.

Neighbours to the Project site have made it clear they oppose the NCF but have an expectation of being consulted, being listened to and being kept informed. The feedback from one workshop supported establishing a community consultative committee if the Project did proceed, emphasising that this request was not to be misconstrued as support.

The Department has made a commitment to ongoing consultation with the community through the Project, including providing regular updates on Project progress and planned works;

As part of this commitment, consideration could be given to:

- Identifying an officer with responsibility for direct and ongoing liaison with the community;
- Adopting a formal community engagement and communications strategy following project approval; and
- Establishing a community consultative committee with representation including the general manager of the facility, Near Neighbours and general community members, local agencies and organisations, local business, agri-businesses and police. This committee would provide a forum for sharing information, discussing and addressing issues of concern, identifying opportunities for the NCF to contribute to the Meander Valley community and monitoring the social performance of the NCF.

8.1.6. Cultural heritage

The European heritage assessment found no significant archaeology on the Project site that would be likely to be impacted by works associated with the NCF; however, the assessment noted that significant archaeology may be uncovered during construction works (Southern Archaeology, 2023).

The findings of the Aboriginal Cultural Heritage assessment were not available at the time of the SIA.

8.1.7. Near Neighbours

Studies have shown, and logic suggests, that those who live nearest a correctional centre are likely to feel the strongest and most immediate impacts (Frayne, 2006). This would be true of both the construction and operations stages for Near Neighbours.

Consultation during the SIA identified **a high level of stress and anxiety associated with the Project amongst Near Neighbours with the potential for this to affect their health and wellbeing**. Some are experiencing the loss of sleep and anxiety. Neighbours express feeling a loss of agency over their farms and homes, fear losing the attributes that make their land and home special to them and are concerned about impacts on their property value. They anticipate the imposing visual presence and the noise associated with the facility would act as a constant reminder of its presence.

It is likely that these concerns would persist for many. The following measures may help to reduce the severity of potential mental health impacts:

- *Wellbeing:* Ensuring mental health support is available to Near Neighbours and other members of the community who may be suffering from stress and anxiety associated with the Project, including encouraging awareness and promoting these resources to local general practitioners;
- *Visibility and noise*: Adopting design approaches and management strategies aimed at minimising visual reminders and noise disturbance to Near Neighbours of the facility (discussed in more detail in Section 8.2); and
- *Communication:* Regular and open communications between facility management and Near Neighbours to ensure they are kept well informed of activities at the NCF and to address neighbour concerns in a timely manner. This should include adopting an agreed communication protocol in consultation with Near Neighbours about notification in the event of an escape or other major incident.

8.1.8. Community services and facilities

Construction phase

The Local Community is well resourced with recreational facilities and able to accommodate a temporary increase in use during the construction stage.

No significant impacts are anticipated on general health services. Local medical practices have indicated they have capacity to accommodate an increase in patients. If required, hospital admissions would be made at the Launceston General Hospital (LGH).

Consultation with local health providers has indicated that local mental health services may struggle to meet an increase in demand. Publicly available mental health support services provided by RAW has some capacity to accommodate increased demand, though it would be important to ensure that services are not overly stressed as a result of the NCF (see Appendix 1. Section 2.5.3).[26]

There is potential for stress and anxiety with the Project for some during construction in the lead up to the NCF becoming operational. The capacity of available mental health services to meet increased demand would need to be closely monitored and appropriate action taken to increase service capacity if needed.

[26] RAW Tas (Consultation, April 2023)

Operation phase

Health services

The private medical centres at Deloraine and Westbury have indicated they have capacity to support an increase in the resident population associated with the NCF.

The Department of Health (DoH) provides health care for offenders in custody and would not contract local primary health care services. As such, no demand for locally provided medical or dental services is anticipated from the NCF. The DoH currently provides general practitioner and dental services for offenders at Risdon Prison through the Risdon Health Centre. An onsite medical centre is proposed for the NCF. This centre would provide facilities for clinical consultations, sub-acute care, pharmacy services and dental services. If needed an offender at the NCF requiring urgent or complex medical care would be transported to either the LGH or the Royal Hobart Hospital (RHH). Offenders would be transported either by the TPS or by ambulance and supervised by TPS staff while in hospital.

Mental health care for offenders is provided by the Correctional Primary Health Service, Forensic Mental Health Service (DoH) and the Therapeutic Services Unit of the TPS. The NCF would provide for the management of general mental health needs in partnership with northern service providers and the Department of Health. Offenders requiring intensive treatment would be admitted to the Wilfred Lopes Centre based at Risdon Prison.

Admissions of offenders for mental health care would be unlikely to be made to the LGH or the RHH. The TPS provides mental health support for its staff through the Employee Assistance Program (EAP) and a dedicated Wellness Support Service.

There is potential for stress in the Local Community associated with the NCF to increase demand for mental health services. As noted in Section 7, there is limited capacity in mental health services in the Meander Valley and in the north to absorb new demand. It will be important to monitor the capacity of the mental health services such as RAW and publicly available mental health services in the north, with appropriate action taken to increase service capacity to the Local Community if needed.

No other impacts on local health services are anticipated.

Community services and facilities

Deloraine House*:* hosts a range of community programs and provides emergency relief to people in need (through the Doorway Program). There is potential for some increase in demand on emergency relief and food relief from visitors to offenders at the NCF if they became stranded and were unable to travel home. However, experience elsewhere in communities with a correctional facility indicates this demand is likely to be minimal (BBC Consulting Planners 2017b and 2007). Based on previous experience working in areas with correctional facilities, staff at Deloraine House anticipate little increase in demand for emergency relief support associated with the NCF.

Deloraine House has the capacity to support increased patronage from residents relocating to the area to work at the NCF. **Increased patronage at the centre would have the potential benefit of helping to support funding applications.**

Childcare services: Population projections indicate the potential for an additional 5 to 8 preschool aged children (0–4 years) and 9 to 13 primary school aged children (5-11 years) (see Section 8.1.1). However, existing childcare services have no capacity to accommodate growth. There are significant barriers to increasing the existing supply given the difficulties of attracting people to work in the childcare industry and insufficient numbers for a second childcare centre to be viable.[27]

The lack of childcare services has the potential to impact negatively on staff recruitment at the NCF and increasing competition for existing childcare services.

[27] Centre Director, Toddle Inn Child Care Centre (Consultation, March 2023); Manager, Northern Childrens' Network (Consultation, March 2023.

Consideration could be given to conducting a recruitment and training program for child educators in the Meander Valley to support an increase in childcare services available to support NCF staff child care needs, with potential overflow benefits to other residents.

Community infrastructure and works: As part of preparation for reintegrating in society at the end of their sentence, some offenders at the NCF could participate in community work outside the facility. There is the **potential for the offender community work program work to contribute to community projects.** Opportunities that have been identified by the Meander Valley Council include assistance with the maintenance of the proposed Deloraine Racetrack Recreation Precinct when redeveloped, and assistance with developing and maintaining walking trails helping to achieve the Meander Valley's ambition as a short walks destination. [28] [29] Identifying beneficial community projects could also be a matter for discussion by the community consultative committee.

Education services

All schools in Westbury and Deloraine have capacity for increased students associated with the projected increase in the school aged population (local primary schools have capacity for an additional 142 students and the Deloraine High School for an additional 225 students compared with the projected primary school population of 9 to 13 children and 8 to 12 secondary school children - see Section 8.1.1).

Tas TAFE has a service agreement for prisoner education and training with the TPS and is responsible for all program delivery. TAFE would provide onsite programs delivered by dedicated staff at the NCF as well as offsite vocational training for day release offenders at the campuses in Launceston and Devonport, similar to current arrangements for offenders at Risdon Prison. Tas TAFE has the capacity to deliver these services and has suggested that training needs be taken into account in the design brief for the facility.

Emergency services

Ambulance services: Ambulance Tasmania has advised that the existing single branch ambulance station in Deloraine staffed by volunteers and one paramedic is not sufficient to support the NCF.[30] **The NCF would require an upgrade of the volunteer operated ambulance service in Deloraine to a double branch station (equivalent to 6 FTE staff and 2 ambulance vehicles)**.

Police services: Similar to existing arrangements at Risdon Prison, the TPS would employ a tactical response team at the NCF to control incidents and enter into a Memorandum of Understanding with the Tasmania Police to provide additional assistance if needed. Police would also assist with offender transfers between court and the correctional facilities if required.

In the five years from 2017/18 to 2021/22 there was an average of 64 calls for police assistance at the Risdon Prison, primarily to assist with assaults (representing around half to a third of all incidents), with a lower rate likely at the smaller NCF. Tasmania Police has advised that demand from callouts to the NFC would be within the capacity of the Central North Division's resources, with support able to be provided at any time.

Fire services: The Tasmania Fire Service anticipates **a reduction in demand for fire services associated with the NCF** given that the rate of calls to the AYDC is currently higher than at Risdon Prison (see Table 5). This is in part to be due to the age and design of the building, and in part to the difference in behaviours between youth and adult detainees.[31]

[28] Meander Valley Council (Consultation, October 2022)

[29] Examples of community benefits correctional centres in other communities include: assistance with fire recovery at Dunalley (RCP); assistance with street beautification (Southern Queensland Correctional Centre); assistance with animal rescue and hospital services (Frances Greenway Centre, NSW).

[30] Department of Health and Human Services (Consultation, January 2023

[31] Tasmania Fire Service consultation, November 2022

Table 5. Reported Fire Incidents, Risdon Prison Complex and AYDC (2020 to 2022)

Year	Risdon	AYDC
2020	10	9
2021	0	23
2022	3	20

Source: Tasmania Fire Service, Australian Incident Reporting System

8.2. Environmental amenity

8.2.1. Traffic

Construction phase

Project construction may have negative noise, dust and traffic impacts on nearby residents, associated with:

- Increased traffic on Meander Valley Road, including impacts on agricultural machinery travelling on the road;
- Noise and dust from construction traffic potentially affecting homes at 4334 and 4344 Meander Valley Road; and
- Construction noise and dust potentially affecting Near Neighbours adjoining the site.

The following measure would help to reduce these impacts:

- Restricting hours of construction to avoid activity after hours and on Sundays;
- Promoting safe driving and work practices by construction workers; and
- Conducting a noise impact assessment following facility design and adopting mitigation measures as appropriate.

Depending on the nature of construction works there may be vibration and other impacts on the structural integrity of nearby properties and assets. Although the risk may be low due to the distance of potential works to nearby structures, the potential for impacts should be assessed, with impacts monitored and responded to.

Operation phase

The Traffic Impact Assessment (TIA) concluded that the road transport network is capable of carrying estimated traffic generation from the NCF. It commented that vehicles travelling at the speed limit would be able to overtake agricultural machinery travelling given the slow speed of the machinery and the straight geometry of Meander Valley Road on approaches to the Project site.

8.2.2. Visual impacts

Operation phase

The Project site is in an elevated position and visible from the adjacent homes and some homes and farmlands at higher vantage points. Visual impacts would be associated with buildings, perimeter fencing and lighting. Travellers along the Bass Highway and Meander Valley Road would have visibility to the site, but the greatest impact is likely to be felt by Near Neighbours with views to the

Project site, affecting approximately 15 homes.[32] These homes already have views of the AYDC compound and night lighting which are likely to be intensified due to the larger scale of the NCF.

The NCF has the potential to impact the rural character and visual amenity of the locality.

Consideration should be given to minimising visual impacts on neighbouring homes, the Meander Valley Road and the Bass Highway in the design of the facility, informed by a visual impact assessment. A trial period could also be considered to allow night lighting impacts to be tested and adjusted prior to the commencement of facility operation.

Facility design considerations could include:

- The positioning of buildings to minimise visual prominence and/or dominance;
- Building height, materials and colours;
- Light spill, including incorporating principles for Dark Sky compliant outdoor lighting as far as practical;[33]
- Early establishment of generous landscaping using mature plant stock that is in character with the local area, to minimise visibility of the site from neighbouring homes, the Bass Highway, the Meander Valley Road; and
- To reduce visual impacts from affected home sites, including assistance with private landscaping and/or other visual screening.

8.2.3. Noise impacts

Construction phase

The construction phase is likely to generate noise and dust associated with site clearing, building demolition and construction works, and heavy vehicle transportation (of building materials and equipment) with construction anticipated to take place over a two to three year period. This may negatively impact Near Neighbours closest to the site, including homes fronting onto Meander Valley Road.

Noise and air quality impact assessments would be needed to determine the likely significance of these impacts and a construction management plan developed to mitigate identified negative impacts. The Department has advised that noise and air quality impact assessments will be completed following the design stage.

Operation phase

Noise impacts from the AYDC (such as yelling) are currently experienced by some Near Neighbours. Potential noise sources at the NCF include loudspeaker announcements (day time only), sirens from emergency services vehicles (e.g. police, ambulance and fire services) and behaviour related noise (e.g. fights and riots). As with visual impacts, noise impacts have the potential to be intensified given the larger scale of the NCF.

In 2021/22 prisoner on prisoner assaults at Risdon Prison occurred at the rate of 16.4 assaults per 100 prisoners, and prisoner on officer assaults at the rate of 4.5 per 100 prisoners, both amongst the highest rates across all states and territories (Productivity Commission, 2023; Table 8A.18) providing an indication of the potential for the incidence of behaviour related disturbances at the NCF. Based on experience at the Risdon Prison the TPS has advised that behavioural incidents generally occur during the day, adding that noise tends to be contained mostly within buildings. The TPS reports that the only noise complaints from neighbours were received during construction of the Mary Hutchinson Womens' Prison (the closest neighbours to the Risdon Prison are within about 100m of the facility).

[32] Based on feedback from participants at the workshops held with neighbours in February, 2023
[33] https://www.darkskytasmania.org/what-we-do

The Department has advised that noise transmission will be a consideration in facility design and that noise reducing technology would be used for loudspeakers to reduce the likelihood of noise disturbance to Near Neighbours. As already noted, a noise impact assessment will be completed in the design phase of the Project.

8.3. Personal and property rights

8.3.1. Personal rights

Personal and property rights are concerned with whether people are able to participate in decision making and whether they are likely to be economically affected, experience personal disadvantage or an imposition on their rights as the result of a project. **Near Neighbours reported feeling a sense of disempowerment associated with the Project;** that they had not been adequately consulted or listened to, and that their views were not seen as important. As noted previously, officers from the Department visited several Near Neighbours individually to discuss these and other concerns.

The Department has re-affirmed its commitment to ongoing consultation throughout the life of the Project, and continues to be available to members of the public via the NCF Project Team email on its Project website at https://www.justice.tas.gov.au/strategic-infrastructure-projects/northern-correctional-facility. **This commitment could be enhanced by formalising an ongoing and inclusive process of community engagement** (discussed in Section 8.1.5).

8.3.2. Property values

Concerns about impacts on property values is a common concern of communities in response to a proposal for a correctional facilitate. It was one of the most significant concerns for Near Neighbours (see Section 5.3 and Appendix 4).

Studies reviewed for other correctional facilities show no negative impact on property values:

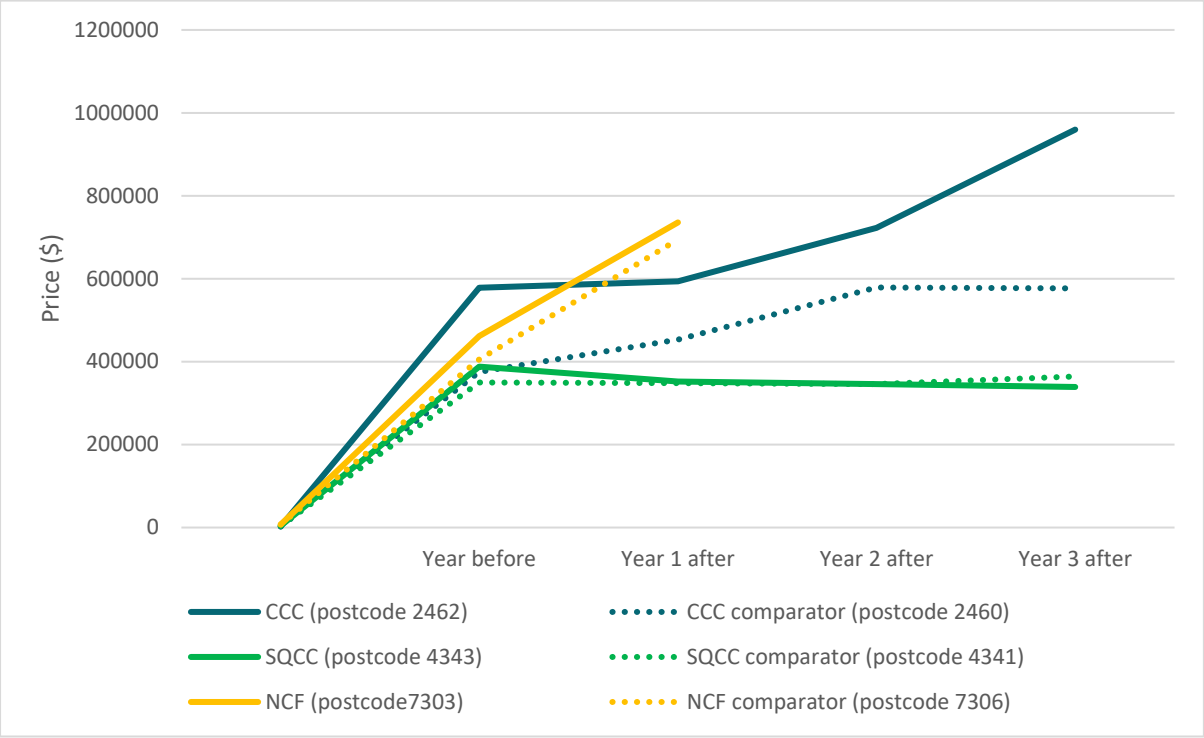
- Social performance reporting for the Clarence Correctional Centre, NSW covering the first six months of operation, showed no impact on housing availability, affordability or sales prices, with the exception of the construction phase when demand from the construction workforce placed inflationary pressure on the housing supply (Golder, 2021).
- Monitoring of median dwelling rent and sales returns over a five year period following the expansion of the Lithgow Correctional Centre in NSW showed residential housing costs remained stable and indicating that the Centre had little effect on dwelling prices (BBC Consulting Planners, 2007).
- A post occupancy study of the Mid North Coast Correction Centre near Kempsey, NSW found that median sales and rental prices for housing in Kempsey continued to rise and there was no deterrence to the development of new housing. Local real estate agents observed no concerns from prospective buyers about the Centre (BBC Consulting Planners, 2017).

Figure 5 shows housing asking price values before and after establishment of the Southern Queensland Correctional Centre (SQCC) near Gatton and the Clarence Correctional Centre (CCC) near Grafton. The data is reported by post code area for each centre and compared with prices in comparative postcode areas. Figure 5 also plots data for the NCF post code area before and after the announcement of the AYDC as the preferred site and compares it with data for the Sheffield post code area.

As shown, property price trends for the SQCC and the NCF have followed the same trends as their comparator areas, indicating no effect from either facility. House prices in the CCC performed better than the comparator area of Grafton. This analysis is consistent with the findings in the studies reviewed above and show no correlation between housing prices and the presence of a correctional

facility. Advice from real estate agents interviewed for the SIA reinforces this, with an observed a boost in property market interest from investors after the proposed NCF was announced.

Based on these findings **the proposed NCF is not anticipated to cause a reduction in housing prices.** However, it is acknowledged that this analysis is a generalised assessment of potential impacts on housing property values and does consider impacts on individual properties close to the Project site. **A more detailed analysis would be required to understand the potential impact on the value of the rural properties closest to the NCF, accompanied by property price monitoring following commencement of operations** (noting that a range of factors can affect the value of rural land).



Note: SQCC commenced in 2012 and CCC commenced in 2020
Source: SQM Research (asking property price by post code for all houses at March of reporting year). https://sqmresearch.com.au/asking-property-prices.php. Postcode 2460 is Grafton; postcode 4341 is Laidley; postcode 7306 is Sheffield.

Figure 5. Comparative 'before and after' housing prices for the Southern Queensland Correctional Centre, the Clarence Correctional Centre and the Northern Correctional Facility

8.4. Impacts on housing and accommodation

8.4.1. Housing

Construction phase

Some increased demand on temporary accommodation can be expected from the construction workforce, the scale of which would depend on the need to source workers from outside the north and northwest regions (discussed in Section 8.1.1).

The shortage of rental housing and visitor accommodation in the Meander Valley was noted in Section 7 and has been a significant challenge for accommodating temporary and seasonal workers

for various local businesses and agencies.[34] Solutions have included head leasing rental properties providing accommodation on site and purchasing accommodation premises.

An influx of construction workers would increase demand on an already undersupplied housing market exacerbating supply shortages and further inflating costs which are already unaffordable for low to moderate income households.

Consideration should be given to developing a Workforce Accommodation Strategy in consultation with Homes Tasmania and tourism accommodation providers in the Meander Valley to provide workforce accommodation in a way that it does not disadvantage the availability of long term rental housing (e.g. through head leasing of rental properties) or visitor accommodation.

At the time of writing Homes Tasmania was investigating opportunities relating to a supply of accommodation for agricultural workers in the Meander Valley. There may be potential to align this work with workforce accommodation planning by the Department for the NCF.

Operation phase

The Project may result in between 38 and 56 new households moving to the Meander Valley to work at the NCF (see Section 8.1.1). The NCF is also likely to generate a need for housing for temporary workers and to accommodate new recruits while finding their own housing.

As noted in Section 7 there has been an escalation in home purchase and rental prices in recent years making the local housing supply unaffordable for many. More highly incomed households (such as doctors) have also had difficulty finding suitable housing. There is a limited supply of houses available for sale[35] or rent with persistently low rental vacancy rates likely to continue. There may be opportunities to increase the supply of social and affordable housing in the Meander Valley under the state government's target to achieve 10,000 new social and affordable housing dwellings by 2032 (Appendix 1. Section 3.2), although there had been no allocations at the time of writing.[36]

The Project would be likely to increase demand on an already stressed housing market exacerbating existing housing shortages and potentially driving up housing costs and may indirectly increase demand for social housing. The limited supply of houses available for sale or rent combined with high prices may be a barrier to staff recruitment, although an alternate supply is available within commuting distance from Launceston. The draft Tasmanian Housing Strategy (Tasmanian Government. Homes Tasmania, 2023) highlights the importance of adopting partnership approaches across governments and the private and community sectors in addressing housing needs.

Consideration could be given to:

- Identifying the likely demand for accommodation by temporary staff in the start-up phase of operations and in consultation with Homes Tasmania and short term accommodation providers, developing options for the provision of temporary accommodation for NCF staff that does not disadvantage the availability of long term rental housing (e.g. through head leasing) or visitor accommodation in the Meander Valley;
- Collaborating with Homes Tasmania and the Meander Valley Council to investigate opportunities to mobilise an increase in the supply of new private housing market supply, ideally in time for the commencement of operation; and
- Advocating for housing demand in the Meander Valley and the north region associated with the NCF to be included in the Tasmanian government's allocation of planned new social and affordable housing supply.

[34] Including the Department of Health, Department of Education, Children and Young People, and Tas Berries.
[35] In the year to March 2023 there has been a total of 35 houses sold in the Deloraine and Westbury postcode areas (7303 and 7306). Source: SQM Research, Sold Prices. https://sqmresearch.com.au/sold-properties.php?postcode=7306&t=1
[36] Homes Tasmanian (Consultation. May 2023)

8.4.2. Emergency accommodation and assistance

Though not common, there may be some instances where visitors to offenders become stranded (due to vehicle breakdown or other reason) and have no accommodation and require emergency support (see Section 8.1.8). There is no emergency housing in the Meander Valley and the nearest facilities are in Launceston. All are currently operating at capacity and regularly turn people away.[37] Tourist accommodation is generally at full capacity during peak season. Emergency relief and food relieve is available through Deloraine House.

To avoid the potential health and safety risks of a stranded visitor having nowhere to stay, consideration could be given to:

- Facilitating access to overnight accommodation for visitors should they become unexpectedly stranded (e.g. in accommodation provided on site or made available through a third party).
- Making information available to visitors about how to access emergency housing assistance (Housing Connect) and locally available emergency relief (Deloraine House); and
- Monitoring the occurrence of visitors in need of emergency accommodation and its impact on local services.

8.4.3. Visitor accommodation

Construction phase

As described in Section 7, there is a shortage of visitor accommodation in the Meander Valley (reported in more detail in Appendix 1, Section 3.3). Results of an online search of visitor accommodation in February 2023 identified a total of 95 accommodation establishments in the Meander Valley. The Tasmanian Government requires providers of short term rental (STR) premises (i.e. AirBnb style accommodation) located in certain land use zones to provide information about the accommodation to Consumer, Building and Occupational Services (CBOS). In December 2022, 110 STRs were recorded within the Meander Valley Local Government Area in urban zones areas (Tasmanian Government. CBOS, 2023). While it has not been possible to identify how many of these were also captured in the online search there is likely to be overlap. Most of the accommodation (80%) identified online was offered as self-contained and the majority were small providers offering one and two bedroom accommodation (82% of all premises). Consultation with tourist industry representatives indicated that visitor accommodation in the Meander Valley operates at or near capacity from November to May, adding that it is becoming increasingly difficult for visitors to find accommodation.

The construction workforce has the potential to increase demand on visitor accommodation which already operates at capacity during peak tourist season, with potential negative impacts on the tourist industry.

These impacts could be avoided by adopting a workforce accommodation strategy (discussed in Section 8.4.1).

Operation phase

Overnight stays by visitors to a correctional facility is influenced by distance travelled, method of travel (e.g. car or public transport), the cost of accommodation and visiting hours.

There is no data on visitation rates at the Risdon Prison. It is anticipated that most visits to the NCF would be made as day visits from the north and northwest. Some visitors may stay overnight (e.g. to make visits across several days or if travelling from interstate), but as noted previously, overnight

[37] Homes Tasmania (consultation. May 2023)

visits are likely to be limited given the high cost and shortage of visitor accommodation. **Visits to the NCF are not expected to have a significant effect on short term accommodation.**

8.5. Impacts on workforce and employment, business and industry

8.5.1. Workforce and employment

Construction phase

At the 2021 Census over 400 people were unemployed in the Meander Valley, with unemployment rates higher among young people and Aboriginal people. **Project construction would create new job opportunities for people in the Meander Valley, including for unemployed young people and Aboriginal people.** These opportunities would be enhanced through:

- The Tasmanian Government's *Buy Local Policy* requires the evaluation of construction tenders to consider local benefits (Tasmania Government. Department of Treasure and Finance, 2021). This creates the opportunity for Project tendering to incentivise the employment of residents in the Meander Valley, including young people, Aboriginal people and women;
- Establishing a target for apprenticeships for local and regional residents as part of Project construction, with a particular focus on young people and Aboriginal people; and
- Requiring the construction contractor to provide Aboriginal cultural awareness training for core project employees.

Operation phase

The NCF would generate between 250 and 370 permanent FTE jobs, including 25 to 30 FTE positions relocated from the Launceston reception prison, creating **employment opportunities for people in the Meander Valley and in the north and northwest**. **The NCF also has the potential to offset the loss of jobs for employees at the AYDC.**

The Department has advised that initially a core team of experienced staff from the Risdon Prison would be transferred to the area to help with establishment of the NCF. However, the balance of staff would be recruited locally and from the north and northwest regions. Given the tight labour market and small labour pool in the Meander Valley community, most would be recruited regionally. The opportunity for local residents to gain employment at the NCF could be enhanced by:

- Adopting targets for the employment of residents in the Meander Valley community, including the employment of young people, Aboriginal people and women;
- Conducting local skill development and recruitment drives and provide readily available recruitment schools to help local people qualify in time for the recruitment processes.

Concerns have been raised during consultation that staffing shortages at Risdon Prison and AYDC[38] may occur at the NCF, potentially compromising offender rehabilitation and leading to public disturbance from increased riots and assaults. In recent years the shortage of correctional staff in Tasmania has challenged service quality at Risdon Prison (Tasmanian Custodial Inspector, 2020a and 2020b). The TPS has responded successfully to these shortages with an intensive recruitment and training program in the south. Based on the success of this program, the TPS proposes to run a similar program for the NCF in the north and northwest and is confident of being able to recruit the number staff needed. As already noted, high housing costs and the shortage of childcare services in the Meander Valley are factors that may affect staff recruitment (see Sections 8.1.8 and 8.4.1).

[38] AYDC has had difficulties recruiting staff locally, primarily due the specialised nature of skills required. Department of Education, Children and Young People (consultation, November, 2022)

8.5.2. Business impacts

The EIA reported that the Meander Valley would receive the majority of the economic benefits from the Project. Modelling indicated that the construction and operation stages of **the NCF would add $289m in additional economic value to the economy of the Meander Valley by 2040 (at present day values) with benefits shared by all business and industry sectors** (Deloitte Access Economics, 2023). It also indicated that economic contributions would grow steadily as construction progressed, with a brief fall following completion and after reaching full operation (i.e. in Stage 2), continued growth.

Construction phase

As noted previously, construction of the NCF is a major project exceeding the capacity of local construction firms and would most likely be undertaken by a large commercial construction company. There may be **aspects of construction that could be locally contracted, increasing business opportunities for local firms** in the Meander Valley**.**

The opportunity for local firms to participate in the construction phase could be enhanced by:

- Holding information and promotion events in advance to inform local businesses of potential contracting opportunities and requirements; and
- Through the Tasmanian Government's *Buy Local Policy* (Tasmania Government. Department of Treasure and Finance, 2021), strengthening the opportunity for local suppliers to compete for aspects of the Project where practical and where there is capacity, capability and value for money.

The community has raised concerns about **the potential for construction of the NCF to make it difficult to access local construction and trades services** particularly as local construction and trades businesses are already in high demand (see Section 7). One business (Tasmanian Berries) has cited the potential for significant disruption if the timing of key stages of work on, or supply of materials (e.g. concrete) to, the NCF were to coincide with their planned expansion works.

In contracting locally based businesses for the Project, care would be needed to avoid disrupting local service capacity and the operations of other businesses. The following measures would help to reduce this:

- Requiring tenderers to establish that they have capacity to complete the works whilst maintaining their ability to continue to provide services to clients in the Meander Valley; and
- Providing clear communication about the scheduling of significant Project construction activities in advance, in consultation with the Meander Valley Council and local businesses.

Operation phase

Business stimulus

As noted above and indicated in the EIA, the Project would have potential economic benefit to all business and industry sectors in the Meander Valley. **The Project has the potential to diversify the local economy and stimulate investor confidence in the Meander Valley**. Real estate agents consulted observed a boost in investor interest following the announcement of the proposed NCF.

There would be a number of business opportunities for local providers during the operational phase. Although some maintenance and cleaning of the facility would be undertaken in house, **the NCF would require significant use of external contractors creating new business opportunities for local providers**. Contractors would be engaged either on ad hoc or one off arrangement, or by contract through competitive tender processes. Some of the trades and services that would be likely to be regularly used include:

- Electricians
- Plumbers
- Rubbish collection and grease pit cleaning
- Builders
- Painters
- Office cleaners – office areas
- Forensic cleaning services (e.g. specialty cleaning where blood or bodily fluids are involved)
- Fitters and turners (fixing laundry machines)
- Gym equipment supply and maintenance (for staff and offenders)
- Kitchen equipment and appliance repair
- Maintenance contracts
- CCTV and alarms maintenance
- Servicing of trucks.

There is limited business and industry infrastructure in the Meander Valley (e.g. Chamber of Commerce or similar) to help organise the local business community to capture business opportunities associated with the NCF. There is one business group currently operating in the Meander Valley, the Great Western Tiers Tourism Association, which is focused on tourism. The previous Meander Valley Business Association was disbanded in 2017 due in part to a lack of volunteers[39] and the Meander Valley Council has reported low attendance at its Business Economic Forum in early 2023.

The following measures would help to enhance the opportunities for businesses in the Meander Valley:

- In accordance with the Tasmanian Government's *Buy Local Policy* promote the awarding of contracts to businesses in the Meander Valley LGA where there is capacity, capability and value for money; and
- In collaboration with the Meander Valley Council, develop strategies for engaging with the local business community to identify and prepare for potential business opportunities associated with the NCF (e.g. providing information about the type of goods, services and works that would be forthcoming; providing information about contracting and procurement requirements and processes that would be used; and offering business consulting support to assist business planning).

Impacts on agriculture

Neighbouring farmers have raised concerns about their proximity to the NCF potentially limiting usual farming activities, including the use of guns and drones. **The Department has advised that there would be no restrictions placed on existing legal farming activities or use rights as a result of the NCF with no anticipated impact on farming practices.**

Concerns have also been expressed about the risk of seasonal workers being deterred from working near a correctional facility given past experience of conflict in their country of origin. Like the community's fear of crime (discussed in Section 8.1.4) this fear could be reduced by establishing regular liaison and open and clear communications with the business owners about the operation of the facility.

Tasmania is the world's largest producer of the narcotic content of alkaloid poppies. Strict controls are maintained over the industry under the *Poisons Act 1971* by the Poppy Advisory Control Board (PABC) with the support of the Department of Natural Resources and Environment Tasmania (DNRET). Concerns have been raised by some growers about visitors to offenders potentially increasing the likelihood of poppy capsule theft, thereby placing their poppy growing licence at risk and damaging the area's reputation as a reliable poppy growing area.

[39] The Examiner, 2 July 2017. Sean Slatter. https://www.examiner.com.au/story/4764648/writing-on-the-wall-for-mvba/

Growers' licences are issued by the DNRET following a paddock by paddock assessment to determine site suitability. The factors that are considered include: proximity to sensitive sites (such as a childcare centre or drug rehabilitation centre); the fencing standard; the potential for deterrence due to visibility from homes and public roads; and the history of past interferences. The DNRET has advised that it is rare for a poppy grower's licence not to be renewed in the event of interference. Where interference does occur the DNRET works with the grower to find an alternative workable solution on the property, including the potential to use security cameras as a further security measure (a planned trial of security cameras will commence soon). The DNRET has indicated that the presence of a correctional facility would not alter the Meander Valley's risk profile given the heightened security they anticipate would be associated with the facility.[40]

On the advice received from the DNRET the risk to poppy growers' licences and the area's reputation as a poppy growing region appears low.

The following measures would help to further reduce risk of poppy crop interference:

- Encouraging visitors to the NCF to access via Bowerbank Link (Highland Lakes Road) and Meander Valley Road from the Bass Highway, minimising the need to travel on other local roads;
- Increasing the level of police surveillance of poppy growing paddocks near the Project site and advising visitors about the regular surveillance of poppy crops;
- Promoting awareness by visitors about the health risks associated with consuming poppy capsules and the criminal offence risks associated with capsule theft; and
- Maintaining regular liaison with the police and DNRET field staff to monitor and respond to any increase in interferences associated with the NCF.

8.6. Impacts on offenders and their families

An aim of the NCF is to support offender rehabilitation and reintegration by maintaining better connections to family and support networks in the north and northwest, and by focusing on rehabilitation and reintegration opportunities.

A guiding principle of Tasmania's *Corrections Act 1997* is that offenders should be assisted to become socially responsible, supported by the maintenance of family ties, rehabilitation and reintegration, and preparation for release (Tasmanian Custodial Inspector, 2020). A key goal of corrections is to reduce re-offending (recidivism).

8.6.1. Connection with family

Over half of the current offender population originates from the north or north-west region of Tasmania.[41] The NCF is intended to support offender rehabilitation and reintegration by enabling better connections for offenders with family and support networks in these regions. **A significant benefit for offenders and their families would be the likely increase in visits due to reduced travel time to reach a northern facility**.[42]

Developing and maintaining supportive relationships with family has been shown to have an important role in reducing recidivism and improving reintegration outcomes, noting that that a range of other strategies are also required to support these outcomes (Farmer, 2017; Brunton-Smith and McCarthy, 2016). Research has shown that a moderate level of visits from parents can improve family relationships and provide hope and the motivation to change, leading to a reduced risk of re-offending and drug taking, and improved employment outcomes (Brunton-Smith and McCarthy,

[40] Department of Natural Resources and Environment Tasmania, Regulated Crops. Agriculture, Forestry and Water (Consultation, April 2023)
[41] Offender post codes data 2022, Department of Justice custom data
[42] As an example, a visit from Burnie would reduce the drive time from around 8 hours to the RCP, to 2 to 3 hours by car to the NCF.

2016). One study found that an offender who receives visits from a family member has a 39% reduced risk of re-offending than an offender who doesn't have visits (May et al cited in Farmer, 2017). Of relevance to the SIA is the **potential benefit to offenders that improved access to their families and significant others would have in contributing to a reduction in reoffending. This would also be a potential benefit to society by reducing the risk of re-offending.**

Support agencies have advised that the NCF would also make it easier for offenders to be referred to other agencies in the north and northwest to provide support to help them transition when they are released.

Families and friends are responsible for their own transportation to make a visit, either by private vehicle or public transport. The City Mission provides free transport for families from Launceston to Hobart one Saturday per month for families to visit prisoners at the Risdon Prison Complex.[43] No public transport services are currently available at the Project site, which may restrict some families from visiting.

Further encouragement for families to visit by:

- Providing a welcoming place to refresh after their journey, including a suitable space for children to play, and a calming, vegetated green space in which to 'decompress'[44] after the visit if needed (Farmer, 2017); and
- Sponsoring transport assistance provided by a third party for families in the northwest without independent means of transport or the financial means to travel by public transport.

8.6.2. Rehabilitation and reintegration support

Some submissions to the Department about the NCF, and to the Tasmanian Parliament's *Inquiry into Tasmanian Adult Imprisonment and Youth Detention Matters*,[45] highlight the importance of the model of care in relation to the NCF and its impact outcomes for offenders and their families. Impacts associated with the model of corrective services and offender care are outside the scope of the SIA and have not been investigated here. However, the **NCF is seen by most support agencies consulted for the SIA as providing an important opportunity to review current practices and have expressed an enthusiasm for contributing to the development of the model of care at the NCF.**

Education, training and employment

A key focus of the NCF would be on creating opportunities and equipping offenders to find meaningful work on release, including through education and training, on site industry programs and community work. The NCF would also offer a range of rehabilitation programs that seek to improve offenders' life skills and to address substance abuse and violent behaviours. These services would be provided through a combination of TPS, government and non-government agencies across a range of service areas including drug and alcohol support/counselling, cultural support, family support/counselling, education, employment and accommodation and housing.

Onsite education and industry programs would also be provided, including programs related to facility operations (e.g. kitchen, laundry, grounds maintenance) as well as micro industries directly related to viable employment opportunities in the north and northwest.

[43] https://www.citymission.org.au/find-a-service/other-support-services?t=prison-bus

[44] There is a wide body of research establishing the restorative benefits of access to green spaces to reduce stress and anxiety and promote peacefulness and healing (Zhong et al, 2023; Kaplan, 2001).

[45] https://www.parliament.tas.gov.au/ctee/Council/GovAdminB_Tasmanian%20Adult%20Imprisonment%20and%20Youth%20Detention%20Matters.html

Reintegration activities at the NCF would include opportunities for employment within the facility, and, as offenders progress and establish their trustworthiness, potentially through day release to participate in community work, attend job interviews and attend external education. The aim of day release programs is to provide an avenue for offenders to maintain, establish, and/or to re-establish, positive links with their family, friends and the community in the lead up to their release, most commonly for community work and participation in vocational education.[46] Similar to practices at Risdon Prison, leave would only granted to offenders following a comprehensive risk assessment, with their rights removed if they breach the conditions of their leave. A common practice at Risdon Prison is for approved offenders to participate in community work at the Royal Tasmanian Botanic Gardens, Clarence Council and the Risdon Vale Community Centre. Offenders have also assisted with disaster recovered works after the Dunalley fires in 2013 to repair stock fences. Few incidents of non-compliance have occurred.[47]

Throughcare

In preparation for returning to the community, throughcare programs are provided for offenders. The concept of through care involves providing comprehensive offender case management in the lead up to their release and continuing throughout their transition back into the community (Australian Law Reform Commission, 2017). Offender support agencies consulted during the SIA have commented that the timing and level of pre and post release support provided to offenders is a critical factor affecting how successfully they reintegrate into society. Having the ability to travel home or to the offender's chosen destination also forms part of through care (see S8.6.4 Re-offending).

There are no support agencies located in the Meander Valley. However, there are various organisations in Devonport and Launceston. Some agencies in the south also have staff based in Launceston. All agencies consulted were confident in their own or the sector's capacity to provide support to offenders at the NCF. However, there was a general view that there is a need for increased investment in offender throughcare across the correctional system. Agencies have advised that the NCF would have the **benefit of reducing current travel time enabling them to make more frequent, in person visits to their clients resulting in better client outcomes.**

8.6.3. Aboriginal offenders and families

Tasmanian Aboriginals represent nearly a quarter (24%) of the prison population (Productivity Commission, 2023: Table 8A4). Agencies providing support to Aboriginal offenders from the north and northwest include the Circular Head Aboriginal Corporation, the Tasmanian Aboriginal Corporation and the Tasmanian Aboriginal Legal Service. All agencies reported that visits by families and significant others to Aboriginal offenders from the north and northwest to Risdon Prison are rare due to the travel time and costs involved, and that family visits would increase with the NCF because of the reduced travel time.

The agencies consider **that increased visitation from family and improved access to community and culture would have important benefits for Aboriginal offenders,** supporting improved mental health, providing an increased sense of hope and ability to cope with the stresses of incarceration, and providing a reduced sense of isolation and fear. **The mental health benefits are expected to contribute to improved rehabilitation and reintegration outcomes for their clients**. Some agencies noted that transport costs for some families may continue to be a barrier and that assistance with the cost of travel costs for these families would help support increased visitation.

The agencies anticipate further significant benefits from **the ability of support staff to make more frequent 'in person' visits to their clients**. There was also a view that **the proximity of**

[46] Productivity Commission, 2023:Tables 8A.10 and 8A11
[47] Tasmania Prison Service, consultation January 2023

the NCF to Aboriginal communities in the north and northwest would also make it possible to bring Culture into the facility, supporting Aboriginal offenders' rehabilitation and reducing the likelihood of reoffending.

The agencies consulted were positive about the potential of the NCF to benefit Aboriginal offenders and were keen to work with the Department towards this outcome.

The following measures would help to enhance these benefits:

- Engaging an Aboriginal Cultural Advisor on the Project development team;
- Consulting early with Aboriginal agencies in the north and northwest to identify ways to integrate Aboriginal cultural considerations (including healing past trauma at the AYDC site) into the facility design and operation (including addressing trauma related to the AYDC – see Section 8.6.5); and
- Strengthening cultural awareness and competency of correctional staff through participation in cultural safety training.

8.6.4. Re-offending

In Tasmania in 2021-22, 51% of adults released from custody re-offended within two years of being released (Productivity Commission, 2023: Table CA.4). Factors that contribute to re-offending include difficulties fitting back into society, being isolated from family, lack of accommodation, unemployment, level of education, mental health and drug use (Victorian Ombudsman, 2014; Payne, 2007 Walker, 2018; Brunton-Smith and Hopkins, 2013). Support agencies consulted for the SIA identified the lack of stable and emergency housing and lack of transportation upon release as major risk factors for reoffending. One commented that offenders are most at risk of reoffending within the first four weeks of their release.

Transportation

As noted previously, offenders generally leave their location of custody when released, subject to having access to transport.

In Tasmania, offenders are responsible for their own transportation upon release. Offenders are usually collected by family or friends, and some few are transported by support agencies. The TPS provides bus tickets to offenders in financial hardship or if released late in the day with no access to money. However, there are currently no bus services directly to the Project site, with the nearest bus service in Deloraine four kilometres away.

As noted above, lack of transportation upon release is a risk factor for re-offending (potentially involving vehicle theft and break and enter offences in order for offenders to leave the area). **The absence of pre-arranged travel or of a suitable bus service for offenders at the NCF on their release would be likely to increase the risk of reoffending and reduce community safety.**

This risk could be avoided with appropriate throughcare measures that support offenders to leave the area when they are released. Jurisdictions elsewhere avoid this risk by taking measures requiring the person to confirm pre-arranged transport and be met by a support person before they are released, or by transporting the person to a public transport service from where they can travel home (these practices vary by State and are adopted at correctional centres in NSW and Queensland).

The following measures would reduce this risk:

- Requiring pre-arranged independent transport to be confirmed and the released offender to be met by a support person; Integrating offender release with the daily Intercity bus services from

Deloraine to Devonport and Launceston (which travels along Meander Valley Road past the Project site) by: [48]

- establishing a bus stop at the Project site and co-ordinating offender release with bus schedules so that offenders can leave the area immediately on their release, or
- providing transportation of offenders to the bus stop in Deloraine and maintaining supervision until their departure, and
- providing bus driver awareness of welcoming and inclusive behaviours towards offenders as their first point of contact in the community when re-entering society;

- Where the time of release and bus schedules don't align, transporting released offenders to the appropriate regional bus terminal in Launceston or Devonport; and
- Increasing the funding available to offender support agencies to transport offenders home or to their chosen destination.

Providing a bus stop at the Project site would have the added advantage of making visits possible for family and friends who are reliant on public transport, noting that there would need to be a reasonable alignment between visiting hours and bus schedules.[49]

Housing

As noted above, homelessness is a primary risk factor for reoffending. National research has found that offenders experience homelessness at 1.5 times the rate of other clients of homelessness support services, and that while over half (57%) of released offenders needed long term accommodation only 6.5% received it (AIHW, 2022). In Tasmania in the year to October 2022, Specialist Homelessness Services (SHS) reported an average of 84 clients per month who were transitioning out of custody and were either homeless or at risk of homelessness.[50]

Up to 30 weeks before their estimated release date offenders leaving custody can ask for help to find housing through Housing Connect, the Tasmanian Government's one stop shop to assist people in need of housing. Housing assistance for offenders leaving custody is available through one of three avenues:

- Social housing provided by Homes Tasmania or a registered community housing provider;
- Temporary transitional housing of up to 12 months with throughcare support provided through Beyond the Wire (jointly funded by Homes Tasmania and the Department of Justice under the Rapid Rehousing Program); and
- Special allocations provided for high risk offenders.

In the past three years offenders have represented 3% on average of all applicants on Tasmania's social Housing Register.[51] No offenders were housed in social housing in the year to March 2023. The average wait time for a social housing allocation for offenders in the northwest is half a year and in the north 1.4 years (in the south it is 1.3 years).

[48] Route 705 operates daily between Devonport and Launceston (morning, midday and late afternoon/evening services Monday to Friday, and morning and late afternoon services on weekends) and Route 762 operates weekdays only between Mole Creek and Launceston.

[49] Based on current bus schedules, a weekend visitor from Launceston would arrive at 1.50pm and leave at 4.22pm if travelling by bus. A visitor from Devonport would arrive at 9.30am and leave at 1.50pm. TPS advise a visit typically takes 1 hour and 15 minutes, allowing for security checks in and out.

[50] Clients in transition from custodial care includes people aged over 10, including youth. However, the majority of people in custodial care are in adult custodial facilities. Source: SHS clients, by reasons for seeking assistance, by state/territory and sex, July 2017 to December 2022 (AIHW, 2023). It is noted that the client count may include clients who received assistance in more than one month.

[51] Homes Tasmania, custom data. The term 'offenders' may include 'ex-prisoners' if housed or already exited a custodial setting.

Since it commenced in 2018, the transitional housing program provided by Beyond the Wire has assisted 42 offenders, 62% of whom have been from the south where all 12 transitional dwellings are located. This suggests a need for transitional housing to be available to offenders in the north and northwest.

While the Project won't increase the number of offenders released from custody who are in need of housing, **there may be a need to review the current distribution and availability of transitional housing in Tasmania to better support reintegration outcomes for offenders in the north and northwest.** The draft Tasmanian Housing Strategy (Tasmanian Government. Homes Tasmania, 2023) acknowledges the risk faced by people existing prison and seeks to meet their needs.

The following measures would help to reduce the risk of re-offending due to the lack of housing:

- Review the overall supply and distribution of transitional dwelling to better accommodate demand in the north and northwest; and
- Increasing the overall supply of social housing including an increase in the allocation in the north and northwest.

8.6.5. Trauma for past residents of the AYDC

The *Commission of Inquiry into the Tasmanian Government's Responses to Child Sexual Abuse in Institutional Settings* revealed significant and serious child sexual abuses at the AYDC.[52] This led to the state government's decision to close the AYDC.

The history of prior abuse of offenders may cause trauma for previous residents at the AYDC and is an issue that was raised by several stakeholders. Aboriginal support agencies commented that most Aboriginal offenders were likely to have spent time at the AYDC and emphasised the need to address the risk of triggering past trauma.

The potential for past traumas to be reignited for offenders and/or their families and friends who may have previously been resident at the AYDC is a risk to their mental health, and for offenders, to the success of their rehabilitation and reintegration.

Consideration could be given to the following measures which would help to reduce this risk:

- Seeking the assistance of an environmental psychologist specialised in trauma informed design to assist with design and redevelopment of the NCF to minimise risks to returning residents;
- Seeking input from offenders and others who have been residents at the AYDC about potential ways to address healing and trauma management through site redevelopment. As part of this process, seek assistance from Aboriginal offender support agencies to consult with past Aboriginal residents;
- Ensure no person who has been detained at AYDC is detained or imprisoned in the NCF unless the person expresses a preference for this to occur; and
- Ensuring appropriate mental health care is available for residents who may experience a resurgence of trauma, and for visitors and friends, provide information about where they can get support if needed.

8.7. Impacts of the development not proceeding

The potential impacts of the 'no development' scenario where the Project does not proceed revolve primarily around the closure of the AYDC. Under this scenario the following impacts are anticipated:

[52] The final report of the Inquiry had not been published at the time of writing.

- Relief from the existing stress and anxiety for Near Neighbours and other community members who are fearful about living near a correctional facility;
- Potential for the unknown future use of the site to create uncertainty for Near Neighbours and the Local Community;
- The loss of 74.4 (FTE) jobs in the Meander Valley (impacting approximately 10 people who work at the AYDC and live locally);[53]
- A reduction in demand for local fire services generated by the AYDC; and
- A reduction in noise disturbance from the AYDC to Near Neighbours, noting that potential noise associated with future use of the site is not known.

8.8. Cumulative impacts

The Department of State Growth 10 year infrastructure pipeline reports forecasts expenditure of $3.7bn from 2022 to 2030 across a wide range of funded infrastructure projects in the north and northwest.[54] Within this pipeline are three major projects that are likely to take place in a similar timeframe to the NCF. These are:

Burnie Court Complex – a new $86.5m Court Complex in Burnie. Project planning is currently underway with the likely timing of commencement not yet determined.

Launceston General Hospital **-** A $580m major redevelopment of the LGH which will include a new mental health services precinct, a new tower to provide additional ward capacity, an administrative and learning hub, and a specialised inpatient unit for elderly patients (Dept of Health, 2022). The project will be completed by 2034. Stage 1 has already been completed with the following stages to follow:

2022 – 2024:	Stage 2 - Preparation of precinct masterplan and completion of various upgrades. Construction by Calvary Health Care of the new private hospital to be co-located with the LGH will also occur in this period.
2024 Q4 – 2027 Q4:	Stage 3 - Major construction including mental health services precinct, acute care zone, inpatient unit for older persons and car park.
2028 Q2 – 2034 Q4:	Stage 4: major construction including new inpatient and outpatient services precinct and final elements of the masterplan.

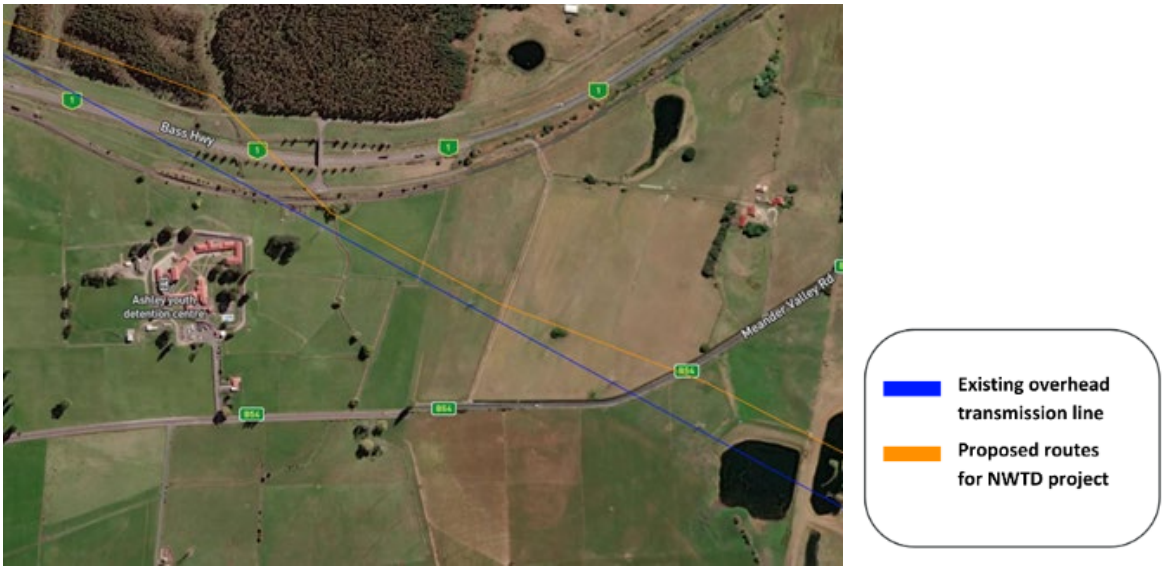
Mersey Community Hospital Upgrades (MCH) – a $30m redevelopment of the MCH due for completion in 2024 with an estimated 100 FTE construction work force (Rockcliff, 2022).

Marinus Link – a $3.8bn proposed electricity and telecommunications interconnector between Tasmania and Victoria agreed to by the Australian, Tasmanian and Victorian governments. Stage 2 of the project involves network augmentation in Tasmania from Burnie to Sheffield, and Burnie to Staverton via Hampshire and Palmerston to Sheffield potentially following the same alignment as the existing transmission line that passes through the Project site (see Figure 6). This project is currently in the Design and Approvals Phase with consultation anticipated in the last quarter of 2023,

[53] Consultation with Department for Education, Children and Young People, November 2022

[54] Department of State Growth. Regional Summary. https://www.stategrowth.tas.gov.au/Transport_and_Infrastructure/infrastructure_tasmania/tasmanian_infrastructure_project_pipeline (August, 2023). Search criteria: all asset owners and infrastructure types; funded projects; construction start year 2022; North and North-West region.

and a final investment decision is due in late in 2024 (Marinus Link, 2022).[55] Construction work is not expected until 2032 after completion of the NCF.



Source: TasNetworks Interactive Map 2023.

Figure 6. Proposed North West Transmission Line existing and proposed routes

Cumulative stress and anxiety impacts are currently occurring for residents and/or landowners responding to the concurrent project planning phases for the NCF and the Marinus Link projects. Neighbours affected by both projects report they are spending considerable time away from their personal and business activities and are experiencing a heightened level of stress and anxiety about the potential impacts of both projects.

In addition to the mitigations identified for addressing mental health issues in Section 8.1.7 the following measures are recommended:

- Maximising the convenience of community engagement processes and ease of access to information about the NCF for the residents and landowners adjacent to both projects; and
- Co-ordinating ongoing community engagement processes between each project to avoid consultation overload for the affected residents.

There is potential for the redevelopment of the LGH, development of the new Burnie Court Complex (depending on its timing) and development of Stage 1 of the NCF to occur at similar times. **If projects were to be constructed at the same time there may be a need to source construction workers from outside the region with impacts on housing supply.** The Department has advised there is a low risk of competition occurring given its membership of Infrastructure Tasmania's Infrastructure Delivery Committee, an interdepartmental body responsible for co-ordinating major infrastructure projects across Tasmania. There may also be some indirect cumulative impact on the capacity of the construction industry to meet new housing demand.

[55] TasNetworks (Consultation, May 2023)

9. Impact Assessment

9.1. Assessment

This section considers the potential impacts and benefits described in Section 8 and assesses their significance, including identifying who would be affected. Impacts are reported for each of the construction phase of the Project (see Table 7), the operation phase (see Table 8) and cumulative impacts from multiple major projects occurring in the region (see Table 9). The tables report positive (+) and negative (-) impacts before and after the mitigations have been applied.

The impact assessment takes into account the following:

- The likelihood that social impacts and benefits will occur;
- The consequence of social impacts and benefits for those affected;
- The potential significance of social impacts and community benefits prior to the application of the mitigation measures to respond to the identified impacts; and
- Assessing the risk that remains after mitigation measures are applied (i.e. residual impacts).

Figure 7. illustrates the basis for determining the significance of an impact. The level of *significance* of an impact (i.e. whether it has low, medium, high or very high significance) is based on the *likelihood* of an impact occurring and the severity of the *consequence* if it did occur:

Likelihood is based on:	The assessment of impacts described in Section 8.
Consequence is based on:	The consideration of the duration of impacts, the sensitivity to impacts (including stakeholders' specific vulnerabilities and resilience), and the severity of impacts or magnitude of potential benefits (described in Table 6).

		Consequence Level				
		1 Minimal	2 Minor	3 Moderate	4 Major	5 Catastrophic
Likelihood	Almost certain					
	Likely					
	Possible					
	Unlikely					
	Rare					

Significance of Social Impact Ratings							
	Low		Medium		High		Very high

Source: adapted from New South Wales Government DP&E, 2017

Figure 7. Risk assessment ratings

Table 6. Consequence criteria

Rating	Impact (-)	Benefit (+)
Minimal	Local, small-scale, easily reversible change on social characteristics, or the values of the community, or communities/stakeholders can easily adapt or cope with change.	Local small-scale opportunities emanating from the Project that the community can readily pursue and capitalise on.
Minor	Short-term recoverable changes to social characteristics and values of the community or stakeholders, or the communities/stakeholders has substantial capacity to adapt and cope with change.	Short-term opportunities emanating from the Project.
Moderate	Medium-term recoverable changes to social characteristics and values of the community or stakeholders, or the communities/stakeholders has some capacity to adapt and cope with change.	Medium-term opportunities emanating from the Project.
Major	Long-term recoverable changes to social characteristics and values of the community or stakeholders, or the communities/stakeholders has limited capacity to adapt and cope with change.	Long-term opportunities emanating from the Project.
Catastrophic	Irreversible changes to social characteristics and values of the community or stakeholders, or the communities/stakeholders have no capacity to adapt and cope with change.	Not applicable.

Source: Adapted from DSDMIP (QLD.) Social impact assessment guideline July 2013.

9.1.1. Construction impacts

Table 7. Summary of assessed construction impacts

The recommended mitigations and enhancements are summarised here and explained in more detail in the Social Impact Management Plan in Section 11.

The symbols + / - indicate a positive or negative impact.

Impact area	Impact description	Effect +/-	Likelihood	Consequence	Significance (before mitigation)	Affected stakeholder	Mitigation / Enhancement *(detailed in Section 10.1)*	Residual Impact +/-
Population and community								
Nature of community	Concern about unfamiliar workers / worker behaviour Near Neighbours' homes	_	Possible	Minimal	Low	Near Neighbours	Establish complaints mechanism Establish regular and open communication between construction project team and Near Neighbours Adopt a contractor Workforce Code of Conduct	Low _
Cohesion	Impact on community cohesion	_	Possible	Minor	Medium	Local Community	Establish regular and open communication with the community	Low _
Community services and facilities								
Mental health	Mental health impacts on Near Neighbours already exist in the Project investigation stage and are anticipated to persist through the construction stage and into operation stage.	_	Likely	Major	Very high	Near Neighbours	Facilitate the availability of adequate mental health support	Very high -

Impact area	Impact description	Effect +/-	Likelihood	Consequence	Significance (before mitigation)	Affected stakeholder	Mitigation / Enhancement *(detailed in Section 10.1)*	Residual Impact +/-
Environmental amenity								
Noise, dust & traffic	Noise and dust impacts on nearby residents	_	Possible	Minor	Medium	Near Neighbours	Conduct noise, air quality and construction traffic impact assessments, and a dilapidation report of nearby properties and assets, at facility design stage Develop a Construction Management Plan and monitor	Potenti-ially Low/Medi um (TBD)[56]
	Traffic impacts on nearby residents	_	Possible	Minimal	Low	Near Neighbours		
Housing and accommodation								
Housing supply	Increased pressure on housing supply and affordability of rental housing and visitor accommodation	_	Likely	Moderate	High	Meander Valley community	Adopt a Workforce Accommodation Strategy to accommodate the temporary construction workforce	Low _
Workforce, employment and business								
Employ-ment	New job opportunities	+	Almost certain	Moderate	Very high	Meander Valley Community Unemployed residents	Adopt local employment targets supported by a Local Employment Strategy	Very high +
Business opport-unity	Local business opportunities	+	Likely	Major	Very high	Meander Valley Community	Liaise with the Meander Valley Council and promote local business development	Very high

[56] To be determined (TBD) following independent assessment by suitably qualified assessors at the facility design stage. The residual impact suggested here is indicative only, based on the assumption that potential impacts could be effectively mitigated.

Impact area	Impact description	Effect +/-	Likelihood	Consequence	Significance (before mitigation)	Affected stakeholder	Mitigation / Enhancement *(detailed in Section 10.1)*	Residual Impact +/-
						Meander Valley businesses	opportunities and preference the awarding contracts to businesses in the Meander Valley (in accordance with Tasmania's *Local Buy Policy*), subject to their ability to continue to provide services to the Meander Valley community	+
Business disruption	Diversion of local trades and services away from servicing the Meander Valley community	_	Possible	Minor	High	Meander Valley Community	See above.	Low _
Business disruption	Potential for competition for construction supplies and services with Meander Valley (local) businesses	_	Possible	Major	Very high	Meander Valley businesses	Communicate the scheduling of significant works in consultation with the Meander Valley Council and local businesses.	Medium _

9.1.2. Operation impacts

Table 8. Summary of assessed operation impacts

The recommended mitigations and enhancements are summarised here and explained in more detail in the Social Impact Management Plan in Section 11.

The symbols + / - indicate a positive or negative impact.

Impact area	Impact description	Effect +/-	Likelihood	Consequence	Significance (before mitigation)	Affected stakeholder	Mitigation / Enhancement *(detailed in Section 10.2)*	Residual Impact +/-
Population and community								
Nature of community	Impacts on the nature or makeup of the community	_	Unlikely	Minimal	Low	Meander Valley Community	Nil	Low
	Impacts on the nature of the immediate locality	_	Almost certain	Moderate	Very high	Near Neighbours	Conduct regular and open communications with Near Neighbours and establish a community consultative committee. Adopt responsive facility design and landscaping Facilitate the availability of mental health support services	Very high _
Stigma	Risk of stigma	_	Unlikely	Moderate	Medium	Meander Valley Community Tourism industry	Adopt responsive facility design and landscaping Support strengthening the reputation of Deloraine and the Meander Valley as a tourism destination through branding and marketing Use discrete naming of the NCF	Low _

Impact area	Impact description	Effect +/-	Likelihood	Consequence	Significance (before mitigation)	Affected stakeholder	Mitigation / Enhancement *(detailed in Section 10.2)*	Residual Impact +/-
							Avoid placing signage to the NCF in Deloraine, Exton and Westbury	
Community safety	Risk of increased crime	_	Rare	Major	High	Meander Valley Community Near Neighbours	Liaise with Tasmania Police regarding an effective police presence and response capability	Medium _
	Risk to community safety from escapes	_	Rare	Major	High	Meander Valley Community Near Neighbours	Use proven contemporary security systems Establish a TPS and police incidence response protocol Establish a communication protocol with Near Neighbours	Medium _
	Fear of crime	-	Possible	Moderate	High	Near Neighbours Meander Valley Community	Establish a community consultative committee following construction of the NCF Regular and responsive communication by facility management	Medium _
	Risk to children at the informal school bus stop at Cresswells Rd	_	Unlikely	Catastrophic	High	Meander Valley Community Near Neighbours	Investigate how to provide a safer road setting for the school bus stop, including reviewing the location of site entrance west of Cresswells Road Encourage access to the NCF via Bowerbank Link and	Low _

Impact area	Impact description	Effect +/-	Likelihood	Consequence	Significance (before mitigation)	Affected stakeholder	Mitigation / Enhancement *(detailed in Section 10.2)*	Residual Impact +/-
							Meander Valley Road from the Bass Highway Schedule visiting hours outside school bus pickup/drop off times	
Cohesion	Impacts on community cohesion Opportunity to contribute to decision making.	_	Possible	Minor	Medium	Meander Valley Community Near Neighbours	Conduct regular liaison, communication and engagement with the community Establish a community consultative committee Hold a community open day before operations begin.	Low _
Community services and facilities								
Mental health	Heightened fear of crime with potential stress and anxiety impacts on the health and wellbeing of Near Neighbours	_	Likely	Major	Very high	Near Neighbours	Facilitate adequate provision of support services including mental health support Establish effective and regular communication Adopt responsive facility design and landscaping	Very High _
	Increase in demand exceeding the capacity of publicly available mental health services	_	Possible	Major	Very high	Meander Valley Community Near Neighbours	Facilitate the provision of adequate resources for mental health support (such as through RAW). Make information available about how to recognise the need for and get access to mental health support.	High -

Impact area	Impact description	Effect +/-	Likelihood	Consequence	Significance (before mitigation)	Affected stakeholder	Mitigation / Enhancement *(detailed in Section 10.2)*	Residual Impact +/-
Services and facilities	Increased patronage and support for Deloraine House	+	Possible	Moderate	Medium	Deloraine House	Nil	Medium +
	Impact of lack of childcare services on staff recruitment. Increased competition for the available childcare services.	_	Almost certain	Minor	High	Meander Valley Community Offenders	Facilitate an increase in family day care services for NCF staff	Medium +
	Assistance from voluntary workforce to assist with community projects (e.g. maintenance of community facilities and short walks track upgrade and maintenance)	+	Almost certain	Major	Very high	Meander Valley Community	Consultation with the community, Meander Valley Council and Great Western Tiers Tourism Assoc. to identify beneficial projects	Very high +
	Requirement for an upgrade to the Deloraine ambulance station	+	Likely	Major	Very high	Meander Valley Community	Support a business case for the need to upgrade the Deloraine ambulance station to a double branch station (professionally staffed, 2 vehicles)	Very high +
	Potential for mental health services capacity to be exceeded	-	Possible	Major	Very High	Near Neighbours Meander Valley community	Monitor the capacity of available mental health services to meet increased demand and increase service capacity if needed.	Medium -

Impact area	Impact description	Effect +/-	Likelihood	Consequence	Significance (before mitigation)	Affected stakeholder	Mitigation / Enhancement *(detailed in Section 10.2)*	Residual Impact +/-
Environmental amenity								
Visual	Visual impacts on the rural character and amenity of the locality	_	Almost certain	Moderate	Very high	Near Neighbours	Responsive facility design and landscaping, informed by a visual impact assessment at design stage. Generous and early establishment of screen perimeter planting using mature plant stock. Assistance with landscaping and screening at affected private homes.	Potent-ially High (subject to design and impact assess-ment)[57]
Lighting	Light spill impacts on neighbouring residences	_	Almost certain	Moderate	Very high	Near Neighbours	Light spill management informed by Dark Sky outdoor lighting principles and a visual impact assessment.	Potent-iallly Medium/ High (subject to design and impact assess-ment)58
Noise	Noise impacts from routine activities and behavioural incidents	_	Possible	Moderate	High	Near Neighbours	Conduct noise impact assessment and design to minimise noise disturbance to Near Neighbours.	Potent-ially medium (subject to design

[57] The assessment of residual visual impact is indicative only, based on observations of the social impact assessment team. As noted in this report, the visual impact would be influenced by facility and landscaping design and the extent of site cover, which should be assessed by an appropriately qualified assessor at the design stage.
[58] The assessment of residual light spill impact is indicative only. It requires an appropriate assessment by a suitably qualified assessor at the design stage, taking into account the existing light spill conditions associated with the AYDC.

Impact area	Impact description	Effect +/-	Likelihood	Consequence	Significance (before mitigation)	Affected stakeholder	Mitigation / Enhancement *(detailed in Section 10.2)*	Residual Impact +/-
								and impact assessment)[59]
Personal and property rights								
Property values	Reduction in housing values	_	Unlikely	Minor	Low	Local Community	Nil	Low -
	Reduction in rural property values closest to the Project site	_	Possible	Unknown	Unknown	Near Neighbours	Monitor for stress and hardship in the rural and rural residential property market Implement measures to reduce visual and noise impacts (see Environmental Amenity above)	Subject to monitoring post construction.
Housing and accommodation								
Housing	Inflationary impact of increased demand from new residents and temporary staff on housing prices. Potential to increase demand for social housing. Potential to impact staff recruitment.	_	Possible	Moderate	High	Meander Valley Community	Make provision for the accommodation for temporary staff in the first instance and monitor the need for ongoing provision Pursue opportunities to stimulate additional housing supply in the Meander Valley	Medium -
Emergency housing/ assistance	The risk of a stranded visitors being at risk of temporary homelessness.	_	Unlikely	Major	High	Families of offenders	Facilitate the provision of emergency accommodation	Low _

[59] To be determined following independent assessment by a suitably qualified assessor at the facility design stage. The residual impact suggested here is indicative only, based on the assumption that potential impacts could be effectively mitigated.

Impact area	Impact description	Effect +/-	Likelihood	Consequence	Significance (before mitigation)	Affected stakeholder	Mitigation / Enhancement *(detailed in Section 10.2)*	Residual Impact +/-
						Local Community		
Workforce, employment and business								
Employ-ment	Creation of new employment opportunities and the potential to offset job losses with the closure of the AYDC	+	Almost certain	Major	Very high	North and Northwest regions Meander Valley Community Staff at AYDC Unemployed people	Adopt local employment targets supported by a Local Employment Strategy	Very high +
Business stimulus	New business growth opportunities	+	Almost certain	Major	Very high	Meander Valley Community Local business and industry	Preference the awarding contracts to businesses in the Meander Valley (in accordance with Tasmania's *Local Buy Policy*) Facilitate capacity building initiatives to help Meander Valley businesses tender for contracts	Very high +
Agri-culture	Risk to poppy growing licences	-	Unlikely	Minor	Low	Farmers and poppy growers	Encourage access via the Bowerbank Link and Meander Valley Road from the Bass Highway, Provide information to visitors about health risks Maintain regular liaison with Tasmania Police and DRNE field	Low -

Impact area	Impact description	Effect +/-	Likelihood	Consequence	Significance (before mitigation)	Affected stakeholder	Mitigation / Enhancement *(detailed in Section 10.2)*	Residual Impact +/-
							staff regarding appropriate police surveillance	
Offenders and their families								
Rehabilitation & re-offending	Potential benefits for successful reintegration and reduced recidivism from increased access to families. Opportunity to enhance visitor experience for families.	+	Likely	Major	Very high	Offenders and their families Tasmanian community	Provide family friendly facilities and spaces on site (including for children) Facilitate the provision of transport assistance to families in the northwest without the means of transport to visit the NCF	Very high +
	Potential benefits for successful reintegration and reduced recidivism from increased access to offender support agencies.	+	Likely	Major	Very high	Offenders and their families Offender support agencies Tasmanian community	Nil	Very high +
Aboriginal offenders	Improved rehabilitation and reintegration outcomes for Aboriginal offenders from increased access to families and improved access to culture and community	+	Likely	Major	Very high	Aboriginal offenders and their families Offender support agencies Tasmanian community	Engage an Aboriginal Cultural Advisor to the Project Consult with Aboriginal offender support agencies on integrating Aboriginal Culture at the NCF (including addressing past trauma at the AYDC site) Integrate Aboriginal cultural features activities and services in the facility design. Adopt cultural competency training for corrections staff	Very high +

Impact area	Impact description	Effect +/-	Likelihood	Consequence	Significance (before mitigation)	Affected stakeholder	Mitigation / Enhancement *(detailed in Section 10.2)*	Residual Impact +/-
Re-offending	Theft and re-offending due to lack of public transportation at the NCF for offenders released from custody.	_	Likely	Catastrophic	Extreme	Near Neighbours Local Community Offenders and their families Tasmanian community	Require guaranteed transportation arrangements for offenders to leave the area on their release from custody as part of offender throughcare. Investigate the potential to include an Intercity bus service stop at the NCF.	Low _
	Lack of secure housing to increase risk of reoffending and undermine improved reintegration outcomes	_	Likely	Major	Very High	Offenders and their families Offender support agencies Tasmanian community	Encourage an increased supply of social and transitional housing for post release offenders in the north and northwest Encourage a review of the current distribution of transitional housing in Tasmania between the south, the north and northwest regions	Medium _
Trauma for past residents of the AYDC	Re-igniting trauma for offenders and/or their family or friends who are past residents of the AYDC	_	Likely	Major	Very high	Offenders and their families Offender support agencies	Adopt trauma informed approach to the design and operation of the NCF in consultation with key stakeholders and guided by a specialised advisor. Ensure no person who has been detained at AYDC is detained or imprisoned in the NCF unless the person	Medium

Impact area	Impact description	Effect +/-	Likelihood	Consequence	Significance (before mitigation)	Affected stakeholder	Mitigation / Enhancement *(detailed in Section 10.2)*	Residual Impact +/-
							expresses a preference for this to occur. Provide access to information about available supports for visitors who are past AYDC residents.	

9.1.3. Cumulative impacts

Table 9. Summary of assessed cumulative impacts

The symbols + / - indicate a positive or negative impact.

Impact area	Impact description	Effect +/-	Likelihood	Consequence	Significance	Affected stakeholder	Mitigation / Enhancement	Residual Impact +/-
Housing	Need for external recruitment of construction workers with impacts on housing and accommodation supply if construction of LGH, Burnie Court complex and NCF occur at the same time.	_	Possible	Minor	Medium	Local Community	Liaise with other State government agencies regarding the timing of key stages of concurrent major construction projects in the north and northwest	Low _
Mental health	Heightened stress and anxiety for residents affected by the combined planning phases for the NCF and Marinus Link projects.	_	Likely	Minor	High	Near Neighbours	Maximise convenience of engagement processes and ease of access to information Liaise with the Marinus Link project team to reduce the risk of overlapping community engagement processes for the NCF and Marinus Link projects. Facilitate availability of support services including mental health support	Medium -

10. Social Impact Management and Monitoring

10.1. Social Impact Management Plan

The Social Impact Management Plan (SIMP) sets out the recommended strategies to address the negative impacts and benefits assessed in Section 9. Table 10 and Table 11 describe the strategies, who would be responsible for leading the strategy (Lead agent), the outcome sought by the strategy (Desired outcome), how performance will be measured (Indicator), the information used to measure performance (Data source) and when the strategy should be implemented (Timing). The Themes and Impact Area (in column 1) can be cross-referenced to the same themes used in Section 9. The letters 'C' and 'O' indicate which phase of the Project the strategy relates to, i.e. Construction or Operation.

10.1.1. Construction phase

Table 10. Construction phase impact management and monitoring

Impact area	Ref.	Strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
THEME C-1		**Population and community**					
Nature of community Community cohesion	C-1.1	Adopt a **Community Engagement and Communications Strategy** providing regular communication about the facility and enabling the exchange of information between the Department of Justice, Near Neighbours, the Meander Valley community and key stakeholders (e.g. Meander Valley Council).	Department of Justice	• Near Neighbours, community members and key stakeholders are aware of engagement opportunities and know how to contact the Department. • The community has knowledge about / knows how to find out about the Project's progress.	• A Community and Stakeholder Engagement Plan is developed and published on the Project website. • Community feedback.	Project website Community and Stakeholder Engagement metrics. Community Survey.	Pre-construction

Impact area	Ref.	Strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
				• Contributes to community cohesion.			
Nature of community	C-1.2 C-1.3 C-1.4	Liaise regularly with Near Neighbours to keep them informed of programmed of works in accordance with expectations set out in the Community Engagement and Communications Strategy. Adopt a **Workforce Code of Conduct** (including addressing cultural awareness and worker conduct). Establish a **complaints mechanism** for the construction impacts.	Department of Justice Construction contractor	• Neighbours are aware of forthcoming works likely to impact their lifestyle. • Workers behave with respect towards Near Neighbours. • Near Neighbours are aware of the complaints mechanism and how to access it.	• Regularity of notifications provided. • Complaints mechanisms is published on the Project website. • Complaints received are responded to within 48 hours and resolved in a timely manner. • Number of complaints received.	Project website Notification metrics. Near Neighbour survey. Complaints register (including number, type, complaints resolved and average time taken to resolve).	Commencement of construction
THEME C-2		**Services and facilities**					
Mental health	C-2.1	Liaise with the Department of Health and Rural Alive and Well about Project impacts associated with project approval (stress and anxiety) on the capacity of mental health support services.	Department of Justice	• Information about mental health support services is made available on the Project website, in Project Updates and other Project related community information publications.	• Number of service requests to RAW related to the NCF. • Feedback from the Department of Health on impact on service capacity.	Documentation from the Department of Health (and/or Rural Alive and Well, as appropriate).	Pre-construction (Project approval stage)

Impact area	Ref.	Strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
THEME C-3		**Environmental amenity**					
Noise, dust & traffic	C-3.1 C-3.2 C-3.3	Conduct an **Impact Assessment** for construction noise, air quality and traffic impacts. Conduct a dilapidation report of nearby properties and assets and monitor. Develop a **Construction Management Plan** outlining measures to mitigate negative noise, air quality and traffic impacts, including hours of operation.	Department of Justice Construction contractor	• Noise and dust impacts on nearby residents are within the applicable Australian Standards during construction. • Manage traffic impacts on nearby residents during construction, including the use of Meander Road by farm machinery.	• Impact assessments completed for construction noise, air quality and traffic and published on Project website. • Construction Management Plan is established. • Number of complaints received.	Project website Complaints register (construction). Dilapidation baseline and monitoring report.	Pre-construction (design stage) Construction
THEME C-4		**Housing and accommodation**					
Housing supply	C-4.1	Develop a **Workforce Accommodation Strategy** in consultation with Homes Tasmania and Meander Valley tourism accommodation providers that: • Projects likely demand for construction workforce accommodation; and • Outlines how workforce accommodation will be provide so that it does not disadvantage the availability of long term rental housing (e.g. through head leasing) or visitor accommodation in the Meander Valley.	Department of Justice/ Construction contractor	• No negative impact on the cost or availability of rental or visitor accommodation due to the construction workforce.	• The Workforce Accommodation Strategy is published on the Project website. • Number of construction workers residing temporarily in the Meander Valley LGA. • Number of construction	Project website Construction contractor data base. Consultation with representatives from the Great Western Tiers Tourism Assoc. and Visit Northern Tasmania. SQM research.	Pre-construction (design stage)

Impact area	Ref.	Strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
					workers in the accommodation provided. • Rental vacancy rates. • Median weekly rent. • Tourism industry feedback.	REIT Statistics, suburb reports (Deloraine and Westbury).	
Cumulative impact	C-4.2	Participate in the Infrastructure Tasmania's Interdepartmental Infrastructure Delivery Committee to co-ordinate the development of major construction projects in the north and northwest.	Department of Justice	• Construction is staged to avoid/minimise the need to seek construction workers from outside the north and northwest.	• Timing in relation to other regional infrastructure projects.	Department of State Growth – Tasmanian Infrastructure Project Pipeline Contractor recruitment data.	Pre-construction
THEME C-5		**Workforce, employment and business**					
Employment	C-5.1	Adopt a targeted **Local Employment Strategy** including: • Establishing targets for the employment of residents in the Meander Valley with an emphasis on young people, Aboriginal people and women; • Establishing a target for apprenticeships employed during construction in accordance with the Tasmanian Government's *Building and Construction Training Policy*.	Construction contractor	• At least 15% of construction workers are residents of the Meander Valley, including young people, Aboriginal people and women. • The established apprenticeship target is achieved.	• Local Employment Strategy is published on the Project website. • Number of local residents employed. • Number of apprentices employed.	Project website. Construction contractor data base.	Commencement of construction

Impact area	Ref.	Strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
Business opportunity Business disruption	C-5.2	In consultation with Meander Valley (local) businesses, the Meander Valley Council, TasTAFE and other relevant stakeholders, promote business development opportunities for Meander Valley businesses by: • Providing information about the type of works that would be contracted out; • Providing information, promotion and support to help businesses be prepared to participate in tendering opportunities when procurement commences; and • Identifying and helping to overcome any difficulties faced by small businesses in tendering for construction work.	Department of Justice	• Local businesses are informed about potential contract work associated with Project construction and related procurement requirements and know how to find out about the tenders being invited. • Access by the community to construction and trade services is not disrupted by competition from the Project for these services.	• Information provided and events held to encourage local contractors to tender for work. • The extent of participation in events held. • The number of local businesses contracted. • Feedback from the community about access to local trades and services.	Community information and engagement metrics. Construction contractor records. Complaints register.	Pre-construction
	C-5.3	In accordance with the Tasmanian Government's *Buy Local Policy*, preference the awarding of contracts to businesses in the Meander Local Government Area where there is capacity, capability and value for money, and where the businesses are able to maintain their capacity ability to continue to provide services to the Meander Valley community.	Construction contractor				
Business disruption	C-5.4	In consultation with the Meader Valley Council and Meander Valley businesses, establish ongoing communications about the scheduling of planned significant works.	Department of Justice	• Planned significant works by local business are not disrupted by competition with the Project for the supply of building materials and/or labour.	• Register of potentially affected local businesses and record of contacts made. • Feedback from the community and local businesses.	Communication records. Complaints register.	Construction

10.1.2. Operation phase

Note: 'Tasmania Prison Service' refers to the service generally; 'Tasmania Prison Service (Facility operator)' refers to the NCF facility management specifically.

Table 11. Operation phase impact management and monitoring

Impact area	Ref.	Mitigation / enhancement strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
THEME O-1		**Population and community: community and stakeholder engagement**					
Community cohesion Nature of community Fear of crime	O-1.1	Develop and adopt a **Community Engagement and Communications Strategy** providing regular communication about the facility and enabling the exchange of information between the Department of Justice, Near Neighbours, the Meander Valley community and key stakeholders (e.g. Meander Valley Council).	Tasmania Prison Service (Facility operator)	• Near Neighbours, community members and key stakeholders are aware of engagement opportunities and how to contact the facility operator. • There is continuity of Project/ stakeholder relationships. • Contributes to community cohesion. • The community feels safe.	• A Community and Stakeholder Engagement Plan is developed and published on the Project website. • The Community Consultative Committee is established and meets quarterly; minutes are published on the Project website. • Attendance of the local community representatives (and reason for non-attendance). • Community attitudes.	Project website Community and Stakeholder Engagement Plan metrics. Community survey. Community Consultative Committee feedback on impacts on community cohesion.	Pre-operation and ongoing
	O-1.2	Establish a **Community Consultative Committee** to discuss issues and concerns, share information, identify opportunities for the NCF to contribute to the community, and monitor impacts on the community.					
	O-1.3	In consultation with Near Neighbours develop an **Incident Notification Protocol** outlining how the facility operator will notify residents in the event of a major incident or escape.					

Impact area	Ref.	Mitigation / enhancement strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
	O-1.4	**Hold an open day** at the NCF prior to its operation so the community can visit the facility, find out more about how it will operate and meet facility staff.					
THEME O-2		**Population and community: community identity**					
Stigma Nature of community	O-2.1	Support the Meander Valley's positive identity and established profile as a tourism and events destination by: • Providing support for tourism marketing and branding of the Meander Valley as Tasmania's short walks destination; • Providing voluntary support for the construction and maintenance of walking trails through the offender Community Work Program; • Actively supporting and participating in local events (such as the Deloraine Craft Fair); • Maintaining neutral naming of the facility that isn't associated with its location in the Meander Valley;	Department of Justice / Tasmania Prison Service (Facility operator)	• Absence of stigma associated with the NFC. • Enhancement of short walks and other tourist attracting infrastructure. • The NCF makes a positive contribution to the local community.	• Annual value of contributions made to tourism branding and marketing. • Community works completed and contributions made. • Attitude of business, real estate and tourism operators. • Feedback from tourism/visitors. • Feedback from the Meander Valley Council. • Name given to the facility. • Location of facility signage.	Department of Justice / Facility operator records Community survey (including businesses and tourism operators). Community Consultative Committee feedback. Meander Valley Council. ABS Census data.	Pre-construction and operation

Impact area	Ref.	Mitigation / enhancement strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
		• Designing and landscaping the facility to minimise its impact on environmental amenity, including establishing early screen planting to the site using advanced tree stock; and • Avoid placing directional signage to the NCF in Deloraine, Westbury or Exton.					
THEME O-3		**Population and community: community safety**					
Crime and escape	O-3.1	Maximise community safety by: • Using proven contemporary security systems in the design of the facility; • Liaising with Tasmania Police re maintaining an effective police presence and response capability; • Implementing a TPS and police incidence response protocol; • Establishing an Offender Evacuation Safety Plan in the event of fire or similar incident at the facility, in consultation with the Municipal Regional Emergency	Department of Justice Tasmania Police Tasmania Prison Service (Facility operator)	• There are no incidences of crime in the Meander Valley associated with the NCF. • The community feels safe.	• Reported incidents. • An Offender Evacuation Safety Plan is established.	Tasmania Prison Service (Facility operator) records. Tasmania Police crime data. Community Survey. Community Consultative Committee feedback.	Design stage and operations

Impact area	Ref.	Mitigation / enhancement strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
		Management Committee; • Ensuring offenders have guaranteed access to transportation to leave the area on their release from custody (see Theme O-10); and • Directing traffic to the NCF via the Bowerbank Link and Meander Valley Road from the Bass Highway for deliveries, visits and staff access.					
Risk to children	O-3.2	Minimise the risk to children using the informal school bus stop at Cresswells Road by: • Investigating the potential to locate the site entry west of Cresswells Road; • Improving the design safety of the bus stop; • Encouraging access to the NCF via the Bowerbank Link and Meander Valley Road from the Bass Highway and ensuring the entry is clearly marked on approach; and • Scheduling visiting hours outside school	Department of Justice and Tasmania Prison Service (Facility operator)	• There are no incidents of harm to children.	• Reported incidents.	Tasmania Police crime data. Complaints register.	Design stage and operations

Impact area	Ref.	Mitigation / enhancement strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
		bus pickup/drop off times.					
Near Neighbours' fear	O-3.3	Engage with immediate Near Neighbours about their safety and develop a mutually acceptable protocol outlining measures for how they would be notified in the event of an incident occurring.	Tasmania Prison Service (Facility operator)	• Near Neighbours have confidence they will be notified if an incident has occurred. • Near Neighbours know who to contact if they have concerns or need information.	• An Incident Reporting Protocol is agreed with Near Neighbours and published on the Project website. • Major incidents such as riot or escape.	Tasmania Prison Service (Facility operator) records. Complaints register.	Pre-operation
THEME O-4		**Community services and facilities**					
Mental health	O-4.1	Liaise with the Department of Health and Rural Alive and Well about the capacity of mental health support services for the Local Community. Make information available to Near Neighbours and the Local Community about recognising the need for and accessing mental health support.	Tasmania Prison Service (Facility operator)	• Information is made available to on the Project website, and in Project Updates other Project related community information publications. • Project related demand for mental health support is met.	• Number of service requests to RAW related to the NCF. • Feedback from the Department of Health on impact on service capacity.	Department of Health (or Rural Alive and Well, as appropriate) service capacity records.	Pre-construction
Childcare	O-4.2	Monitor the demand for child care services as part of the NCF recruitment program and liaise with family day care provider services in the north to:[60] • Facilitate a child educator recruitment	Department of Justice	• NCF staff recruitment is not constrained by the lack of childcare services.	• Completion of a child educator recruitment and training campaign in the Meander Valley.	Departmental records Educator training service provider records. Family day care service registrations (relevant approving body).	Pre-operation (recruitment and training) Operation

[60] Identified as the Thrive Group (Northern Childrens Network Inc) and Adventure Patch (Launceston Family Day Care)

Impact area	Ref.	Mitigation / enhancement strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
		and training campaign in the Meander Valley; and • Monitor the need for a customised family day care service to meet NCF staff child care needs.			• The number of new Family Day Care registrations recorded in the Meander Valley. • Incidence of child care as a barrier to staff recruitment.	Tas Prison Service recruitment personnel.	
Ambulance services	O-4.3	Liaise with the Department of Health to support a business case to upgrade the Deloraine ambulance station to a double branch station (professionally staffed, 2 vehicles).	Department of Justice	• Upgrade of Deloraine ambulance station prior to commencement of NCF operation.	• Upgrade achieved.		Operation
Contribution to community facilities	O-4.4	Commit to active involvement in the Meander Valley community through contributing to: local business opportunities; the development of the area as a short walks destination; sporting clubs and community facilities; the Deloraine Craft Fair; and other major events and engaging with key stakeholders including the Meander Valley Council, community service groups and local industry groups.	Tasmania Prison Service (Facility operator)	• The NCF makes a positive contribution to the Meander Valley community.	• Community projects/events supported. • Community perceptions.	Facility operator records Community survey. Community consultative committee feedback. Meander Valley Council.	Operation

Impact area	Ref.	Mitigation / enhancement strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
THEME O-5		**Environmental amenity**					
Nature of community Stigma Visual amenity: design and landscaping Noise Property values	O-5.1	Design and landscape the facility with consideration to the following: • Positioning of buildings and other structures to minimise visual prominence and/or dominance in the landscape as far as practical; • Minimising light spill and incorporating the principles of Dark Sky compliant outdoor lighting as far as practical; • Adopting noise reduction technologies to minimise noise transmission from loudspeakers at the facility; • In consultation with affected Near Neighbours, testing the lighting and sound systems for a trial period prior to operation and making adjustments as appropriate; and • Establishing early perimeter landscaping using mature plant stock (in keeping with local	Department of Justice	• Visual and noise impacts are minimised. • Early establishment of perimeter screen planting using mature plant stock in keeping with local character.	• Completion of visual and noise impact assessments and compliance with the recommended mitigation measures.	Documentation from the Department of Justice Complaints register. Community survey. Community consultative committee feedback.	Pre-construction

Impact area	Ref.	Mitigation / enhancement strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
		• character) to minimise visibility from neighbouring homes, the Bass Highway, the Meander Valley Road.					
	O-5.2	Provide assistance to Near Neighbours with landscaping and/or other screening to minimise the visual impact of the NCF from their homes (including domestic gardens/ yards).					
Visual amenity: lighting	O-5.3	Incorporate the principles of Dark Sky outdoor lighting in the design of facility lighting. Conduct a visual impact assessment of the proposed design against existing outdoor lighting at the AYDC and the proposed NCF lighting and mitigate impacts accordingly.	Department of Justice	• Minimise light disturbance to Near Neighbours.	• Completion of light impact assessments and compliance with the recommended mitigation measures.	Documentation from the Department of Justice Complaints register. Community consultative committee feedback.	Pre-construction
THEME O-6		**Property values**					
Property values	O-6.1	Monitor for changes in property values associated with the NCF.	Department of Justice	• No negative impact on property values due to the NCF.	• Median house prices. • Investor/buyer interest.	REIT Statistics, suburb reports (Deloraine and Westbury). Real estate agent feedback.	Operation
Rural property values	O-6.2	Monitor for stress and hardship in the rural and rural residential property market associated with the NCF.	Department of Justice	• No financial hardship directly associated with the NCF.	• Reported occurrence.	Affected landowners.	Operation

Impact area	Ref.	Mitigation / enhancement strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
THEME O-7		**Housing and accommodation**					
Housing for temporary staff	O-7.1	Identify the likely demand for accommodation by temporary staff in the start-up phase of operations. In consultation with Homes Tasmania and short term accommodation providers, develop options for the provision of temporary accommodation for NCF staff that does not disadvantage the availability of long term rental housing (e.g. through head leasing) or visitor accommodation in the Meander Valley. Monitor the ongoing demand for temporary accommodation to determine if temporary accommodation needs to be provided on an ongoing basis. If it is required, determine the most effective way to achieve this.	Department of Justice / Tasmania Prison Service (Facility operator)	• Temporary staff accommodation is provided with minimal negative impact on the availability or cost of rental or visitor accommodation in the Meander Valley.	• Number of temporary accommodation units available. • Number of staff accommodated temporarily. • Occurrence of head leasing rental housing or bulk booking of tourism accommodation.	Tasmania Prison Service (Facility operator) records. Real estate agent and tourism industry feedback. Community Consultative Committee feedback.	Pre-operation Operation
Housing for new residents	O-7.2	Pursue opportunities to stimulate new residential development in consultation with the Meander Valley Council and Homes Tasmania. Seek the consideration of housing demand associated with the NCF in the Meander Valley and north	Department of Justice	• Increase in the supply of private market housing in the Meander Valley. • Liaison with Homes Tasmania	• Number of new dwellings.	ABS Building Approvals data (or Meander Valley Council data). ABS Census data. Homes Tasmania housing allocations.	Operation

Impact area	Ref.	Mitigation / enhancement strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
		region in determining the allocation of social and affordable housing.					
Emergency housing/assistance	O-7.3	Facilitate access to overnight accommodation for visitors (e.g. in accommodation provided on site or made available through a third party) should they become unexpectedly stranded due to vehicle breakdown or other reason. Liaise with a local community or charitable organisation (e.g. Deloraine House or church groups) to facilitate the availability of emergency support to visitors if needed. Make information readily available to visitors about where they can seek help if needed.	Tasmania Prison Service (Facility operator)	• Visitors are not at risk of homelessness if they become unexpectedly stranded. • Visitors are able to access help if needed.	• Emergency accommodation is available. • Information is readily available at the NCF reception area.	Tasmania Prison Service (Facility operator). Accommodation provider/support agency records. Community Consultative Committee feedback.	Operation

Impact area	Ref.	Mitigation / enhancement strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
THEME O-8		**Workforce, employment and business: employment opportunities**					
Employment	O-8.1	Adopt a targeted **Local Employment Strategy** including: • Establishing targets for the employment of residents in the Meander Valley with an emphasis on young people, Aboriginal people and women; • Support the creation of traineeship opportunities; and • Conduct a local skills development and recruitment drive and provide readily available recruitment schools to help local people qualify for correctional work in time for the commencement of the NCF recruitment processes.	Tasmania Prison Service	• Local residents achieve qualifications in correctional services prior to commencement of the NCF recruitment process. • A minimum of 10% of the NCF workforce are recruited in the Meander Valley. • Traineeships are offered at the NCF.	• Number of existing residents of the Meander Valley with completed correctional service qualifications. • Number of existing residents of the Meander Valley employed at the NCF. • Number of traineeships.	Registered training organisation. Tasmania Prison Service (Facility operator) records.	Pre-operation Operation
THEME O-9		**Workforce, employment and business: business development**					
Business stimulus	O-9.1	In accordance with the Tasmanian Government's *Buy Local Policy,* preference the awarding of in the Meander Valley Local Government Area where there is capacity, capability and value for money, and where the contracted businesses can	Tasmania Prison Service (Facility operator)	• Maximising the opportunity for service contracts to be let to Meander Valley businesses through local promotion of tender opportunities and	• The number and value of contracts let to Meander Valley businesses as a proportion of all contracts let.	Tasmania Prison Service (Facility operator).	Operation

Impact area	Ref.	Mitigation / enhancement strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
		demonstrate their ability to maintain their capacity to provide services to the Meander Valley community.		invitations to tender.			
	O-9.2	In collaboration with the Meander Valley Council, develop strategies for engaging with the Meander Valley business community to identify and prepare for business opportunities associated with the NCF, including: • Providing information about the type of goods, services and works that would be contracted out; • Providing information about the contracting and procurement requirements and processes to be used; • Identifying and helping to overcome any difficulties faced by small businesses in tendering for construction work; and • Helping to build capacity of local business by offering support in such areas as business planning and development.	Department of Justice	• An awareness raising strategy is developed in consultation with the Meander Valley Council. • Local businesses have access to timely information about forthcoming procurement opportunities, processes and requirements at the NCF.	• The number and timing of information opportunities and events. • The level of attendance at information events. • The value of services contracted with local businesses.	Department of Justice records. Business operator survey. Community Consultative Committee feedback.	Pre-operation
Poppy growing licences	O-9.3	Promote poppy growers' licence security by: • Encouraging access to the NCF via the	Tasmania Prison Service (Facility operator)	• No loss of poppy growing licenses.	• DNRET incidence reports.	DNRET records.	Operation

Impact area	Ref.	Mitigation / enhancement strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
		Bowerbank Link and Meander Valley Road from the Bass Highway; • Liaising with Tasmania Police regarding the maintenance of police surveillance of poppy growing paddocks near the Project site; • Advising visitors about the regular surveillance of poppy crops; • Providing information to visitors about the health risks associated with consuming poppy capsules and the criminal offence risks associated with capsule theft; and • Maintaining regular liaison with Tasmania Police and DNRET field staff to monitor and respond to any increase in interferences associated with the NCF.					

Impact area	Ref.	Mitigation / enhancement strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
THEME O-10		**Offenders and their families: supporting families**					
Offenders' families	O-10.1	Support the following needs of families visiting or wishing to visit offenders by: • Providing comfortable and welcoming facilities for offenders' families and visitors when they arrive at the NCF, including for children (e.g. a suitable play spaces); • Providing a pleasant (calming) outdoor space for families/visitors to decompress and reflect after the visit is completed; and • Providing food and drink vending machines for families/visitors available at arrival and departure for their convenience and comfort.	Tasmania Prison Service (Facility operator)	• Visitors have access to welcoming and convenient facilities on arrival. • Visitors have access to a pleasant outdoor space in which to unwind/adjust following a visit.	• Appropriate facilities and spaces are provided. • The number of families assisted with transport. • Vending machines provide a selection of snacks and drinks for visitors.	Visitor survey. Visual inspection. Community Consultative Committee feedback.	Operation
	O-10.2	As part of the visitor booking process, provide directional information to families/visitors about the preferred road route to the NCF via the Bowerbank Link and Meander Valley Road from the Bass Highway.					

Impact area	Ref.	Mitigation / enhancement strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
	O-10.3	Investigate options for providing transport assistance to families in the northwest who do not have the means to travel to the NCF (such as through a third party organisation similar to the service provided by the City Mission from Launceston to the Risdon Prison Complex).	Tasmania Prison Service (Facility operator)	• Supporting offender contact with families.	• Visitor transport support is available. • Number of visits assisted.	Tasmania Prison Service (Facility operator) / third party provider records.	Operation
Re-offending on release: access to transport	O-10.4	Investigate the potential to include an Intercity bus stop at the NCF. Require confirmation of pre-arranged transportation for offenders prior to their release from custody. If unconfirmed, escort offenders to a suitable public transport service (if in the Meander Valley, including from the NCF site, supervise their departure on the scheduled service).	Department of Justice Tasmania Prison Service (Facility operator)	• No re-offending due to lack of suitable transportation on release from custody.	• Provision of an Intercity bus stop at the NCF. • Number of escorts to transport services provided. • Number of reported incidences.	Tasmania Prison Service (Facility operator). Tasmania Police reports or crime data. Complaints register.	Pre-construction (design stage) Operation
Re-offending: access to housing	O-10.5	Liaise with Homes Tasmania to review the suitability of the supply of social and transitional housing in the north and northwest to support the needs of offenders released from custody.	Department of Justice	• Increased supply of social housing and transitional housing for offenders in the north and northwest.	• The number of offenders accommodated by the Prisoner Housing Program in the north and northwest. • The number of offenders on the Housing Register	Homes Tasmania data base.	Operation

Impact area	Ref.	Mitigation / enhancement strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
					by region (i.e. north and northwest) and average wait time.		
THEME O-11		**Offenders and their families: access to Aboriginal Culture**					
Aboriginal offenders	O-11.1	Engage an Aboriginal Cultural advisor and consult with Aboriginal offender support agencies on how best to integrate Aboriginal Culture into facility design and operations. Integrate Aboriginal cultural features, activities and services in the facility design.	Department of Justice/ Architect Tasmania Prison Service	• Aboriginal Culture is integrated at the NCF.	• Design brief and outcome.	Department of Justice advice/reports. Aboriginal offender support agency feedback.	Pre-construction (design phase) Operation
	O-11.2	Provide Aboriginal cultural competency training for corrections staff.	Tasmania Prison Service (Facility operator)	• All corrections staff are trained in Aboriginal Cultural competency	• Percentage of correctional staff trained in Aboriginal Cultural Competency.	Tasmania Prison Service (Facility operator) records.	Operation
THEME O-12		**Offenders and their families: trauma management**					
Past residents of the AYDC	O-12.1	Adopt a trauma informed design approach to the NCF with input from a specialised environmental psychologist and in consultation with past residents at the AYDC. Liaise with Aboriginal support agencies in the north and northwest about how to consult with past residents who are Aboriginal.	Department of Justice/Architect	• The risk of reigniting trauma for past residents is avoided. • Design is informed by the feedback from past residents and represents best practice in trauma informed design as relevant to its context.	• Design brief and design outcome.	Department of Justice advice/reports.	Pre-construction (design phase)

Impact area	Ref.	Mitigation / enhancement strategy	Lead agent	Desired outcomes	Indicator	Data source	Timing
	O-12.2 O-12.3 O-12.4	Ensure no person who has been detained at AYDC is detained or imprisoned in the NCF unless the person expresses a preference for this to occur. Provide timely and appropriate mental health care for residents who may experience a re-emergence of past trauma. Make information available to visitors about where they can get mental health support if needed.	Tasmania Prison Service / Tasmania Prison Service (Facility operator)	• Adopt trauma management policies, procedures and practices are adopted and adhered to.	• Incidences of trauma. • Existence of trauma management policy/procedure or similar. • Availability of support information for visitors.	Tasmania Prison Service (Facility operator) records. Department of Health records. Offender support agency feedback.	Operation

10.2. Performance monitoring and reporting

This section recommends a program for monitoring the social performance of the Project (the construction and operation phases) on a regular basis and publicly reporting the outcomes to the Meander Valley community.

Reporting should be in the form of a Social Performance Report reporting against the social impact management strategies and desired outcomes identified in the SIMP (see Section 10.1).

The following approach is recommended:

Monitoring frequency	Construction: 6 monthly Operation: 1 year after commencement, 3 years after commencement and 3 yearly thereafter.
Reporting method	The Social Performance Report should be a public report and made available on the Department of Justice and/or Tasmania Prison Service website and at the Meander Valley Council office (in hard copy) within 3 months of its completion. At a minimum the community should be notified about the availability of the report by public advertisement in the Meander Valley Gazette and on the Project website.
Reporting content	Performance monitoring should report against the following for each mitigation and enhancement strategy: • Desired outcome (as stated in the SIMP) • Indicator (as identified in the SIMP) • Data source (as indicated in the SIMP) • Performance (commentary on assessed performance and the stakeholders affected) • Recommendations for adaptive management (recommended remediation or enhancement strategies where performance outcomes are not achieved or where it is apparent that benefits could be strengthened).
Qualifications of the assessor	Performance monitoring should be conducted by an appropriately qualified and independent social performance specialist.

11. Recommendations

The following recommendations have been made to address aspects of the Project that have been unable to be addressed at this stage of the Project in the SIA.

It is recommended that:

1. Construction noise, air quality and traffic impact assessments, and operational noise and visual (including light spill) impacts be conducted at the facility design stage.
2. A trauma informed approach to the design and operation of the NCF be adopted, guided by a specialised environmental psychologist and in consultation with past residents at the AYDC and Aboriginal offender support agencies.
3. The relevant findings from the Aboriginal Cultural Heritage assessment which were not available at the time of writing be taken into account in managing identified impacts.

Given the high level of concern within the community about the prospect of an adult correctional facility being established, the importance of maintaining regular and open communications and liaison with the community is emphasised.

To this end, it is recommended that:

4. A publicly available Community Engagement and Communication Strategy for the NCF be developed in consultation with the Meander Valley community and Near Neighbours.
5. An independently chaired Community Consultative Committee be established at the commencement of operations to provide a forum for sharing information, discussing and addressing issues of concern, identifying opportunities to contribute to the Meander Valley community, and to monitor implementation of the SIMP. The committee should be attended by the general manager of the NCF and have representation from the Meander Valley Council, Near Neighbours and general community members, local agencies and organisations, Meander Valley businesses, agri-businesses and police. Minutes should be publicly reported.

It is also recommended that the Department liaise with TasNetworks to co-ordinate the community engagement processes for the NCF and the Marinus Link projects to minimise competing demands on affected residents.

REFERENCES

ABC News. Fazal M. 6 Feb 2022. *Inquiry Told 55 workers at controversial youth detention centre were alleged sexual abusers*. Available at: https://www.abc.net.au/news/2022-02-06/inquiry-told-55-workers-at-controversial-youth-detention-centre-/100806768

ABS (2006). Cat. No. 2039.0 *Information Paper: An Introduction to Scio-Economic Indexes for Areas (SEIFA), 2006*. Available at: https://www.abs.gov.au/ausstats/abs@.nsf/Latestproducts/2039.0Main%20Features72006?opendocument&tabname=Summary&prodno=2039.0&issue=2006&num=&view=

Australian Bureau of Statistics (ABS) (2016). *2016 Census*. Available at: https://www.abs.gov.au/census

Australian Bureau of Statistics (ABS) (2021). *2021 Census*. Available at: https://www.abs.gov.au/census

ABS (2022a). Building Approvals Australia. 2021-2022 and 2022-2023FYTD. October 2022. Available at Available at: https://www.abs.gov.au/statistics/industry/building-and-construction/building-approvals-australia/latest-release

ABS (2022b) 8165.0 Counts of Australian Businesses, including Entries and Exits, June 2018 to Jun 2022. Businesses by Local Government Area by Industry Division by Annualised Employment. Available at: https://www.abs.gov.au/statistics/economy/business-indicators/counts-australian-businesses-including-entries-and-exits/latest-release#data-downloads

ABS (2022c). *Labour Force, Australia*. November, 2022 - Seasonally Adjusted. Available at: https://www.abs.gov.au/statistics/labour/employment-and-unemployment/labour-force-australia/latest-release

ARENA, Tas Networks (undated). *Project Marinus. TIR-T Project Assessment Draft Report*. Available at: https://www.marinuslink.com.au/wp-content/uploads/2019/12/rit-t-project-assessment-draft-report.pdf

Australian Government. Australian Institute of Health and Welfare (AIHW) (2022). *Specialist homelessness services client pathways: Clients existing custodial arrangements in 2014-2017*. Available at: www.aihw.gov.au/getmedia/f43a2ced-6969-4e2a-9096-360ef5617eb8/SHS-Clients-exiting-custodial-arrangements-in-2014-17.pdf.aspx?inline=true

Australian Government. Australian Institute of Health and Welfare (AIHW) (2023). *Specialist Homelessness Services: Monthly Data, March 2023.* Available at: https://www.aihw.gov.au/reports/homelessness-services/shs-clients-exiting-custodial-arrangements

Australian Government website (2022). *Labour Market Insights.* November 2022. Available at: https://labourmarketinsights.gov.au/

Australian Law Reform Commission (2017). *Incarceration Rates of Aboriginal and Torres Strait Island Peoples.* DP 84. *S5*.43 The provision of throughcare. Available at: https://www.alrc.gov.au/publication/incarceration-rates-of-aboriginal-and-torres-strait-islander-peoples-dp-84/5-prison-programs-parole-and-unsupervised-release/the-provision-of-throughcare/

BBC Consulting Planners (2007). *Lithgow Correctional Centre Proposed 250 Bed Minimum Security Correctional Centre. Social and Economic Impact Assessment, 2007 (Draft),* prepared for Department of Corrective Services (NSW)

BBC Consulting Planners (2016). *South Coast Correctional Centre Social Impact Assessment*.

BBC Consulting Planners (2017a). *New Grafton Correctional Centre Social Impact Assessment,* prepared for Infrastructure NSW

BBC Consulting Planners (2017b). *Socio Economic Impact Assessment, Minimum and Maximum Security Additions and Alterations to Mid-North Coast Correctional Centre*. Available at: https://correctiveservices.dcj.nsw.gov.au/csnsw-home/correctional-centres/new-prisons/completed-projects/mid-north-coast-correctional-centre-expansion/mid-north-coast-correctional-centre-upgrade---environment.html

Brisbane Airport Corporation. (BAC) (2006). *The New Parallel Runway Project: Draft Environmental Impact Statement and Major Development Plan* (Draft EIS/MDP) for Public Comment.

Brunton-Smith I, Hopkins K (2013). The factors associated with proven re-offending following release from prison: findings from Waves 1 to 3 of SPCR. Ministry of Justice analytical Series 2013. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/491119/re-offending-release-waves-1-3-spcr-findings.pdf

Brunton-Smith I, McCarthy DJ (2016). The Effects of Prisoner Attachment to Family on Re-Entry Outcomes: A Longitudinal Assessment. British Journal of Criminology. (2017) 57, 463-483. Advance access publication 14 January 2016

Davey and Maynard (2010). *Meander Valley Agriculture Study*. Available at: https://docslib.org/doc/12806681/meander-valley-agriculture-study-mvc-dedta

Deloitte Access Economics. (2023). Northern Correctional Facility Economic Impact Assessment.

Farmer, Lord (2017). *The Importance of Strengthening Prisoners' Family Ties to Prevent Reoffending and Reduce Intergenerational Crime.* Ministry of Justice. IUK Government. Available at: https://www.gov.uk/government/publications/importance-of-strengthening-prisoners-family-ties-to-prevent-reoffending-and-reduce-intergenerational-crime

Frayne, L (2006). *The Economic Prison and Regional Small Business*. A Case Study on Kempsey and the Mid-North Coast Correctional Centre. Available at: https://www.be.unsw.edu.au/sites/default/files/upload/pdf/schools_and_engagement/resources/_notes/5A2_4.pdf

Golder Assoc. Pty Ltd (Golder) (2021). Social Performance Report Clarence Correctional Centre. Serco Asia Pacific. Available at: https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-8368-PA-12!20210719T065051.381%20GMT

.idinformed decisions (2022a). *economy.id* Available at: https://economy.id.com.au/meander-valley/value-of-agriculture reporting 2015/16 data

International Association for Impact Assessment (IAIA) (2003). *Social Impact Assessment International Principles.* Special Publication Series No. 2. May 2003.

Jeremy Rockliff, Premier. Media Release. 23 May 2022. *Construction beings on Mersey Community Hospital Upgrades*. Available at: https://www.premier.tas.gov.au/site_resources_2015/additional_releases/construction_begins_on_mersey_community_hospital_upgrades

Kaplan, R (2001). *The nature of the view from home: Psychological benefits.* Environment and Behaviour 33(4) 507-542

Meander Valley Council (MVC) (2014). *Meander Valley Strategic Plan 2014 to 2024.* Available at: https://www.meander.tas.gov.au/assets/docs/Helpful-Documents/Governance-and-Organisation/Strategic-Plan-for-Meander-Valley-2014-2024.pdf

Meander Valley Council (MVC) (2022). *Meander Valley Council 2021-22 Annual Report.* Available at: https://www.meander.tas.gov.au/assets/docs/Helpful-Documents/Governance-and-Organisation/Meander-Valley-Council-2021-22-Annual-Report.pdf

Marinus Link (2022) Available at: https://www.marinuslink.com.au/project-timeline/ and https://www.marinuslink.com.au/2022/10/marinus-link-historic-deal-to-increase-two-way-energy-interconnection-between-tasmania-and-victoria/

New South Wales Government. Department of Planning and Environment (DPE) (2017). *Social Impact Assessment Guideline for State significant mining, petroleum production and extractive industry development and SIA Scoping Tool*

New South Wales Government. Department of Planning and Environment (DPE) (2021). *Social Impact Assessment Guideline for State Significant Projects, November 2021.* Available at: https://www.planning.nsw.gov.au/policy-and-legislation/under-review-and-new-policy-and-legislation/social-impact-assessment (accessed 24/10/22)

Onesimus Foundation (2022). *Public Consultation on future use of the Ashley Youth Detention Centre site for the development of a Northern Correctional Facility*. 14 March, 2022. Submission to the Department of Justice.

Payne J (2007). *Recidivism in Australia: findings and future research. Research and Public Policy Series No. 80.* Australian Institute of Criminology. Available at: https://www.aic.gov.au/sites/default/files/2020-05/rpp080.pdf

Phibbs, P, Ely J (2022). Monitoring the impact of short-term rentals on Tasmanian Housing Markets. December 2022. Prepared for Shelter Tasmania. Available at: https://sheltertas.org.au/wp-content/uploads/2022/12/STR-Progress-Report-1_Dec-2022.pdf

Primary Health Tasmania (2022). *Community Health Check 2022*. Meander Valley Local Government Area. Meander Valley Community Health Check 2021 V0.1 (primaryhealthtas.com.au),

Productivity Commission (2023). *Report on Government Services 2023. Part C, Section 8*. Released 31 January, 2023. Available at: https://www.pc.gov.au/ongoing/report-on-government-services/2023/justice/corrective-services

Queensland Government. Department of State Development, Manufacturing, Infrastructure and Planning (SDSMIP) (2018). *Social Impact Assessment Guideline.* Available at: www.statedevelopment.qld.gov.au/__data/assets/pdf_file/0017/17405/social-impact-assessment-guideline.pdf

Rasheed, Ashleigh T (2017). *Impacts of Prisons in Rural Communities: Economic and Social Factors*"(2016). University Honors Program Theses. 168. https://digitalcommons.georgiasouthern.edu/honors-theses/168

REIQ (2020). *Queensland Marketing Monitor. December 2020*. Issue 48.

SGS Economics and Planning, Andrea Young Planning Consultants, Briggs and Mortar PL and Elliott Whiteing (2007). *Gatton Correctional Precinct Social Assessment Main Report,* prepared for the Queensland Government (Department of Corrective Services)

SGS Economics and Planning, National Shelter, Beyond Bank, Brotherhood of St Laurence. (2022). *Rental Affordability Index Quarter 2022.* Available at: https://www.sgsep.com.au/projects/rental-affordability-index

Southern Archaeology (2023). Northern Correctional Facility, Ashley Youth Detention Centre, Deloraine Historic Heritage Assessment Report. Prepared for the Department of Justice Tasmania. Available at: https://www.justice.tas.gov.au/strategic-infrastructure-projects/northern-correctional-facility/due-diligence-assessment-reports

Tasmanian Custodial Inspector (2020a). *Rehabilitation & Reintegration Inspection Report. Inspection of Adult Custodial Services in Tasmania, 2019*. Office of the Custodial Inspector Tasmania. Available at: www.custodialinspector.tas.gov.au/__data/assets/pdf_file/0017/583100/Rehabilitation-and-Reintegration-Inspection-Report-2018-Adult-Custodial-Services-in-Tasmania.pdf

Tasmanian Custodial Inspector (2020b). Annual Report 2021-2022. Office of the Custodial Inspector Tasmania. Available at: https://www.custodialinspector.tas.gov.au/__data/assets/pdf_file/0004/682096/2021-22-Custodial-Inspector-Annual-Report.PDF

Tasmanian Government. Department of Communities Tasmania (2022). *Housing Dashboard, February 2022.* Available at: https://www.communities.tas.gov.au/__data/assets/pdf_file/0032/209966/Housing-Dashboard-February-2022.pdf

Tasmanian Government. Department of Health. (2022). *Launceston General Hospital Precinct Masterplan Implementation Program March 2022*. Available at: https://www.health.tas.gov.au/news/news/launceston-general-hospital-implementation-program-released

Tasmanian Government. Homes Tasmania (2023). *Tasmanian Housing Strategy Exposure Draft.* June 2023. Available at: https://hdp-au-prod-app-comtas-shape-files.s3.ap-southeast-2.amazonaws.com/8316/8591/6085/Tasmanian_Housing_Strategy_Exposure_Draft.pdf

Tasmanian Government. Tasmania Police (2021). *Corporate Performance Report, 2021*, Department of Police, Fire and Emergency Management. Master_CPR_report_reduced_fat (police.tas.gov.au)

Tasmanian Government. Department of Treasury and Finance (2021). *Buy Local Policy. Version 7.* Available at: https://www.purchasing.tas.gov.au/Documents/Buy-Local-Policy.pdf

Tasmanian Government. Department of Treasury and Finance (2022a). *2022 Interim Rebased Population Projections.* Available at: https://www.treasury.tas.gov.au/economy/economic-data/2019-population-projections-for-tasmania-and-its-local-government-areas

Tasmanian Government. Department of Treasury and Finance (2022b). *Wage Price Index. Release Date 16 November, 2022.* Available at: https://www.treasury.tas.gov.au/Documents/Wage-Price-Index.pdf

Tasmanian Government. Consumer, Building and Occupational Services (CBOS) (2023). *Report on data collection Quarter 4 2022. Short Stay Accommodation Act 2019.* May 2023. Department of Justice Tasmania. Available at: https://cbos.tas.gov.au/__data/assets/pdf_file/0005/715235/Short-Stay-Accommodation-Act-2019-Report-13-Quarter-4-2022.pdf

Tasmanian Government. Department of Justice (2022). *Report on Community Consultation on future use of the Ashley Youth Detention Centre site for the development of the Northern Correctional Facility.* Available at *https://www.justice.tas.gov.au/__data/assets/pdf_file/0009/659025/NCF-AYDC-Consultation-Report.pdf*

Tasmanian Institute of Agriculture (n.d.) *Impact of climate change on Meander Valley opportunities for agricultural enterprises.* Joint venture between the University of Tasmania and the Tasmanian Government. Available at: https://nre.tas.gov.au/Documents/Meander-Valley.pdf

Tourism Northern Tasmania (2017). *Great Western Tiers and Meander Valley, Destination Action Plan 2017-2020*. Supported by the Department of State Growth. Available at: https://visitnortherntasmania.com.au/uploads/general/Great-Western-Tiers-DAP-170830-online-version.pdf

Vanclay F, Esteves AM, Aucamp I, Franks, DM (2015). *Social Impact Assessment: Guidance for assessing and managing the social impacts of projects*. Prepared for the International Association for Impact Assessment (IAIA). Available at: www.iaia.org/uploads/pdf/SIA_Guidance_Document_IAIA.pdf

Victorian Ombudsman (2014). Investigation into the rehabilitation and reintegration of prisoners in Victoria. Discussion Paper. October 2014. Available at: https://apo.org.au/sites/default/files/resource-files/2014-10/apo-nid41996.pdf

Walker A. *Two-thirds of homeless ex-prisoners reoffend within a year.* The Guardian. Tue 13 August 2019. Available at: https://www.theguardian.com/society/2019/aug/12/two-thirds-of-homeless-ex-prisoners-reoffend-within-a-year

Williams EJ (2010). *The Big House in a Small Town: Prisons, Communities, and Economics in Rural America.* Presentation to the Western Political Science Association. San Francisco. Available at: https://www.prisonlegalnews.org/media/publications/williams_sonoma_state_university_prisons_communities_and_economics_in_rural_america_2010.pdf

Zhong W, Schroeder T, Bekkering J (2023). *Designing with nature: Advancing three-dimensional green spaces in architecture through frameworks for biophilic design and sustainability*. Frontiers of Architectural Research. Available at: https://www.sciencedirect.com/science/article/pii/S2095263523000201

APPENDIX 1 Analysis of existing conditions

NOTES

This Appendix reports the detailed analysis of the existing socio-economic conditions in the Local Community and the Meander Valley Community, as defined in Section 4 of the SIA. The attributes of greatest relevance to the SIA have been summarised and are reported in Section 7 of the SIA.

The socio-economic data cited in this analysis is from the ABS Census 2021 and Census 2016 unless otherwise reported. Data for Deloraine and Westbury is reported for the Urban Centres/Locality (UCL) ASGS Statistical Geographies (ABS, 2021).

All data references to Deloraine and Westbury are to the UCL areas. All references to the Meander Valley are to the Meander Valley LGA.

CONTENTS

1. Population and settlement pattern 102

1.1. Population 102

1.2. Settlement pattern 106

1.3. Regional context and connections 106

1.4. Population characteristics 106

2. Community characteristics 116

2.1. Way of life and nature of community 116

2.2. Crime and safety 117

2.3. Health and wellbeing 119

2.4. Community services and facilities 121

3. Housing characteristics 123

3.1. Housing supply and affordability 123

3.2. Social housing 126

3.3. Visitor accommodation 126

4. Economic characteristics 128

4.1. Employment and labour market 128

4.2. Industry and Business 131

1. Population and settlement pattern

1.1. Population

In 2021 the Meander Valley LGA (Meander Valley) had a population of 20,709 people, increasing by 7.4% since the previous Census in 2016 (an increase of 1.5% or 285 people per year on average) (see Table A1.1). This rate of growth is lower than Tasmania's overall population growth of 9.3%.

A third of the population in the Meander Valley (32.9% or 6,807 people) live in the Local Community incorporating Deloraine, Westbury and the rural localities within approximately a ten kilometres radius of the Project site (see Maps A1.1 and A1.2).

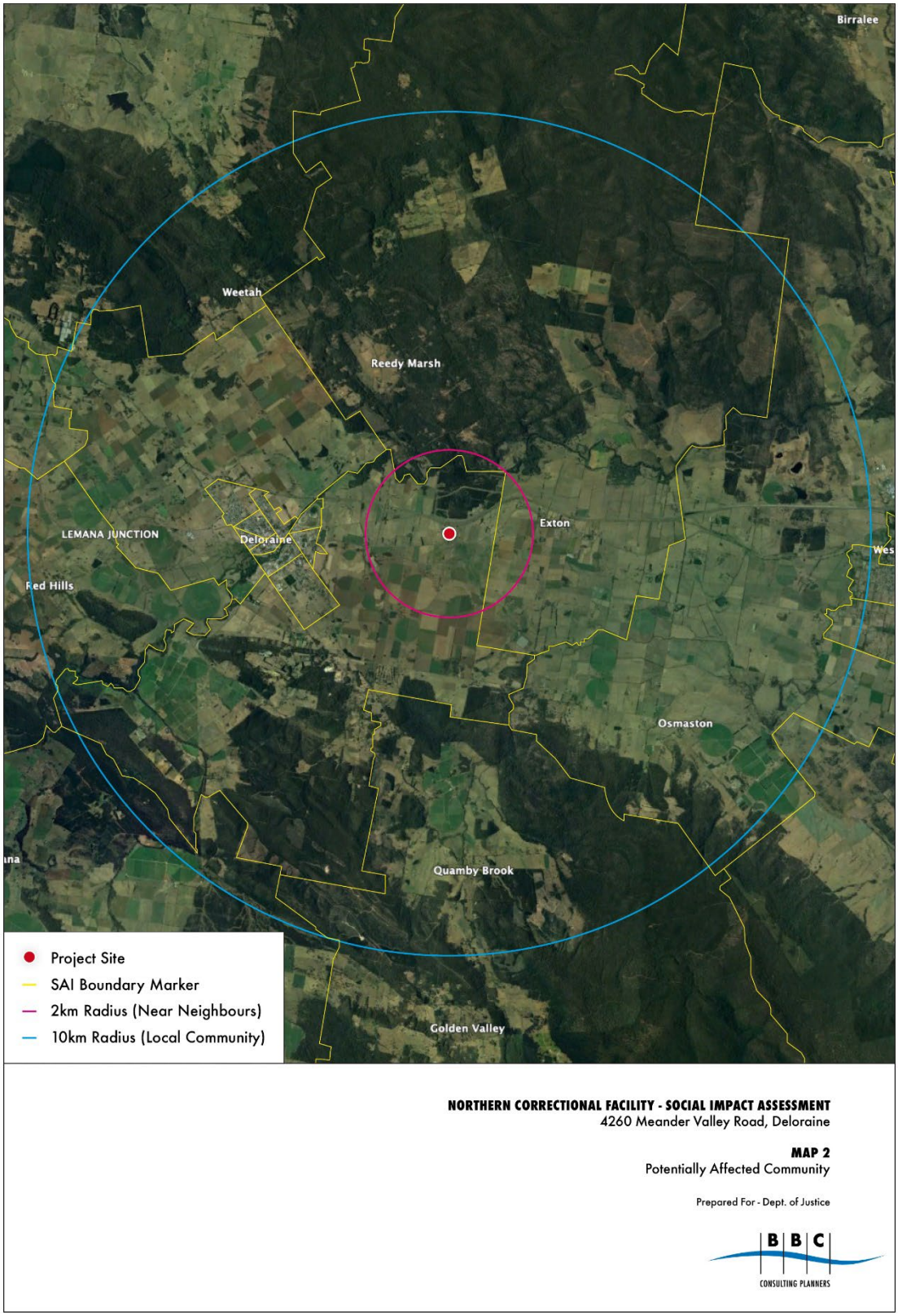
Table A1.1. Population – Local Community, Meander Valley and Tasmania, 2016 and 2021 (Usual Residents)

Area[1]	Total persons		Change (%)	Percent of LGA total
	2016	2021	2016-21	2021
Deloraine	*2,432*	*2,631*	*8.2%*	*12.7%*
Westbury	*1,473*	*1,666*	*13.1%*	*8.0%*
Rural Localities:				
SA1_60202105409	-	*154*	-	
SA1_60202105410	-	*422*	-	
SA1_60202105415	-	*381*	-	
SA1_60202105417	-	*251*	-	
SA1_60202105703	-	*438*	-	
SA1_60202105705	-	*293*	-	
SA1_60202105706	-	*236*	-	
SA1_60202105712	-	*335*	-	
Sub-total	-	*2,510*	-	*12.1%*
Local Community	-	6,807	-	32.9%
Meander Valley LGA	19,282	20,709	7.4%	100.0%
Tasmania	509,965	557,571	9.3%	n/a

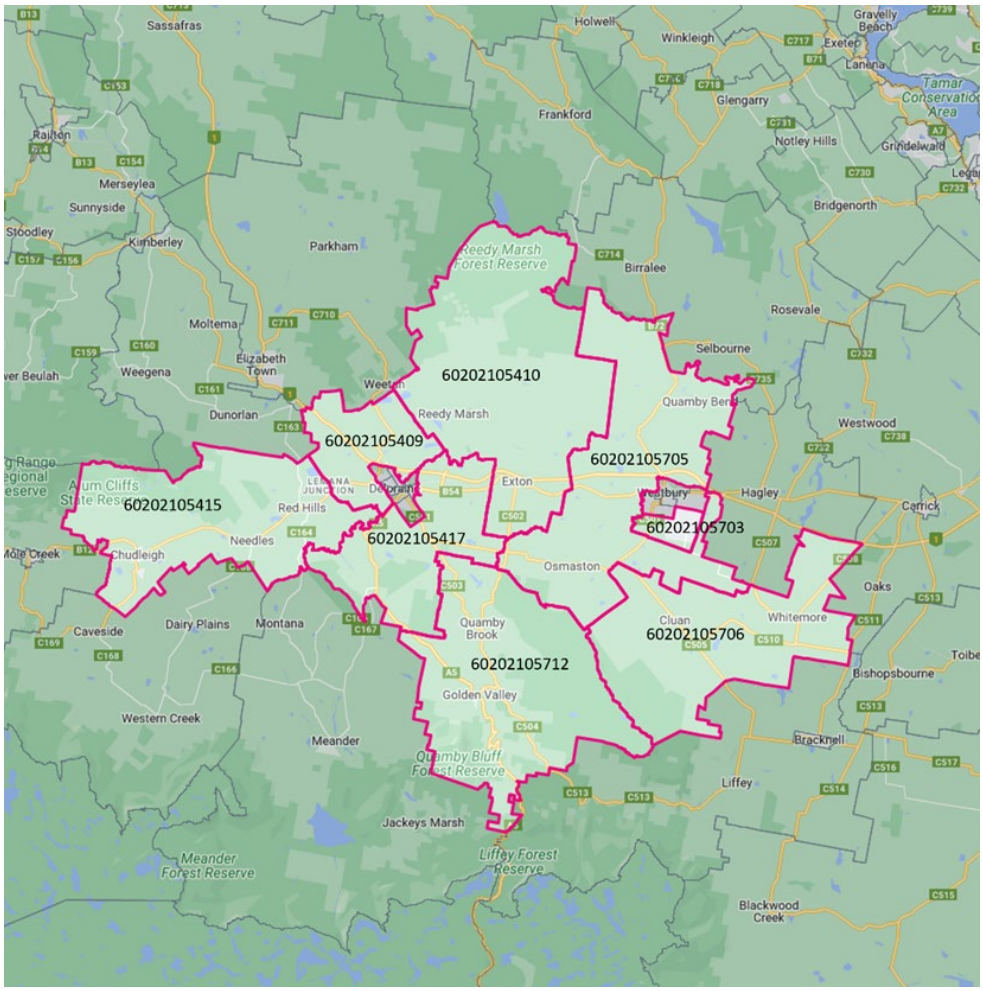
Source: ABS Quickstats 2016 and 2021. Place of usual residence.

[1] Data is reported for Deloraine and Westbury Urban Centre/Locality. Rural localities include SA1's within a 10 kilometres radius of the Project site. Data not available for 2016.

Map A1.1 . Local Community



Map A1.2 . Rural Localities (SA1s)



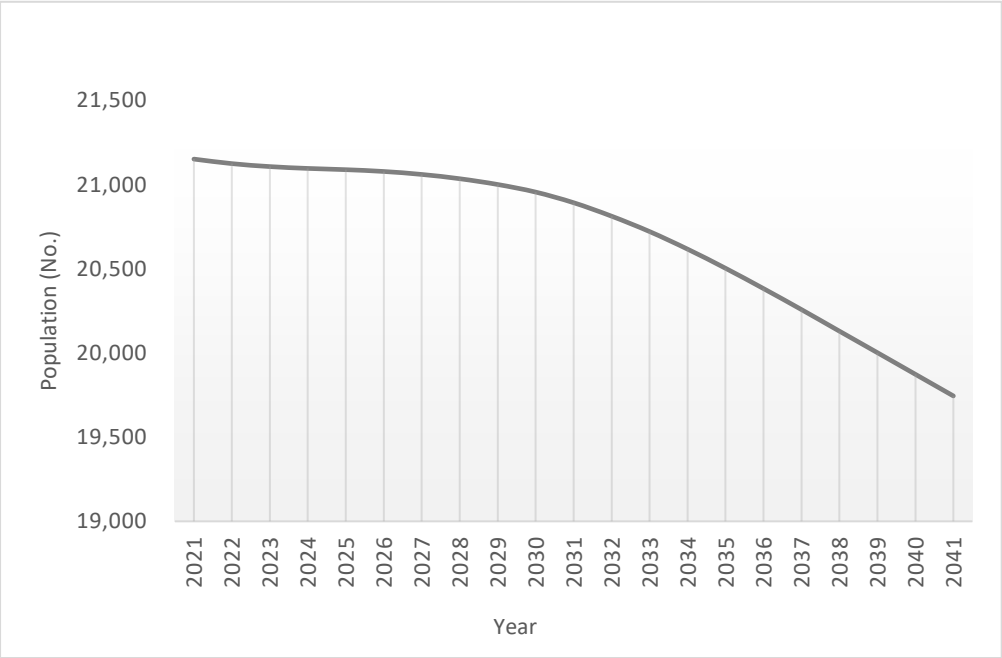
Source: Remplan

Population projections for Tasmania indicate an expected decline in the population in the Meander Valley contrasting with forecast growth for the State (Department of Treasure and Finance, 2022a). As indicated in Table A1.2 and Figure A1.1 the population in the Meander Valley is expected to decline by 259 people between 2021 and 2031, and by 1,408 people between 2021 and 2041. This represents a population decline of -6.7% from 2021 to 2041, compared with a 6.2% increase in population in Tasmania.

Table A1.2. Change in population – Meander Valley and Tasmania, 2021-2041.

Area	Change in population Number and percent	
	2021-2031	2021-2041
Meander Valley LGA	- 259	- 1,408
	- 1.2%	*- 6.7%*
Tasmania	24,351	35,090
	4.3%	*6.2%*

Source: 2022 Interim Rebased Population Projections (Department of Treasury and Finance, 2022a)



Source: 2022 Interim Rebased Population Projections (Department of Treasury and Finance, 2022a)

Figure A1.1. Population Projections - Meander Valley, 2021-2041 (Medium Series)

1.2. Settlement pattern

The cultural heritage report prepared for the Project (Southern Archaeology, 2023), the Project site is at the boundary of the traditional lands of the *Pallittorre* and *Panninher* people. The report notes that European occupation began in the study area in the 1820s and since this time the area has developed as a largely agricultural community.

The Meander Valley stretches east west from the outskirts of Launceston to the centre of the Cradle Mountain – Lake St Clair National Park. Urban centres include Prospect, Hadspen, Carrick and Westbury in the east and Deloraine, Mole Creek and Meander in the centre/west. Deloraine is the main rural service town.

The Meander Valley is now a closely settled rural area of about 3,800 square kilometres,[61] and includes rural, rural-residential, urban areas, townships and villages, along with significant areas within the Tasmanian Wilderness World Heritage Area (Mole Creek Karst National Park, Walls of Jerusalem National Park, Cradle Mountain - Lake St Clair National Park, and the Great Western Tiers).

The larger urban areas at Prospect Vale and Hadspen are located outside the potentially affected community defined for the SIA, which centres around Deloraine (population of 2,631 people at 2021) and Westbury (population of 1,666 people).[62]

The potentially affected communities include the rural localities of Exton, Omaston, Quamby Brook, Red Hills, Weetah and Reedy Marsh, characterised by a small cluster of homes as well as farming properties. These localities have populations ranging in size from 154 to 438 people, with a combined resident population of 2,510 people (see Table A1.1).

Rural land in the LGA is used mostly for agriculture, with some forestry. Agriculture is dominated by livestock (dairy, beef and sheep), and a major milk production area, with broadacre and vegetable cropping also significant commodities. The LGA is one of the State's key dairy areas contributing 17.8% of Tasmania's milk production value.[63] Tourism is also an important industry.

1.3. Regional context and connections

The Meander Valley has the benefit of well-developed regional transport infrastructure providing connectivity in the east to Launceston and in the west to Burnie. The Bass Highway (the A1) and the Western Line rail pass through the study area from east to west, along the north-western perimeter of the proposed Project site. The Bass Highway is a part of National Highway 1 and connects the cities of Launceston, Devonport and Burnie. Exits from the highway are located near Deloraine, Westbury and the Project site. The Western Line provides a freight rail service between Burnie to the west and Launceston, via Western Junction, Evandale.

The Intercity bus service operated by Redline provides daily services from Deloraine to Devonport and Launceston from where other connections to regional services can be accessed.

1.4. Population characteristics

1.4.1. Age and gender

The median age of the Meander Valley was 46 years in 2021, four years older than the median age for Tasmania (see Table A1.2). Similarly, Deloraine, Westbury, and six of the eight rural localities all had median ages older than Tasmania, with both Deloraine, Westbury, and half of the rural

[61] idinformed decisions, 2022a

[62] ABS 2021, Quickstats

[63] idinformed decisions, 2022a Referencing 2015/16 data

localities also had median ages older than the Meander Valley. SA1_60202105417 is the most notable of these areas with a median age 12 years older than the corresponding figure for Tasmania, and eight years older than Meander Valley. Four rural localities had median ages younger than Meander Valley.

Table A1.2. Population median age – Rural localities, Deloraine and Westbury, Meander Valley LGA and Tasmania, 2016 and 2021.

Area[1]	Median Age 2016	Median age 2021
Deloraine	48	49
Westbury	50	50
Rural Localities:		
SA1_60202105409	*Not available*	49
SA1_60202105410	*Not available*	43
SA1_60202105415	*Not available*	41
SA1_60202105417	*Not available*	54
SA1_60202105703	*Not available*	46
SA1_60202105705	*Not available*	49
SA1_60202105706	*Not available*	41
SA1_60202105712	*Not available*	49
Meander Valley LGA	45	46
Tasmania	42	42

Source: ABS Census 2016 and 2021, All persons Quickstats

The age profiles of Deloraine and Westbury are similar, with clear differences to Meander Valley and Tasmania being a lower proportion of people aged 25-59 and a higher proportion of those aged 65 years and older. Other differences within the study area include a lower proportion of children aged 5-14 years in Deloraine compared to the other areas, and a lower proportion of those aged 15-19 years in Westbury compared to the other areas. Table A1.3 and Figure A1.2 demonstrate the age profiles of the study area.

Table A1.3. Age distribution - Deloraine and Westbury, Meander Valley and Tasmania, 2021

Age group	Deloraine		Westbury		Meander Valley LGA		Tasmania	
	No.	%	No.	%	No.	%	No.	%
0-4 years	128	5%	78	5%	963	5%	28,277	5%
5-14 years	258	10%	201	12%	2,448	12%	64,362	12%
15-19 years	133	5%	54	3%	1,095	5%	30,065	5%
20-24 years	138	5%	80	5%	1,027	5%	31,024	6%
25-34 years	288	11%	171	10%	2,271	11%	76,664	14%
35-49 years	371	14%	253	15%	3,506	17%	99,182	18%
50-64 years	486	18%	333	20%	4,497	22%	111,364	20%
65+ years	823	31%	504	30%	4,900	24%	116,630	21%
Totals	**2,631**	**100%**	**1,666**	**100%**	**20,709**	**100%**	**557,571**	**100%**

Source: ABS Census of Population 2021, Meander Valley LGA GCP; Deloraine UCL GCP; Westbury UCL GCP.
Note: Small random adjustments to protect the confidentiality of data may cause the sum of columns to differ from table totals.

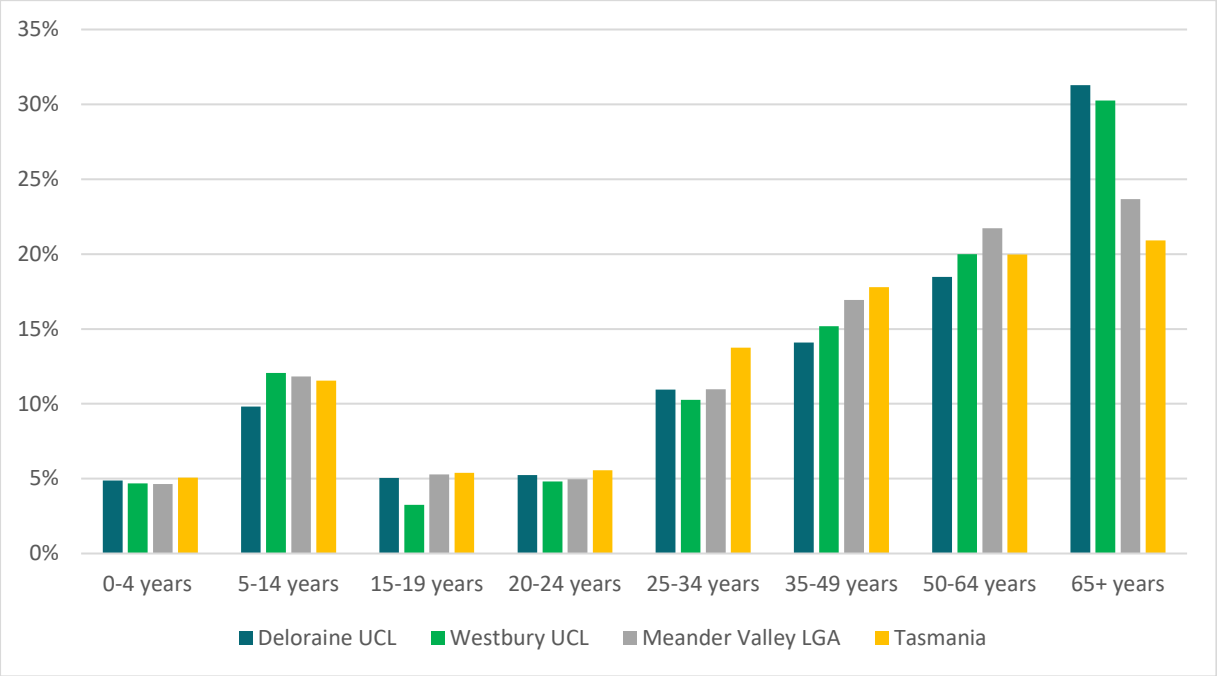


Figure A1.2. Age profile of Deloraine and Westbury, Meander Valley and Tasmania, 2021

Meander Valley, Deloraine and Westbury, and four of the nine rural localities have a higher proportion of females than males, similar to Tasmania (see Table A1.4). However, Deloraine has 8.4% more females than males which is a notably higher proportion than the other areas mentioned. Furthermore, five of the nine rural localities have a higher proportion of men than women, particularly SA1_60202105410 where there are nearly 20% more males than females.

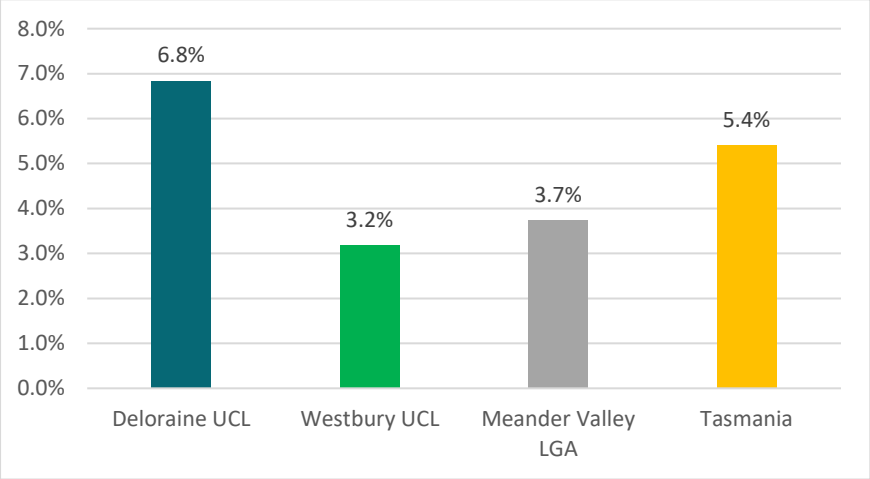
Table A1.4. Gender of population – Deloraine, Westbury, Meander Valley and Tasmania, 2021

Area[1]	Gender (% of population)		Total persons
	Male	Female	
Deloraine	45.8%	54.2%	2,631
Westbury	49.6%	50.4%	1,666
Meander Valley LGA	48.9%	51.1%	20,709
Tasmania	49.1%	50.9%	557,571
Rural Localities:			
SA1_60202105409	*51.9%*	*48.1%*	*154*
SA1_60202105410	*59.8%*	*40.2%*	*422*
SA1_60202105415	*49.2%*	*50.8%*	*381*
SA1_60202105417	*51.2%*	*48.8%*	*251*
SA1_60202105703	*46.0%*	*54.0%*	*438*
SA1_60202105705	*51.9%*	*48.1%*	*293*
SA1_60202105706	*51.5%*	*48.5%*	*236*
SA1_60202105712	*47.5%*	*52.5%*	*335*

Source: ABS Census 2021, All persons Quickstats

1.4.2. Cultural diversity

As shown in Figure A1.3, 3.7% of the Meander Valley population identifies as Aboriginal and/or Torres Strait Islander, representing a smaller proportion than for Tasmania (5.4%). Deloraine has a higher proportion of Aboriginal residents compared to the LGA and Tasmania at 6.8% of the population, while Westbury has a smaller proportion (3.2%).



Source: ABS Census 2021, All persons Quickstats

Figure A1.3 Aboriginal status – Deloraine, Westbury, Meander Valley and Tasmania, 2021

Proficiency in speaking English has been used as an indicator of cultural diversity (see Table A1.5):

- By far the majority of people in the study area speak English[64] (95.8%), with only a very small percentage of the population not proficient in English.
- In the Meander Valley, 3.3% of the population speak a language other than English, and 0.3% speaks English not well or not at all. This compares to 7.2% of the Tasmanian population who speak a language other than English, and 0.6% who speak English not well or not at all.
- In Deloraine, a higher proportion than Meander Valley but smaller than Tasmania speak another language other than English (4.9%), although a smaller proportion speak English not well or not at all (0.4%).
- In Westbury, a smaller proportion of the population speaks a language other than English (1.4%) and also speak English well.

Table A1.5. Proficiency in English – Deloraine, Westbury, Meander Valley and Tasmania, 2021

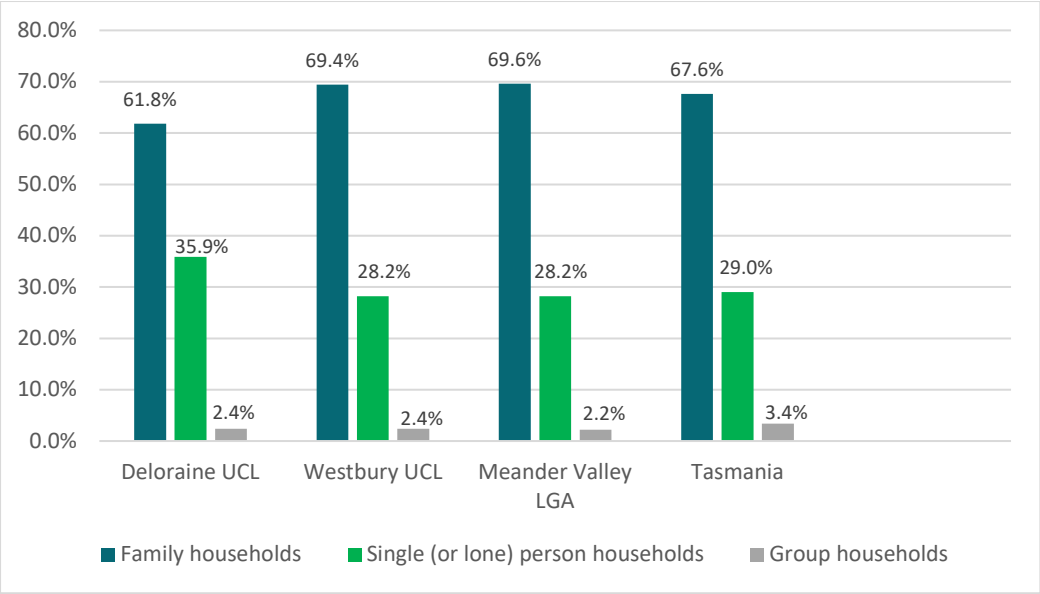
Proficiency in English	Deloraine		Westbury		Meander Valley		Tasmania	
	No.	%	No.	%	No.	%	No.	%
Speaks English only	2,390	90.8%	793	95.8%	18,946	91.5%	479,875	86.1%
Uses other language and speaks English:								
Very well or well	*119*	*4.5%*	*12*	*1.4%*	*780*	*3.8%*	*44,671*	*8.0%*
Not well or not at all	*10*	*0.4%*	*0*	*0.0%*	*91*	*0.4%*	*5,092*	*0.9%*
Sub-total	129	4.9%	12	1.4%	871	4.2%	49,763	8.9%
Language used at home not stated	112	4.3%	28	3.4%	910	4.4%	29,004	5.2%
Total Population	**2,631**	**100%**	**828**	**100%**	**20,702**	**100%**	**20,709**	**100%**

Source: ABS Census of Population 2021, Meander Valley LGA GCP; Deloraine UCL GCP; Westbury UCL GCP.

1.4.3. Household and family type

Similar to Tasmania, family households are the dominant household type in the Meander Valley representing 69.6% of all households. However, the proportion of family households is notably lower in Deloraine (at 61.8% of households), which has a higher proportion of single person households (35.9% compared with 28.2% in both Westbury and Meander Valley) (see Figure A1.4). This is consistent with the older age of the population in Deloraine and its higher representation of women, as noted above.

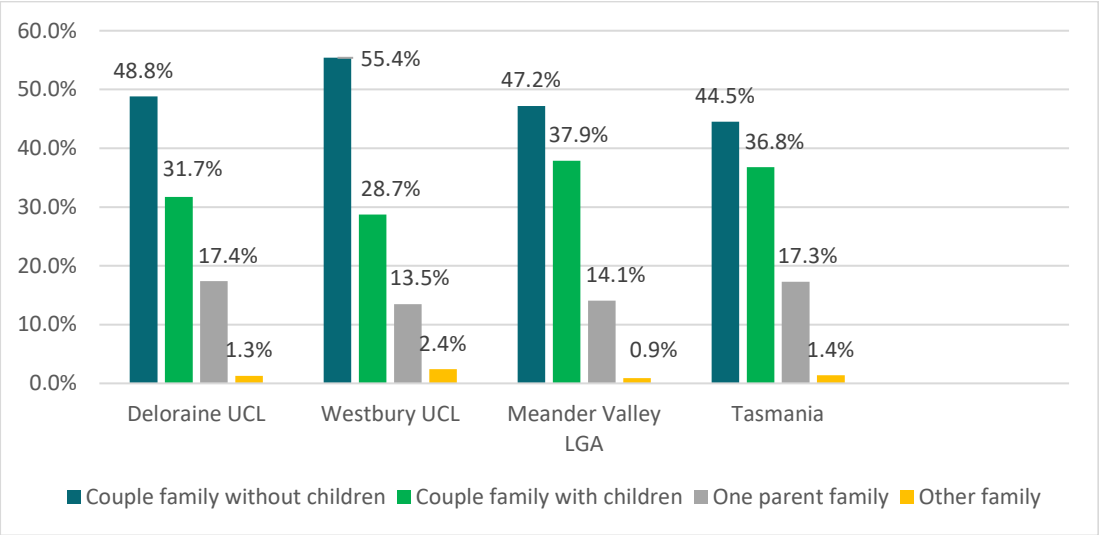
[64] Speak English only, very well or well (excludes those who speak English not well or not at all)



Source: 2021 Census All persons Quickstats, Meander Valley LGA, Deloraine UCL, Westbury UCL.

Figure A1.4. Household composition – Deloraine, Westbury, Meander Valley and Tasmania, 2021

Couple families without children are the dominant family type in Meander Valley (47.2%), Deloraine (48.8%), and Westbury (55.4%), with higher proportions compared to Tasmania (44.5%) (see Figure A1.5). Meander Valley has a higher proportion of couple families with children (37.9%) compared to Tasmania and a smaller proportion of one parent families (14.1% compared to 17.3%), while Deloraine and Westbury have lower rates of couple families with children (31.7% and 28.7% respectively). Deloraine has a similar proportion of single parent families to Tasmania (17.4%) while Westbury has a lower proportion (13.5%).



Source: 2021 Census All persons QuickStats, Meander Valley, Deloraine UCL, Westbury UCL

Figure A1.5 Family composition – Deloraine, Westbury, Meander Valley and Tasmania (2021)

1.4.4. Education

The Meander Valley has overall lower levels of higher education compared to Tasmania as shown in Table A1.7, with lower rates of educational attainment at Bachelor Degree or above (15% compared with 26% in Tasmania), but less difference in the rate of Advanced Diploma and Diploma attainment (8% compared with 9% in Tasmania). Four of the rural area localities (SA160202105410,

SA160202105703, SA160202105706 and SA160202105712) have higher rates of Advanced Diploma and Diploma attainment compared to Tasmania. Year 12 completions are also lower (12% compared with 15% in Tasmania). Each of the localities also have lower rates of year 12 completion compared to Tasmania, except in SA1_60202105410 where year 12 completion is notably higher at 21%.

Table A1.7. Educational attainment for Deloraine, Westbury, Meander Valley and Tasmania, 2021

Locality	Bachelor Degree & above	Advanced Dip & Diploma	Cert. IV	Cert. III	Yr 12	Yr 11	Yr 10	Cert. III	Cert. I	Yr 9 or below	Inadequately described/ Not stated	No educational attainment
Deloraine	13.8%	7.5%	3.3%	13.6%	12.1%	4.2%	19.1%	0.2%	0.0%	14.3%	11.2%	0.2%
Westbury	14.9%	7.8%	3.2%	16.7%	8.9%	4.9%	18.2%	0.0%	0.0%	14.8%	9.5%	0.3%
Meander Valley	15.0%	8.0%	3.9%	16.5%	11.7%	4.6%	19.9%	0.1%	0.0%	10.1%	10.1%	0.2%
Tasmania	26.3%	9.4%	3.5%	12.6%	14.9%	4.6%	10.0%	0.1%	0.0%	7.2%	10.6%	0.8%
Rural Localities:												
SA1_60202105409	12.5%	5.5%	2.3%	18.8%	9.4%	4.7%	20.3%	0.0%	0.0%	19.5%	12.5%	0.0%
SA1_60202105410	22.9%	7.2%	3.6%	12.7%	21.8%	2.8%	12.4%	0.0%	0.0%	4.7%	11.3%	0.0%
SA1_60202105415	15.3%	6.8%	2.7%	16.9%	11.9%	3.4%	19.7%	0.0%	0.0%	9.8%	11.2%	0.0%
SA1_60202105417	11.8%	10.5%	1.7%	21.4%	7.4%	6.1%	17.9%	0.0%	0.0%	9.6%	12.7%	0.0%
SA1_60202105703	16.3%	11.6%	4.7%	18.3%	9.7%	5.3%	17.2%	0.0%	0.0%	7.5%	7.5%	0.0%
SA1_60202105705	15.3%	9.2%	1.2%	13.7%	10.4%	8.0%	18.1%	0.0%	0.0%	6.8%	14.9%	0.0%
SA1_60202105706	17.2%	12.9%	7.0%	12.4%	8.1%	2.2%	22.6%	0.0%	0.0%	7.5%	13.4%	0.0%
SA1_60202105712	22.7%	11.5%	2.5%	14.7%	11.2%	6.1%	13.7%	0.0%	0.0%	22.0%	34.0%	0.0%

Source Census 2021 Quick stats - Meander Valley LGA; Deloraine and Westbury Urban Centres and Localities and SA1s

1.4.5. Income

Average incomes are lower in the study area than Tasmania. In 2021 the median weekly income in the Meander Valley was $1,290 compared with $1,358 for Tasmania (see Table A1.8). Table A1.8 shows the median weekly household income was lowest in Deloraine in 2021 at $962, with 32.6% of households here earning less than $650 per week (compared with 22.3% in the Meander Valley and 21.1% in Tasmania). The Meander Valley also has a much lower proportion of households earning more than $3,000 a week than Tasmania (13.3% compared with 24.3%).

Table A1.8. Median weekly household income – Deloraine, Westbury, Meander Valley and Tasmania, 2021

Area	Median weekly household income $
Deloraine	962
Westbury	1,011
Meander Valley LGA	1,290
Tasmania	1,358

Source: ABS Quickstats, 2021

Table A1.9. Weekly household income – Deloraine, Westbury, Meander Valley and Tasmania, 2021

Total household weekly income	Deloraine	Westbury	Meander Valley LGA	Tasmania
	%	%	%	%
Less than $650 per week	32.6%	24.5%	22.3%	21.1%
More than $3,000 per week	8.1%	6.5%	13.3%	24.3%

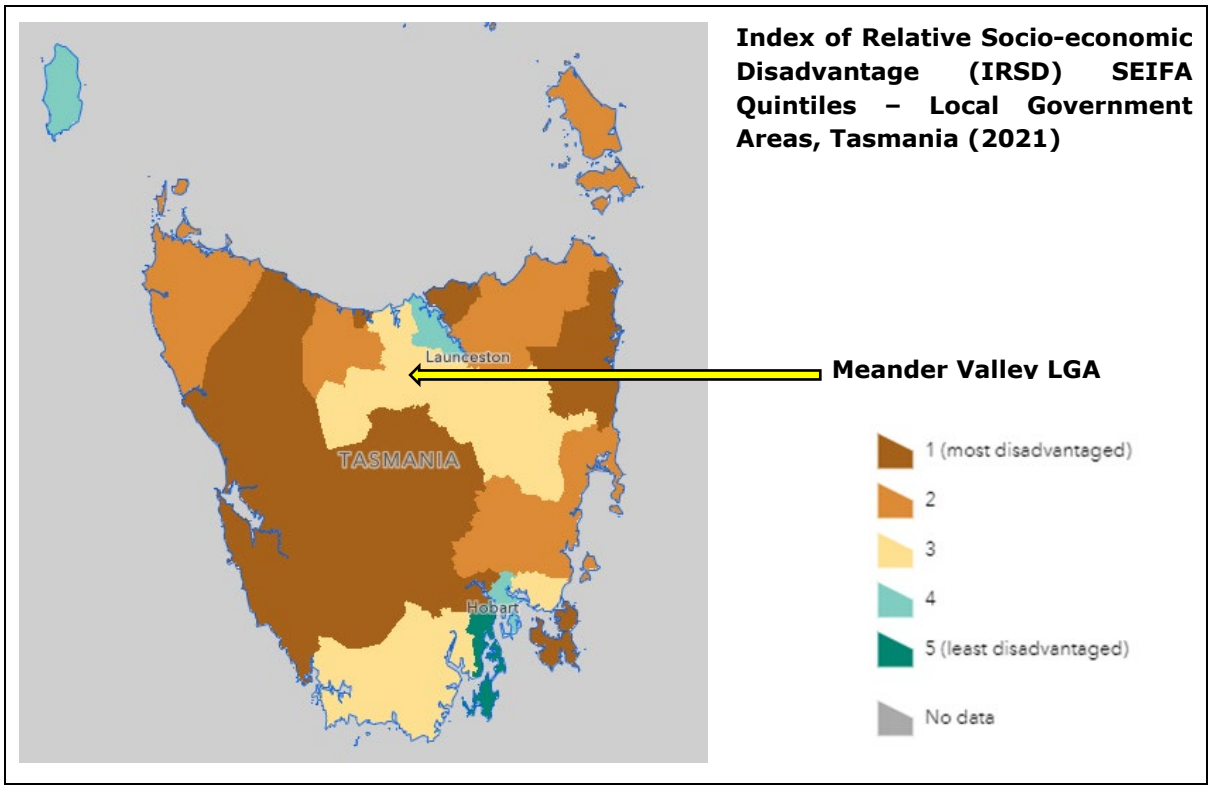
Note: ABS Census 2021 Quickstats. Occupied private dwellings (excl. visitor only and other non-classifiable households)

1.4.6. Disadvantage and vulnerability

The ABS generates the Socio-Economic Indices for Areas (SEIFA). The Index for Relative Socio-economic Disadvantage (IRSD) measures relative disadvantage in terms of the social and economic conditions of people and households (ABS, 2006). The IRSD summarises variables from Census data that indicate relative disadvantage, ranking areas on a continuum from most disadvantaged to least disadvantaged. A low score on this index indicates a high proportion of relatively disadvantaged people in an area and a high score indicates the relative absence of disadvantage.

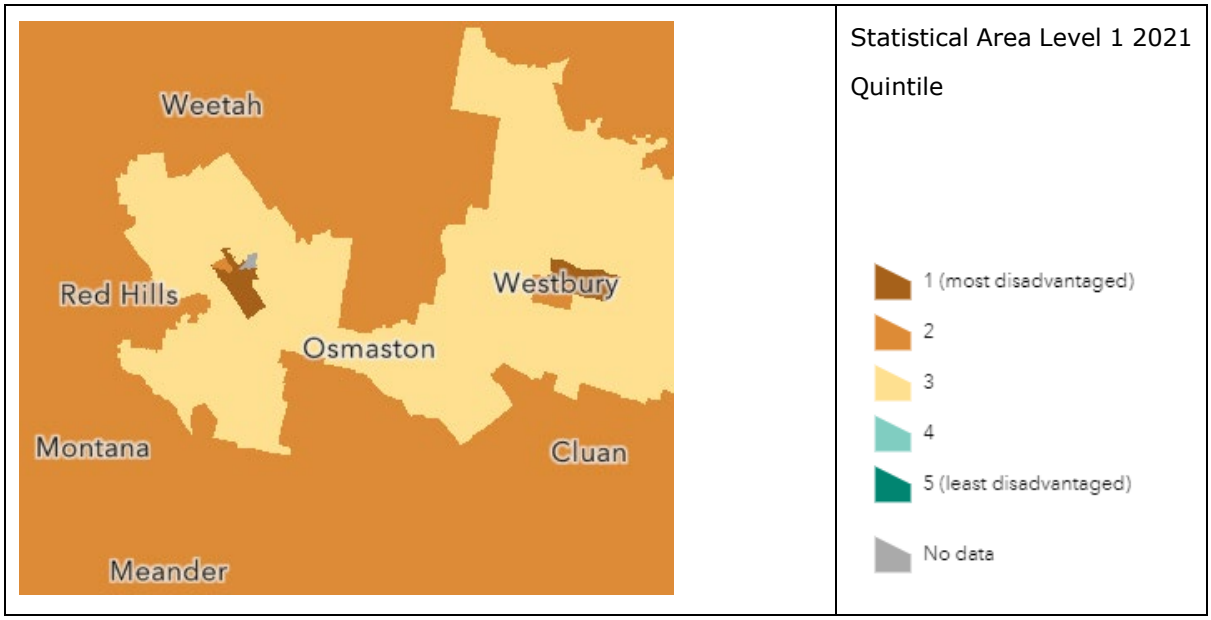
Figure A1.6 shows that the Meander Valley is neither more nor less disadvantaged than other local government areas in Tasmania (reflected by its position in the middle quintile of LGAs). However, there are pockets of disadvantage in Deloraine and Westbury relative to other areas in Tasmania as shown in Figure A1.7. Based on the criteria used by the ABS to determine the presence of disadvantage such as income, employment and education status,[65] this ranking may in part be influenced by the higher proportion of older households no longer in the workforce and the relatively low household incomes compared to the Meander Valley and Tasmania (discussed in Appendix 1, Section 1.4).

[65] https://www.abs.gov.au/statistics/detailed-methodology-information/concepts-sources-methods/socio-economic-indexes-areas-seifa-technical-paper/2021



Source: ABS 2021 IRSD Interactive Map
https://experience.arcgis.com/experience/32dcbb18c1d24f4aa89caf680413c741/page/IRSD/

Figure A1.6. Relative Socio-economic Disadvantage in Tasmania



Source: ABS SEIFA 2021, Interactive Maps.
https://experience.arcgis.com/experience/32dcbb18c1d24f4aa89caf680413c741/page/IRSD/

Figure A1.7 Index of Relative Socio-economic Disadvantage, SA1 (2021)

Disability is another indicator of vulnerability in Census data reported by the number of people who have a need with for assistance with a profound or severe core activity limitation (ABS, 2021). Both Deloraine and Westbury have a higher level of disability than the Meander LGA and Tasmania (10.6% and 7.6% compared with 6.8%) as indicated by the need for assistance with core activities (see Table A1.10). This is consistent with the higher age group in both towns.

Table A1.10. Core activity need for assistance – Deloraine, Westbury, Meander Valley and Tasmania, 2021

Area	Has need for assistance		Does not have need for assistance		Not stated	
	No.	%	No.	%	No.	%
Deloraine	279	10.6%	2,222	84.5%	121	4.6%
Westbury	127	7.6%	1,481	88.9%	60	3.6%
Meander Valley LGA	1,414	6.8%	18,332	88.5%	960	4.6%
Tasmania	38,023	6.8%	489,476	87.8%	30,068	5.4%

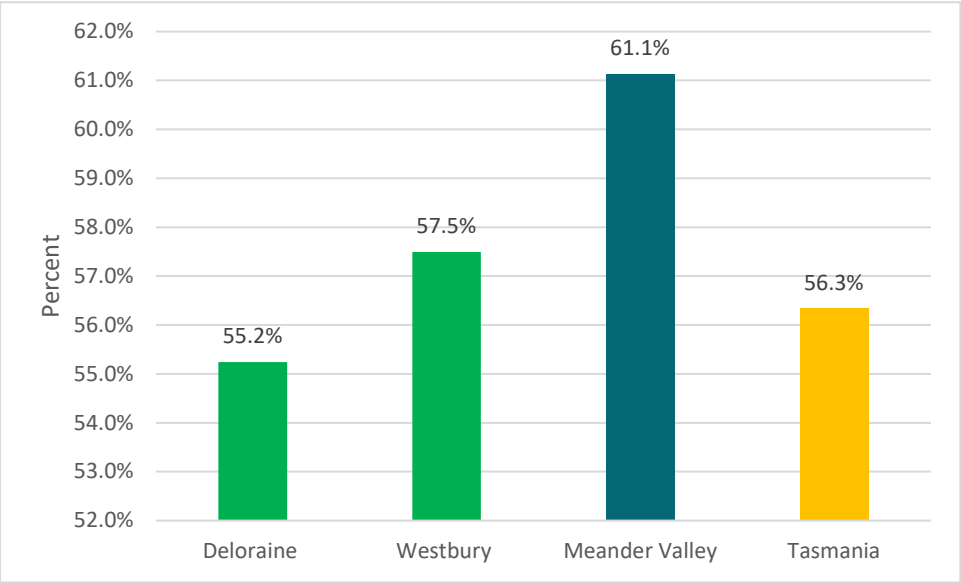
Source: ABS Census 2021 General Community Profile

2. Community characteristics

2.1. Way of life and nature of community

Nature of the community

The Meander Valley has a stable population relative to the rest of Tasmania with 61.1% of the population at the same address over the five years to 2021, compared with 56.3% in Tasmania (see Figure A1.8). Within the rural localities the level of stability was even higher, ranging up to 67.7% percent of residents being at the same address over the same period.



Source: ABS Census 2021. General Community Profile

Figure A1.8. Population at the same address 5 years ago – Deloraine, Westbury, Meander Valley and Tasmania, 2021 (Percent)

The study area is socially cohesive, active rural community with strong social relationships. Recent challenges associated with the global pandemic, fire and floods demonstrate the community's resilience and capacity for working together (MVC, 2022). Community cohesion is reflected in how residents and Near Neighbours have described the area during consultation prior to and for the SIA using words such as 'wholesome', 'stressless', 'stable', 'safe', 'family oriented' and 'friendly'. It is also reflected in Census data for volunteering (a useful indicator of community cohesion and social connectedness)[66] which shows a high level of volunteering in the Meander Valley compared to levels nationally (18.3% compared with 14.1% in Australia). The level of volunteering is particularly high in Deloraine at 22.6%. (ABS, 2021).

Deloraine township offers a vibrant and welcoming place bringing residents and tourists together providing opportunities to gather at community events, local cafes and pubs, and in public spaces. The study area supports a wide range of community, sport and recreation facilities, and community groups and organisations providing the opportunity for the community to come together to recreate, play, connect and participate in community life. It also hosts major events including the annual Craft Fair (the largest in the southern hemisphere) and Agfest, the largest agricultural tradeshow in Tasmania (MVC, 2022).

[66] Volunteering and Wellbeing - Volunteering Australia

Near Neighbours consulted for the SIA feel their community is a safe and healthy community, where children can freely walk or cycle home from the school bus stop, and residents can feel safe in their homes. Near Neighbours have expressed the high value their immediate community holds for them. They indicated that they feel shared community values enable the community to function in harmonious way, and that the area provides a high quality of life for residents. The community identify as being close-knit with a positive self image. The multigenerational ownership of properties in the area is also of great value to them, linking the rural and farming way of life to family history and their sense of belonging and community. This multigenerational presence also underpins a sense of community ownership and stability and is a key driver for their desire to retain self-determination in the future of the area.

Culture, values and aspirations

Cultural values contribute to associations between place and people, contributing to a community's sense of identity and belonging. The community's aspirations for the study area are reflected in key documents of the Meander Valley Council:

- The *Meander Valley Strategic Plan 2014 to 2024* (MVC, 2014) envisions "a community working together growing for generations to come" and credits the region's mix of urban lifestyle and rural countryside for giving the region "its unique look and feel, offering liveability and healthy lifestyle choices." The Plan's six future directions pursue: sustainable natural and built environments; a thriving local economy; vibrant and engaged communities; a healthy and safe community; innovative leadership and community governance; and planning infrastructure services.
- The *Meander Valley Council 2021-2022 Annual Report* express Council's intent to ensure "the Meander Valley is a prosperous, vibrant, creative and inclusive community where people of all ages, backgrounds and abilities want to live, work and play" (Meander Valley Council - MVC, 2022).

The region's towns are home to buildings with historic and aesthetic value which hold importance for locals and tourists alike. The township of Deloraine has been classified as a town of historical significance by the National Trust.[67, 68, 69] The European heritage assessment conducted for the Project site identified a hut c1830s on site and noted that significant archaeology may remain uncovered (Southern Archaeology, 2023).

The Project site and its immediate surrounds offer an attractive rural landscape that is highly valued for the sense of serenity and peacefulness it offers to those living there. Near Neighbours to the Project site also value belonging to a community where they feel safe. Many Near Neighbours are fifth-generation families with deep connection to their land and the 'close knit' community. They enjoy a strong sense of place and pride in their area and aspire to pass on their farms to the next generation to continue this connection.

2.2. Crime and safety

The fear of crime can be disempowering and cause anxiety. As noted, Near Neighbours have described the Deloraine area as feeling safe. This is borne out in the crime statistics which show low rates of crime in the study area. Overall crime rates, and rates across all specific types of offences, are significantly lower in the Deloraine Division[70] than those for Launceston and Hobart (see Table

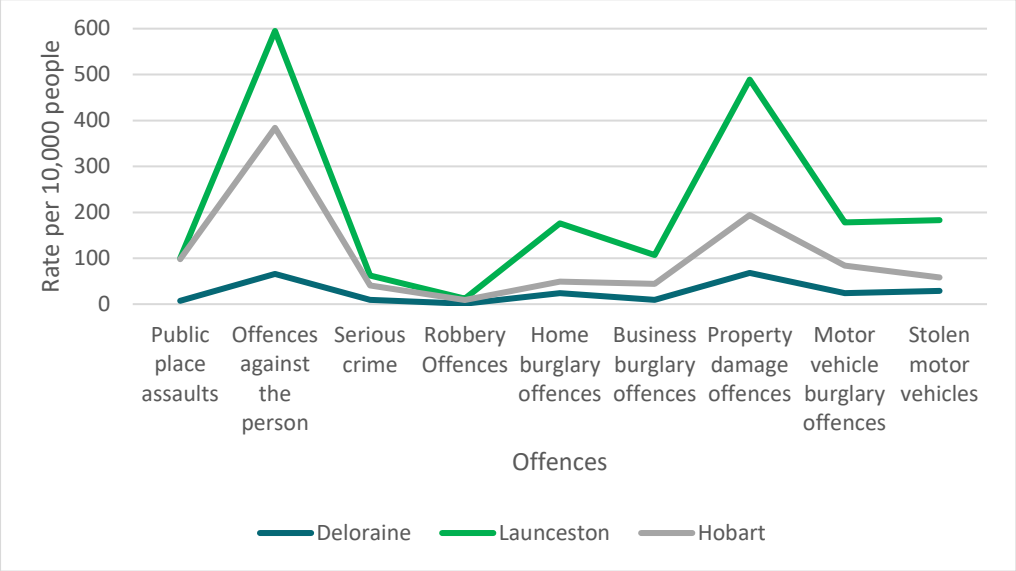
[67] https://www.aussietowns.com.au/town/deloraine-tas
[68] Real Estate Blog | First National Real Estate First National Real Estate Claridge (delorainerealestate.com.au)
[69] Deloraine - Must See Attractions & Things To Do (tasmania.com)
[70] The Deloraine Division is one of four Divisions in the Northern District of Tasmania with a population of 56,782 people at 2018 (Tasmania Police, 2020).

A1.11 and Figures A1.9 and A1.10). Offences against property were the most common type of offence recorded (see A1.11).

Table A1.11. Crime statistics - Deloraine, Launceston and Hobart, year to January 2021

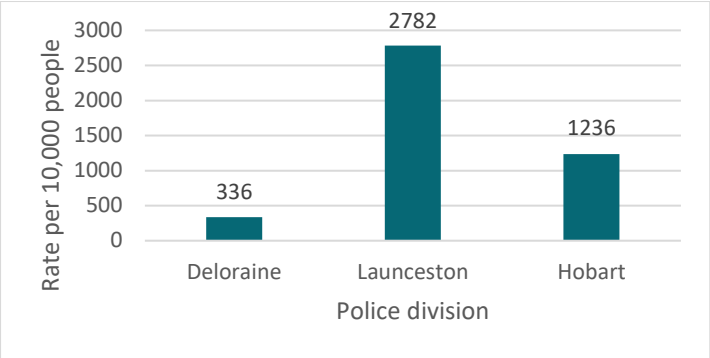
Offence	Rate per 10,000 population		
	Deloraine	Launceston	Hobart
Total rate of offences	**418**	**3526**	**1675**
Offences against property	336	2782	1236
Offences against the person	66	595	384
Property damage offences	68	489	194
Stolen motor vehicles	29	183	58
Home burglary offences	24	176	49
Motor vehicle burglary offences	24	178	84
Business burglary offences	9	107	44
Serious crime	9	62	41
Public place assaults	7	100	98
Robbery Offences	1	12	9

Source: Tasmania Police, 2021
Note: Data is reported as rates per 10,000 and do not tally.
Figures for the year to 2021 have been shown. Reporting for the year to 2022 did not show Deloraine as a distinct district and therefore have not been used here.



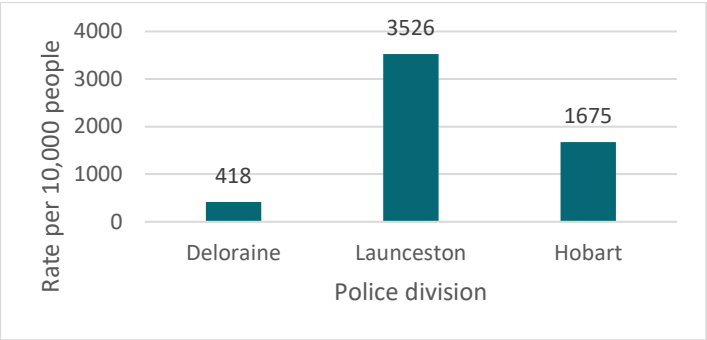
Source: Tasmania Police, 2021

A1.9. Criminal offences – Deloraine, Launceston and Hobart, year to January 2021 (excluding offences against property and total offences).



Source: Tasmania Police, 2021

Figure A1.10. Offences against property - Deloraine, Launceston and Hobart, year to January 2021 (except offences against property and total offences).



Source: Tasmania Police, 2021

Figure A1.11. Total offences - Deloraine, Launceston, and Hobart, year to January 2021

2.3. Health and wellbeing

The Meander Valley community has similar or better health and wellbeing to the Tasmanian community. Residents rate their own health as being excellent or very good, reporting similar levels of psychological distress to that in Tasmania (11% of the population).

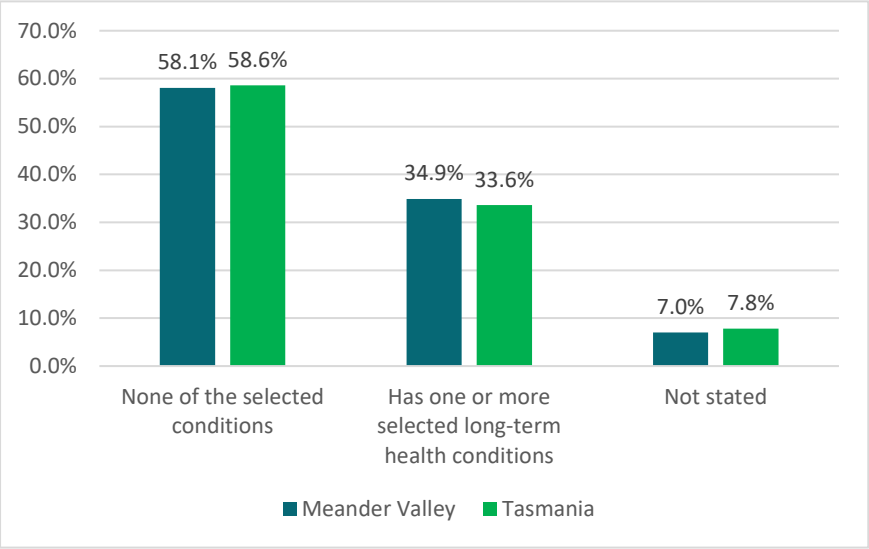
Primary Health Tasmania reports health data for local government areas (LGAs) in Tasmania. The report for the Meander Valley showed that forty-three percent (43%) of Meander Valley residents self-rated their own health as "excellent" or "very good", higher than the rate for Tasmania (37%) (Primary Health Tasmania, 2022). It also reported that the Meander Valley has:

- A lower rate of overweight/obese Body Mass Index across the population (47%) compared to Tasmania (58%)
- A lower proportion of the population eating less than two serves of vegetables per day (88%) compared to Tasmania (91%)
- A similar rate of residents eating less than two serves of fruit per day (54%) compared to Tasmania (53%)
- Similar levels of high or very high levels of psychological distress (11%), and similar rates of immunisation (97%) as Tasmania (11% and 96%).

However, the Meander Valley has higher rates for the following health risk factors than Tasmania:

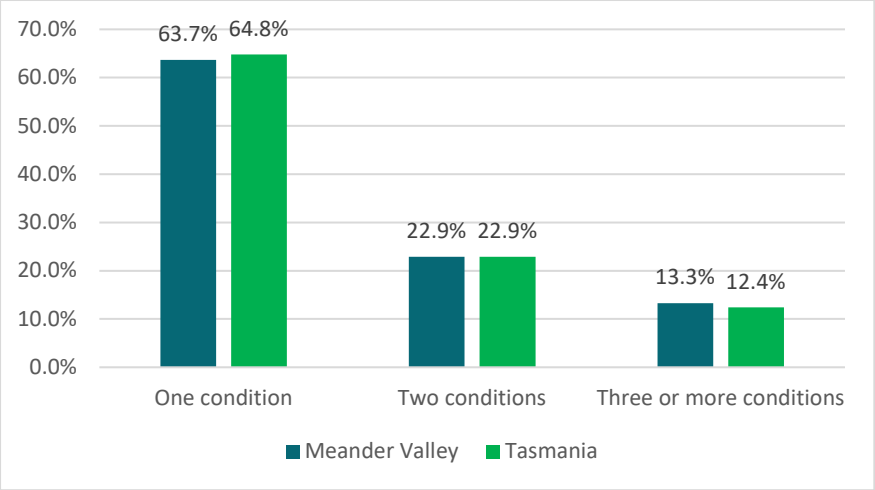
- Smoking (14% compared to 12% for Tasmania)
- Alcoholic consumption of two or more drinks per day (21% compared to 19% for Tasmania)
- Insufficient moderate/ vigorous physical activity (20% compared to 11% for Tasmania).

Data reported in Figure A1.12 for long-term health conditions shows that the Meander Valley has a similar proportion of residents with one or more long-term health conditions. Of those residents a slightly higher proportion has three or more conditions as seen in Figure A1.13.



Note: The data indicates the number of people who reported that they have been told by a doctor or nurse that they have one or more of the following selected long-term health conditions: arthritis, asthma, cancer (including remission), dementia (including Alzheimer's) or diabetes.
Source: ABS Census 2021, General Community Profiles – Meander Valley LGA and Tasmania

Figure A1.12. Proportion of residents with selected long-term health conditions, Meander Valley and Tasmania (2021)



Note: The data indicates the number of people who reported that they have been told by a doctor or nurse that they have one or more of the following selected long-term health conditions: arthritis, asthma, cancer (including remission), dementia (including Alzheimer's) or diabetes.
Source: ABS Census 2021, General Community Profiles – Meander Valley LGA and Tasmania

Figure A1.13. Proportion of residents with one or more selected health conditions – number of conditions, Meander Valley and Tasmania (2021)

2.4. Community services and facilities

Community services

The main community services are provided through Deloraine House and Meander House. The Deloraine House community centre supports the Meander Valley community providing a central meeting place for the community and hosting a range of programs, activities and information sessions throughout the year. Activities include youth groups, community gardens, creative workshops, cooking and language classes. Services include the provision of emergency relief and food relief (outsourced to Doorway Program), a free pantry and meals preparation area (24/7), and showers and laundry facilities for people in need.

Meander House provides support to residents of Meander and surrounding areas, including information and referral support, internet access via a computer, help filling in government forms, act as an agent for the No Interest Loans Scheme, and access to telehealth.

Educational services

Educational services in the study area include three early childhood centres, two public primary schools, one private school (kindergarten to grade 6)[71] and one public high school. The nearest tertiary education facilities are located in Devonport and Launceston.

The following childcare services are available:

- The Toddle Inn Child Care Centre One in Deloraine providing long day care and before, after and school holiday care for 50 children aged birth to primary school age. The centre currently has no vacancies across any age groups, and an unprecedented eight month wait for children under 2 years old; and
- There are more than 10 registered family day care services in the Westbury, Exton, Deloraine, Dairy Plains area.[72] There are currently no vacancies and all services have wait lists.

The childcare providers consulted indicated that demand has been increasing for the past two years and with a severe undersupply of childcare places being experienced in the north, northwest and across Tasmania.

The following public schools are available and all with capacity for increased enrolments at October, 2022:

- Westbury Primary School: 80% occupancy (175 total student capacity – 35 vacant places);
- Deloraine Primary School: 78% occupancy (400 student capacity – 88 vacant places); and
- Deloraine High School: 55% occupancy (500 student capacity – 225 vacant places).

Health services

Meander Valley health services include a district hospital, private medical practices and allied health services.

The Deloraine District Hospital is a 20 bed acute care facility providing palliative and general medical care, and co-ordinates a range of community and allied health services to residents in the Meander Valley.[73] The hospital primarily provides aged care.

[71] Our Lady of Mercy Catholic School

[72] Family Day Care is an approved home based childcare providing quality care in the homes of registered family day care educators for babies and children up to 12 years of age.
Northern Childrens Network Family (Consultation, April 2023)

[73] https://www.health.tas.gov.au/service-finder/deloraine-district-hospital

The study area is supported by one part-time General Practitioner in Westbury and two medical centres, one in Deloraine and one in Westbury. The medical centres offer the following services:

- General practice (11 general practioners in total)
- Dentist
- Pathology
- Allied health (including: podiatry, audiology, physiotherapy, denture clinic, psychology, optometry, dietitian and osteopathy).

Doctor shortages at the medical centres are experienced at times but services are able to be maintained. Retention strategies are being developed to address the difficulties being experienced in attracting and retaining doctors in a rural area. It was also noted that doctors have had difficulty finding housing in Deloraine. Mental health services at the centres have limited capacity for increased demand.[74]

The nearest publicly provided adult mental health services are available in Launceston and Devonport; child and adolescent mental health services are available at the AYDC and in Burnie.[75] Mental health services are currently operating near or at capacity. A new mental health precinct is planned as part of the Launceston General Hospital redevelopment and is expected to be completed in 2026.

Non-crisis mental health support is provided by Rural Alive & Well, a suicide prevention charity providing support to rural and remote communities.[76] The service is available for people working within Tasmania's primary industry sectors or living in rural and remote locations. RAW specialises in providing a proactive outreach and one-on-one psychosocial support service which addresses situational stressors and increases protective factors to minimise the risk of suicide.

Emergency Services

Meander Valley has a single branch ambulance station in Deloraine, staffed by a paramedic and supported by volunteers, with one ambulance vehicle available on call.

The study area which falls within the Central North Division of Tasmania Police. Division headquarters are based at Longford (servicing the region from Campbelltown to Cradle Mountain), supported by local police stations in Deloraine and Westbury.

Police patrols operate in vehicles across the Central North Division rather than being based at stations (from Deloraine, Westbury, Longford and Launceston) providing them with the capacity to respond to incidents quickly. A total of 12 police officers are on patrol from 7am to 3am; between 3am and 7am officers go on call (2 sergeants and 8 constables).

Fire stations are located in Deloraine, Westbury, Mole Creek, Chudleigh and Golden Valley and all staffed by volunteers. The Deloraine fire station, the nearest to the Project site, operates with a 10 minute response time. Additional staffed fire services are available from Launceston if needed, with a response time of 45 minutes.

In the event of an emergency, Tasmania Police and the Tasmania Fire Service operate within an established local emergency planning framework comprising the North Region Emergency Management Committee and the Municipal Regional Emergency Management Committee (including representation from the Meander Valley Council).

[74] Consultation with the Deloraine and Wesley Medical Centres (Dec, 2022)

[75] https://www.health.tas.gov.au/service-finder

[76] https://www.rawtas.com.au

3. Housing characteristics

3.1. Housing supply and affordability

In 2021 there were 8,259 dwellings in the Meander Valley, averaging 2.4 people per dwelling, similar to Tasmania (ABS Quick Stats, 2021). Dwelling approvals data indicates this supply has increased by approximately 2.2% (182 dwellings) to October 2022 (ABS 2022a).

Table A1.12 shows housing in the Meander Valley is typically detached (separate house on a block), making up 91.6% of all dwellings (compared with 87.1% in Tasmania). There is a lower proportion of attached and multi-unit housing (4.9% compared with 6.3% in Tasmania), with most of this supply in Deloraine and Westbury.

Table A1.12. Dwelling structure - Deloraine Westbury, Meander Valley and Tasmania, 2021 (Percent)

Dwelling Structure	Deloraine	Westbury	Meander Valley LGA	Tasmania
Separate house	91.6%	91.7%	90.0%	87.1%
Semi-detached, row or terrace house, townhouse	7.0%	7.1%	4.9%	6.3%
Flat or apartment	0.0%	0.4%	4.4%	5.5%
Other dwelling[1]	1.4%	0.8%	0.7%	1.1%
Total	100.0%	100.0%	100.0%	100.0%

Source: ABS 2021 Census of Housing and Population General Community Profiles

[1]Other includes: cabin, houseboat. caravan, improvised home, tent, sleepers out, House or flat attached to a shop, office, etc

The Meander Valley has a higher rate of home ownership and lower rate of rental housing than is typical for Tasmania. In 2021 42.8% of homes were owned outright compared with 37.1% for Tasmania (see Table A1.13). About a third of homes (33.6%) were being purchased, similar to for Tasmania (33.0%). Rental housing comprised a low 20.5% of dwellings compared with 26.4% in Tasmania.

Table A1.13. Tenure and landlord type - Meander Valley and Tasmania, 2021.

Tenure and landlord type	Meander Valley LGA	Percentage of total	Tasmania	Percentage of total
Owned outright	3,531	42.8%	81,042	37.1%
Owned with a mortgage(b)	2,774	33.6%	72,157	33.0%
Rented:	1,691	20.5%	57,762	26.4%
Real estate agent	*725*	*8.8%*	*26,323*	*12.1%*
Social housing (public and community housing)	*227*	*2.7%*	*11,656*	*5.3%*
Other rented / not stated	*739*	*8.9%*	*19,789*	*9.1%*
Other tenure / not stated	257	3.1%	7,448	3.4%
Total	**8,257[1]**	100.0%	**218,412[1]**	100.0%

Source: ABS Census 2021. General Community Profile, Meander Valley LGA and Tasmania State. Table G37. Count of occupied private dwellings

[1] Rounding errors resulting in a variation from the total quoted in the text sourced from Quickstats, 2021).

The combination of steady long-term population growth in the north since 2016 (Phibbs, 2022), accelerated interstate migration following the COVID-19 pandemic, and the emergence of the short-term rental market (e.g. AirBnB rental type platforms) diverting housing away from long term rental housing, has placed significant pressure on the study area's housing supply, driving prices up.

House prices have increase between 55% (Deloraine) and 79% (Westbury) in the five years between Census 2016 and 2021. Between 2021 and 2022 house prices rose by a further 10% in Deloraine (see Table A1.14). Incomes have not kept pace with this change.[77] Real estate agents interviewed for the SIA have indicated that young people are struggling to buy a home, faced with increased interest rates and competition from cash buyers from interstate. The 2.2% increase in housing supply since the Census noted above has not been sufficient to offset housing demand.

Table A1.14. Median house prices – Deloraine and Westbury, 2016-2022

Location	Median sale price			5 year change to 2021	1 year change
	2016	2021	2022	2016-21	2021-22
Deloraine	258,000	400,000	530,00	55%	10%
Westbury	270,000	483,750	485,000	79%	0%

Source: REIT Statistics, Deloraine and Westbury 2022 – REIT Suburb Reports https://reit.com.au/market-facts/suburb-reports

At the 2021 Census 7.2% of the private dwellings (637) were unoccupied, potentially reflecting the absence of occupants away at the time of the Census (winter months) and dwellings used for short term residential (AirBnB) purposes, and not generally available for long term rental.[78] There is a lack of rental housing in the study area which has had a persistently tight rental housing market since 2018. Vacancies in the Deloraine and Westbury post code areas have ranged between 0.0% and 1.4% between 2018 and 2022 indicating that the rental market is very difficult to enter (see Table A1.15). A balanced rental market is considered to be between 2.5 and 3.5 per cent vacancy where rental housing is neither over nor undersupplied (REIQ, 2020).[79]

The shortage of supply has seen median rents increase between Census 2016 and 2021 by 43% for units and 54% for houses in Deloraine, and 21% for units and 33% for houses in Westbury (see Table A1.16). Real estate agents interviewed for the SIA indicated available rental properties attracting up to 30 applications from a diversity of renters including first home buyers, families, couples.

[77] Between 2016 and 2021 median weekly household income increased by 23% in the Meander Valley LGA (ABS Quickstats, 2016 and 2021) and between 2021 and 2022 by 3.1% (Department of Treasury and Finance (2022b). September Quarter data).

[78] Source: ABS Quickstats. Private dwellings exclude visitor accommodation such as hotel, motel, bed and breakfast accommodation (ABS, 2021)

[79] Rental markets are considered to be tight when vacancy rates are less than 2.5 per cent of rental stock, balanced when they are between 2.5 and 3.5 per cent, and weak when rates are at or above 3.6 per cent (REIQ, 2020).

Table A1.15. Rental vacancies - Deloraine and Westbury at January 2016-2023 (Post code areas)

Location	Indicator	2016	2018	2020	2022	2023
Deloraine PC 7304	Vacancy rate	2.8%	1.4%	0.5%	0.5%	0.6%
	Dwellings	19	9	3	3	3
Westbury PC 7303	Vacancy rate	1.8%	0.7%	0.0%	0.0%	0.8%
	Dwellings	5	2	0	0	2

Source: SQM Research (https://sqmresearch.com.au)

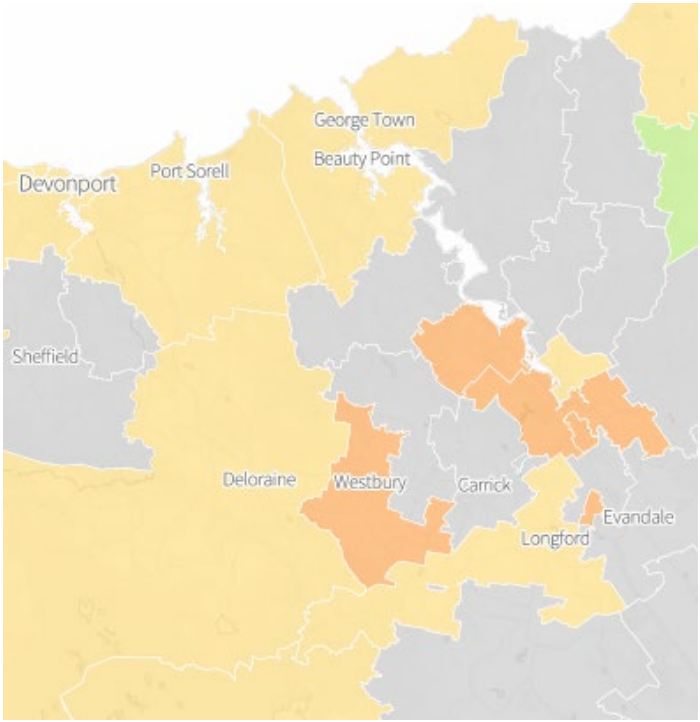
Table A1.16. Median rental prices – Deloraine and Westbury, 2016-2021

Location	Units			Houses			Units	Houses	Units	Houses
	2016	2021	2022	2016	2021	2022	5 year change 2016-2021		1 year change 2021-2022	
Deloraine	$220	$315	$350	$260	$400	$400	43%	54%	11%	27%
Westbury	$240	$290	$400	$285	$380	$380	21%	33%	40%[a]	18%

Source: REIT Statistics, Deloraine and Westbury 2022 – REIT Suburb Reports https://reit.com.au/market-facts/suburb-reports

[a] Note: 11 houses were reported in this period; this high rate of increase is likely to be exaggerated by property price variations in this small market.

Rental housing in the study area has become unaffordable for households on low to moderate incomes, as illustrated by the Rental Affordability Index (RAI) (see Figure A1.14). According to RAI, housing in Deloraine is classified as moderately unaffordable requiring a household with an income of $70,000 (based on average incomes in Tasmania, excluding Hobart) to spend 25-30% of that income to rent a 3 bedroom home; Westbury is classified as unaffordable requiring 30-38% of household income to rent a 3 bedroom home.



RENTAL AFFORDABILITY INDEX

Very affordable	200 or above
Affordable	150 to 200
Acceptable	120 to 150
Moderately unaffordable	100 to 120
Unaffordable	80 to 100
Severely unaffordable	50 to 80
Extremely unaffordable	50 or less
Data not available	N/A

Relative unaffordability	Share of income spent on rent
Data not available	
Very affordable rents	
Affordable rents	15% or less
Acceptable rents	20-25%
Moderately unaffordable rents	25-30%
Unaffordable rents	30-38%
Severely unaffordable rents	38-60%
Extremely unaffordable rents	60% or more

Source: Rental Affordability Index Quarter 2022 (SGS Economics and Planning et al, 2022). Search criteria: 3 bedroom home; average income of $70,000 for households in Tasmania excluding Hobart; post code areas 7303 and 7304.

Figure A1.14. Rental affordability for average rental households - Deloraine and Westbury, October 2022

3.2. Social housing

Social housing includes, public housing provided by the Tasmanian government and housing provided by registered community housing providers. The Meander Valley has 227 social housing dwellings representing 2.7% of the total housing supply, low compared with 5.3% for Tasmania (see Table A1.13). Of these, 62 are in Deloraine and 22 in Westbury.[80] Homes Tasmania's Housing Dashboard indicates a high demand for social housing and shows the number applicants for social housing state wide equivalent 29.5% of the State's social housing stock (Tasmanian Government. Department of Communities, 2022). There is currently no emergency housing in the study area; the nearest emergency housing is in Launceston with all operating at capacity (6 shelters).[81]

Homes Tasmania is building opportunities for Tasmanians by delivering the ambitious 10-year, $1.5 billion plan to provide 10,000 new social and affordable homes by 2032. None are currently proposed in the study area.

3.3. Visitor accommodation

There is no single source quantifying the supply of visitor accommodation in the study area. Census 2021 recorded 14 hotels, motels and bed and breakfast premises in the Meaner Valley LGA, 13 of which were in Deloraine. An online search of tourism accommodation in February 2023 identified a

[80] Homes Tasmania custom provided data. December 2022
[81] Homes Tasmania, consultation May 2023

total of 95 accommodation establishments in the Meander Valley area. The Tasmanian Government requires providers of short term rental (STR) premises (i.e. AirBnb style accommodation) located in certain land use zones to provide information about the accommodation to Consumer, Building and Occupational Services (CBOS). In December 2022 110 STRs were recorded in urban zones areas within the Meander Valley Local Government Area (CBOS, 2023).[82] While it has not been possible to identify how many of these were also captured in the online search there is likely to be significant overlap.

The online search identified that 76 accommodation premises offered self-contained accommodation, with the balance providing room only or cabin and caravan accommodation (see Table A1.17). The majority of premises (31) were in Deloraine, with Mole Creek and Westbury being the other main locations for visitor accommodation. Most of the accommodation (80%) was offered as self-contained and the majority were small providers offering one and two bedroom accommodation (82% of all premises).

Visitor accommodation appears to be in undersupply, operating at capacity at the height of the tourism season with Tourism industry bodies suggesting it is becoming increasingly difficult for visitors finding accommodation. They also noted the limited range of visitor accommodation available in the study area.

The tourism season in the Meander Valley occurs across most of the year and is at its height from November to May with accommodation occupancy rates between 90 - 100%. Occupancy rates then fall to 30 – 40% from late May until the beginning of September when visitation rises again.[83] Local real estate agents report have confirmed the under supply of visitor accommodation, adding it lacks the capacity to accommodate short term workers (such as construction workers), and note the supply of short term accommodation is also tight in Launceston.

Table A1.17. Visitor accommodation in the Meander Valley LGA, February 2023

Type of accommodation	Number of establishments
Self contained	76
B&B	9
Room only	9
Cabins/caravans	2
Total	95

Source: Online search, February 2023[84]

[82] Short-term rentals are properties rented for short periods of time, outside of the Tasmanian Residential Tenancy Act, usually through a short-term rental platform such as Airbnb or similar.

[83] Great Western Tiers Tourism Association, December 2022

[84] Sites searched: airbnb.com.au/deloraine-australia/stays; discoveryholidayparks.com.au; discovertasmania.com.au/planning/where-to-stay/; discoveryparks.com.au/caravan-parks/Tasmania; greatwesterntiers.net.au/accommodation; maps.google.com.au; quambycorner.com; stayz.com.au; tasmania.com/accommodations/deloraine

4. Economic characteristics

4.1. Employment and labour market

Labour force, employment and unemployment

The EIA noted a tight labour market in the Meander Valley, which is reflected in its lower rate of unemployment of 2.9% compared with Tasmania at 4.4% (Deloitte Access Economics, 2023). Census 2021 data in Table 31 indicates that unemployment was highest amongst young people (12.2%) and Aboriginal people (7.4%) (see A1.18). The low rate of unemployment in the Meander Valley and across the state indicates a tight labour market with challenges to recruitment across a number of industries.

The EIA noted a smaller share of population in the young working age group (20-44 years) in the Meander Valley relative to the rest of Tasmania, commenting on the relatively low labour force participation rate and its potential implications for labour force supply. The low participation rate may reflect a combination underemployment and the older age of the population who are no longer in the workforce. Men were more prevalent than women in the labour force in 2021, similar to Tasmania, while young people aged (18-24 years) and Aboriginal people were less represented in the labour force than in Tasmania (see Table 31).

Table A1.18. Labour force gender, Aboriginal status and youth – Meander Valley and Tasmania, 2021

Characteristic	Meander Valley			Tasmania		
	Labour force (No.)	Labour force (%)	Unempl. rate (%)	Labour force (No.)	Labour force (%)	Unempl. rate (%)
Male[1]	5,223	51.6%	4.6%	138,441	51.1%	6.4%
Female[1]	4,898	48.4%	4.7%	132,337	48.9%	5.5%
Aboriginal and/or Torres Strait Islander[2]	310	3.1%	7.7%	12,127	4.5%	10.1%
15-24 years[2]	1,369	13.5%	12.1%	39,625	14.6%	13.4%
Total labour force	10,121	-	-	270,778	-	-

[1] 2016 and 2021 Census of Population and Housing General Community Profile - Tasmania and Meander Valley

[2] Meander Valley, 2021 Census Aboriginal and/or Torres Strait Islander people QuickStats - Participation in labour force; 2016 Census Aboriginal and/or Torres Strait Islander people QuickStats - Employment

Occupation and industry of employment

Most workers are employed in the human service and rural production industry (see Table A1.19 and Figure A1.15) with nearly twice the proportion of people (10.7%) in the Meander Valley employed in agriculture, forestry and fishing than Tasmania (5.3%). There were also more managers, machinery operators and labourers than Tasmania, and fewer professionals and community and personal service workers.

The AYDC supports at total of 74.4 (FTE) jobs, with 7.6 FTE at the school and 66.8 FTE at the centre (Deloitte Access Economics, 2023).

Table A1.19. Occupation - Meander Valley and Tasmania, 2016 – 2021 (Percent)

Occupation	Meander Valley	Tasmania
Managers	15.2%	12.7%
Professionals	15.2%	20.0%
Technicians and workers	14.0%	13.9%
Community & personal service	12.1%	13.6%
Clerical and administrative	12.3%	11.7%
Sales workers	8.8%	8.6%
Machinery operators and drivers	8.3%	6.4%
Labourers	12.4%	11.3%
Other/ Not stated	1.7%	1.9%
Total	100.0%	100.0%

Source: 2021 Census of Population and Housing General Community Profile. Persons aged 15 years and over.

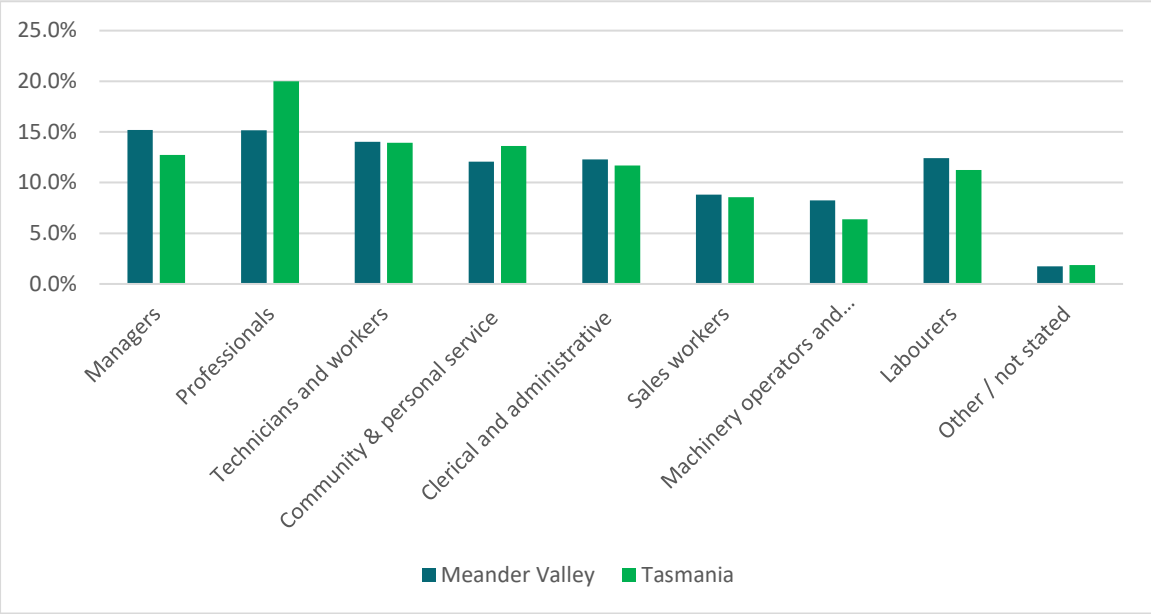


Figure A1.15. Occupation - Meander Valley and Tasmania, 2016 – 2021 (Percent)

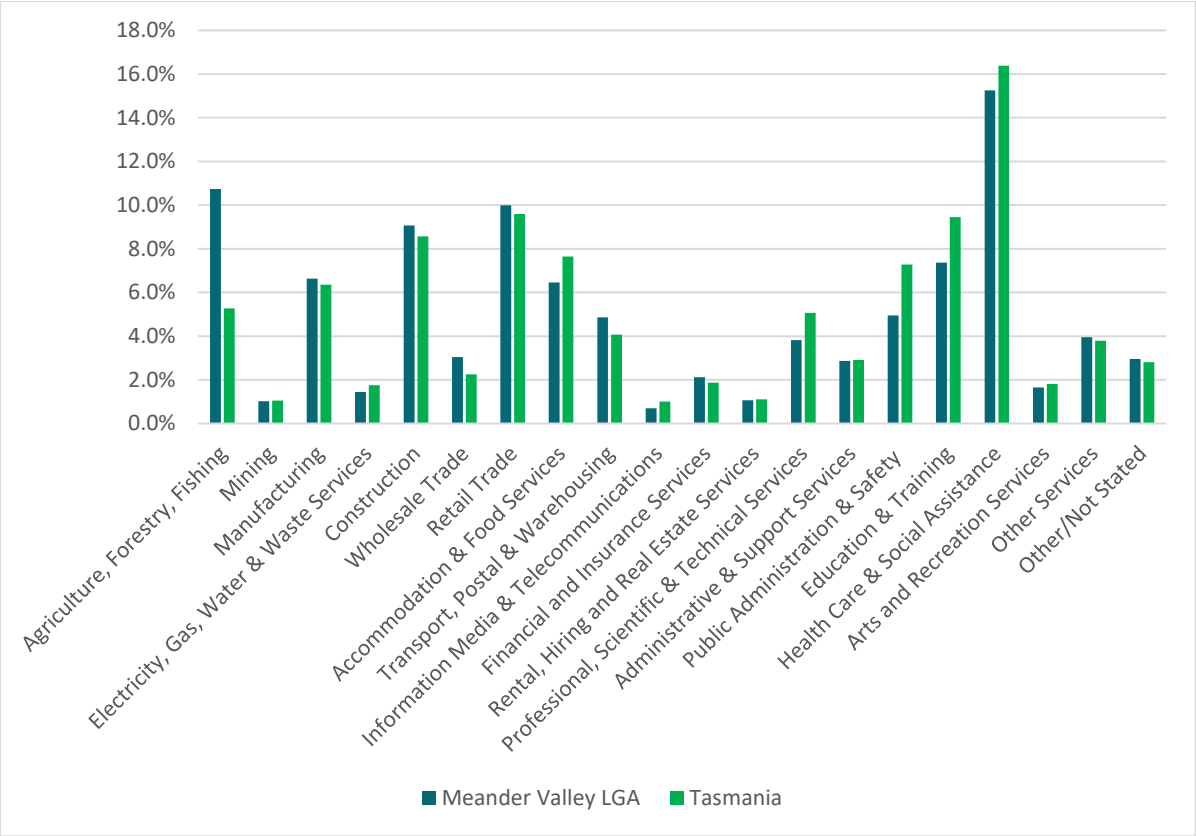
Source: 2021 Census of Population and Housing General Community Profile - Tasmania and Meander Valley LGA. Persons aged 15 years and over.

Most industries of employment grew between 2016 and 2020 but the most notable growth was in health care and social assistance, increasing 30% (See Table A1.20 and Figure A1.16). Other significant growth sectors were construction (up by 23.9%) and agriculture, forestry and fishing (up by 17.3%).

Table A1.20. Industry of employment - Meander Valley and Tasmania, 2021 and 2016-2021 change

Industry	Tasmania	Meander Valley LGA			
	2021	2021		*Change 2016-2021*	
	No.	No.	%	*No.*	*%*
Agriculture, Forestry, Fishing	5.3%	1,036	10.7%	*153*	*17.3%*
Mining	1.0%	98	1.0%	*0*	*0.0%*
Manufacturing	6.4%	641	6.6%	*22*	*3.6%*
Electricity, Gas, Water & Waste Services	1.8%	140	1.5%	*38*	*37.3%*
Construction	8.6%	875	9.1%	*169*	*23.9%*
Wholesale Trade	2.2%	294	3.0%	*51*	*21.0%*
Retail Trade	9.6%	965	10.0%	*23*	*2.4%*
Accommodation & Food Services	7.6%	624	6.5%	*66*	*11.8%*
Transport, Postal & Warehousing	4.1%	469	4.9%	*76*	*19.3%*
Information Media & Telecommunications	1.0%	68	0.7%	*-11*	*-13.9%*
Financial and Insurance Services	1.9%	204	2.1%	*-13*	*-6.0%*
Rental, Hiring and Real Estate Services	1.1%	103	1.1%	*17*	*19.8%*
Professional, Scientific & Technical Services	5.1%	369	3.8%	*46*	*14.2%*
Administrative & Support Services	2.9%	277	2.9%	*62*	*28.8%*
Public Administration & Safety	7.3%	477	4.9%	*18*	*3.9%*
Education & Training	9.4%	711	7.4%	*40*	*6.0%*
Health Care & Social Assistance	16.4%	1,472	15.2%	*340*	*30.0%*
Arts and Recreation Services	1.8%	159	1.6%	*3*	*1.9%*
Other Services	3.8%	381	3.9%	*98*	*34.6%*
Other/Not Stated	2.8%	285	3.0%	*-2*	*-0.7%*
Total	100.0%	9,654	100.0%	*1,190*	-

Source: 2016 and 2021 Census of Population and Housing General Community Profile



Source: 2016 and 2021 Census of Population and Housing General Community Profile

Figure A1.16. Industry of employment - Meander Valley LGA and Tasmania, 2021

4.2. Industry and Business

Overview

Meander Valley's economy has grown at a faster the than the rest of the state since 2013 and has rebounded following the decline during the impacts of COVID-19 pandemic response (Deloitte Access Economics, 2023).

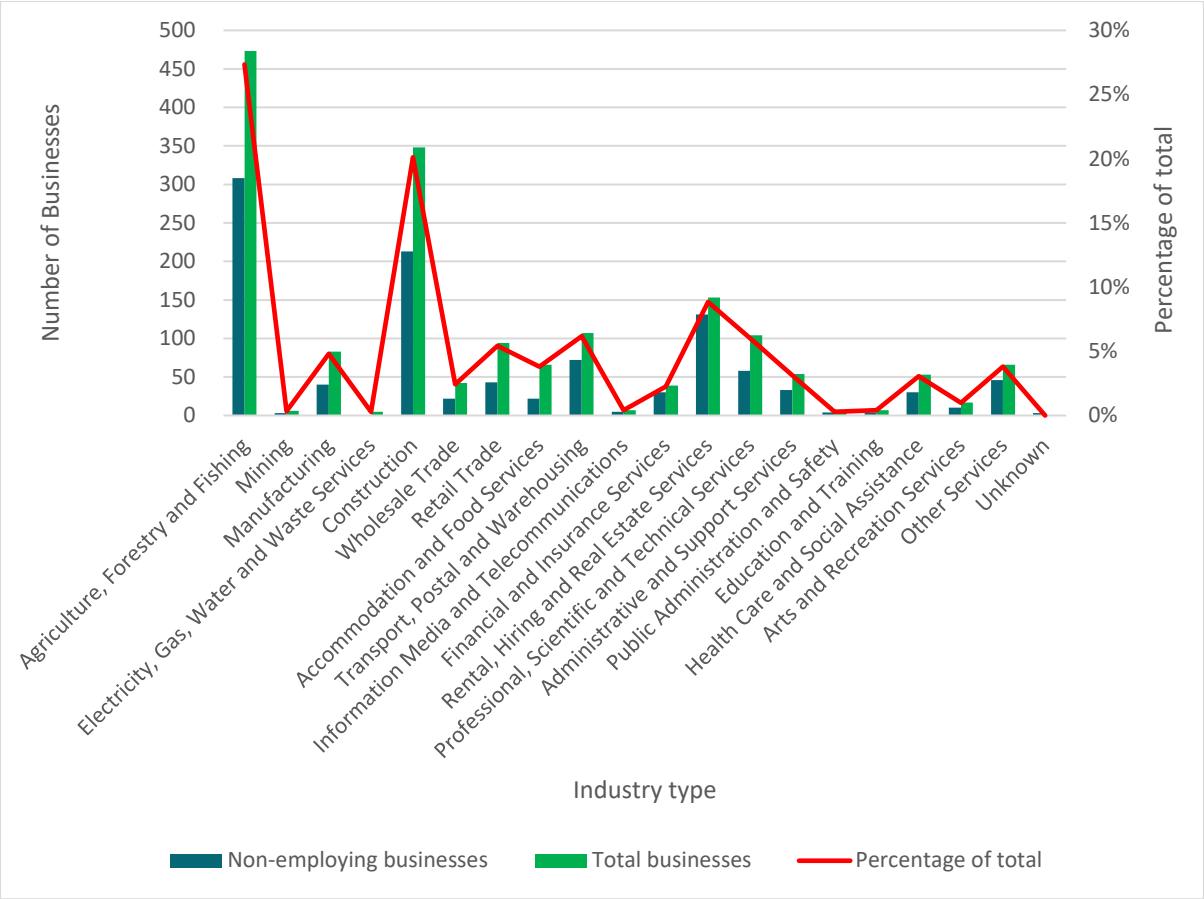
Most businesses in the study area are non-employing (62% of all businesses) or small enterprises (35%); 2% are medium size enterprises (see Table A1.21 and Figure A1.17).[85] There are three large businesses, all in the agricultural, forestry and fishing industry sector and three medium size construction businesses.[86] Most businesses are in construction (20%) and agriculture, forestry and fishing (27%). There are 20 construction businesses employing up to 20 people, but most (112) are small in scale employing up to 4 staff. Construction and trades businesses are in high demand with the community reporting long wait times for some trades.

[85] A small business has between one and 19 employees and a medium-size business employing between 20 and 199 employees. (ABS, 2022b)
[86] See footnote before.

Table A1.21 Business count by industry– Meander Valley LGA, Jun 2018 to Jun 2022 (Number of businesses)

Industry	Number of employees						
	Non-Employing	1-4	5-19	20-199	200+	Total	Percent
	No.	No.	No.	No.	No.	No.	%
Agriculture, Forestry and Fishing	308	102	57	5	3	473	*27%*
Mining	3	3	0	0	0	6	*0%*
Manufacturing	40	15	18	10	0	83	*5%*
Electricity, Gas, Water and Waste Services	0	0	0	0	0	5	*0%*
Construction	213	112	20	3	0	348	*20%*
Wholesale Trade	22	16	4	0	0	42	*2%*
Retail Trade	43	28	21	3	0	94	*5%*
Accommodation and Food Services	22	20	21	3	0	66	*4%*
Transport, Postal and Warehousing	72	23	6	6	0	107	*6%*
Information Media and Telecommunications	5	3	0	0	0	7	*0%*
Financial and Insurance Services	30	7	0	3	0	39	*2%*
Rental, Hiring and Real Estate Services	131	17	5	0	0	153	*9%*
Professional, Scientific and Technical Services	58	40	5	0	0	104	*6%*
Administrative and Support Services	33	16	4	3	0	54	*3%*
Public Administration and Safety	4	3	0	0	0	5	*0%*
Education and Training	4	0	3	3	0	7	*0%*
Health Care and Social Assistance	30	14	8	0	0	53	*3%*
Arts and Recreation Services	10	5	3	0	0	17	*1%*
Other Services	46	16	4	0	0	66	*4%*
Currently Unknown	3	0	0	0	0	0	*0%*
Total	**1,077**	**439**	**178**	**35**	**3**	**1,730**	***100%***
Percentage	*62%*	*25%*	*10%*	*2%*	*0%*	*100%*	

Source: ABS 2022b Businesses by Local Government Area by Industry Division by Annualised Employment Size Ranges, June 2022



Source: ABS 2022b

Figure A1.17. Business count by industry – Meander Valley, Jun 2018 to Jun 2022 (Number of businesses)

Agriculture

Meander Valley is considered by the Tasmanian Institute of Agriculture to be an agriculturally important region (Tasmanian Institute of Agriculture (n.d.) and has some of Tasmania's most productive farmland. The EIA identified agriculture, forestry and fishing as the largest value added industry in Meander Valley generating $319 million in 2020/21 and accounting for 35% or the region's gross regional product. Other significant industries identified in the EIA were manufacturing, construction, and health care and social assistance, generating 70 per cent of Meander Valley's gross added value. As shown in Figure A.16, agriculture is the second largest industry of employment in the Meander Valley.

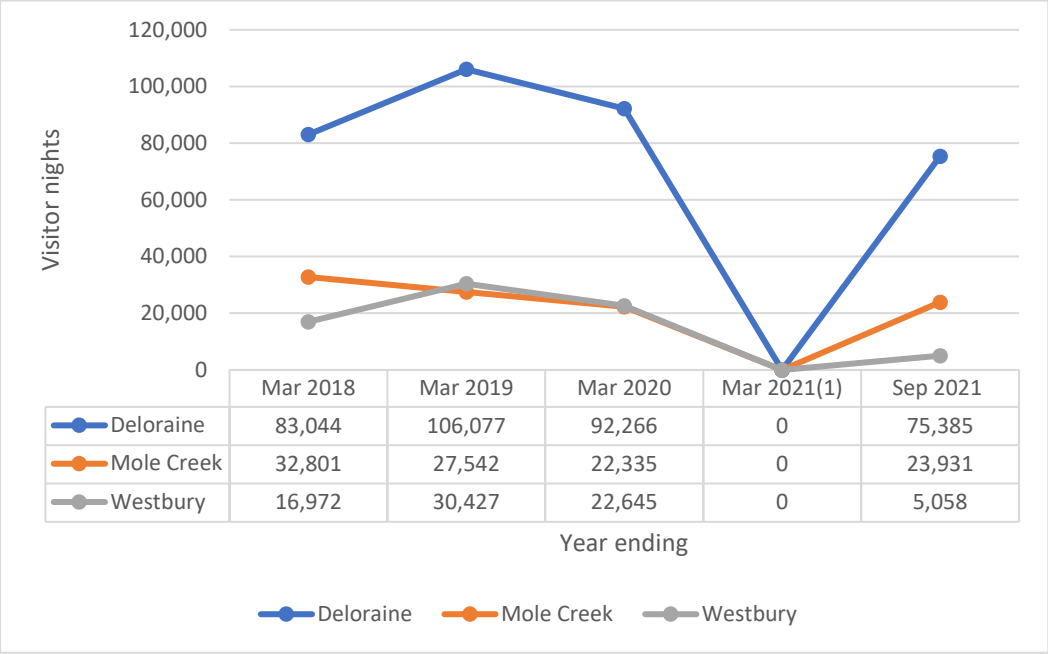
Tourism

There is a growing tourism industry in the Meander Valley as a popular base from which to explore Cradle Mountain, Mole Creek, Liffey Falls and the Central Highlands. Other attractions include the scenic rural landscape, historic towns and homes, gardens, specialty produce, arts and crafts, bushwalks, trout fishing and cycling on the Tasmanian Trail (a long-distance trail from Dover in the south to Devonport in the north). The area has a growing number of events including the Meander Valley Time Trial and Australia's largest working craft fair at Deloraine, attracting large numbers of visitors.

Overnight visits to the area have fluctuated over recent years, with the decline in visitor nights after March 2020 disrupted by COVID-19 pandemic travel restrictions and public health measures (see Figure A1.18). However, visitor nights began to recover in the year to September 2021 (the latest

available data) and reports on occupancy levels for accommodation from the Western Tiers Tourism Association suggest that visitation numbers are continuing to recover, with accommodation being fully occupied from November to January and consistently high for the remainder of the year.

The Great *Western Tiers and Meander Valley Destination Action Plan 2017-2020* has a vision for the Meander Valley as the short walk destination of Tasmania. Priority actions include improving and developing trails, enhanced branding, developing gateways into the Valley, industry training and jobs growth. Council is also working with the tourism industry to help realise this vision (MVC, 2022).



	Mar 2018	Mar 2019	Mar 2020	Mar 2021(1)	Sep 2021
Deloraine	83,044	106,077	92,266	0	75,385
Mole Creek	32,801	27,542	22,335	0	23,931
Westbury	16,972	30,427	22,645	0	5,058

(1)No data was recorded between March 2020 and September 2021.

Source: Tasmanian Visitor Data – Tourism Tasmania

Figure A1.18. Visitor nights - Meander Valley, 2018 - 2021

APPENDIX 2 Summary of community consultations prior to the SIA

Site 1. Westbury Industrial Precinct site consultation, 2020

Consultation with the community about the Industrial Precinct site at Westbury was held in 2020. Consultation was conducted by market research firm Myriad and included:

- A phone survey of the Westbury community with 333 completed interviews (February, 2020)
- A mail-out survey with 2,228 returned surveys (May, 2020)
- Telephone interviews of adjacent businesses in the industrial precinct (x 5).

The consultation identified two dominant groups within the community:

- A significant group strongly opposed to the NCF - of the respondents, 43.9 per cent of the phone survey and 36.5 of the mail-out survey (strongly) opposed the prison.
- An equally significant group strongly supportive of NCF - of the respondents 39.1 per cent of the phone survey and 50.3 of the mail-out survey (strongly) supported the prison.

Many respondents indicated their level of support for the NCF would increase if their issues and concerns were being addressed (42.7 per cent of the phone respondents and 45.4 per cent of the mail-out respondents).

A local anti-prison group, Westbury Region Against the Prison (WRAP), formed during this time to oppose the facility. The group's campaign ended with the relocation of the facility to the AYDC site although it maintains an interest in the NCF proposal.

Relevant outcomes from this consultation relevant to the proposal at the AYDC site include: [87,88]

- Concerns for community safety, crime, stigma and house prices.
- Expressions of benefits of a northern prison facility included increased employment opportunities, growth of the community, house prices and local spending on goods and services, right location, and the need for a prison in the north of the state.
- Many respondents indicated their level of support would increase if their issues and concerns were being addressed. The most common suggestions to address concerns included: Change location away from town (Westbury for this study) (19% of respondents); Security (5%); and Communication from Government/Council (5.1%).
- Many indicated that they would prefer a different location, away from Westbury and improved communication from government.
- Respondents would like it ensured that the prison employs locals and Tasmanians, engages with the community more, builds the prison to high standard, and ensures safety and security.
- Local businesses were mixed in their support with concern for impact on local business including devaluing of properties and limiting expansion of these industries. Suggestions to addressing concerns include: moving prison to a remote area and providing compensation for real estate capital loss.
- Consultation with industry stakeholders indicated concern for negative impacts of visitor retention rates for the nearby town.

[87] SGC Economics and Planning 2020, Northern Regional Prison EIA and CBA, Final Report, June 2020

[88] SGC Economics and Planning 2020, Northern Regional Prison EIA and CBA, Updated Final Report, August 2021

Site 2. Brushy Rivulet Site, August 2021

The Meander Valley Council held a public meeting in August 2021 and invited public submissions in relation to the Brushy Rivulet site proposal in response to community concern about the use of this site for the NCF. A total of 86 submissions were received, 2 supporting and 84 opposing the proposal at this site. Strong views were expressed at the meeting against the site. While most concerns related to the suitability of the site due to its natural values and other factors, concerns were also expressed about the general location of a correctional facility in the Meander Valley and its impacts on the way of life and nature of the community, appropriateness of location in a rural community and stigma associated with the prison. Criticisms were also made about the limited consultation by the State Government with the community during the site selection process.

Site 3. Ashley Youth Detention Site consultation, February to March 2022

General community

Following announcement of the closure of the AYDC the Department began a program of communication with the community about potential redevelopment of this site for the NCF. A broad consultation program commenced on 9th February 2022 and concluded on 14th March 2022. Key engagement activities included:

- Website information
- Project updates (newsletters) x 4
- Public drop-in sessions x 16
- Direct Near Neighbour contact x 33 property owners/ residents
- Written submissions x 125 received
- Direct email correspondence with the Department via the website.

Information about the Project was provided on the Department's NCF Project website,[89] including a set of Frequently Asked Questions, project updates, and an invitation for community members to register on the mailing list to receive project updates. The Community Consultation report is also available on the website. Project updates (newsletters) were publicly distributed in September 2021; January, February, June, and September of 2022 via email to people who registered on the mailing list.

Community drop-in sessions were held over a five (5) week period during February and March 2022, with a total of 16 sessions held in this time at five different venues across the Meander Valley. The sessions were delivered by Department staff, using front style information booths which provided information and the opportunity for staff to hear directly from community members. Attendees were encouraged to provide written submission via email, post or feedback forms, although some attendees preferred to verbally express their views.

Near Neighbours

Staff from the Department attempted to contact all Near Neighbours identified from within a two kilometres radius of the AYDC site by telephone. A number of these Near Neighbours also attended one of the drop-in consultation sessions in Deloraine where they were provided with an overview of the Project and invited to share their views. In response to the consultation undertaken, a group of Near Neighbours (Neighbours of Ashley) prepared a joint submission to the Tasmanian Government in March 2022, with subsequent meetings also being held between the Near Neighbours and the Premier of Tasmania, the Attorney General and with Departmental staff.

[89] www.justice.tas.gov.au/strategic-infrastructure-projects/northern-correctional-facility

The consultation summary reports, individual submissions and correspondence to the Department from participants have been reviewed for the SIA to identified issues related to the AYDC site and Meander Valley LGA more broadly. A summary of the issues raised is in Table A2.1.

Table A2.1. Detailed analysis of issues from community consultation prior to the SIA

Stakeholder category	Issues related to the AYDC site	Issues Related to Meander Valley LGA and Region
Residents (AYDC consultation)	Key issues identified in favour of the proposal include: • existing use of the site for a custodial facility already socialised; and • identification of favourable characteristics of the site such as being already cleared, close to services and transport, and appropriately zoned. Key issues identified against the proposal included: • safety of locals from escapes, undesirable visitors or undesirable people moving into the area; • strong opposition to maximum rated classification offenders being accommodated in the NCF; • concerns that property values would decline; • impact of a large correctional facility in proximity to a small town, principally on local services, • increased traffic volumes on Meander Valley Road; • visual impact of a large facility, particularly for passing tourist traffic; • stigma of the town being associated with a correctional facility and being inconsistent with the perceived economic and social direction of the area; and • Impact on tourism e.g. visual impact of prison on drive into Deloraine. Other concerns: • Impact on community services e.g. ambulance, fire brigade; • Previous issues with escapes from the youth facility; • Previous facility was for juveniles with capacity of approximately 50 – proposal is for adults with more offenders; • School bus stop very near to site; • Major highway and secondary highway both sides providing many access points and high visibility;	Key issues identified in favour of the proposal include: • economic stimulus for the area, both during construction and operation of the NCF; • enhanced employment opportunities, including secure, long term employment; and • building and operating a new facility with a strong focus on rehabilitation, training, education and reintegration opportunities. Key issues identified against the proposal included: • infrastructure and demographic characteristics.

Stakeholder category	Issues related to the AYDC site	Issues Related to Meander Valley LGA and Region
	• Would need major sewerage upgrade with major expense; • Security of adjacent crops including poppy crops, and isolated farming properties; and • Located on a tourist route to the Western Tiers and sends the wrong message to tourists.	
Residents (Westbury consultations)	• WRAP advocates that the criminal justice system must shift to rehabilitation, and away from punishment and would be opposed to a facility at the AYDC site if rehabilitation is not at the core of the new facility.	Issues of concern: • Concerns for a northern prison facility were largely around community safety, crime, stigma and house prices; • Would like to ensure that the prison employs locals and Tasmanians, engages with the community more, builds the prison to high standard, and ensures safety and security; • Concern for impact on flora; • Concern for the lack of/method of consultation to date; • Concern for research/selection process conducted to date. Lack of trust evident; • The issue is divisive for the community – "witnessed the impact this proposal has on mental and emotional wellbeing of the community"; • Would prefer investment in rehabilitation, drug and alcohol services, education and housing, to reduce recidivism, or on the health and mental health system, youth suicide prevention and homelessness rather than prisons; • No local workforce trained in prison management; • A maximum rated prison will bring high crime rates, violence, drugs, theft and other social implications; • Negative impact on tourism causing loss of income; • Concern for in-migration of offenders' families, impacting on local law enforcement, violence and drug use; • Increase in transiency in community; • The potential impact of lighting from the prison and increased noise from police and lock down sirens; and • Stigma associated with a "prison town".

Stakeholder category	Issues related to the AYDC site	Issues Related to Meander Valley LGA and Region
		Issues in favour: • Workers with families who move to the area will give a boost to the community as demand lifts for schools, sporting facilities, cafes, and small business in general; • Increased employment opportunities; • Growth of the community; • Impact on house prices; • Need for a prison in the north of the state; and • Respondents indicated their level of support would increase if their issues and concerns were addressed. The most common suggestions to address concerns included changing location away from town (Westbury for this study); security; and communication from Government/ Council.
Near Neighbours	Issues of concern: • Security of nearby isolated farming properties; • Drone and software affected; • The types of offenders to be housed; • Number of offenders and staff; • The visual appearance of buildings and fencing; • Notification of and support to Near Neighbours in the case of escapes; • Security of school children waiting for buses; • Question the benefits for neighbours, the Deloraine community and the Meander Valley Council; • Impact on neighbouring property values; • Future of the small farm at AYDC; • Visual impact of night lights once operational; • Noise impact of NCF once operational; • Cumulative impacts of NCF and Marinus Link on affected Near Neighbours; • Compensation for Near Neighbours for impacts, including in relation to stress and anxiety; • Sourcing of water and handling of waste water and sewerage from the site; • Where will water be sourced from for the site? • Traffic impacts;	

Stakeholder category	Issues related to the AYDC site	Issues Related to Meander Valley LGA and Region
	• Use of local Deloraine contractors for construction; • Impacts on tourism; and • Time and effort on the Marinus and NCF proposals has been extensive and has caused a loss of time spent on own business. Issues in favour: • Employment of local Deloraine people and contractors for operation; and • Opportunities for local businesses to provide goods and services to the facility.	
Local businesses	• Security of adjacent crops including poppy crops.	• Impact of noise and light pollution, on lambing and calving; and • Local spending on goods and services.

APPENDIX 3 Stakeholders consulted during the SIA

Alcohol and Drug Services

Beyond the Wire

Circular Head Aboriginal Corporation

Deloraine and Westbury Medical Centre

Deloraine House

Great Western Tiers Tourism Association

Life Without Barriers

Master Builders Tasmania

Meander Valley Council

Near Neighbours (workshop participants and telephone interviewees)

Northern Childrens Network

Onesimus Foundation

Local real estate agents

Tasmanian Aboriginal Corporation TAC (Tasmanian Aboriginal Centre)

Tasmanian Aboriginal Legal Service

Toddle Inn Child Care Centre, Deloraine

Visit Northern Tasmania (Tourism organisation)

The following Tasmanian Government agencies were also consulted:

- Department for Education, Children and Young People
- Department of Health
- Department of Natural Resources and Environment (Poppy Licensing)
- Department of Police, Fire and Emergency Services
- Homes Tasmania
- Department of State Growth
- Tas TAFE
- Tasmania Prison Service.

APPENDIX 4 SIA consultations with Near Neighbours

Introduction

Consultation with Near Neighbours of the proposed NCF on the AYDC site was conducted in February 2023 to provide input to the SIA being prepared for the Department.

Letters of invitation from Andrea Young Planning Consultants (the consultants) were posted or delivered to Near Neighbours approximately within two kilometres of the site. A total of 46 invitations were issued, with four returned address unknown.

Near Neighbours were invited to attend one of the following two workshops and were offered a phone interview with the consultants if they were unable to attend.:

- Thursday 16th February, 2023 - 6.00pm to 8.30pm, Empire Hotel; and
- Saturday 18th February, 10.00am - 12.30pm, Deloraine Community Complex.

The purpose of the workshops was to:

- Review the issues raised by Near Neighbours to date to see if any have been missed;
- Understand the significance of the potential impacts for Near Neighbours;
- Discuss expectations and preferences for how potential impacts could be managed if the Project were to go ahead; and
- Discuss expectations for ongoing consultation and information about the Project should it go ahead.

A total of 36 people attended the workshops and four participated in phone calls. Participants were asked to identify on an aerial photo where their place is located (see Image 1). Red dots represent those attending the Thursday workshop and green dots those attending the Saturday workshop. Most lived within a two kilometres radius of the AYDC site indicated by the blue circle on Image 1 overleaf.

The outputs from this consultation are reported in the following sections:

- Key findings;
- Thursday workshop;
- Saturday workshop; and
- Telephone interviews.

Image 1. Where is your place?

Key findings

Overview:

- Consultation with Near Neighbours identified almost unanimous opposition to the proposed NCF at the AYDC site.
- Participants felt angry and aggrieved at the prospect of a correctional facility at the AYDC and asked for the following views conveyed to the Department:
  - The strong and passionately felt position of "No Prison" at the AYDC site;
  - A request for an opportunity to meet with the decision makers to express their opposition to the proposal;
  - The sense that they had not been adequately consulted about the site; and
  - The desire for information about the site selection process and why AYDC was the preferred site.
- A low level of trust in government was widely expressed with participants feeling their views were not respected because they are only a small population.
- Participants at each workshop were unwilling to contemplate that the NCF would go ahead or engage in discussion about how impacts could be mitigated.
- Participants at the first workshop were not willing to comment on future consultation should the Project go ahead, believing this would be a concession to it going ahead. Participants at the second workshop felt a community consultative committee (with paid attendance) should be established for the duration, if the Project were to go ahead. However, they emphasised this view should not be misconstrued as support for the NCF.

What Near Neighbours valued about where they live:

- Most Near Neighbours identify with a strong family heritage in the area with many being multi-generational landholders who are bonded to their land and community. They describe themselves as being close knit and friendly with a strong sense of community in an area that is

quiet, peaceful and feels safe. They enjoy the beauty of the natural environment and the rural amenity.

Summary of issues and impacts:

All issues and potential impacts identified by Near Neighbours were considered to be significant by those attending. The most significant however were the potential for impacts on: property prices; the makeup of the community; the community's balance, values and aspirations; impacts on farming and the right to farm; personal stress and mental health impacts; safety; and stigma.

Near Neighbours' concerns included:

- Concern that individual properties will decline in value and the lost opportunity because fewer people would be interested in a property close to the NCF.
- Since being announced, the proposal has impacted heavily on Near Neighbours who feel afraid about the changes the NCF would make to their home and community. Residents expressed elevated stress levels associated with the proposed Project.
- Concern about Deloraine being seen as a prison town with the damage to its reputation affecting tourism, property values and the flow on effect of who would be attracted to live here. They fear the Project would change the type of people living in and visiting the community, affecting a decline in community character, values, and community life.
- Concern that having the NCF in the area would turn tourists away and impact the area's appeal as a tourist draw card and deter tourism enterprises.
- Near Neighbours closest to the site having a constant reminder that the facility is there because it would be visible day and night, and they would be able to hear it.
- Fear for personal and property safety which Near Neighbours see as being at risk from offenders escaping, and undesirable visitors to offenders who could cause bodily harm or steal from their properties. Elderly people and people living alone reported feeling particularly vulnerable. School children using the bus stop near the AYDC were also considered vulnerable. There were doubts as to whether added security for residents, or communication to residents about escapes and would reduce their fear, and if there were adequate police resources to respond to incidents when they happen.
- The process for proposing the NCF has eroded trust in government and frustrated and divided the community. Concern that the NCF would be eventually become a maximum rated prison and grow in size over time.
- Concern about the balance of the community being disrupted by a facility of the scale proposed, the number of newcomers who may work at the facility, an increased police presence, families who may relocate here and visitors to the facility.
- Farmers' ability to conduct regular farming practices including the use of firearms, weed spraying, stubble burning and the use of drones; or be constrained in their adoption of future technological advances in farming. Traffic on Meander Valley Road may also impede the movement of farm machinery on that road. There is concern about risks to poppy licences, and loss of existing customers if local producers are perceived to be a security risk, as a result of an increased risk of theft by visitors to offenders. One business owner reported fears for recruiting seasonal workers essential to the farming operation, many of whom come from war torn countries and may feel insecure working near a correctional facility.
- Concerns about the visual appearance of the NCF, and the noise and traffic associated impacting on the lifestyle and quiet enjoyment of the area for residents. There is also concern about the safety of native animals with increased road traffic and the effects of night lighting on nocturnal animals.
- Concerns about the diversion of local tradespeople the working on the NCF affecting the ability to access trades to do work for them.
- Capacity of services and infrastructure to support the associated increase in population.
- Access to an increased volunteer workforce associated with the NCF was not considered to be a particular benefit by those who commented.

APPENDIX 5 Qualification to undertake a social impact assessment

Andrea Young | Principal, Andrea Young Planning Consultants | Social and Urban Planner

Project lead

Fellow, Planning Institute of Australia, Member International Association for Impact Assessment

Andrea, Principal of Andrea Young Planning Consultants, has qualifications in urban and social planning. Andrea has specialist knowledge and experience in social impact assessment, coupled with expertise in urban planning and stakeholder engagement. She has undertaken various social impacts assessments including a major correctional centre in Queensland, the ARTC Inland Rail Project, Brisbane Port expansion, mining resource and major infrastructure projects. Andrea offers excellence in social research and social policy formulation and is a leader in integrating social considerations into land use planning. She is a recognised housing and homelessness specialist and has conducted a range of housing impact assessments and developed housing and homelessness strategies. Her contribution to social planning has been acknowledged through her elevation to Fellow with the Planning Institute of Australia.

Relevant projects:

- Inland Rail Social Impact Assessment (Queensland sections), Australian Rail Track Corporation
- BHP Billiton Mt Arthur Coal Social and Economic Impacts and Opportunities Assessment, NSW
- Gatton Correctional Precinct Social Impact Assessment, Queensland
- Woolloongabba Central Social Impact Assessment, Brisbane
- Port of Brisbane (Fisherman Islands) Proposed Future Expansion Social Impact Assessment
- QGC LNG Gas project, Housing and Accommodation Impact Assessment; Social Impact Management Plan implementation
- Olive Downs mine expansion, Social Impact Management Plan implementation, Queensland
- Health and Social Impact Assessment of the Draft South East Queensland Regional Plan
- Social assessments (Gold Coast): of the proposed GCI Master Plan; Nerang Town Centre; Harbour Quays Retirement resort, Queensland
- Housing impact assessments, various, Department of Defence
- Social impact assessment planning scheme policies, Gold Coast City and Brisbane City Councils
- Delivery of staff training in social impact assessment, Brisbane City Council

Dan Brindle |Director, BBC Consulting Planners | Economist and Planner

Specialist advisor and reviewer

Member, Planning Institute of Australia (PIA)

Dan Brindle is a Director of BBC Consulting Planners and has qualifications in environmental planning and economics. He began his professional career in 1974 and since that time has undertaken studies involving those disciplines covering a range of issues from detailed town planning investigations and environmental impact assessments to policy analysis, economic evaluation and research.

Dan Brindle has been involved in studies in a range of capacities. He has undertaken economic and social impact assessments for major projects such as transport corridors, hospitals, correctional centres, licensed premises and boarding houses, and has developed and run consultation programs for a number of projects. He has worked as part of multi-disciplinary teams on a number of occasions on major impact assessment studies, including managerial roles. His experience in urban and regional planning, economics, social planning, public consultation, and with multi-disciplinary teams enables him to address planning issues within the context of all other relevant issues. He is also familiar with master planning and development assessment processes and statutory approval processes and requirements.

Relevant projects:

- Cessnock Correctional Centre (environmental impact assessment, including SIA), NSW
- Lithgow Correctional Centre (development approvals and social impact assessments), NSW
- St Heliers Correctional Centre – environmental impact assessment, NSW
- Brewarrina – Yetta Dhinnakkal Second Chance Facility for indigenous offenders – environmental impact assessment, including SIA, NSW
- Mid-North Coast Correctional Centre (Kempsey) – development approval, including SIA, NSW
- Mid Western Correctional Centre (Wellington) - development approval (including SIA), NSW
- South Coast Correctional Centre (Nowra) – development approval and SIA, NSW
- Parklea Correctional Centre – environmental impact assessment (including SIA), NSW
- John Morony Correctional Centre (South Windsor) – Development approvals (including SIA), NSW
- Dillwynia Correctional Complex – development approvals for a new women's correctional facility on the John Morony site
- Junee Correctional Centre – environmental impact assessment (including SIA), NSW
- Tamworth Correctional Centre – environmental impact assessment including SIA, NSW
- Clarence Correctional Centre, Grafton EIA and SIA, NSW
- Juniperina Juvenile Justice Centre at Lidcombe - environmental impact assessment (including SIA), NSW
- Orana Juvenile Justice Centre - environmental impact assessment, including SIA, NSW
- Social Impact Assessment of the Second Crossing of the Clarence River in Grafton, NSW
- Eastern Busway, Brisbane, Qld Transport/ Translink. Route selection and Social Impact Assessment, NSW
- New Parallel Runway Project, Brisbane Airport. Social Impact Assessment of proposed addition of a new runway to Brisbane Airport, NSW
- Brisbane Urban Corridor Planning Study for Queensland Transport including participation in a 12 month extensive community consultation program, NSW
- M5 East and Eastern Distributor in Sydney – Social and Land Use Impact Assessment, NSW

Julie Carney Nicholls |Director, The Social Strategies Co. | Social Planner

Research and stakeholder engagement

Member, Planning Institute of Australia (PIA)

Julie has more than 20 years' experience in the planning sector and has been consulting for 13 years. She has practised in state and local government and with the private sector. Through this experience, Julie has developed excellent research, analytical, project management and partnering skills. She has been involved in SIAs conducted for major projects including motorways and mining resource projects.

With a career commencing in recreation planning expanding to broader social planning, Julie offers versatility and adaptability. Julie has proficiency across diverse areas including needs assessment, service planning, infrastructure planning, impact assessment, master planning, program planning, and policy development.

Julie has a high level of experience in social impact assessment and a specialisation in the design and implementation of community and stakeholder engagement programs and advocates the crucial role meaningful engagement plays in quality planning processes.