



NORTHERN REGIONAL PRISON EIA AND CBA



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EXECUTIVE SUMMARY

The Tasmanian Department of Justice intends to seek consent, through an amendment to the planning scheme, for the development of a new prison facility, the *Northern Regional Prison*, at the preferred site, located on Birralea Road 2km north of the town of Westbury. It is proposed to be a maximum-security facility which accommodates all classifications of inmates. The first stage of development will have a capacity for 140 inmates, while the second stage increases total capacity to 270 inmates.

This report, prepared by SGS Economics & Planning (SGS), presents a high-level socio-economic analysis of the proposal, particularly for the surrounding towns and communities. The analysis consists of an economic impact assessment and a high-level cost benefit analysis.

Community Insights

As part of this study, substantial community consultation was undertaken in order to objectively and independently measure and understand the level of support for the Northern Regional Prison (northern prison), as well as concerns the community may hold. There are two dominant findings from the consultation:

- There is a significant group within the community that is (strongly) opposed to the northern prison, with these community members expressing concerns around proximity to Westbury, undesirable people coming to Westbury, community safety, crime, stigma and house prices. 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 that is (strongly) supportive of northern prison, with these community members expressing as reasons 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. 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 northern prison 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). Many indicated that they would prefer a different location, away from Westbury and improved communication from government.

In terms of expectations, respondents would like the State government 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.

Economic Impact Assessment

When a new development brings new expenditure into a local economy, this has positive economic benefits for residents in the region including new jobs and income. An Economic Impact Assessment (EIA) generates an estimate of the level of economic activity associated with project implementation by tracing how the economic stimuli accumulate in an economy through multiple rounds of economic transactions. For the proposed Northern Regional Prison, the following economic measures are estimated for the period of 2019 to 2039:

- Jobs created/ supported. This includes both direct jobs at the prison, but also flow-on jobs in connected industries, such as suppliers.

- Value-added to gross regional product (GRP). This is a measure of the income generated, including wages, profits and taxes.

The results of the economic impact assessment indicate that the proposed development will have the following impacts, in present value terms, on the Northern Region of Tasmania:

- Increased output of \$280 million due to construction of the prison, and a further \$268 million stemming from prison operations. This represents both the direct stimuli as well as additional economic activity induced.
- Increased value added (gross regional product) of \$92 million due to construction of the prison, and a further \$168 million stemming from prison operations.
- A total of 739 additional FTE jobs supported across the 6 years of construction.
- An additional 372 **ongoing** jobs supported by prison operations and 40 **ongoing** jobs supported indirectly once stage 2 is complete. A substantial share of these jobs would likely be held by residents in Westbury, and households moving to Westbury.

TOTAL CONSTRUCTION IMPACTS – NORTHERN REGION

Source of Stimulus	Output	Value-added to GRP	Employment (FTE)
Direct	\$128,400,000	\$28,284,000	225
Flow-on impacts	\$144,507,000	\$60,647,000	501
Total	\$272,907,000	\$88,931,000	726

PER ANNUM OPERATIONAL IMPACTS – AFTER STAGE TWO COMPLETION (NORTHERN REGION)

Source of Stimulus	Output	Value-added to GRP	Employment (FTE)
Direct	\$28,787,000	\$19,616,000	372
Flow-on impacts	\$24,464,000	\$13,645,000	40
Total	\$53,251,000	\$33,262,000	411

Cost Benefit Analysis

A Cost Benefit Analysis (CBA) assesses the merit of investing in a project, i.e. it assesses if it is worth doing when a broad societal perspective is taken. A CBA contrasts the project's economic, social and environmental benefits with its costs, to establish if the benefits outweigh the costs. The project is considered to provide a net community benefit to the state of Tasmania when the benefits outweigh the costs, in which case the northern prison should be preferred to the business as usual scenario (expansion at Risdon prison).

The cost benefit analysis was conducted qualitatively and at a high level to consider the economic, social and environmental benefits and costs involved with the proposed development.

The results of the high-level cost-benefit analysis highlight that, relative to the business as usual scenario (under which the capacity of Risdon prison would be expanded), the proposed Northern Regional Prison will generate a range of benefits to the North and North-West of Tasmania beyond improved job opportunities, in the form of reduced recidivism (reduced crime) and enhanced social inclusion of the prison population from the North and North-West and their families.

Costs

The total costs of the proposed northern prison compared to BaU is minimal as explained below.

Construction costs

From a state perspective, the construction costs are likely to be comparable between the proposed northern prison and an expansion at Risdon prison. The development of a northern

prison will benefit the North as the construction jobs from building the prison will benefit the region.

Operating costs

From a state perspective, operating costs are likely to be comparable between the Risdon and the Westbury scenarios. While some synergies may exist when staffing operates from one consolidated location (BaU), there may also be benefits associated with operating from two locations, for instance in terms of access to multiple labour markets. The team was advised by the Department that the operating costs would be comparable. Prima facie, without having undertaken prison operational analysis, there is no reason for SGS to reject that assumption. For the Northern region, a northern prison would create ongoing jobs associated with the operation of the facilities.

Other costs

No concrete evidence was found from case studies or literature to suggest that the establishment of a prison would lead to increased levels of crime or lower levels of safety. Community concerns have been found to exist in communities where a prison is expected to locate. There are also substantial concerns among community members in and around Westbury. After prisons have been established, these concerns were not confirmed in case study communities.

There is a low likelihood of negative stigma for the town of Westbury, again based on case studies.

There is a very low likelihood of depressed property values as a result of the prison being located near Westbury. There is a likelihood of improved property values as a result of prisoner staff potentially moving to Westbury, indirect jobs being created and as a result of improved income levels.

Benefits

The benefits of the proposed northern prison compared to BaU are substantial, especially in relation to reduced recidivism and improved visitation opportunities.

Improved visitation and reduced visitation costs

The northern prison would greatly improve the ability for prisoners from the North to receive visitors, and their visitation rates would likely increase from about seven to twenty-six visits per annum (in line with visitation patterns observed for inmates with family living in the same region). Not having to travel to Risdon prison for a visit would generate travel time savings for friends and family of \$62.48 per visit on average.

Reduced recidivism

The northern prison is expected to drive a reduction in recidivism in Northern Tasmania, with recidivism being reduced as a result of increased rates of prisoner visitation and social inclusion. Each visit may lower the chance of recidivism by 3.8% for each inmate, according to previous studies. This could save Northern Tasmania a conservatively estimated \$5 million per annum. Over twenty years (2019-2039) the net present value (NPV) of the benefit from increased visitation is \$29.4 million, using a 7% discount rate.

Staff travel time savings

The northern prison generates substantial travel time and cost savings for staff currently travelling from the north to Risdon Prison¹, once these staff members are offered work at the

¹ Travel time and costs may in practice be substituted by short term accommodation costs. The value of both alternatives was assumed equal.

new facility in Westbury. Over twenty years (2019-2039) the NPV of the benefit from saved travel costs is \$4.7 million, using a 7% discount rate.

Improved staff retention rates

The Department has indicated it expects to improve staff retention rates with the opening of the northern prison as staff can be sourced from a largely untapped labour market. Over twenty years (2019-2039) the NPV of the benefit from improved staff retention rates is estimated between \$421,000 and \$1.05 million, using a 7% discount rate, for each percentage point improvement. This benefit may be offset by possible disadvantages of operating prison facilities from two locations.

Distributional analysis

When assessing the merits of a proposed project it is important to consider the distribution of the costs and the benefits across groups of stakeholders. This helps to understand who bears the costs and who reaps the benefits.

North and North-West Tasmania

The most important benefit of a northern prison is the prospect of lower recidivism in the North and North-West as a result of enhanced visitation and social inclusion outcomes. While the entire state would benefit from this, it is especially the North and North-West of Tasmania where these benefits will materialise. The benefits flow through to the entire community, including the prisoners and their families, improving their prospects in life.

Another important benefit is the enhanced level of social inclusion for both the prisoners from the North and North-West, but importantly also their families, who will have enhanced opportunities to visit and maintain relations.

Department staff from the North and North-West that would be redeployed to the northern prison would also experience improvements in travel times and costs.

The Westbury area

On the cost side, there is a slim possibility of a negative stigma becoming attached to the community of Westbury. There are possible mitigating measures to reduce the likelihood and consequences, and if the northern prison proceeds, it is recommended the Department does implement preventative measures.

Other possible costs, for which we have found no evidence (no evidence of depressed property values and increased levels of crime/reduced levels of safety), would be borne by the Westbury community if they were to occur. There is a chance that perception of crime and safety are affected negatively. Again, the Department may consider mitigating measures, for instance to provide information and updates to the community on actual levels of crime and safety.

While the proposed prison near Westbury does not generate enhanced employment in the State (compared to BaU), it does generate additional employment opportunities in the Westbury region, at the expense of lost job opportunities in Greater Hobart. This local benefit is expected to be substantial.

Department of Justice

As indicated, both the capital costs and the operating costs have been assumed to be comparable under both scenarios. In either case, the costs would be borne by the Department of Justice. The Department would benefit from enhanced staff retention rates and reduced recidivism (resulting in lower demand for prison capacity), compared to BaU.

Overall, the North and North-West are set to benefit strongly. The Westbury region would see benefits as well (especially in terms of employment opportunities) and at the same time it is

recognised there are significant community concerns about possible (but largely unsubstantiated) negative impacts.

Qualified Assessment

SGS has relied on data and resourcing provided by the Department of Justice (Tasmania), and has not undertaken a detailed review of these inputs or checked their veracity. The data provided relate to prisoner and staff information (place of residence, visitation), capital costs and operating costs of the prison under both BaU and project scenario.

1. INTRODUCTION

SGS Economics and Planning was commissioned by the Tasmanian Department of Justice to undertake an economic analysis of the proposed Northern Regional Prison development at the preferred site at Birralee Road. This report presents an economic impact assessment and a high-level cost benefit analysis of the proposed development.

1.1 Project Proposal

Development and Operational Overview

Strategic justice asset planning is essential as Tasmania continues to grow, with the provision of adequate prison facilities forming a key component. Existing prison facilities have a capacity of almost 750 inmates, which is expected to be exhausted between 2020 and 2024². Therefore, the sustainability of the Tasmanian prison system will require the provision of additional capacity, either through the expansion of existing facilities or the development of new infrastructure.

The Tasmanian Department of Justice intends to seek consent, through an amendment to the planning scheme, for the development of a new prison facility at the preferred site, located on Birralee Road 2km north of the town of Westbury. This site was chosen based on a range of selection criteria, including³:

- Provision of a prison facility in the Northern Region of Tasmania, as the main existing facilities are in the south of the State, despite approximately half of the inmate population being from the north or north-west of the State.
- The preferred site being well connected to services, transport routes, and major population centres.

The Northern Regional Prison is proposed to be a maximum-security facility (intended to be the most secure in Tasmania) which accommodates all classifications of inmates. The first stage of development, to be completed in 2024, will have a capacity for 140 inmates, while the second stage is expected to be completed by 2029 and increase total capacity to 270 inmates.

This report, prepared by SGS Economics & Planning (SGS), presents a high-level socio-economic analysis of the proposal, particularly for the surrounding towns and communities. The analysis consists of an economic impact assessment and a high-level cost benefit analysis.

² Tasmanian Department of Justice, Prisoner Numbers and Capacity Projections, 2017

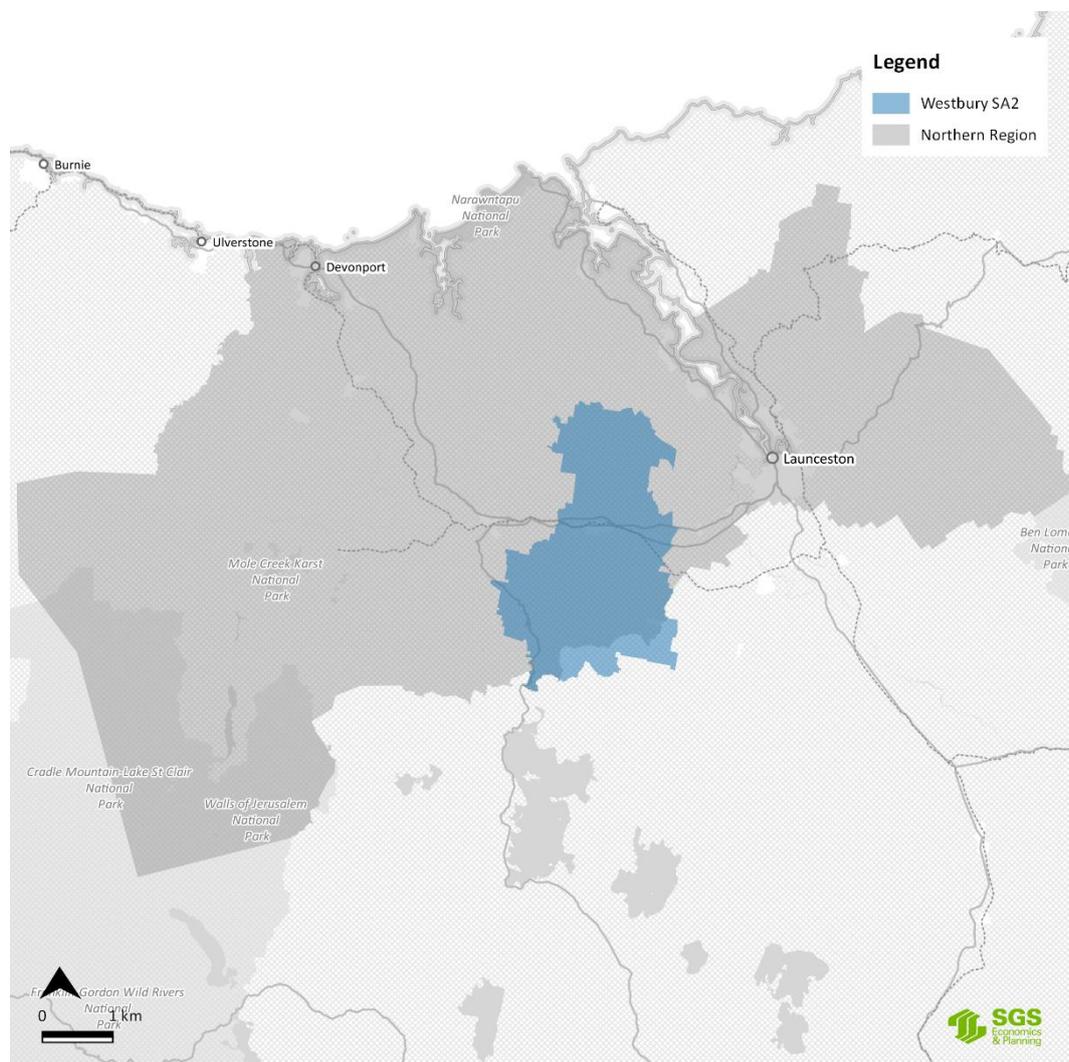
³ A complete list of siting principles can be found on the Department of Justice website:

https://www.justice.tas.gov.au/_data/assets/pdf_file/0008/546326/DJustice-Northern-Prison-Consultation-2019.pdf

1.2 Study Area Context

Westbury is located in the southern part of the Northern Region (Figure 1), approximately 30km west of Launceston. Westbury is part of the Meander Valley Council area.

FIGURE 1: SITE CONTEXT MAP



Source: SGS Economics and Planning

Note: The Northern Region includes the LGAs of Devonport, Kentish, Latrobe, Launceston, Meander Valley, West Tamar

Socio-demographic analysis

Population

The Westbury SA2 is home to approximately 4,000 residents in the central north of Tasmania (Westbury will refer to the SA2 geography for the remainder of this section). Population growth has been marginal over the last 10 years, with an average annual growth rate of +0.1%. This is low compared to the rate of population growth in the Northern Region and Tasmania with +0.6% and 0.7% respectively.

TABLE 1: POPULATION, 2006 TO 2016

	2006	2011	2016	AAGR 2006 to 2016
Westbury SA2	3,973	3,968	4,027	+0.1%
Northern Region	139,788	145,440	148,807	+0.6%
Tasmania	476,481	495,352	509,960	+0.7%

Source: ABS Census 2006, 2011, 2016

In terms of demographic composition, the residents of Westbury are older than those of the Northern Region and Tasmania. Table 2 illustrates this, showing that Westbury has a higher proportion of senior residents (19% compared to 14%), a higher proportion of older workers and pre-retirees (15% compared to 14%), and a lower number of young residents in the workforce (13% compared to 17%).

TABLE 2: SERVICE AGE GROUPS, 2016

Service age group (years)	Westbury 2016	Northern Region 2016	Tasmania 2016
Babies and pre-schoolers (0 to 4)	5%	6%	6%
Youths (5 to 19)	18%	20%	19%
Young workforce (20 to 34)	13%	17%	17%
Parents and homebuilders (35 to 44)	11%	13%	13%
Older workers and pre-retirees (45 to 54)	15%	14%	14%
Empty nesters and retirees (55 to 64)	16%	13%	13%
Seniors (65 to 84)	19%	14%	14%
Elderly aged (85 and over)	2%	2%	2%

Source: ABS Census, 2016

Employment and Income

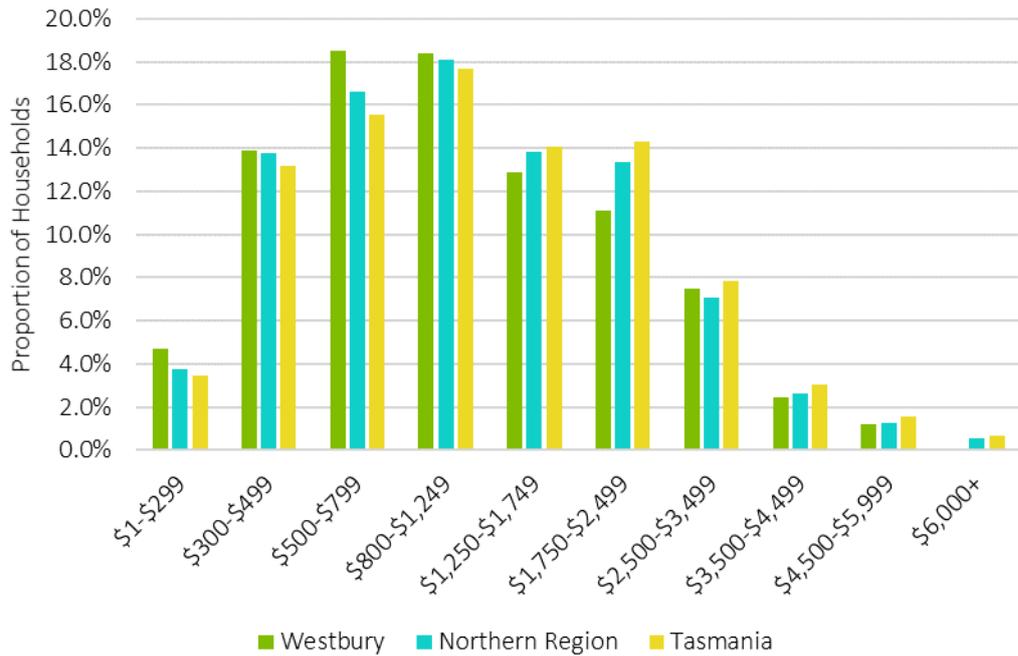
The rate of unemployment in Westbury has increased significantly, from 5.4% in 2006 to 7.1% in 2016. This reflects the broader trend seen across the Northern Region and Tasmania. Household incomes in Westbury are lower than those in the Northern Region and Tasmania, as shown in Figure 2.

TABLE 3: UNEMPLOYMENT RATE, 2006 TO 2016

	2006	2011	2016	Change 2006 to 2016
Westbury SA2	5.4%	5.5%	7.1%	1.7%
Northern Region	6.9%	6.7%	7.5%	0.6%
Tasmania	6.6%	6.4%	7.0%	0.4%

Source: ABS Census, 2006, 2011, 2016

FIGURE 2: WEEKLY HOUSEHOLD INCOME, 2016

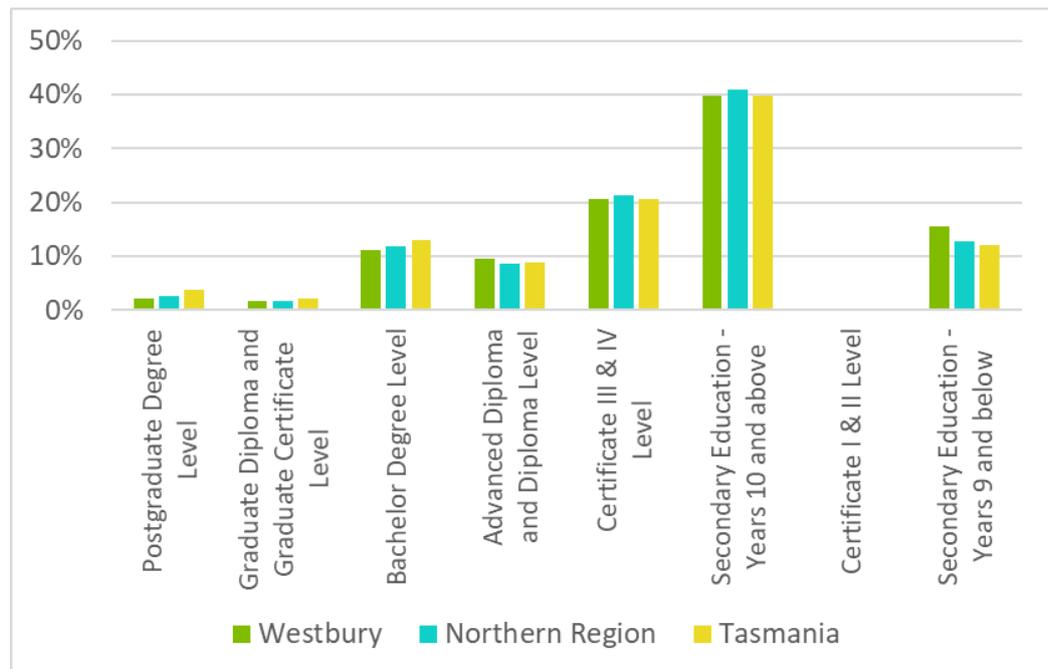


Source: ABS Census, 2016

Education

Compared to the Northern Region and Tasmania, the residents of Westbury are less likely to have attained higher educational qualifications. Of people aged 15 and over in Westbury, 16% reported having completed year 9 or below as their highest level of educational attainment. This is high compared to only 13% of residents in the Northern Region and only 12% in Tasmania.

FIGURE 3: HIGHEST LEVEL OF EDUCATIONAL ATTAINMENT, 2016



* Certificate I&II level are 0.25%, 0.13% and 0.13% respectively

Source: ABS Census, 2016

Housing

Westbury features a high proportion of home ownership compared to the Northern Region and Tasmania overall, as illustrated in Figure 4. However, Table 4 highlights that within the Westbury area renting has been increasing at a pace of two per cent per annum. There has been a decline in outright ownership since 2006 and a slight increase in home ownership with a mortgage.

TABLE 4: WESTBURY TENURE TYPE, 2006 TO 2016

	2006	2011	2016	AAGR 2006 to 2016
Owned outright	697	658	670	-0.4%
Owned with a mortgage	509	544	533	0.5%
Rented	259	300	316	2.0%
Other tenure type	13	12	13	0.0%
Tenure type not stated	93	80	125	3.0%

Source: ABS Census, 2006, 2011, 2016

FIGURE 4: HOUSING TENURE, 2016



Source: ABS Census, 2016

A higher than average proportion of dwellings in Westbury are occupied, compared to Northern Region and Tasmania. Only 8% of all dwellings in Westbury SA2 are unoccupied. However, between 2011 and 2016, only an additional 12 dwellings were built in Westbury, at an average annual growth rate of +0.1%. This is low compared to Northern Region and Tasmania (both AAGR of +0.8%).

TABLE 5: OCCUPANCY RATES, 2016

	Westbury	Northern Region	Tasmania
Occupied private dwellings	92%	89%	86%
Unoccupied private dwellings	8%	10%	13%
Non-private dwellings	0%	0%	0%
<i>Total dwellings</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>

Source: ABS Census, 2016

TABLE 6: CHANGE IN DWELLING STOCK, 2011 TO 2016

	Westbury	Northern Region	Tasmania
Change in dwelling stock	12	2,678	9,379
AAGR	0.1%	0.8%	0.8%

The cost of rent has increased much faster than increases in median household income. This is in line with the trend across the state. Table 7 highlights that median rent has increased 6.2% whereas income has only increased 2.3% from 2006 to 2016. Median mortgage repayments have also grown faster than median household incomes. Westbury has had an ageing population over the 10 year period from 2006 to 2016.

TABLE 7: SELECTED MEDIANS AND AVERAGES – WESTBURY HOUSING, 2006 TO 2016

	2006	2011	2016	AAGR 2006 to 2016
Median mortgage repayment (\$/monthly)	\$867	\$1,200	\$1,124	2.6%
Median rent (\$/weekly)	\$110	\$160	\$200	6.2%
Average number of persons per bedroom	0.8	0.8	0.8	
Average household size	2.5	2.4	2.4	
Median house price	-	-	\$292,500 ⁽¹⁾	
Median age of persons	42	44	47	
Median total household income (\$/weekly)	\$758	\$863	\$954	2.3%

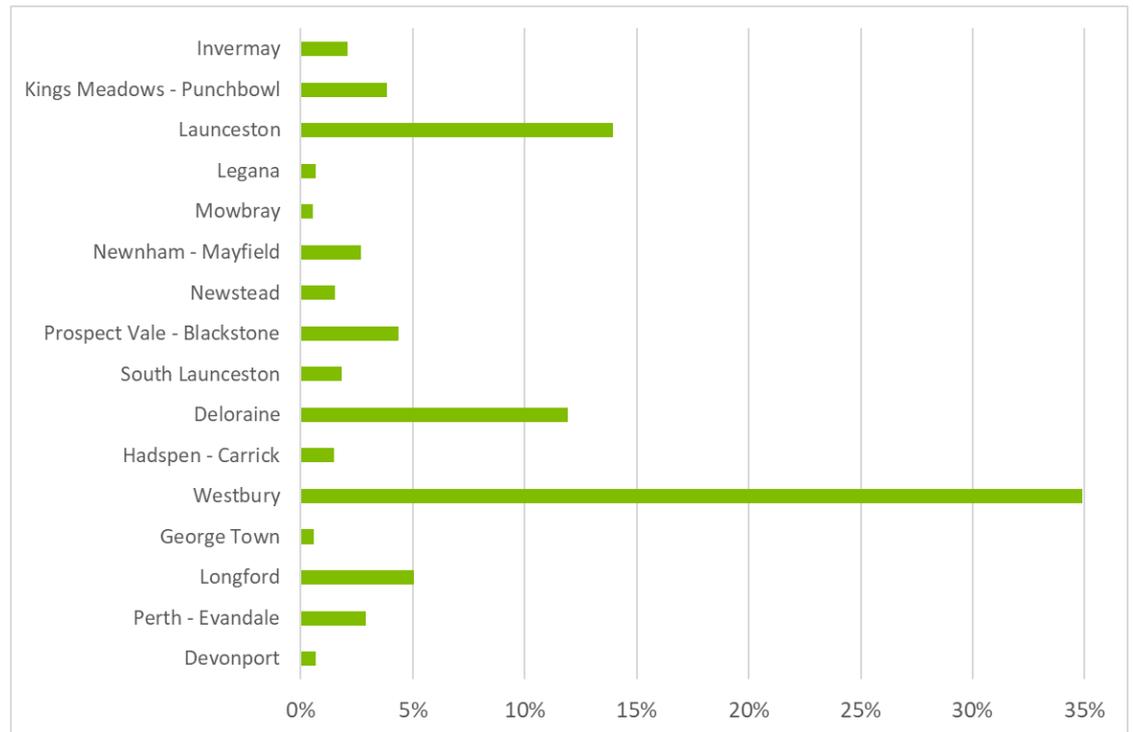
Source: ABS; (1) RP Data, 2019

Worker commutes

Figure 5 illustrates the variety of locations at which residents of Westbury work. The highest proportion (35 per cent) work locally within Westbury, predominantly in the agriculture and manufacturing industries. This proportion of the local workforce are likely to spend less on travelling to work in terms of time and monetary outlay.

14 per cent of Westbury residents work in Launceston in a range of industries including health care and social assistance, public administration and safety, and retail. A smaller proportion of residents (12 per cent) travel to Deloraine for employment in retail, health care and social assistance, accommodation and food services, and education and training roles. Some residents travel further for work including to Longford, King Meadows – Punchbowl, and Prospect Vale – Blackstone.

FIGURE 5: WESTBURY RESIDENTS - PLACE OF WORK (SA2), 2016



1.3 Community Insights

As part of this study, substantial community consultation was undertaken with the view to objectively and independently measure and understand the level of support for the northern prison, as well as concerns the community may hold. The consultation also provided the community the opportunity to have their views heard and considered.

The community consultation encompassed:

- A phone survey among households in the Westbury community⁴. The response rate of 333 completed interviews over a total of 969 connected calls, equals 34.4 per cent which is high for a phone survey and statistically significant.
- A mail-out survey to all households in the Meander Valley community, including Westbury⁵. The response rate of 2,228 returned surveys on an effective mail-out of 8,361⁶ surveys, equals 26.7 per cent which is high for a mail-out survey and statistically significant.
- Phone interviews with occupants of the industrial precinct adjacent to the proposed prison site.

The market research was conducted by market research firm Myriad and according to market research protocols.

There are two dominant findings from the consultation:

- There is a significant group within the community that is (strongly) opposed to the northern prison, with these community members expressing concerns around proximity to Westbury, undesirable people coming to Westbury, community safety, crime, stigma and house prices. Of the respondents, 43.9 per cent of the phone survey and 36.5 of the mail-out survey (strongly) opposed the prison.

⁴ Myriad Research (February 2020), Westbury Residents Survey report

⁵ Myriad Research (May 2020) Meander Valley Mailout Survey March 2020 report

⁶ A total of 8,581 surveys were sent and 220 were 'returned to sender'

- A nearly equally significant group that is (strongly) supportive of northern prison, with these community members expressing as reasons 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. Of the respondents,,,,, 39.1 per cent of the phone survey and 50.3 of the mail-out survey (strongly) supported the prison.

The vast majority of the respondents were aware of the northern prison plans (98 per cent of the phone survey respondents, and 86 per cent of the mail-out respondents).

An important number of respondents indicated their level of support for the northern prison 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). Many indicated that they would prefer a different location, away from Westbury and improved communication from government.

In terms of expectations, respondents would like to see the State government ensures that the prison employs locals and Tasmanians, engages with the community more, builds the prison to high standard, and ensures safety and security.

Industry interviews

Interviews with businesses in the adjacent industrial precinct (five interviews out of seven contacted businesses) revealed that respondents were aware of the proposed prison (Appendix 1). When respondents were asked if they supported the proposed development, two respondents reported that they supported the proposal, two respondents strongly opposed, and one respondent felt neutral about the proposal. All respondents suggested that they would be more inclined to support the prison if their concerns were addressed.

Key concerns included a negative economic impact on the industrial estate and industry sector, risks to industry expansion in the area, and negative impacts on visitor retention rates for the town.

Those neutral or in favour recognised the positive impacts for employment and the potential for increased safety and security for businesses in the area.

2. ECONOMIC IMPACT ASSESSMENT

When a new development brings new expenditure into a local economy, this generates spending and flow-on impacts for residents in the region including new jobs and income. An Economic Impact Assessment (EIA) generates an estimate of the level of economic activity associated with project implementation by tracing how the economic stimuli accumulate in an economy through multiple rounds of economic transactions.

2.1 The Modelling Framework

The EIA assesses the impact on the regional economy of the proposed works and operations of the Northern Regional Prison. The assessment identifies how direct impacts such as construction and operating expenditure, translate through multiple rounds of transactions into overall changes in regional economic measures including:

- Jobs created/ supported. This includes both direct jobs at the prison, but also flow-on jobs in connected industries, such as suppliers.
- Value-added to gross regional product (GRP). This is a measure of the income generated, including wages, profits and taxes.

The basic steps in undertaking an EIA include:

- Isolating how the project stimulates the regional economy (direct impacts).
- Generating region-specific econometric models and subsequently deriving economic multipliers for major regional industry groups.
- Applying these multipliers (by relevant industry group) to the direct impacts to estimate total regional impacts in terms of regional (output) value-added and employment using an Input-Output model.

The model examines how the proposed development affects the economy through all of the upstream and downstream linkages. The assessment traces all the flow-on effects – ‘production’ and ‘consumption’ induced effects - in the local / regional economy, to estimate the direct and indirect effects of the expenditure generated during the proposal’s construction and operational phases.

The region of analysis is the Northern Region of Tasmania which includes the LGAs of Devonport, Kentish, Latrobe, Launceston, Meander Valley, West Tamar. Results for Tasmania as a whole are also shown.

The timeframe for the analysis extends from 2020 to 2040. It considers the development of the prison over two stages.

The EIA in this section captures the economic impacts only and gives no consideration to other economic, social or environmental costs or benefits that the project may generate. These broader implications are considered in the CBA (Section 3).

2.2 Assessed Economic Impacts

There are two impacts modelled that improve the economic outcomes of the Region.

Economic impacts are generated during the construction phase, which will increase demand for materials and services, driving flow-on effects through the regional economy; and once completed, the operation of the prison will generate additional ongoing expenditure in the region through the payments to staff (wages)⁷.

These outcomes are measured at a high level by changes in real gross regional product (GRP) in terms of value-added. GRP is a commonly used measure of the net output of an economy (that is, the total output minus operational inputs). It follows that the increase in economic activity generated will support an increase in employment in the region. This increase in employment is articulated via new full-time equivalent (FTE) jobs.

2.3 Results

Construction phase

The construction of the facility will occur in two stages, from 2022 to 2024 and 2027 to 2029.

Construction costs for the facility are estimated at \$99 million in stage one and \$80 million in stage two (\$179 million in total) as indicated by the Department of Justice. The economic impacts of the two construction phases, in present value terms at a discount rate of 7 per cent, are outlined in Table 8.

The direct stimulus (capital costs of construction) captured in the northern Tasmania economy, can be expected to generate \$28.3 million in direct regional value-added and support 225 additional full-time equivalent (FTE) jobs over the length of the construction works (6 years in aggregate).

In addition, supplier and contractor linkages imply flow-on effects, which are also shown in the table below. When the flow-on effects are incorporated, this stimulus translates to a combined (direct and indirect) economic impact of:

- Output \$272.9 million
- Value-added to GRP \$88.9 million
- Employment 726 FTE jobs supported, in the region over 6 years

TABLE 8: TOTAL CONSTRUCTION IMPACTS – NORTHERN REGION

Source of Stimulus	Output	Value-added to GRP	Employment (FTE)
Direct	\$128,400,000	\$28,284,000	225
Flow-on impacts	\$144,507,000	\$60,647,000	501
Total	\$272,907,000	\$88,931,000	726

Source: SGS Economics and Planning, 2019

On an average per annum basis, the construction effort will add a value of \$14.8 million to the regional economy and support 121 additional FTE jobs per annum (from 2022-2024, and then 2027 to 2029).

The following table shows the economic impacts on Tasmania. If we assume that northern Tasmanian contractors and suppliers are used for construction, the total impacts for Tasmania (GSP and employment) are only slightly higher, indicating most of the economic stimulus is captured in Northern Tasmania.

TABLE 9: TOTAL CONSTRUCTION IMPACTS FROM CONSTRUCTION – TASMANIA

Source of Stimulus	Output	Value-added to GSP	Employment (FTE)
Direct	\$128,400,000	\$28,369,000	225

⁷ Other operating costs of the facility, such as payments to suppliers for food and materials, business services (cleaning, accounting, insurance etc), and maintenance will also generate economic benefits for the region but have not been included as this data was not available to SGS.

Flow-on impacts	\$151,717,000	\$63,900,000	515
Total	\$280,117,000	\$92,269,000	740

Source: SGS Economics and Planning, 2019

The total impacts of the construction of the prison for Tasmania are a combined (direct and indirect) economic impact of:

- Output \$280.1 million
- Value-added to GSP \$92.3 million
- Employment 739 FTE jobs supported, in the State over 6 years

Operational phase

The SGS model is also used to estimate the permanent economic impact of ongoing operations at the proposed facility for the Northern Region, and for all of Tasmania.

The operation of the proposed facility will stimulate the economy via the payment of staff wages. When the first stage of the facility is complete, staff will be required at a cost of \$17.9 million per annum. When the second stage is completed, total staff costs are estimated at \$28.8 million per annum⁸.

The annual economic impacts of this stimulus on Northern Tasmania are shown in Table 10 and Table 11. Operation of the prison, after stage one, is expected to generate \$20.7 million per annum in regional value-added (direct and indirect) as well as support 231⁹ jobs at the prison and 25 jobs indirectly. Once stage 2 is complete, the operation of the prison is expected to generate \$33.3 million in regional value-added per annum and support 372 jobs at the prison and 40 jobs indirectly.

TABLE 10: PER ANNUM OPERATIONAL IMPACTS – PRIOR TO STAGE 2 (NORTHERN REGION)

Source of Stimulus	Output	Value-added to GRP	Employment (FTE)
Direct	\$17,945,000	\$12,228,000	231
Flow-on impacts	\$15,250,000	\$8,506,000	25
Total	\$33,195,000	\$20,734,000	256

Source: SGS Economics and Planning, 2019

TABLE 11: PER ANNUM OPERATIONAL IMPACTS – AFTER STAGE TWO COMPLETION (NORTHERN REGION)

Source of Stimulus	Output	Value-added to GRP	Employment (FTE)
Direct	\$28,787,000	\$19,616,000	372
Flow-on impacts	\$24,464,00	\$13,645,000	40
Total	\$53,251,000	\$33,262,000	411

Source: SGS Economics and Planning, 2019

In net present value terms, using a discount rate of 7 per cent, the stimulus over the period 2022 to 2040 translates to a combined (direct and indirect) economic impact of:

- Output \$268.4 million
- Value-added to GRP \$167.7 million

⁸ Costing estimated by Department of Justice

⁹ Estimated by Department of Justice

In terms of the prison’s operational impact on the Tasmanian economy (as a whole including Northern Tasmania), the stimulus translates to a combined (direct and indirect) economic impact (NPV) of:

- Output \$281.1 million
- Value-added to GRP \$171.0 million

TABLE 12: PER ANNUM ECONOMIC IMPACTS – AFTER STAGE TWO COMPLETION (TASMANIA)

Source of Stimulus	Output	Value-added to GSP	Employment (FTE)
Direct	\$28,787,000	\$19,166,000	372
Flow-on impacts	\$26,986,000	\$14,761,000	41
Total	\$55,773,000	\$33,927,000	413

Source: SGS Economics and Planning, 2019

The above estimates of operational impact are conservative given that only staff costs have been provided. Other operating costs of the facility, such as payments to suppliers for food and materials, business services (cleaning, accounting, insurance etc), and maintenance will also generate economic impacts for the region but have not been included as this data was not available to SGS.

The Department of Justice intends to develop a recruitment strategy which includes opportunities for both local and state-wide applicants to apply for positions within the prison. While there are no specific targets for local workforce (i.e. living in Westbury), SGS expects this to be a significant proportion of total workers. For example, 6.6 per cent of employees at Risdon prison live in close proximity¹⁰ to the prison. Should a similar trend hold for the Northern Regional Prison, it would imply 24 additional workers residing in Westbury, which is a 1.5 per cent increase to Westbury’s current workforce of 1,670¹¹. This would also impact on demand for housing, shopping and services.

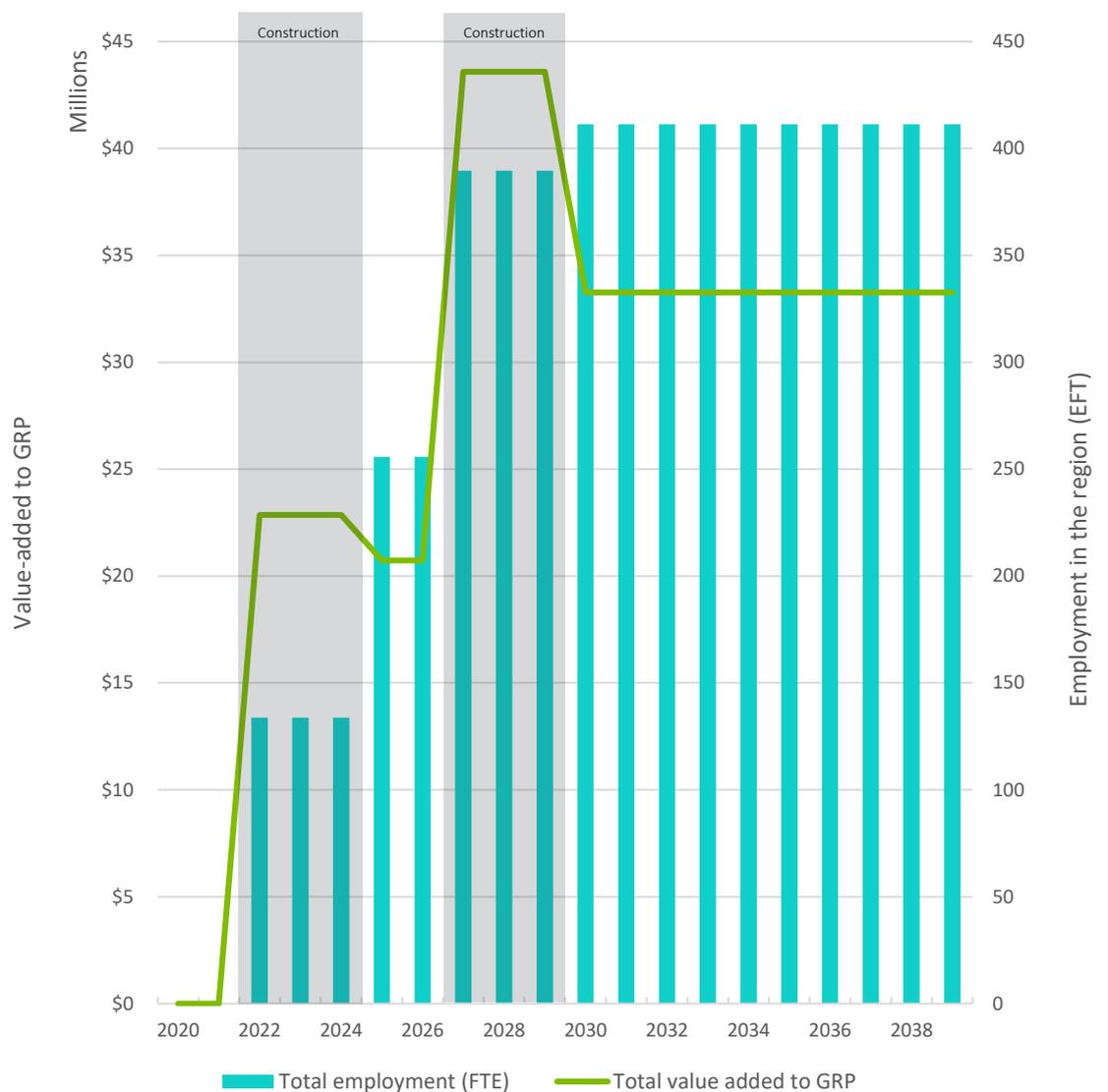
Impact per annum

Figure 6 shows the economic impacts, in terms of total value added and total employment, per annum over a twenty-year period, in Northern Tasmania. The grey shaded areas indicate the years in which the prison is being constructed.

¹⁰ Postcodes 7015, 7016

¹¹ ABS Census, 2016

FIGURE 6: PER ANNUM IMPACTS ON THE NORTHERN REGION – VALUE-ADDED (LEFT) AND EMPLOYMENT (RIGHT)



Limitations of EIA

Though a cost-effective and widely used technique for economic impact analysis, I-O modelling has some limitations, as follows.

- The model assumes relationships between industries are static over the forecast period. That is, productivity improvements are not factored in and historic relationships are assumed to hold.
- The input output model derives relationships between industries using total production estimates. Consequently, the relationships are ‘average’, whereas the stimulus used as an input is ‘marginal’. Such an approach does not account for any ‘underutilised capacity’ at the industry level or additional economies of scale that might ensue, as production expands from its existing base.
- The model assumes that there are no supply constraints. A drawback is that the model does not take into account the ‘crowding out’ of other sectors. The fact is that there are scarce resources in an economy. Especially in the case of large construction projects there may be impacts in terms of availability of labour.
- A feasible alternative to using I-O modelling for economic impact assessments is to utilise partial or general equilibrium econometric models. These models are considerably more expensive to develop.

- EIA does not assess the merits of the project but traces how project implementation influences overall economic activity levels over time, e.g. in terms of jobs creation and income generation. The CBA is the better indicator of whether the project is beneficial from a community perspective.

3. COST BENEFIT ANALYSIS

A Cost Benefit Analysis (CBA) assesses the merit of investing in a project, i.e. it assesses if it is worth doing when a broad societal perspective is taken. A CBA contrasts the project's economic, social and environmental benefits with its costs, to establish if the benefits outweigh the costs. If this is the case, the project is considered worth doing from a broad community welfare (or economic efficiency) perspective. A CBA compares the costs and benefits of the proposed project against a Business as Usual scenario.

Any major public investment initiatives in Tasmania or elsewhere should be demonstrated to generate a net community benefit. That is, the value of welfare gains by beneficiaries moving from a business as usual scenario to the new regime should be shown to be greater than the value of any welfare losses from this shift, when expressed in present value terms.

If the initiative delivers a net community benefit in these terms, it is deemed to result in a more economically efficient allocation of Tasmania's collective resources than under the business as usual scenario.

3.1 Cost benefit analysis methodology

There is an established discipline and method for conducting CBAs. This is common to all Australian jurisdictions.

In short, a CBA must address the full spectrum of environmental, social and business impacts of the proposal. Positive and negative effects are quantified and monetised (expressed in dollar terms) as far as possible and then compared. This leads to a conclusion as to whether the proposal is likely to make the community better off, in net terms, compared with persevering with business as usual conditions.

The principal steps in the generic cost benefit analysis method (see Figure 7) include:

1. Differentiating between the outcomes under a 'business as usual' or 'base case' scenario and those arising with the initiative in question (the 'with project' scenario).
2. Identifying the economic, social and environmental costs and benefits that might arise in moving from the 'base case' to 'with project' scenario.
3. Quantifying and monetising these costs and benefits, where possible, over a suitable project evaluation period (in this case 20 years).
4. Generating measures of net community impact using discounted cash flow techniques over the 20-year duration; this requires an expression of future costs and benefits in present value terms using a discount rate that is reflective of the opportunity costs of resources diverted to the implementation of the project.
5. Testing the sensitivity of these measures to changes in the underlying assumptions utilised.
6. Supplementing the quantitative analysis with a description of costs and benefits that cannot be readily quantified and monetised.

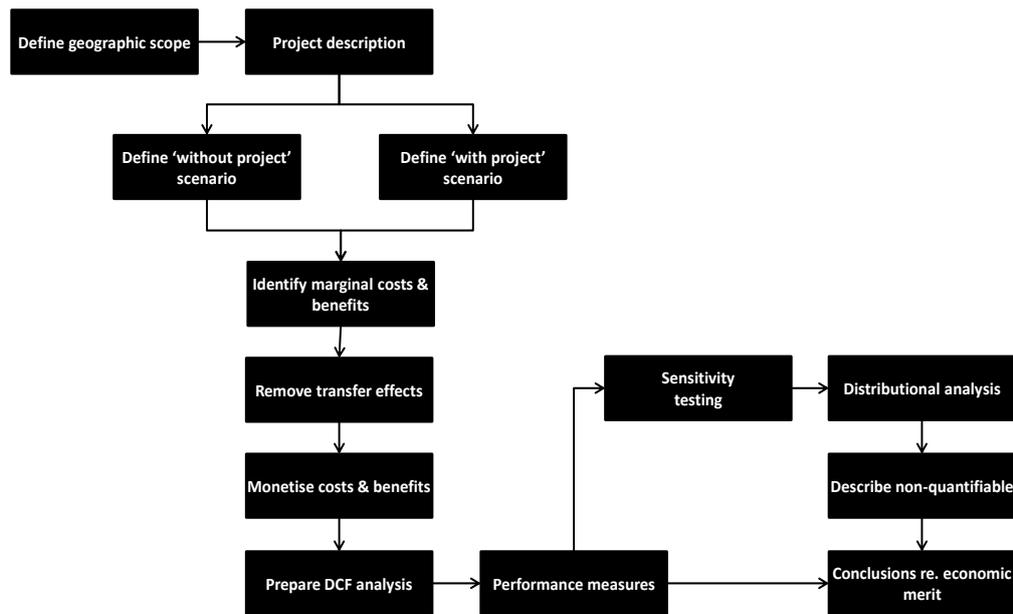
It is important to note that *all* impacts of the proposed project versus the base case *must* be considered, whether or not they are 'traded' effects or 'externalities'.

As the name implies, traded effects have a price in the market. Externalities, on the other hand, are unpriced costs and benefits sustained by third parties in any market transaction.

The cost benefit analysis must account for these impacts even though they are not directly mediated (bought and sold) in the market. The monetised value of these external effects needs to be imputed using a variety of techniques.

Community benefit delivered by this regulatory initiative is judged by reference to the 'Kaldor-Hicks' rule. This states that the initiative in question is worth undertaking if the gain in welfare by the beneficiaries is greater than the loss in welfare for those adversely affected. In other words, the regulatory initiative would be warranted if the beneficiaries could, if required, compensate those adversely affected and still be better off; hence the term 'net community benefit'.

FIGURE 7 COST BENEFIT ANALYSIS METHOD



Source: SGS Economics and Planning

Common errors and misapplications in cost benefit analysis

There are some common pitfalls in assessment of *net community benefit* in matters of planning regulation. One is to confuse 'economic impact' with 'economic benefit'. The former deals with the commercial flow-on effects of an initiative or program (sales made, people employed, suppliers contracted and so on), while the latter relates to an improvement in community welfare.

Another pitfall is to construe construction and operational jobs as a 'benefit' of a proposal whereas they are typically factored into cost benefit analyses as a cost. This is because the labour in question has an opportunity cost – it could be deployed elsewhere to produce benefits for the community were it not for the project at hand. Employment is usually only counted as a benefit when the project creates jobs for people who would otherwise be permanently unemployed or underemployed.

A third common misapplication of economic thinking to the *net community benefit* test in urban planning issues is to implicitly or explicitly confine the analysis to the local district or host region of the development in question. Again, in line with usual advice offered by jurisdictional Treasuries, the frame for assessing *net community benefit* should be set at the state jurisdiction level. To do otherwise runs the risk of patently illogical findings; that is, a *net community benefit* may be found for the local area, but this might be more than offset by transfers or external costs for neighbouring communities or the host metropolitan area or state, or vice versa.

Distinguishing financial and cost benefit analysis

Financial analysis is sometimes confused or conflated with CBA. Financial analysis is undertaken from the narrow perspective of an investor, or buyer, or seller in the market and only tracks market transacted costs and benefits. It also considers tax liabilities. In contrast, CBA is undertaken from a Tasmania wide perspective and, as noted, considers all impacts on welfare, whether priced or unpriced. Moreover, because CBA is concerned with net effects, tax impacts are typically set aside as they are simply transfers within the wider community.

CBA framework

Under this framework, the merit of the proposed initiative to construct and operate the proposal was evaluated on an incremental basis (i.e. the outcomes are tested in comparison to the outcomes that would occur under a business as usual (BAU) scenario).

The project has been considered at a high-level. SGS has focussed on assessing the most significant social, economic, and environmental costs and benefits.

3.2 Defining the base case and project case

The need for additional prison capacity in Tasmania is assumed to be equivalent in both the business as usual and project scenarios. Modelling conducted by the Department of Justice indicates that expected demand for prison capacity will be between 830 and 1,200 by 2030, while existing infrastructure can support 743 inmates.

Business as usual is the most likely scenario of what would happen if the proposed prison was not built in Westbury. The business as usual scenario will assume that an expansion of the Risdon Prison will support the additional demand. Both the business as usual and project scenarios will therefore provide capacity for an additional 240 inmates, with equivalent staging of construction over the next 10 years.

This has significant implications for the costs and benefits that require assessment. As a cost assessment has not been undertaken for an expansion of Risdon Prison, it is assumed, based on advice from the Department of Justice, that all costs (i.e. capital works, wages, operational expenditure, maintenance) will be equivalent across both the business as usual and project scenarios.

While it is likely that the business as usual scenario would incur higher capital and transitional costs as works may disrupt existing operations (or require mitigating measures to be implemented), it is also possible that an expansion of Risdon prison would benefit from some economies of scale (i.e. lower operational costs). As these have not been assessed in detail, it is assumed that the net effect is negligible.

Similarly, from a state-wide perspective, the economic benefits (value added and additional jobs created) stemming from both the business as usual and project scenarios will be equivalent. The previous chapter details the economic impacts which accrue to the Northern region of Tasmania due to the stimulus of the Northern Regional Prison. These benefits would also be realised under the business as usual scenario, albeit in a different region of the state, ie the south (transfer effect).

Marginal benefits

The marginal benefits which will be assessed for the project scenario are those that are driven by the locational choice. The benefits of a prison in Westbury compared to an expansion of the prison in Risdon, are:

- Improved visitation opportunities and reduced transport costs for families and friends of inmates from the north
- Enhanced inmate rehabilitation due to better social inclusion outcomes (due to proximity and regular visitation by family and friends)
- Improved prison staff retention rates

- Travel time savings for prison staff residing in the north of the State.

Improved visitation opportunities and reduced transport costs

Inmate visitation is important for families and friends of inmates, and also for the inmates. With about half the prison population coming from Northern and North-West Tasmania, a prison in Westbury would greatly improve the ability of inmates, families and friends to spend time together. Visitation would likely go up fourfold, and the travel time and costs per visit would reduce drastically.

Of the overall prison population 46% are from Northern Tasmania, 49% Southern Tasmania and the remaining 5% are either from interstate or do not have a previous residential postcode on record¹². Within the last year, inmates from Northern Tasmania were 4 times less likely to receive a visit compared to an inmate from Southern Tasmania. On average, a Northern Tasmanian inmate received a visit 7.35 times over the year compared to 26 times for a Southern Tasmanian inmate. Of the inmates from Northern Tasmania, 35% did not receive a personal visit compared to 21% of Southern Tasmanian inmates not receiving a personal visit.

It is expected that the Northern Regional Prison, housing inmates from Northern Tasmania, would increase the number of visits from local friends and family. The amount of time family and friends can spend with the inmates would drastically improve if there was a prison in Westbury, leading to better social, mental and emotional outcomes for both family, friends and inmates. Assuming an average visitation duration of an hour, the likely annual increase in visitation would be 18.65 hours per annum per inmate, or 5,035 hours for the Northern inmate population in total.

Based on the existing spatial distribution of inmates originating from Northern Tasmania and travel times from these locations to Risdon, the proposed location would save approximately 134 minutes per visit¹³. The annual time cost to visitors travelling from Northern Tasmania to undertake the average 7.35 visits to Risdon has been estimated at \$666 per year (Table 11 presents the weighted average costs of travel based on Australia Transport Assessment and Planning values, indexed by CPI¹⁴ and the number of prisoners from each postcode area).

However, while travel time per visit would decrease, if they were held in prison closer to family and friends will likely increase the total number of visits received by each inmate, potentially increasing total travel time. If the number of visits increased to the existing Southern Tasmanian inmate average of 26, the annual travel cost of visitors to each inmate would increase to \$728.

TABLE 11: AVERAGE COST OF TRAVEL PER VISIT

	Cost to travel to Risdon	Cost to travel to Westbury
Southern Tasmania	\$17.37	Not applicable
Northern Tasmania	\$90.72	\$28.24

Source: SGS Economics & Planning, 2019

Enhanced inmate rehabilitation

Inmates from the North and North-West would have improved chances of successful rehabilitation. Lower rates of recidivism are beneficial to inmates, their families and the

¹² Source: Department of Justice data

¹³ Estimation considers only personal visits and assumes that visitors travel, by car, to Risdon from the same residential area as the inmate they are visiting

¹⁴ Australia Transport Assessment and Planning Value of Travel Time (2013) 3. Travel Time | Australian Transport Assessment and Planning. Retrieved from: <https://www.atap.gov.au/parameter-values/road-transport/3-travel-time>

Northern Tasmanian community, in the form of prevented crimes. The community of Northern Tasmania would benefit a conservatively estimated \$5 million per annum.

The rehabilitation of inmates, which decreases the rate of recidivism, is a key objective of correctional centres. The high cost to the public of crime means that improved rehabilitation will correspond to significant community benefits, such as:

- Benefits to the individual include reduced involvement with the justice system, improved social skills and community networks, improved employment prospects, improved income levels, improved health outcomes.
- Benefits to government and society include reduced costs to the courts and justice system, reduced police costs and reduced welfare costs.

Studies of visitation rates highlight the consistency, experience, pattern and timing of visits vary considerably amongst prisoner populations and should be considered in the context of levels of social connectedness from before incarceration¹⁵. Barriers to visitation such as bookings, travel fees, lack of public transport and time can reduce the opportunity for family and friends to access the prison¹⁶. Proximity of the prison in relation to previous living location has been found to have key effects on inmate's re-entry to the community due to the accessibility of social networks and support services prior to leaving prison¹⁷. Several studies show that higher visitation rates result in lower recidivism.

A study by Bales and Mears¹⁸ attempted to provide support for the assumption that social ties reduce recidivism, through testing the effect of prison visits on 2-year recidivism rates. The results of logistic regression suggested that those prisoners who received visits had 30.7% lower odds for recidivism than those who did not. For each additional visit that took place, the odds lowered by 3.8% on average. Survival curves also showed that those who received visits but did re-offend survived longer in the community prior to re-offending compared to those who did not receive visits.

It is expected that the Northern Regional Prison, housing inmates from Northern Tasmania, would increase the number of visits from local friends and family in turn leading to a decrease in recidivism.

Under the project scenario, these marginal benefits would apply to the inmates of the Northern Regional Prison whose original residence was in Northern Tasmania (i.e. up to 270 inmates). At present, inmates at Risdon Prison from Northern Tasmania receive 7 visits per annum. In comparison inmates from Southern Tasmania receive, on average, 26 visits per annum. If inmates from Northern Tasmania are housed closer to their relatives and friends then the rate of visitation will increase and recidivism will drop.

If the number of visits in the project scenario increases to 26 per inmate, and the odds of recidivism falls by 3.8% per additional visit (as per Bales and Mears (2008)), then the recidivation rate falls by 16 percentage points from 46¹⁹ per cent to 30 per cent for these inmates. The annual benefit of this is calculated using the reduction in reoffenders and the avoided costs of housing reoffending inmates²⁰ (\$111,000 per annum). The annual marginal benefit is \$2.6 million when the prison houses 140 inmates, rising to \$5 million per annum when the prison houses 270 inmates. This is a conservative estimate, as it excludes the avoided damages and trauma as a result of lower recidivism and related crime. According to

¹⁵ Folk, J. B., Stuewig, J., Mashek, D., Tangney, J. P., & Grossmann, J. (2019). Behind bars but connected to family: Evidence for the benefits of family contact during incarceration.

¹⁶ Lee, L. M. (2019). Far from Home and All Alone: The Impact of Prison Visitation on Recidivism. *American Law & Economics Review*, 21(2), 431–481

¹⁷ Cochran, J. C., Mears, D. P., Bales, W. D., & Stewart, E. A. (2016). Spatial Distance, Community Disadvantage, and Racial and Ethnic Variation in Prison Inmate Access to Social Ties. *JOURNAL OF RESEARCH IN CRIME AND DELINQUENCY*, 53(2), 220–254

¹⁸ Bales, W. D., & Mears, D. P. (2008). Inmate social ties and the transition to society: Does visitation reduce recidivism? *Journal of Research in Crime and Delinquency*, 45, 287–321.

¹⁹ Productivity Commission (2019). Report on Government Services 2019. Recidivism rate, Tasmania 2018/19

²⁰ Productivity Commission (2019). Report on Government Services 2019. Cost per hour to house prisoner, Tasmania 2017/18

research from the Australian Institute of Crime, the average cost of crime is \$ 54,3189 per crime ²¹.

Over twenty years (2020-2040) the NPV of the benefit from reduced recidivism is \$29.4 million, using a 7% discount rate.

Travel time savings for prison staff residing in the north of the State

The northern prison generates substantial travel time and cost savings for staff currently travelling from the north to Risdon Prison once these staff members are offered the opportunity to work from the facility in Westbury.

Providing additional prison capacity in Northern Tasmania will also present benefits to prison staff. Currently, 8 per cent of Tasmanian prison staff are from Northern Tasmania²², with the average travel time for staff from Northern Tasmania to Risdon estimated to be 171 minutes. If the Northern Regional Prison was in operation, the journey to work could reduce to 31 minutes, saving 280 minutes per workday²³.

If the Northern Regional Prison employs its workers from Northern Tasmania, there would be an annual avoided travel cost of \$962,000²⁴ once the Northern Regional Prison is in full operation. Over twenty years (2020-2040) the NPV of the benefit from saved travel costs is \$4.7 million, using a 7% discount rate.

Improved prison staff retention rates

The Department has indicated it expects to improve staff retention rates with the opening of the northern prison as staff can be sourced from a largely untapped labour market.

Staff data show a retention rate of 91% between 2018 and 2019²⁵. Staff turnover costs, such as recruitment, training, and lost productivity can be significant, equating to up 75 per cent of an employee's annual salary²⁶. Compared to the business as usual scenario, the Northern Regional Prison would have access to a new labour pool from Northern Tasmania, which should increase staff retention. For each percentage point increase in the staff retention rate, there will be an associated cost saving between \$87,000²⁷ and \$217,500²⁸ per annum once the Northern Regional Prison is in full operation. Over twenty years (2019-2039) the NPV of the benefit from improved staff retention rates is therefore between \$421,000 and \$1.05 million, using a 7% discount rate, for each percentage point improvement.

²¹ <https://aic.gov.au/publications/rpp/rpp129/executive-summary>: reports the average cost in 2011 was \$45,451 per crime. Indexed to 2020 against inflation (assumed rate 2%) returns an amount of \$54,318 per crime

²² Department of Justice Tasmania (2019)

²³ Assuming daily travel, from places of residence to Risdon, as detailed commute details of employees are not available (e.g. temporary accommodation in Southern Tasmania during the week). The cost of temporary accommodation would be close to travel cost.

²⁴ 8 per cent of the 371 workers saving 280 minutes per day, for 250 workdays per year

²⁵ Department of Justice Tasmania (2019)

²⁶ 2012 Retention Review, Insync Surveys (2012)

²⁷ Assuming recruitment and training costs of 30% of the average salary (\$78,000)

²⁸ Assuming recruitment and training costs of 75% of the average salary (\$78,000)

Marginal costs

The most significant costs associated with the project scenario are those of capital works and the operation of the prison facility. However, as discussed above, these are assumed to be equivalent to the business as usual scenario and are therefore not included as marginal costs (i.e. costs which are only present in the project scenario). The marginal costs considered are those which are dependent on the locational choice of the prison facility, such as potential impacts on the town of Westbury.

POST OCCUPANCY STUDIES

Post occupancy social impact studies assess the impact of an intervention by comparing relevant metrics both before and after implementation. Two post occupancy social impact studies on new prisons have been conducted in New South Wales:

- Mid North Coast Correctional Centre Post-Occupancy Socio-Economic Impact Assessment prepared by BBC Consulting Planners, August 2007
- Lithgow Correctional Centre Socio-Economic Impact Assessment prepared by BBC Consulting Planners, May 2007

An excerpt summarising these studies, as described by the researchers BBC Consulting Planners, is presented below.

Specifically, these studies have monitored the following key issues which were identified as being of particular interest: -

- *Community fears and concerns regarding the prison*
- *Property values and saleability of nearby lands*
- *Status of the prison within the community*
- *Economic impact of the prison having regard to direct and indirect investment and expenditure*
- *Impacts of the prison on temporary accommodation and low-cost housing*
- *Impacts on social services generally, including health, childcare, community, crime etc as a consequence of the facility and visits to the facility.*

The studies have found that, in general, existing correctional centres are well established in the social and economic fabric of their communities. Negative social impacts associated with centres are generally minimal or non-existent. While some negative perceptions can be held by members of local communities, these tend to be of a minor nature and do not impact on the day-to-day activities of communities.

Crime, escapes, and stigma of Westbury

There are community concerns that the new prison near Westbury may attach a negative stigma to the town.

There are a few factors that may impact the likelihood of a stigma being established:

- Visibility of the prison from the town and from outside as being part of the town
- Any increases in crime in the town.

In relation to the first factor, the prison at the proposed site would not be visible from the town, and have low visibility from the highway. The prison would be located at some distance from the town at the other side of the highway, behind the industrial estate and other currently vacant land. Additional mitigating measures have been proposed and this includes the planting of vegetation. This measure was successfully applied to the Mid-North Coast Correctional Centre in NSW which is hidden from view by some 43,000 trees²⁹.

²⁹ Frayne, L. (2005) A Case Study on Kempsey and the Mid North Coast Correctional Centre

There are also community concerns that a prison near the town potentially lead to increased rates of crime. Previous impact studies “have revealed that there is no evidence to suggest that there is a correlation between the centre and an increase in crime rates.”³⁰ This is what Infrastructure NSW found regarding jails in towns such as Lithgow and Kempsey.

The likelihood of a negative external stigma being attached to the town of Westbury is therefore considered to be low.

Economic costs

Before a new prison is opened in a community there tend to be concerns about the possible negative impact of a new prison on property values. These concerns are associated with concerns about safety, crime and stigma. Ex-post evaluations of prisons typically show property values do not decrease compared to the period before the establishment of the prison.

The post-occupancy studies of Correctional Centres at the Mid North Coast and Lithgow both concluded that property values were not negatively impacted by the correctional facilities³¹.

A surge in demand for housing, driven by workers who wish to live in Westbury, along with high occupancy rates (vacancies are at 8 per cent in Westbury, which is lower than both the Northern Region and Tasmania), may in fact result in an increase in both property values and residential building activity.

SGS has also considered potential negative impacts of the Northern Regional Prison on existing economic uses close to the proposed site. This includes the loss of agricultural use on the proposed site and impacts to the industrial employment precinct along Birralee Road. The likely impacts are as follows:

- Low loss of agricultural productivity, as the land appears to be primarily used for grazing
- Low negative impact on industrial precinct productivity as the Northern Regional Prison development is not expected to impede accessibility, and potential visual impacts will be addressed by mitigating measures. The industrial precinct includes vacant lots and that has been the case for a long time³².
- Likely positive impact on workforce available to industrial precinct as some family members of prison employees will also seek local employment
- Very likely positive impact on demand for services and goods in relation to the prison operation may result in vacant land being taken up by new and expanding local businesses.

³⁰ <https://www.theguardian.com/australia-news/2019/jul/01/australias-biggest-and-most-expensive-jail-sparks-concerns-in-grafton>

³¹ Other studies from overseas typically show similar outcomes. We have not referenced all studies we could find, rather those that are comparable in terms of national setting and location in a smaller community

³² NTD 2016, Northern Industrial Land Strategy

Summary

The high-level cost benefit analysis was undertaken to consider the possible costs and benefits of the Northern Regional Prison, from the perspective of the community of Tasmania. These costs and benefits are the marginal impacts assessed against the business as usual scenario, which is an expansion of existing correctional facilities at Risdon.

While it is typical to evaluate the cost benefit analyses using a benefit cost ratio (BCR), when all costs and benefits can be monetised, this was not possible for this assessment as it includes components that could not be monetised. Also, most marginal cost components are zero (due to being equivalent in both the business as usual and project scenarios). The conclusions therefore include both quantified and qualified elements as follows:

- A benefit of \$29.4 million from improved inmate rehabilitation, and reduced costs of recidivism, driven by improved social connectedness between inmates and their family and/or friends during incarceration
- Benefits to staff who live in Northern Tasmania due to lower commute times with an NPV of \$4.7 million
- The benefit of lower staff recruitment and training costs should staff retention improve.

These show that the scale of marginal benefits is the most significant. In contrast, the marginal costs are primarily comprised of risks which are assessed as being unlikely.

Appendix 1

Industrial Businesses Stakeholder Engagement

Overview

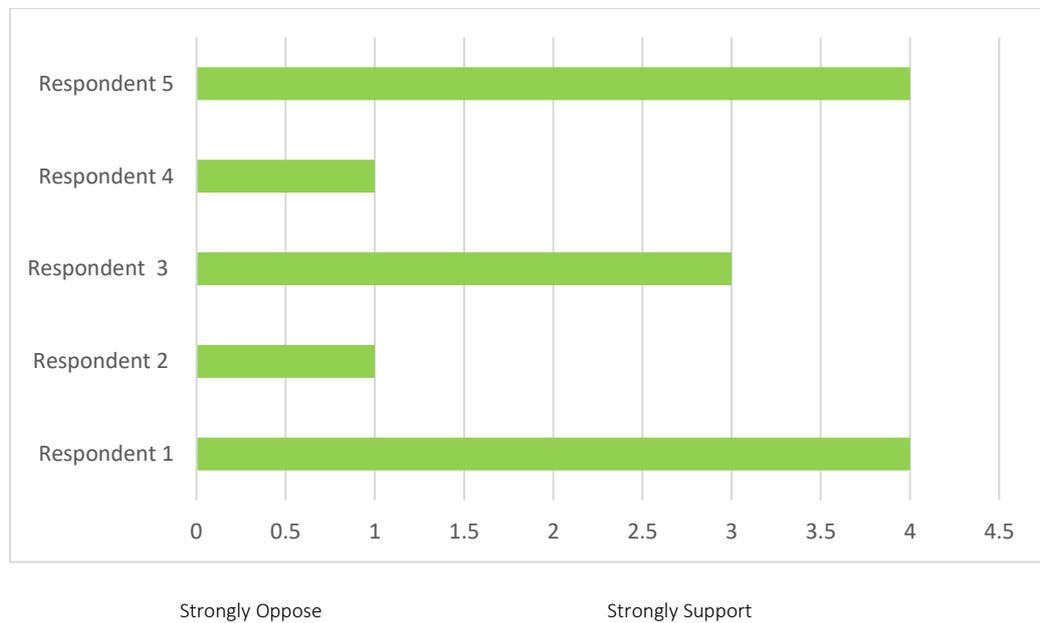
SGS sought feedback on behalf of the Department from key stakeholders within the industrial business precinct to understand the social and economic impacts of the proposed prison. A total of seven businesses were contacted to engage in a short questionnaire. Of the seven respondents, five agreed to engage in a further conversation and complete the survey.

All five respondents were aware of the proposed prison. When respondents were asked if they supported the proposed development two respondents reported that they supported the proposal, two respondents strongly opposed it, and one respondent felt neutral about the proposal (see Figure 8). All respondents suggested that they would be more inclined to support the prison if their concerns were addressed.

Key concerns included a negative economic impact on the industrial estate and industry sector, risks industry expansion in the area, and negative impacts on visitor retention rates for the town.

Those neutral or in favour recognized the positive impacts for employment and the potential for increased safety and security for businesses in the area.

FIGURE 8 HOW DO BUSINESSES FEEL ABOUT THE PROPOSED PRISON



Source: SGS, 2020

Individual responses

Respondent 1 supported the proposed prison and felt it would have a positive economic impact on businesses. This respondent raised no issues or concerns, and when asked about their expectations, this respondent reported to have none.

Respondent 2 strongly opposed the prison. This respondent felt that the prison would have a negative economic impact on the industrial estate and the broader industry. The respondent suggested that the prison could devalue property prices. The concerns could be addressed by:

- Moving the prison to a remote area.
- Assessing land sales and values and providing compensation for real estate capital loss.
- The respondent suggested that if concerns were addressed that the level of support would increase. When asked whether the respondent expected anything from the State Government, they felt unsure.

Respondent 3 felt neutral towards the prison development. The respondent justified their neutrality by suggesting that the prison would be beneficial for the community. Other prison developments of the same scale in other states were said to cause no concern for residents. Furthermore, the respondent felt that the prison would increase security concerns for businesses in the area.

- This respondent's expectations of the State Government regarding the building of this new facility and its operation referred to the generation of local jobs for building and operations.

Respondent 4 was strongly opposed to the development. This respondent felt that the development would pose a risk to industry expansion in the area and specifically to the current industry and businesses that are in the industrial site.

Respondent 5 supported the proposal because the prison would have a positive impact on employment. Concerns were raised about what a prison could do to the tourism industry. To address these issues, the respondent felt that the prison should not be advertised. This would reduce impacts on the ability of the town to retain visitation rates. The expectations of the State Government included that local contractors should support the facility.

Stakeholder list

Stakeholder list can be provided on a confidential basis, while responses remain de-identified.



MYRIAD RESEARCH



Research Report

Final

Client: Department of Justice

Project: *Meander Valley Postal Survey*

Conducted: March/April 2020

Reported: April/May 2020

1. Research Aim

SGS Economics and Planning has been commissioned by the Department of Justice to conduct a social and economic impact study in relation to the plans for a new Northern prison with a stated preferred location near the Westbury township. A key part of the community engagement phase of this study is a mailout survey of Meander Valley Council residents which has followed a telephone survey of Westbury residents.

Myriad Research conducted the mailout survey with input from the Department of Justice and SGS Economics and Planning.

Both surveys have been designed to provide the opportunity for local residents to 'have their say' in relation to the plans (including issues and concerns) which in turn will provide our client with an independent and objective assessment of community sentiment in relation to the proposed location of a new prison for Northern Tasmania in the Westbury area.

This report relates to the second stage of the community engagement phase – a postal survey of Meander Valley Council residents.

2. Methodology

A mailout (postal) survey of residents living in the Meander Valley Council area was commenced on 18th March 2020, with final returns due by 30th March 2020, subsequently extended to 15th April 2020. Survey parameters were as follows –

- Survey instrument referenced the telephone survey with minor changes to reflect the change in methodology – refer to Appendix A1 survey questionnaire;
- The survey material comprised a covering letter from the Northern Regional Prison team (Appendix A2), the survey questionnaire and a reply paid envelope for mailing back to the research consultant's postal address;
- The survey material for mailout was printed and collated by Mailhouse Tasmania (a division of the Oakdale Enterprises group) with Australia Post completing the mail delivery to the relevant postcodes within the Meander Valley Council Local Government area;
- The addresses for mailout (approx. 8500) were supplied by Meander Valley Council from the current ratepayers roll;
- The survey instrument ensured respondents were aware of the privacy and confidentiality of the survey and provided contact numbers (Myriad office and Department of Justice) if respondents had any questions about the survey;
- The envelopes containing the survey material were addressed to the householder (with the envelope advising "important survey material enclosed") with one survey questionnaire for each household;

- The survey questionnaire and covering letter provided contact details (email and phone) for the research consultants and the Department of Justice if residents had any questions about the survey. The Department of Justice website included additional information about the social and economic impact study and a list of frequently asked questions;
- Residents were also able to contact the research consultants or the Department of Justice to request additional surveys for completion by other adults living at the household address.

A total of 2226 completed surveys were returned by the due date from the total mailout of 8581 – noting there were 220 ‘return to senders’, giving a total effective mailout of 8361. This equates to a healthy return rate of 26.7% overall - close to 1 in 4 households.

The following table summarises sample distribution –

Postcode	Area	Freq.	%
7301	Liffey	15	0.7
7302	Bracknell	55	2.6
7303	Westbury	628	29.3
7304	Deloraine	545	25.4
7250	Prospect	5921	27.6
7290	Hadspen	172	8.0
7291	Carrick	56	2.6
7292	Hagley	82	3.8
		2144	100.0
No answer		79	
Other (not specified)		3	
Total		2226	

- Data entry and analysis of valid returned survey questionnaires has been managed by the consultants, with the following research outcomes.

3. Research Findings

Results have been grouped with the relevant survey question – refer to *Appendix A survey questionnaire*. The quantitative results in this draft Report are presented as frequency tables for the total sample and for the relevant subgroups – gender, age group, time lived in Meander Valley Council area and postcode. Percentages are calculated in relation to the total sample or the relevant subgroup and have been rounded to the nearest first decimal point.

The total survey sample provides statistically robust outcomes in relation to the total target population with a sampling error range of between 0.8% to 1.8% at the 95% confidence level, ie. survey outcomes are likely to be within 1.8% of the actual parameter for the total target population – Meander Valley Council residents.

The survey introduction and privacy statement provided to respondents in the survey instrument are detailed below.

Meander Valley Resident Survey

The new Northern Regional Prison is part of a \$350 million infrastructure plan to address the State's ageing prison infrastructure and future prison capacity requirements.

Since the preferred site for the Northern Regional Prison was announced in September last year, the Government and the Department of Justice have been engaged in a comprehensive community consultation process.

The preferred site, located on Birralea Road in Valley Central outside of Westbury, has been selected as it best meets the key selection criteria identified including connectivity to major population centres in the north and north west, suitability of land for a project of this scale and location to services and transport routes.

(map showing preferred site for proposed Northern Regional Prison- refer Appendix A)

Privacy statement

Please note this survey is conducted under the relevant privacy guidelines. Any information you provide will not be linked to you in project reporting.

1. Were you aware of these plans?

Table 1 i	Total	
	<i>Freq.</i>	%
Yes	1858	85.8
Unsure	47	2.2
No	260	12.0
	2165	100.0
No answer	61	
	2226	

Table 1 ii	Male		Female	
	<i>Freq.</i>	%	<i>Freq.</i>	%
Yes	770	86.8	807	85.6
Unsure	19	2.1	22	2.3
No	98	11.0	114	12.1
	887	100.0	943	100.0
No answer	21		27	

Note: 348 respondents did not answer Q5b (gender).

Table 1 iii	18 - 39		40 - 59		60+	
	<i>Freq.</i>	%	<i>Freq.</i>	%	<i>Freq.</i>	%
Yes	183	88.4	551	87.5	1007	85.3
Unsure	3	1.4	12	1.9	30	2.5
No	21	10.1	67	10.6	143	12.1
	207	100.0	630	100.0	1180	100.0
No answer	3		12		41	

Note: 153 respondents did not answer Q5a (age range).

Table 1 iv	Time lived in Meander Valley Council area					
	1 – 10 years		10 – 20 years		20+ years	
	<i>Freq.</i>	%	<i>Freq.</i>	%	<i>Freq.</i>	%
Yes	489	85.6	374	87.0	888	85.6
Unsure	7	1.2	18	4.2	18	1.7
No	75	13.1	38	8.8	131	12.6
	571	100.0	430	100.0	1037	100.0
No answer	15		13		26	

Table 1 v	Postcode			
	7301/7302	7303	7304	7250
	%	%	%	%
Yes	91.3	75.9	90.7	89.7
Unsure	1.4	1.3	2.4	3.3
No	7.2	22.7	6.9	7.0
	100.0	100.0	100.0	100.0
No answer	1	17	10	18

Table 1 vi	Postcode		
	7290	7291	7292
	%	%	%
Yes	92.8	84.9	85.2
Unsure	1.8	1.9	1.2
No	5.4	13.2	13.6
	100.0	100.0	100.0
No answer	5	3	1

Key	Total	
	Freq.	%
Postcode		
7301	15	0.7
7302	55	2.6
7303	628	29.3
7304	545	25.4
7250	591	27.6
7290	172	8.0
7291	56	2.6
7292	82	3.8
	2144	100.0

Note: 82 respondents did not answer Q5d (postcode).

Additional surveys

Table 1 vii	Freq.	%
Yes	59	83.1
Unsure	0	0.0
No	12	16.9
	71	100.0
No answer	3	
	74	

2a. How would you rate your level of support for these plans – on a scale of 1 to 5, where 5 = strongly support, 3 = neutral, 1 = strongly oppose?

Table 2a i	Total	
	<i>Freq.</i>	<i>%</i>
5	837	38.3
4	264	12.1
3	288	13.2
2	88	4.0
1	711	32.5
	2188	100.0
Don't know/unsure	38	
	2226	
% 4/5		50.3
% 1/2		36.5

Table 2 ii	Male		Female	
	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>
5	380	42.8	330	34.6
4	115	12.8	121	12.7
3	106	11.8	150	15.7
2	44	4.9	35	3.7
1	250	27.9	318	33.3
	895	100.0	954	100.0
Don't know/unsure	13		16	
% 4/5		55.7		47.3
% 1/2		32.8		37.0

Table 2 iii	18 - 39		40 - 59		60+	
	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>
5	60	29.0	248	39.4	491	41.6
4	26	12.7	84	13.2	147	12.3
3	24	11.7	79	12.4	179	14.9
2	11	5.4	28	4.4	44	3.7
1	84	41.0	196	30.9	337	28.1
	205	100.0	635	100.0	1198	100.0
Don't know/unsure	5		7		23	
% 4/5		41.7		52.6		53.7
% 1/2		46.3		35.3		31.8

Table 2 iv	Time lived in Meander Valley Council area					
	1 – 10 years		11 – 20 years		More than 20 years	
	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>
5	170	29.6	160	36.7	454	43.4
4	73	12.7	58	13.3	124	11.8
3	87	15.2	73	16.7	114	10.9
2	33	5.7	20	4.6	31	3.0
1	211	36.8	125	28.7	324	30.9
	574	100.0	436	100.0	1047	100.0
Don't know/unsure	12		7		16	
% 4/5		42.3		50.0		55.2
% 1/2		42.5		33.3		33.9

Table 2 v	Postcode			
	7301/7302	7303	7304	7250
	<i>%</i>	<i>%</i>	<i>%</i>	<i>%</i>
5	43.5	24.7	53.6	38.9
4	7.2	7.7	11.2	18.0
3	17.4	7.4	10.5	20.6
2	7.2	2.5	3.6	5.4
1	24.6	60.1	21.3	17.1
	100.0	100.0	100.0	100.0
Don't know/unsure	1	3	9	18
% 4/5	50.7	32.4	64.7	56.9
% 1/2	31.9	62.5	24.9	22.5

Table 2 vi	Postcode		
	7290	7291	7292
	<i>%</i>	<i>%</i>	<i>%</i>
5	40.7	45.3	30.4
4	14.4	18.9	8.9
3	21.6	13.2	11.4
2	4.8	0.0	6.3
1	19.8	26.4	43.0
	100.0	100.0	100.0
Don't know/unsure	2	1	3
% 4/5	55.1	64.2	39.2
% 1/2	24.6	26.4	49.4

Additional surveys

Table 2a vii		
	<i>Freq.</i>	<i>%</i>
5	4	5.4
4	3	4.1
3	0	0.0
2	1	1.4
1	66	89.2
	74	100.0
% 4/5		9.5
% 1/2		90.5

2b. Reasons for your rating? (*probe fully*)

Responses for those rating 4/5 in Question 2a are summarised in the following table for main themes.

Summary table

Table 2b i	<i>Freq.</i>	<i>% total sample</i>
Good for employment in Westbury	462	20.8
Northern prison needed	328	14.7
Great for Westbury community, will grow	322	14.5
Great location	256	11.5
Good for Meander Valley Council area	61	2.7
Good for Northern Tasmania	25	1.1
Support for prisoner's families	25	1.1
Lack of services, eg. medical, police	22	1.0
Will have no impact on Westbury	20	0.9
Good security	19	0.9
No effect	14	0.6
Change location	11	0.5
Emphasis should be on rehabilitation	10	0.4

Responses for those rating 3 in Question 2a are summarised in the following table for main themes.

Summary table

<i>Table 2b ii</i>	<i>Freq.</i>	<i>% total sample</i>
No effect	103	4.6
Northern prison needed	32	1.4
Good for employment in Westbury	21	0.9
Great location	16	0.7
Lack of communication, information to community	14	0.6
Change location	11	0.5
Great for Westbury community, will grow	11	0.5
Too close to Westbury	10	0.4

Responses for those rating 1/2 in Question 2a are summarised in the following table for main themes.

Summary table

<i>Table 2b iii</i>	<i>Freq.</i>	<i>% total sample</i>
Too close to Westbury	220	9.9
Historical nature of Westbury, ambience	208	9.3
Change location	191	8.6
Lack of communication, information to community	125	5.6
Stigma of prison to Westbury	111	5.0
Housing prices will go down	105	4.7
Concern over security, burglaries	104	4.7
Undesirable people coming to visit prisoners	95	4.3
Effect on tourism in Westbury, local businesses	52	2.3
Lack of services, eg. medical, police	51	2.3
No employment opportunities	32	1.4
Negative effect on community	32	1.4
Industrial land, devalues	18	0.8
Emphasis should be on rehabilitation	17	0.8
Housing for families of prisoners	10	0.4

3a. What could be done to address these issues/concerns?

Responses are summarised in the following table for main themes.

Summary table

<i>Table 3a</i>	<i>Freq.</i>	<i>% total sample</i>
Change location - away from Westbury	423	19.0
Security	118	5.3
No communication from Government/Council	114	5.1
Change location - near Westbury	79	3.5
Services	68	3.1
Employ locals, Tasmanians	44	2.0
Stigma to town of Westbury	37	1.7
Other sites available	35	1.6
No concerns	33	1.5
Undesirable people coming to visit prisoners	31	1.4
Rehabilitation for prisoners	27	1.2
Make it aesthetically pleasing	26	1.2
Housing for families of prisoners	21	0.9
Upgrade Risdon Prison to take more prisoners	19	0.9
Don't build it	18	0.8
Adequate staffing levels at prison	15	0.7
Compensation for residents	14	0.6
Real estate values	13	0.6

3b. Would your level of support increase if these issues/concerns were addressed?

Table 3b i	Total	
	<i>Freq.</i>	<i>%</i>
Yes	470	45.4
Unsure	195	18.8
No	371	35.8
	1036	100.0
No answer	54	

Table 3b ii	Male		Female	
	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>
Yes	205	23.1	203	43.0
Unsure	73	18.1	90	19.1
No	126	31.2	179	37.9
	404	100.0	472	100.0
No answer	22		20	

Table 3b iii	18 - 39		40 - 59		60+	
	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>
Yes	60	50.0	131	41.3	258	49.8
Unsure	27	22.5	62	19.6	90	17.4
No	33	27.5	124	39.1	170	32.8
	120	100.0	317	100.0	518	100.0
No answer	3		13		30	

Table 3b iv	Time lived in Meander Valley Council area					
	1 – 10 years		1 – 20 years		20+ years	
	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>
Yes	75	40.1	100	47.6	239	49.4
Unsure	43	23.0	34	16.2	75	15.5
No	69	36.9	76	36.2	170	35.1
	187	100.0	210	100.0	484	100.0
No answer	4		13		22	

Table 3b v	Postcode			
	7301/7302	7303	7304	7250
	%	%	%	%
Yes	59.4	34.7	52.8	54.6
Unsure	21.9	19.0	14.6	20.4
No	18.8	46.3	32.6	25.0
	100.0	100.0	100.0	100.0
No answer	2	13	13	14

Table 3b vi	Postcode		
	7290	7291	7292
	%	%	%
Yes	61.3	54.6	40.0
Unsure	16.1	20.4	28.9
No	22.6	25.0	31.1
	100.0	100.0	100.0
No answer	1	3	4

Additional surveys

Table 3b vii		
	<i>Freq.</i>	<i>%</i>
Yes	27	39.7
Unsure	11	16.2
No	30	44.1
	68	100.0

4a. Do you have any expectations of the State Government regarding the building of this new facility and its operation?

Table 4a i	Total	
	<i>Freq.</i>	<i>%</i>
Yes	1204	58.1
Unsure	222	10.7
No	646	31.2
	2072	100.0
No answer	154	

Table 4a ii	Male		Female	
	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>
Yes	502	57.6	542	58.3
Unsure	82	9.4	118	12.7
No	288	33.0	270	29.0
	872	100.0	930	100.0
No answer	36		40	

Table 4a iii	18 - 39		40 - 59		60+	
	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>
Yes	126	62.1	395	63.4	630	54.5
Unsure	36	17.7	74	11.9	102	8.8
No	41	20.2	154	24.7	425	36.7
	203	100.0	623	100.0	1157	100.0
No answer	7		19		64	

Table 4a iv	Time lived in Meander Valley Council area					
	1 – 10 years		1 – 20 years		20+ years	
	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>
Yes	344	60.8	250	58.7	572	56.7
Unsure	66	11.7	52	12.2	96	9.5
No	156	27.6	124	29.1	341	33.8
	566	100.0	426	100.0	1009	100.0
No answer	20		17		54	

Table 4a v	Postcode			
	7301/7302	7303	7304	7250
	%	%	%	%
Yes	40.0	67.1	61.5	50.8
Unsure	18.6	7.8	8.9	14.0
No	41.4	25.1	29.6	35.2
	100.0	100.0	100.0	100.0
No answer	0	42	18	20

Table 4a vi	Postcode		
	7290	7291	7292
	%	%	%
Yes	51.5	51.0	58.4
Unsure	10.8	7.8	10.4
No	37.7	41.2	31.2
	100.0	100.0	100.0
No answer	5	5	5

Additional surveys

Table 4a vii		
	<i>Freq.</i>	<i>%</i>
Yes	61	83.6
Unsure	4	5.5
No	8	11.0
	73	100.0
No answer	1	

4b. (if yes) What are your expectations?

Responses for those answering 'yes' in Question 4a are summarised in the following table for main themes.

Summary table

<i>Table 4b i</i>		
	<i>Freq.</i>	
Employ locals, Tasmanians	235	10.6
Security at prison	234	10.5
Put it elsewhere	207	9.3
Need to engage community more	188	8.4
New prison, done properly, high standard	116	5.2
Completed in a timely manner	75	3.4
Appropriate staff and management at prison	55	2.5
Not visible, visually attractive	44	2.0
Services required, eg. roads, police, transport	43	1.9
Build it	35	1.6
Police presence	28	1.3
Compensation for those close by	21	0.9
Money for facilities in Westbury	18	0.8
No impact on locals	18	0.8
Cost effective build	16	0.7
Rehabilitation	11	0.5

5a. And just to finish, which of the following age groups are you in ...

Table 5a i	Total	
	<i>Freq.</i>	%
18 - 29	58	2.8
30 - 39	152	7.3
40 - 49	237	11.4
50 - 59	405	19.5
60 - 69	558	26.9
70+	663	32.0
	2073	100.0
Prefer not to say	76	
No answer	77	
	2226	
Average	60.6	

Additional surveys

Table 5a ii		
	<i>Freq.</i>	%
18 - 29	6	9.2
30 - 39	14	21.5
40 - 49	9	13.8
50 - 59	9	13.8
60 - 69	17	26.2
70+	10	15.4
	65	100.0
Prefer not to say	7	
No answer	2	

5b. Your gender

Table 5b i	Total	
	<i>Freq.</i>	%
Male	908	48.3
Female	970	51.7
	1878	100.0
No answer	272	
Other	3	
Prefer not to say	73	
	2226	

Additional surveys

Table 5b ii		
	<i>Freq.</i>	%
Male	28	43.8
Female	36	56.3
	64	100.0
No answer	3	
Prefer not to say	7	

5c. How long have you lived in the Meander Valley Council area in total?

Table 5c i	Total	
	<i>Freq.</i>	%
1 - 5 years	349	16.7
6 - 10	237	11.3
11 - 15	206	9.8
16 - 20	237	11.3
21 - 30	364	17.4
31 - 50	376	18.0
51+	323	15.4
	2092	100.0
No answer	134	
Average time	27.3	

Additional surveys

Table 5c ii		
	<i>Freq.</i>	%
1 - 5 years	22	31.4
6 - 10 years	9	12.9
11 - 15 years	2	2.9
16 - 20	5	7.1
21 - 30	13	18.6
31 - 50	13	18.6
51+	6	8.6
	70	100.0
No answer	4	

5d. And what is your postcode?

Table 5d	Total	
	<i>Freq.</i>	%
7301	15	0.7
7302	55	2.6
7303	628	29.3
7304	545	25.4
7250	591	27.6
7290	172	8.0
7291	56	2.6
7292	82	3.8
	2145	100.0
No answer	79	
Other (not specified)	3	
	2226	

Additional surveys

Table 5d	<i>Freq.</i>	%
7301	0	0.0
7302	4	5.5
7303	61	83.6
7304	3	4.1
7292	3	4.1
7250	0	0.0
7291	2	2.7
7252	0	0.0
7290	0	0.0
	73	100.0
No answer	1	



MYRIAD RESEARCH



Research Report

Final

Client: Department of Justice

Project: *Westbury Resident Survey*

Conducted: February 2020

Reported: February 2020

Please note that some of the comments in this document have been removed prior to publication as they contain information that may identify individuals or potentially be defamatory

1. Research Aim

SGS Economics and Planning has been commissioned by the Department of Justice to conduct a social and economic impact study in relation to the proposal for a new Northern prison with a stated preferred location in the Westbury area. A key part of this study is a telephone survey of Westbury residents (postcode 7303).

Myriad Research has been asked to conduct the telephone survey, with a follow-up mailout survey of Meander Valley residents.

Both surveys are designed to provide the opportunity for local residents to 'have their say' in relation to the proposal which in turn will provide our client with an independent and objective assessment of community sentiment in relation to the proposed location of a new prison for Northern Tasmania in the Westbury area.

This report relates to the first stage telephone survey of Westbury residents.

2. Methodology

A telephone survey of residents living in the Westbury township and locations in close proximity was conducted over the period 7th – 17th March 2020. Survey parameters as agreed with SGS and our client were as follows –

- A minimum sample target of 300 respondents from the approximate 960 occupied private dwellings (ABS Census of Population and Housing for Westbury);
- Random selection of households from available landline and mobile household telephone listings;
- Qualified respondents were residents of Westbury and surrounding areas, aged 18 years and over;
- Survey instrument designed by the research consultants in conjunction with SGS for client approval – refer to *Appendix A survey questionnaire*;
- *The survey instrument ensured respondents were aware of the privacy and confidentiality of the survey and provided contact numbers (Myriad office and Department of Justice) if respondents had any questions about the survey;*
- Interviewing by the Myriad Research field team in accordance with industry quality assurance standards for telephone survey (ISO 20252) and the relevant privacy protocols (Market and Social Research Privacy Code). All field team members signed a Confidentiality and Conflict of Interest declaration as required by our client;
- Field protocols (range of calling times, multiple call backs) were established to assist with interview completions;
- The selected householder was randomised in survey introduction via youngest person living in household (aged 18 years or over);
- A further contact question was included in the survey instrument to facilitate follow-up research on this topic if required;

A total of 969 connected calls translated to contact with 646 residences and 439 residents in the target area and a total sample of 333 completed interviews.

The total survey sample provides statistically robust outcomes in relation to the total target population with a sampling error range of between 1.9% to 4.3% at the 95% confidence level, ie. survey outcomes are likely to be within 4.3% of the actual parameter for the total target population. The following table summarises field outcomes.

<i>Measure</i>	<i>Result</i>
Total connected calls	969
Number of residences contacted by phone	646
Completed interviews	333
Average completion rate (interviews per hour)	3.5
Strike rate (interviews to connected calls)	2.9
Refusal rate (refusals to connected calls)	5.9%

- Data entry, analysis of completed questionnaires has been managed by the consultants, with the following research outcomes.

3. Research Findings

Results have been grouped with the relevant survey question – refer to *Appendix A survey questionnaire*. The quantitative results in this draft Report are presented as frequency tables for the total sample and for the demographic variables of age group, gender and length of time as a Westbury resident. Percentages are calculated in relation to the total sample or the relevant subgroup and have been rounded to the nearest first decimal point.

Qualitative results are presented as verbatim comments, collated for key themes with summary tables.

Please note, some of the numbers in the tables will not add to their totals due to rounding.

S1. May I check that you are 18 years or older? (*if no, ask to speak to someone else in household, or close*)

S2. Do you live in Westbury?

S3. (if no) Do you live in one of the following areas?

Table S2/3		
	<i>Freq.</i>	<i>%</i>
Westbury	279	83.8
Birralee	13	3.9
Cluan	0	0.0
Exton	2	0.6
Oaks	18	5.4
Osmaston	15	4.5
Whitemore	6	1.8
	333	100.0

Intro - Read to all respondents

The Department of Justice needs to expand its prison facilities in Tasmania. Almost half of the current prison population is from the north and north-west region of Tasmania. The Department has selected a site on Birralee Road in Valley Central as the preferred location for a new modern prison complex, the Northern Regional Prison.

The site meets the criteria from the Department's selection process, which includes being connected to major population centres in the North and North West and located close to services and transport routes.

The new prison would be constructed in two stages. On completion it would accommodate up to 270 detainees and those on remand. Stage one of the prison is to house 140 detainees and is due to be completed in the next five years, with full completion in 10 years.

As part of the Community Engagement process, the Department would like to better understand any issues or concerns as well as community expectations of government if a new prison were to be built on Birralee Road.

=

1. Were you aware of these plans?

Table 1 i		
	<i>Freq.</i>	<i>%</i>
Yes	326	97.9
Unsure	1	0.3
No	6	1.8
	333	100.0

Table 1 ii	Male		Female	
	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>
Yes	146	100.0	180	96.3
Unsure	0	0.0	1	0.5
No	0	0.0	6	3.2
	146	100.0	187	100.0

Table 1 iii	18 - 39		40 - 59		60+	
	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>
Yes	32	97.0	97	98.0	194	98.0
Unsure	0	0.0	0	0.0	1	0.5
No	1	3.0	2	2.0	3	1.5
	33	100.0	99	100.0	198	100.0

2a. How would you rate your level of support for these plans – on a scale of 1 to 5, where 5 = strongly support, 3 = neutral, 1 = strongly oppose?

Table 2a i		
	<i>Freq.</i>	<i>%</i>
5	98	29.7
4	31	9.4
3	56	17.0
2	14	4.2
1	131	39.7
	330	100.0
Don't know/unsure	3	
% 4/5		39.1
% 1/2		43.9

Table 2 ii	Male		Female	
	<i>Freq.</i>	%	<i>Freq.</i>	%
5	47	32.4	51	27.6
4	15	10.3	16	8.6
3	24	16.6	32	17.3
2	3	2.1	11	5.9
1	56	38.6	75	40.5
	145	100.0	185	100.0
Don't know/unsure	1		2	
% 4/5		42.8		36.2
% 1/2		40.7		46.5

Table 2 iii	18 - 39		40 - 59		60+	
	<i>Freq.</i>	%	<i>Freq.</i>	%	<i>Freq.</i>	%
5	13	39.4	32	32.3	53	27.2
4	3	9.1	12	12.1	16	8.2
3	10	30.3	16	16.2	29	14.9
2	1	3.0	2	2.0	11	5.6
1	6	18.2	37	37.4	86	44.1
	33	100.0	99	100.0	195	100.0
Don't know/unsure	0		0		3	
% 4/5		48.5		44.4		35.4
% 1/2		21.2		39.4		49.7

Table 2 iv	1 – 10 years		11 – 20 years		More than 20 years	
	<i>Freq.</i>	%	<i>Freq.</i>	%	<i>Freq.</i>	%
5	25	32.9	26	31.0	47	27.8
4	5	6.6	7	8.3	19	11.2
3	16	21.1	11	13.1	28	16.6
2	2	2.6	4	4.8	8	4.7
1	28	36.8	36	42.9	67	39.6
	76	100.0	84	100.0	169	100.0
Don't know/unsure	0		2		1	
% 4/5		39.5		39.3		39.1
% 1/2		39.5		47.6		44.4

2b. Reasons for your rating? (probe fully)

Responses from those rating 4/5 in Question 2a

Summary table

<i>Table 2b ii</i>		
	<i>Freq.</i>	
Great for Westbury community, will grow	72	21.6
Good for employment in Westbury	36	10.8
Northern prison needed	20	6.0
Great location	18	5.4
Lack of services, eg. medical, police, transport	11	3.3
No effect	6	1.8
Good security	5	1.5
Industrial land, devalues	4	1.2
Change location	4	1.2
Lack of communication, information to community	3	0.9
Too close to Westbury	2	0.6
Housing for families of prisoners	1	0.3
Housing prices will go down	0	0.0
No employment opportunities	0	0.0
Historical nature of Westbury, ambience	0	0.0
Concern over security, burglaries	0	0.0
Undesirable people coming to visit prisoners	0	0.0
Stigma of prison to Westbury	0	0.0
Other	14	4.2
	196*	

* multiple responses

Verbatim comments

<i>Great for Westbury community, will grow</i>
All for it. Westbury needs jobs- building will bring jobs. Good spot. Traffic will support money in Westbury
Be good for town. Be better for relatives visiting inmates. No security issues
Bring business into Westbury - employment. People will move, or commuting. People will spend money. Schools will be busier
Bring economic benefits to our district. Situated next to a highway for bringing trucks with prisoners to and from the prison. People against this are almost bordering on hysteria.
Bring employment and business to Westbury. Prisoners have to go somewhere. Good for growing the community- move forward
Bring employment and keep locals in the area. No reason for it to be in town
Bring money into town. More workers- hopefully locals
Could be a personal business opportunity. Could be new opportunities for town
Create more jobs for younger people. Better facilities- transport
Doesn't matter where it goes. Good for the community
Economic growth. Businesses will benefit from it. Jobs etc. People that are for the proposal feel a bit intimidated, however, by people who are against it, e.g. protestors etc.
Economic stimulus for the area. It's awesome.
Economic value for the region and to add new vital services

Elderly will want to sell house- value go up. Not worried that prison is in area. Similar scare with Tas Alkaloids
Employment and business will be helpful
Employment opportunity- personal. Infrastructure- Birralelee Rd. needs fixing
Good for area. Bring employment
Good for business, people/visitors will spend money
Good for here. Employment will be good. No problems. Locals building it
Good for the community
Good for the community to grow. Won't really affect me
Good for the community. Create more jobs
Good for Westbury. More police around
Good for Westbury. Perfect location. Good for local businesses
Good thing for the town. Expansion of coffee shops, businesses etc. There hasn't been a lot of businesses around Westbury for many years to this would create more.
Good thing for Westbury- bring jobs. Westbury not going anywhere. Prison will be an advantage. 24hr police station. Opium factory is good
Great for community. Promotes growth. More good than bad
Great thing for businesses in Westbury. Prison employees possibly moving to Westbury would help business and community.
I believe it would be a positive for the whole area
I believe it would bring prosperity to the area. I do not feel it would be detrimental to Westbury or its community
I think it is a positive for Westbury. Most Tasmanians don't want progress
I think it will be good for the area. Makes sense, the selected site is in a good location. It's far enough out of the main township and hopefully will bring jobs to the area and will boost the economy.
It will be a good thing for Westbury as the crime rate is not good here and there will be more police brought into the area.
It will bring economic benefits to the Westbury region. My only worry is the name. Westbury may be tarnished having a prison there.
It will bring employment to the town. The ones against it have only just moved here
It will bring money into the area, good for shops and rents. I didn't like secrecy of decision making
It will bring more people to our town, boosting the economy, providing more jobs for the locals. It will bring in more housing, businesses etc.
It will bring positive business to our area along with jobs and employment
It will bring Westbury to life and create jobs and businesses
It will help the community. More employment. Good for local shops
It will lift the community and bring more money into the community
More jobs. The jail needs to be somewhere. The location won't interfere with the community
Positive for Westbury, jobs for locals. Business will benefit
Prison wardens will buy houses in the area etc. It's a good thing for Westbury and I am very much in favour of this.
Progress, grow our town. Money in the town
Progress, Westbury bypassed with highway. Needs this. Foot traffic would be so good for Westbury
Property values go up, employment goes up, good for business
Support all people. We have a need and can supply. Great idea
Town needs development

Understand negative reasons. Think it will be a good idea- central, supports businesses, create jobs
Very good for our town and the area. Can't see any negatives. People seem to be worried about escapees but the point of building a new maximum facility is the fact you will be keeping them in not letting them out
We need development in region. Jobs and economy
Westbury is a good central location as it will cater for families of prisoners in north, north-west of the State. Less than half an hour from Launceston and close to Devonport. Close to services as well. Local contractors can be utilised as well. This will boost the economy.
Westbury is dying, shops closing. No banks anymore. Hope it brings money
Westbury needs progress, development, business. Ready for growth.
Westbury needs to progress. Been stagnating for years. The township are like ostriches with their heads in the sand. There is no infrastructure here at all. The Meander Valley Council have such a non-progressive attitude and need to get with the times. There are water tanks in the main town! This could create a lot of jobs too.
Will bring interest into the town. Business
Will bring jobs and custom for local businesses
Good for employment opportunities
Bring jobs to town and area. Convenient area- industrial, close to highway. Benefit without hindering- no downside
Bring work to community- residents. More housing
Create jobs, help the town. Property prices should rise also, I believe. I think it's a very positive move for the town. Gives the community an opportunity to make money.
Employment opportunities
Employment. Why not in Westbury?
Good employment opportunities
It would be good for employment in the area. I think the site is good. It is approx. 2km out of the town
It's going to provide extra work and extra jobs. It doesn't worry me if it goes ahead or not
It's good money spent in the area for employment. It's something going forward; you've got to move forward somewhere
Jobs. Can't see any negativity for the township. Strongly support the proposal.
Jobs. Money from the visitors
Might bring jobs to the community. Not in the middle of the town, so it's a good site to build it on.
More jobs in the community will be created, hopefully. Can't see it as a problem. It's a positive thing. Opportunities for our young people to find employment.
Need employment in the area, desperately. It is proposed to be built far enough away from Westbury that we don't believe properties would be devalued (although other people think they would).
The area needs it and I think it will be good for employment as well as residential, and hopefully we could gain a swimming pool and things like that
There is a lot of difficulty in finding employment in the north; a lot of people, especially young people, have to move interstate to the mines. Anything to help with the unemployment rate would be a good thing.
Unemployment's an issue. It would be good and it would be modern and good security, create jobs
Northern prison needed
A prison is needed in the north. It would not be detrimental to the town. Family support is essential for prisoners, it can be difficult and costly for families from the north to get to Hobart to visit their incarcerated family member. I'm totally supportive of the prison being built in this area

Has to be built somewhere. It will be new and secure/safe position and where it's being built will be hidden away
Has to go somewhere, don't see any issues at all
Has to go somewhere. It shouldn't affect Westbury, it's far away. Should bring jobs
It has to be built somewhere. I do not see a problem building it here
It has to go somewhere, an essential thing to have. I support it.
Necessity for a prison. Not too close, far enough away
Need a prison in north- can't expect family to travel to visit. Inevitable. Risdon is filling up
Need a prison. Benefits the area, bringing money to the community with people coming and going, and creating employment, hopefully for the locals.
Need another prison- Risdon over capacity
Need to expand prison and conditions. Create jobs in the area
Northern Tasmania needs a prison. Birrallee Rd is open with plenty of space. Easier for families to visit detainees
Prisons are fine for communities, it won't bother us
Something is needed in the north. It would be built in a good industrial area
State needs it, great spot. Won't affect town
We need another prison to alleviate overcrowding at Risdon. Employment and economic growth will benefit and arise from the new prison. Lighting is a slight concern, but we live in an industrial location so I'm not overly concerned as long as it's not lit up like a Christmas tree. Also not enough consultation from the Government.
We need it. Too many criminals running around. People are being convicted and should go to jail but aren't because there is no room
Westbury is a good area to build the prison and the town will benefit
Great location
Central great spot. Best location
Good location on the industrial site. They had the same sort of opposition when Tas Alkaloids wanted to go there 40 years ago, they said it would kill the town but the town thrived. Same with the Ashley Boys home and nobody says anything about it now.
Ideal place for the site. Westbury was against the fish and poppy factory. It's got to be built somewhere.
It would be built fairly central in the town. A lot of negativity from people for no particular reason
It's a good place. Easy access for a lot of people
It's a really suitable site. Any building and any construction that is going to bring business to the community is good
It's far enough away. Don't know what the fuss is about
It's not being built in the middle of Westbury, it's in the outskirts
It's in a very good site on the other side of the highway with sufficient distance from the township. It will bring money into the area, and people, which is what's needed. The site is in an industrial area which is also good.
Not too close to town- why not Westbury. Keep the bus services going and other infrastructure
Infrastructure
Prison will bring infrastructure and transport benefits for youths
Location to close to Westbury
(like the proposal but) Far too close
(like the proposal but) Oppose the location
Lack of communication, information to residents
Government gone about it in a horribly wrong way. Should be The Northern Prison. Needs to be way back off the road, where no-one will see it, not have the name Westbury

in it at all. Jobs need to arise from this, using local meat from butchers, concreters that are local, supermarket to provide food supplies etc.
Providing the Government did due diligence. If Westbury is best as per criteria. Transport, access etc.
Industrial land
It's in the industrial area, however I don't know if there are other proposed sites chosen. I support it as long as it provides jobs for local tradesmen and training for our young people.
They are making good use of industrial area not being used
No effect on me
Doesn't affect me, too far away
It won't affect me. Ashley is there and that doesn't worry me
It's not near me. It if was it wouldn't worry me anyway. It will bring work into the area. It's central, near everything.
There is no issue, just get on with it
Won't affect me if it's built
Won't affect, no negative affect. Good for employment
Good security
It's not like it won't have high security. It's not like we have a lot of citizens going out on Birralee Road so I don't think it will affect anyone. I think it's a good thing.
Other
A prison here is no threat to the community in my opinion
Don't have a problem- used to work in probation and patrol. Need access to family and communities
I fully support it. A good central location for people living down the coast and north west. Situated well.
It will bring in income to town.
If it's got to be built, let it be here as well as anywhere
It isn't a negative thing. Improve transport (public). More jobs available
Naming of it. Northern Regional Complex is ok, not 'Westbury Prison' as a name. Makes geographic sense. Away from most of the houses, so in a good location.
Prisoner's families won't have to travel as far to visit them. Jobs will be created. It will bring a younger population to Westbury. There are a lot of retirees here, the area is slowly dying. This will help the community to start living again, attracting more businesses, and small businesses could start up for young people. It's separated from the town by the highway and railway track which is very good too. Prisoners could also be engaged in work in the community which will provide cheap labour also.
There has been no issues with prisons on the mainland being built in community areas. Surveys have proven house prices have not dropped
Won't harm. Disgusted by the way people carried on at the DEC meeting. Only a good idea

Responses from those rating 3 in Question 2a

Summary table

Table 2b iii		
	<i>Freq.</i>	
No effect	22	6.6
Good for employment in Westbury	6	1.8
Northern prison needed	6	1.8
Undesirable people coming to visit prisoners	5	1.5
Great for Westbury community, will grow	5	1.5
Lack of communication, information to community	5	1.5
Concern over security, burglaries	4	1.2
Housing prices will go down	3	0.9
Lack of services, eg. medical, police, transport	3	0.9
Change location	2	0.6
Too close to Westbury	1	0.3
Good security	1	0.3
Housing for families of prisoners	1	0.3
Great location	1	0.3
No employment opportunities	0	0.0
Historical nature of Westbury, ambience	0	0.0
Industrial land, devalues	0	0.0
Stigma of prison to Westbury	0	0.0
Other	12	3.6
	77*	

* multiple responses

Verbatim comments

No effect on me
Doesn't worry me. I am near Ashley Boys Home anyway
Don't have strong opinions either way
Don't see it affecting us
Don't particularly want a prison in my backyard but it has to go somewhere I guess. Only concern would be the types of people visiting the prison, could be questionable.
I don't have an issue
I don't have any concerns as I am only renting a property. It has to go somewhere. I don't have a problem with Birralee Rd.
I don't believe it affects me or my life at all.
I neither support nor oppose. I see good and bad reasons for having the prison in Westbury
I don't care. I'm fine with it though. Local jobs and look after locals
Younger people should vote on this. Over 55-ers won't be affected by this. Government did a poor job releasing the data, however. Not a lot of information was provided to the community. 1 out of 10 for the Government in this regard.
I'm past the age where it's really going to affect me. I can see the Government's side of things. It's well out of the township which is good, and it has to go somewhere so I'm neutral.
Not part of protest group, Not concerned, will not be affected. Construction won't be local workers, businesses

It will not affect me
It would not interfere with me or my life. We need another prison - they have to put it somewhere
No impact on community. Very neutral
No problem
Not going to affect me, not too near me
Not much of a worry. Won't affect me
Not really fussed about it. Doesn't worry me either way
Not worrying. Very neutral
Won't affect me, a high fence to stop getting out. Not worried. Look after local industry and employ Westbury people
Won't affect me, I live away from the site
<i>Northern prison needed</i>
I know it has to go somewhere. It won't affect me
It needs to be in the north of the State. Meets all the criteria. It is necessary to have, as it is needed. It has to go somewhere.
Need a second prison in Tassie. Westbury is central, logical place. Easier for the families of detainees for visiting also. Not mad about the idea but all societies need to have a prison system.
Prison is needed. If built we will move. Good for economy- jobs, businesses
We need another prison in the north of the State but I am concerned that it is a little too close to the town
You need a new prison; if it's going to be built at Westbury, fine. I'm just sick and tired of listening about the new prison at Westbury
<i>Concern over security, burglaries</i>
Not ideal. Concern about safety and negative effect on house values
Security and safety are the most important aspects. Should bring more businesses to the area which would be good. Real estate is a concern as prices may go down. People living nearby to the site are moving away. The new highway that was built killed Westbury. Hope the prison doesn't do the same thing.
Security: bad (relatives of prisoners visiting). Employment: good for locals
<i>Lack of communication, information to community</i>
I don't believe that we have been given sufficient information such as what were the other sites?
The people feel ignored in the process. The Government made the decision without consulting the people first. A consultation period should have been done before the proposal was organised, to give the people a chance to process the concept thoroughly.
We were told later the decision. No notice or warning. It doesn't affect me, I live away from the site
<i>Lack of services, eg. medical, police, transport</i>
More important facilities are needed in Westbury, e.g. new footpaths for the children to walk to school, new community centre, swimming pool
Some benefits to community - economic, transport, larger police presence. Some potential problems - house values go down, intermittent crime from visitors, affect towns profile
Will bring public transport- needs to be upgraded. Will accept. Needs progress
<i>Change location</i>
Further away so no direct impact. Increase employment for the community. What kind of people it will bring in
I have nothing against it but I just think they could have found a better spot

<i>Undesirable people coming to visit prisoners</i>
Neither for nor against. Influx of families of the prisoners could cause mayhem that is my main concern. The Government handling of this is appalling, they didn't even let the land owners next to the prison site know what was going on, which is downright rude.
<i>Good for employment in Westbury</i>
Jobs
Good for jobs but downfalls too. Like the Risdon, problems with lockdowns and house prices drop
<i>Housing for families of prisoners</i>
Day release program- visitors- wish to reside in area and for weekend release. Could affect rental market- can Westbury meet that demand?
<i>Good security</i>
It's not going to make a lot of difference. If it's a new facility I don't think they are going to get out of it. If they did they would go to bush rather than running to Westbury
<i>Great for Westbury community, will grow</i>
Support. Good for Westbury
<i>Other</i>
Better to spend money on rehabilitation. It has to be somewhere. Neutral- not a ratepayer
Can't see a problem. Can understand others concerns. Have a friend who lives next door to proposed site
Development is good, need to know more details
There is no public transport so how is it close to transport?
It will badly affect the local industries. They don't want to be next to a prison.
Not sure why it wouldn't be integrated into the Ashley Detention Centre. I understand the Government has more land there so is this part of a bigger expansion? It would bring some undesirables into the area.
Should build something similar to Hayes Prison Farm, maybe swap Ashley Boys Home over to Birralea Road and put the prison where Ashley is now as it's built to house already 100 odd. Prison should be minimum offenders, keep maximum security at Risdon. If the prison is a farm, inmates can learn new skills and pay their debt to society in that way, even working in public parks. Forestry could also be utilised as well in that area.
The prison will go ahead regardless of what people say. The positive side is it will create more jobs. Don't like the thought of a prison being so close to school aged children
Unusual to choose a heritage village such as Westbury for a prison

Responses from those rating 1/2 in Question 2a

Summary table

Table 2b iv		
	<i>Freq.</i>	
Historical nature of Westbury, ambience	62	18.6
Too close to Westbury	34	10.2
Undesirable people coming to visit prisoners	33	9.9
Lack of communication, information to community	27	8.1
Housing prices will go down	25	7.5
Change location	22	6.6
Stigma of prison to Westbury	18	5.4
No employment opportunities	14	4.2
Concern over security, burglaries	12	3.6
Industrial land, devalues	10	3.0
Lack of services, eg. medical, police, transport	10	3.0
Housing for families of prisoners	5	1.5
Good for employment in Westbury	4	1.2
Great for Westbury community, will grow	1	0.3
Northern prison needed	1	0.3
No effect	0	0.0
Good security	0	0.0
Great location	0	0.0
Other	34	10.2
	312*	

* multiple responses

Verbatim comments

Historical nature of Westbury, ambience
A new prison will spoil the ambience of the town of Westbury
Adverse social effects on the village
Affect negatively on town. Tue 28/1 examiner article stated land was purchased between Rocherlea and Ravenswood for a future prison in the north- why not put it there
Bought in town for retirement. Doesn't fit the town- not suitable. Don't believe locals will get jobs- young people not interested
Destroy historical village atmosphere. Ruin scenery
Grew up in Westbury, quiet village, would be ruined, would ruin landscape. Prisoners deserve hardship, visitors not desirable
Historic aspect of town would be affected adversely, town can't absorb prison. Comparison to other prison towns is unfair as they aren't relevant to such a small town.
Historical town. We don't need a prison. It will attract the wrong sort of people to Westbury. We already have an ice drug problem here
I feel it will spoil our village, which is small, due to the fact that it may attract investors and more people to our town which would require even more infrastructure
Inappropriate location in historic town. Small town can't support or absorb change in demographics
It will affect the quality of life of the people who live in Westbury. It will also affect property values
It would ruin our reputation with having a prison in a small, unique town like Westbury.

Our business would suffer
It's a nice quiet place now and I don't like this negative change. Jobs don't affect us. Public transport is no good for families
Lack of hospitality. Lack of the village life. It would no longer be a village.
Lifestyle, feeling safe in my community. I live near the common and walk there daily. Visitors to the prison, safety concerns. No local employment opportunities, bring in their own people (e.g. Federal Government people). Unqualified people live in Westbury.
Like Westbury as it is- quiet town. No hassles. Crazy idea- expand the current prison and use surrounding
Little historic town- will be spoilt. Won't attract local employment or local businesses.
Moved from mainland- chose Westbury for quiet village life. Too close to the town. Jobs for locals- doubtful. Not too many with qualifications
Nice quiet town, nice atmosphere. Losing our police station. Westbury is growing nicely, doesn't need it. Too close. We were not told until too late
Not appropriate, considering Westbury's historic aspect
Not good for the town
Only just found out. Would spoil it for Westbury residents
The town is not big enough to absorb it. I think it should be in Launceston or somewhere that's big enough to absorb it. It's not so much the prison, it's the people it brings into the town.
The village is too small. Concerned about the elements that it would bring into the community
This is a historical township. It would not suit of compliment the town
Village will be affected negatively: atmosphere, historical character. Concerned about visitors
We have a lovely town and this would bring a bad stigma and that would bring criminal relatives and friends and make me want to move away
We live in a small village, it's quiet and quaint. I feel constructing a prison so close will disrupt the community and lifestyle
We want to be in a nice quiet area. It will be ugly and an eye sore. Its not a suitable place
Westbury as a historical village and its population is not appropriate. I like its tranquillity. It will be called Westbury prison and that inference is unappealing
Westbury inappropriate with its history and character
Westbury is a historical old town. The prison needs to be placed much further away as a prison will spoil the image of Westbury making the place go downhill.
Westbury is a historical village. I feel it would give it a certain stigma to build the prison here
Westbury is a small historic town and the prison should not be built here. The people of Westbury were not consulted the prison was going ahead
Westbury is a small rural town. It does not need a prison. It would change the unique lifestyle
Westbury is a small village and the wrong place for a prison. The prison will take away everything the village is about. Everything was kept a secret until the dye was cast. I don't think this will be beneficial for the community and I don't think it will provide any employment for the people in Westbury.
Westbury is too small for a big prison. It would be an eyesore as you came into the town
Would have a negative impact on existing business and a negative impact on tourism

<i>Too close to Westbury</i>
2 kms from main street of Westbury in industrial estate: too close. Over road from Tas Alkaloids. Next door to gun clubs and close to other gun clubs. Not opposed to prisons, but not in Westbury.
Don't want it near town- family in town. Don't want Westbury to change. Affect character
Process has been terrible
Further away, bush maybe. Too close to Westbury
I don't think a prison belongs close to a small town. The secretive nasty way that the Government took on about this. It's the process more than anything that offends me.
It is not appropriate for the village, the village will become known as a prison town. The place will be lit up at night. Where will they get water from as we're on tank water here.
It's too close to Westbury. I don't believe it would be of benefit to the area. I feel the Government would build it but after construction they'd leave to town to manage whatever the repercussions.
Location is wrong: too close to the town, too visible. Should be out near the tip. Property prices will drop in the town.
Location: a bit further away from a population centre. How it might change the social structure. If there's Government housing we might get people we don't wish to get here.
Mainly location: too close. Good land for industrial should not be infringed upon. Not a proper consultation process. No medical services. Unmanned police station. Highlight lack of services
Maximum security prison too close to small heritage town. Residents weren't made aware, no consultation. Not confident all jobs to be done by locals, ongoing or short-term. House values affected
Move 5 or 10kms to another location. Not opposed to the prison. Too visible. Won't increase employment or use local suppliers
Not an appropriate place. Too close to town. No buses, banks, police, ambulance. We don't have facilities
Prefer not to see within eyesight
Shouldn't be so close to town. Relocate out in bush area- unsightly. Will spoil character/ reputation of town. Not enough accommodation for prison visitors
Too close to a small town. Negative impact on industrial estate and precinct. Non transparent selection methods. Community thrown under the bus. Doesn't fit selection criteria
Too close to population. Not within sight. Turns people off. Lower property values
Too close to small town. The process with the community is poor. Lack of consultation, zero social license, haven't gained confidence of community to go ahead. House prices, quality of town visitors is a big worry. Tourisms will have a big negative affect
Too close to the town
Too close to the town
Too close to the town
Too close to the town. No permanent police living in the community. Move to Rocherlea
Too close to the township. It needs to be put further away from the township. Not miles away; about 10 or 15 kilometres would be adequate.
Too close to town, needs to be further away (5km). Town gets shut down, too close to population centre
Too close to town. Historical town is not suitable
Too close to Westbury. No need to have a prison if we improve the justice system. Won't be as many detainees to house
Too close to Westbury. Of no benefit. Industrial site is the proposed area. Don't believe

we'll get any employment benefits. Westbury has a small population. I personally am not afraid to have a prison located near me.
Wrong position, too close to primary school. Historical little town. Worried about the prisoners visitors. Worried about security. Prison should be in central Australia
<i>Undesirable people coming to visit prisoners</i>
Bring a lot of families into the area and moving here who may be undesirables. More crime rate will be my concern also as families may move into the area that are relatives of the detainees, which may not be good.
It's too close to an historic village. It's really divided the village.
I don't like visitors to inmates and likely escapees near me. Our house price is going down because of it
It will bring unwanted people into the area. Relatives of inmates will move to the area and it will devalue the real estate
It's what will be coming through the town that concerns me. People that will be visiting the inmates. I live on my own. I just feel the people coming through sussing out who lives where. They are not always a nice type
Riff raff that a prison brings with it. Won't be much work for locals. Will be built by mainland company. Money better spent on other projects
The visitors to the prison will be wandering about the place, casing the place out and returning at night to do burglaries etc. It will attract a criminal element to Westbury area and we don't want this. We want to keep the place trouble-free.
Undesirable for visitors coming to the area. Will affect renting in Westbury and using local businesses
Will attract undesirables. Will ruin the town- tourist attraction. Could be built elsewhere. Unhappy with the council. Will be an eyesore
Will bring associates of prisoners- potential threat. Cost of household insurance will go up. Won't bring business to town- will deter people. Council went about it the wrong way
<i>Lack of communication, information to community</i>
Angry about how they went about it. Too close. No jobs from prison for Westbury. Services like buses are no good in Westbury.
Believe the Liberals have gone about it the wrong way. Change to a different location. Housing lack for families of inmates
Frustrated no public engagement before decision. No straight answers. Is it good or bad- house prices will be affected
Government went about this in the wrong way, underhanded tactics were used. A major prison near a small town is not a good idea, studies have shown this to be true. It needs to be out of the way. A larger city would be more suitable. Contractors will be brought in from other areas which isn't good for the community either. There is also the risk of building housing in the area to accommodate prisoner's families: this won't be good.
If community got to choose and vote on it, people would vote against it. No economic benefit to Westbury
Lack of transparency re decision making, lack of transparency why we need another prison, lack of transparency re need of prison in north. Negative affect on businesses in historic Westbury. Should be a youth prison in south. Effect on house prices, downwards. Negative affect on tourist 'food trail'.
Never made aware of process. Don't want Westbury changed. Devalue land and houses. Westbury too small.
Nobody knew about it until it was going ahead.
Paperwork sent to residents did not state what other studies been done. Undesirable people could not be guaranteed not to come to the area.

Scam and disgrace- we don't trust the Government. No community consultation from Minister and Premier. Thin edge of wedge- trashing Westbury. Housing commission homes
Selection criteria- not a bona fide option. Didn't research other sites properly. Bring undesirable element to town- criminal. Doesn't suit character of town
The community of Meander should have been consulted first. A simple vote for or against should be organised, a quick cost-effective poll. I believe the decision has been made already for the people by the Government. I disagree it should be there to make the visiting more convenient for the relatives of the prisoners. A stigma will be attached to Westbury.
The way they went about the process, everything was just dumped on us
<i>Housing prices will go down</i>
Devalue property and community. It would become known as a prison town. May attract the wrong kind of people and change the image of our lovely community. Don't feel the town would benefit with employment as they'd probably hire workers to come from Launceston
Devalue property prices. Prisoner associates moving into the area
It will devalue my property. It makes the reputation worse. The town name becomes synonymous with the prison
It would have an impact on housing prices and tourism
Property values
Real estate prices will be at jeopardy as land and property values will go down. Who would buy a house near a jail? Also people that live in Westbury and nearby should be interviewed only, and not people in Whitmore or places that are nowhere near the area.
The value of houses dropping and the location in relation to the closeness of Westbury
Worried about house prices going down as they will. It will attract riff-raff into the area as well. It's close to the river also where locals swim. There has already been drug paraphernalia found there. Put it in Launceston. Latrobe protested.
<i>Stigma of prison to Westbury</i>
Do not want a prison in a historic town. Crime rates will increase. No housing for prison families/relatives. Stigma to the town. Council secretive- no consultation
Forced to live here
I don't want a prison in Westbury
I feel there is no need for a second prison in Tasmania firstly. I also do not want to live near a prison
Infrastructure is not in Westbury. Area not suitable. Will destroy pretty town. Name is not good: 'Westbury Prison', will be a stigma, attract undesirables
It will brand Westbury as a prison town. Adverse effect on non-prison business. Any tourist business will be killed by the fact there is a prison at Westbury
"Prison town". Westbury would become known as this. Property values would plummet.
Stigma for the town. An older population lives here. Fear factor. Visitors are a concern also for elderly people in the community in regards to the safety aspect. Could be trouble.
Terrible idea. Will bring trouble into the area and put tourists off coming here. Road traffic issues will increase to Launceston. Very bad for tourism. We have a village green, don't want a prison nearby. Other sites, Government sites, must be available. Why a lovely little town like Westbury? Where are the benefits? I have written letters to the Government, met with Elise Archer, only get standard responses. People are saying they will leave the community, which is sad. We came to Westbury as it's a quiet, peaceful town. I shudder at the idea of having a high maximum security prison in the area. I don't want my children and grandchildren having to mix with detainee's visitors and the sort of

people that will be in the township's shops etc. I don't believe locals will be employed at the jail, either.
We don't want or need a prison here. There are elderly people here and young families as well. Businesses won't benefit. The tenders won't be from Tasmania which will cut out a lot of local involvement, as highly qualified people will be sourced from elsewhere. People that have moved here from other States regret it now.
Change location
Better sites that don't impact the historical village feel of Westbury. Worried this large footprint doesn't suit Westbury
Find somewhere else. Not suitable. Better near Deloraine, Ashley Grove?
I don't think it's a suitable site. It's an industrial area and it should remain so. Industrial areas are not meant to house jails.
In the wrong spot, e.g. it's in an industrial area which is starting to go ahead and going well. If the prison is built, it will scare prospective businesses away so I am very much against this.
Inappropriate location
Needs to be further away from population. Concerned if there's an escapee- too close to houses
Not suited to here. It doesn't fit in here. Better somewhere else
Object to the professionals that selected/identified the preferred site. Unconvinced that a more suitable site is not possible. Small village- not suitable for community. Would not have bought in the area
Relocate over the river to Birralee. Prison visitors- can cause problems
The site doesn't meet all the criteria. There's lack of community support. Too close to the Westbury village. Will destroy the village. Deterring interest in businesses in the area. It's a sacrificial lamb. The whole process stinks. There is no manned police station either.
Too close to the gas plant. Other places can be chosen. Housing department houses will go up all over the place and I don't want that. Houses prices will go down. Crime rate will go up. A match will be thrown and the gas plant will blow everything sky high.
Wrong spot, small country town. Not suitable. Security issues
No employment opportunities
No benefits. Jobs will be outsourced. Detract from historical ambiance, affect tourism.
The younger generation won't get employment as expected. Won't pass police check. Devalue properties. Elderly afraid of security issues.
Won't create jobs for locals. Staff will commute. Has a negative effect on Westbury
Industrial land, devalues
Industrial site should be zoned as is. Ambience of village atmosphere. Size too big
Not here, devalues land. Do the crime, suffer consequences of Hobart prison, your family will have to travel
Valley Central is an industrial area set aside for that purpose. Needs to be rezoned. Is it going to be private enterprise? The hospital at Launceston would need to be re-vamped. The walls are too high; prisoners can only see daylight, sky above and can't look out. Emergency response vehicles are nowhere in the area either. These issues need to be looked at.
Lack of services, eg. medical, police, transport
No public transport. Bring in lower income families, don't want that type around me
Not good enough transport infrastructure. There is no public transport
The criteria of transport and doctors services is poor already. Westbury is too small to accommodate. Do not agree with prison. Should be more rehab. Bring problem people into the area. More money spent prior to prison for people
There are no services available in Westbury. We have a volunteer fire brigade and an un-manned police station. There is no ambulance. If there is an incident at the prison,

services have to come from far away. It should be put in Launceston or another major town where facilities are available already.
Other
Better services for prisoners are in Launceston. House values will go down. Undesirable attract the town
Don't think it's needed. Our population hasn't doubled. Move intervention program-money to be spent here instead. Help people to not go in the first place
Downgrade Westbury. Visitors will stay away. People will move away. House will go on market if yes to jail. Bad for elderly with security concerns. Bad associations: visitors, drugs
Good farming land turned into concrete
I don't believe in more prisons being built. I think those funds should be directed to young children's education
I know you need a half way mark. It's a heritage town, it's not the place for the prison. It's too small a town with a lot of older people.
I live here, don't want to see it when I drive in Westbury
If prison is built we will sell and move. Don't want to be exposed to riff raff. Elderly community don't want it. Build it elsewhere
Leave us alone, fine as is
Too much stress for the older generation
Snowed under with ice addicts in Westbury already. The families of these prisoners will be out there. It will be a social issue and will make it even worse. It would be good for businesses though.
Stupid idea. Too far away from anywhere. No great benefits to Westbury. No significant increase in employment for Westbury
The Ashley Boys Home is a site already established about 7k out of Westbury. There is plenty of room to build a prison here
Too much money for so few people
We live near where the prison is going and the bright lights will be offensive. It would also have a negative effect on our property
Why don't they leave the prison at Risdon where it already is and expand it. Shouldn't have closed Hayes Prison farm as it was a working farm. Half the prisoners shouldn't be there, eg. petty offences, fines etc. With modern technology, house arrests would be better, more cost effective, utilising wrist bands etc. for minor offenders. Would work well.

(ask if respondent has issues/concerns)

3a. What could be done to address these issues/concerns?

Table 3a		
	<i>Freq.</i>	
Change location – near or away from Westbury	117	65.4
No communication from Government/Council	15	8.4
Upgrade Risdon Prison to take more prisoners	10	5.6
Services	8	4.5
Stigma to town of Westbury	4	2.2
Too late, already decided	4	2.2
Undesirable people coming to visit prisoners	4	2.2
Employ locals, Tasmanians	3	1.7
No jobs for locals	3	1.7
Housing for families of prisoners	2	1.1
Security	1	0.6
other	25	14.0
	196*	

* multiple responses

Verbatim responses

<i>Change location – near or away from Westbury</i>
Better and different location, further out
Better sites for it. Can't see why the location should be in the north of the State just for the convenience of the families. What about George Town? Port Arthur would be a good site, or an island in Bass Strait, or in the Highlands.
Build it at least another 10 km away from current proposed site near the village
Build it completely away from Westbury
Build it elsewhere, more remote
Build it further out from the town centre
Build it in another location- out in the bush
Build it not so close to a town, more out in the open.
Build it somewhere else
Build it somewhere else- in bush
Build it somewhere else- not in Meander Valley. Extend Risdon prison
Build it somewhere else
Build the prison somewhere else
Check out/reconsider Rocherlea site. Ground not suited to agriculture
Choose a better location somewhere in the bush
Choose a different location/site that is closer to a major centre
Come up with another location
Continue the search for a more suitable site
Disturb the peaceful town here- but we don't want it here. Move it away. Water supply here is strained
Do not build it here
Don't build it
Don't build it in Westbury. Maybe in the highlands

Don't build it in Westbury. Needs to be built in a larger town
Don't build it. They say it will provide jobs but the young people go to university, they don't want to be prison officers
Don't go ahead with it. Put it somewhere else.
Don't locate in Westbury. Don't place in any small community.
Don't want it
Don't have prison here, or any small town
Don't put a prison near Westbury. Put it further out in a remote isolated area. Too close to the township.
Find another location
Find another site- more remote
Find somewhere else that's more suitable. Should have done the studies on the site first. Lock-down procedures from the jail could affect surrounding businesses etc.
For the prison to go elsewhere, like Rocherlea area, in a place where they have the facilities. We don't have courts, hospitals here.
Further out of town, the other side of Meander River
Get it out further
Go up the bush, further away out of town
Have in it Launceston, or somewhere else where services are readily available, not at Westbury
If further out (other end of Birralea Rd.)
If it were further from Westbury CBD
I'm very much against this. Put it somewhere else. We need a hospital here now, rather than a prison.
In an area where there's no population. Needs to be on Crown land, in a more isolated setting away from populated areas.
It could be built a bit further out than the current planned site
It needs to be in a much more remote area
It's just not a suitable location. Move to the pulp mill site at bell bay
Locate further away from any town. Conara
Look at other sites with a higher population, this particular location is not suitable.
Look more widely and consult generally. Move it further away. Let Hobart have jail and provide buses for visitors
Move >5kms away from town
Move elsewhere
Move it 5km further out. Don't want to be locked down
Move it away
Move it completely out of the area
Move it elsewhere- 5kms down the road
Move it further away, it is too close to the village
Move it further away, it's too close to the village centre.
Move it further away, not as close to townships. 10 to 15 kms away would be more suitable.
Move it further out of town
Move it somewhere else
Move it somewhere else
Move it somewhere else. Good site on Prossers Road behind Launceston and it's available for sale.
Move it somewhere where it won't impact. Too close to a small town
Move it to another location - Tamar Valley

Move it to Rocherlea. Have police available 24/7 at the station in Westbury
Move the location
Move the prison away from Westbury
Move the prison to a different location further away from Westbury
Move to an area with no population
Move to another location further away. Better/earlier consultation
Move to another location- not a historical town
Move to Ashley site and move Ashley to another location in Launceston
Move to more remote location
Need to look at second option. 10 km further out.
Not be where it is. Government should put up \$270 million worth of building something else in the town to balance things out. Something that the community actually does want.
Not build it at Westbury
Not build it here. As simple as that
Not build the prison near Westbury
Not build the prison where they're building it. Too close to the community and township. The ideal site would have been the Bell Bay pulp mill site.
Not building it here
Not have the prison here. There's no hospital here, no manned police station, one shop, and a tiny hotel. Totally unsuitable. Not a big enough place.
Not here, need a better spot
Not opposed to it being in municipality. Move away from townships, i.e. Westbury
Place the prison somewhere else
Put it further out of town, near the tip - 5 kms out would be a good spot
Put it out of town a bit so people aren't hanging around the area. If it was in a more rural and industrial setting people would be more likely to visit the place then head home.
Put it somewhere else
Put it somewhere else
Put it somewhere else. A farmer in Launceston offered his land but the Government turned it down, which doesn't make sense.
Put somewhere else
Put the prison elsewhere. Why does it have to be close to transport and services? Other prisons elsewhere are built in some remote areas.
Reasons to be made clearer. Why Westbury chose over other sites?
Relocate
Relocate the prison away from Westbury
Relocate the prison further away but we do need a prison in the north of the State
Relocate the prison to another area
Relocate the prison to bush area
Relocate to another area
Relocate to another town
Relocate to Birralee- other side of Meander River or to Franklin River
Relocate to bush area
Relocate to Launceston where there are more resources
Relocate!
Relocate, too close, should not be in sight of the town
Security. Location. Needs to be another 15km out
Seek a different location, more inconspicuous
Take it elsewhere. Suggest Ashley where Government already own land

Take it to Launceston
The Government looks at another site away from small villages such as Westbury. The process was abysmal to start with. No consultation with Westbury community.
The Government to announce the prison will be relocated somewhere else
The prison needs to be relocated to a larger town where there are more resources to cope
The whole thing needs to be reconsidered. Westbury is a poor choice
Too close to a community. Think it should be between Burnie and Launceston
Too close to people in Westbury. Further away (near boys home better)
Too close to the centre of town. Should be in the middle of nowhere
Westbury isn't the ideal site. Look at another site.
No communication from Government/Council
Better transparency. They should have told us where other options were
Complete transparency of the Government
Council did not represent rate payers. Make another list of potential sites. Move to an isolated area
Government listening to the people who are against it. People will move away from the area so we will lose good people, which is sad.
It seems they have already made up their mind
Not a lot. The decision has already been made.
Residents were not given a chance to discuss concerns, all done within the council
Safety can't be addressed, I believe. We weren't consulted, detrimental to our communities. 75 - 80% don't want the prison. Crime rate will go up.
Sold it to the town a lot differently that what they did, by assuring the community will benefit, by using local people in the construction of it, helping Tasmanians.
Start again and do it properly. I am disgusted with the lack of democracy.
The people need to be included now, with regular meetings etc, and kept in the loop with what is going on. People are really worried about it.
Transparency to locals: getting vague answers, evasive. Will go ahead despite protests
Truthful politicians. People have to work and have no time for meetings or rallies. Let us know?
Upgrade Risdon Prison to take more prisoners
Better to extend Risdon Prison. Money better spent on mental health and addictions.
Expand and improve Risdon prison in the south or build the new prison nearer to Ashley detention centre
Extend Risdon Prison and provide transport and accommodation for visitors
I think the government could spend the money on the existing prison and its facilities to bring that up to standard
It won't matter anyway. Move it to Hobart and transport their families
Look somewhere else for another location. Perhaps expand the existing prison at Risdon.
Move to another site. Expand Risdon site.
No- use current prisons
Spend the money in Hobart in Risdon Prison
Undesirable people coming to visit prisoners
Can't do much about riff raff. Won't be much work for locals.
Social impact, the kind of people that it will attract into the community
The visitors to the prison inmates could be of questionable character. Not sure what could be done to address this concern
Visitors as bad as prisoners. Put it in central Australia. Have FIFO prison staff

<i>Housing for families of prisoners</i>
No public housing within the town. Move the site a further distance from the town.
No extra housing to be built for the prisoners families, under any circumstances.
<i>Stigma to town of Westbury</i>
Stigma on town. Value of my home will decrease
Stigma to the location
Would prefer the name of the prison not to have the name Westbury in it at all. Northern Regional Complex, however, is fine.
<i>Too late, already decided</i>
Not much can be done. Only a small amount of people attended the rally on the village green. There was a big one at Steamworld, however.
Too late now re secrecy. Re other site lists - community involved more
Too late
Too close. Public transport
<i>Services needed</i>
Provide more public transport
Put in a bus service
Westbury police station manned on 24hr basis and independent
<i>Employ locals, Tasmanians</i>
Local business could be contracted for prison rather than be outsourced
Use Tasmanian companies for construction and employment and food
<i>Security</i>
Escapees? Security
<i>No job for locals</i>
Jobs outsourced
<i>Other</i>
Convict these people and put them in that prison
Direct funds to children's education and the parents education
Don't expand at all. Put people under house arrest instead, for minor offences. Would stop the Government wasting money on building when it could be avoided.
Government to guarantee to pay difference if values go down due to prison
Hope the protests are successful
Money should be put into people before prison. Employment, housing, drug abuse should be addressed so people don't end up in jail
More facts and figures from other prison areas to support findings
Need to use the money better, don't waste funds
Prison is not the answer to social problems. More support for people is needed
Prison will negatively impact the ability of the new industrial site to prosper economically. Stigma unsavoury max security prison on Westbury's doorstep
Rehabilitation
Still planning to move
The economic benefits need to be put out more to the community, rather than the emotional side of things. It hasn't been marketed effectively.
They reckon Westbury is going to be a ghost town. What a lot of rot. Let it happen. Make sure everything is secure
Tourist town, bad for tourism.
Why was this land purchased?
Worried about my grandchildren and their future in Westbury

3b. Would your level of support increase if these issues/concerns were addressed?

Table 3b i		
	<i>Freq.</i>	<i>%</i>
Yes	76	42.7
Unsure	39	21.9
No	63	35.4
	178	100.0

Table 3b ii	Male		Female	
	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>
Yes	35	46.7	41	39.8
Unsure	13	17.3	26	25.2
No	27	36.0	36	35.0
	75	100.0	103	100.0

Table 3b iii	18 - 39		40 - 59		60+	
	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>
Yes	7	58.3	19	39.6	49	42.2
Unsure	2	16.7	12	25.0	25	21.6
No	3	25.0	17	35.4	42	36.2
	12	100.0	48	100.0	116	100.0

4a. Do you have any expectations of the State Government regarding the building of this new facility and its operation?

Table 4a i		
	<i>Freq.</i>	<i>%</i>
Yes	167	50.2
Unsure	30	9.0
No	136	40.8
	333	100.0

Table 4a ii	Male		Female	
	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>
Yes	77	52.7	90	48.1
Unsure	17	11.6	13	7.0
No	52	35.6	84	44.9
	146	100.0	187	100.0

Table 4a iii	18 - 39		40 - 59		60+	
	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>	<i>Freq.</i>	<i>%</i>
Yes	18	54.5	59	59.6	88	44.4
Unsure	3	9.1	4	4.0	23	11.6
No	12	36.4	36	36.4	87	43.9
	33	100.0	99	100.0	198	100.0

4b. (if yes) What are your expectations?

Summary table

Table 4b		
	<i>Freq.</i>	
Employ locals, Tasmanians	40	12.0
Need to engage community more	36	10.8
New prison, done properly, high standard	24	7.2
Security at prison	23	6.9
Police presence	19	5.7
Put it elsewhere	18	5.4
Services required, eg. roads,	16	4.8
Completed in a timely manner	7	2.1
Cost effective build	5	1.5
Money for facilities in Westbury	4	1.2
Appropriate staff and management at prison	4	1.2
Not visible	4	1.2
Compensation for those close by	2	0.6
No impact on locals	2	0.6
Other	42	12.6
	246*	

* multiple responses

Responses from those answering 'yes' in Question 4a

Verbatim responses

<i>Employ locals, Tasmanians</i>
Contracts given to Tas businesses. Employ Tasmanians. On time and on budget.
Create a lot of local jobs
Employ locals
Employment for the locals. Ensure it's far enough back from the road, not just a big box. Trees out the front to disguise it would be good. Make it fit in with the surroundings, to be visually interesting.
Expect local businesses to be utilised in the construction, employ locals within the prison complex. Provide employment for Westbury residents.
Get good jobs for people.
Government will buy locally and employ locals
I would like to see locals employed in the building of the facility, but I don't believe this will be the case. Locals here probably wouldn't be employed.
If it goes ahead you want employment and courses for employment for locals
It would be good if it created jobs for the community, and revenue for small businesses.
Job opportunities for the community, use local contractors, needs to be opportunity for the area to benefit and prosper and not just have a jail plonked in the area.
Jobs for locals. Support Westbury- local produce
Keep the work in Tasmania, e.g. building of it. Providing work for local people after it is completed and the build is finished, so the benefit is on-going.
Local business and staff given first opportunity
Local contractors to be used. Better manning of the police station. More regular transport

services can be added also. A name that doesn't have 'Westbury' in it is expected as well.
Locals to get the work
Look within the State for construction, rather than interstate. Keep money in the Tasmanian community. Employ local people, or people living in the State.
Proper planning- that the Government uses local businesses for construction etc.
Should use all Tassie construction, staff and contractors
Support for local council as there would be an increase in traffic. Temporary accommodation for families of prisoners
Support local people around the area by employment, jobs. Build it closer to a regional city.
Tassie company to build it. Locals get work
They say employment will increase but they will bring their own people in
Use local builders and staff or Tasmanian
Use local business
Use local contractors, putting money back to the community. Utilise the opportunity for young people in the area to be trained as prison guards, etc.
Use local people wherever possible. The infrastructure should benefit the community. Need to look at transport services to and from the prison and surrounding areas, benefitting the community as a whole. Interchange depot might be required.
Use local providers and not interstate. Use local contractors from Westbury area
Use locals for building and staffing
Utilize locals is promised but I don't believe it
<i>Need to engage community more</i>
Actual engage the community. Keep moving the goal posts- a complete farce
Community to be well informed
Disappointed with the Government and the council. The people of Westbury were not told about the prison
Government needs to listen to residents- do a poll of referendum. People are sovereign. Currently backwards
House prices may go down. Government representatives are not doing a good enough job with keeping the community engaged as little has been said about it.
I don't think they did it the right way. They should have got more community feedback before all this, I want more services here
Lack of information from the Government. The Westbury community should have been involved prior to a decision being made
Look at all benefits and take criticisms into account
Make sure the community is consulted properly, keep process open and honest and include the community within that process. Improve public transport.
Methodology, e.g. sworn to secrecy is not a good thing. The whole proposal has been handled badly. Need to bring things out in the open.
More consultation from State Government and Council
Please be more transparent in the planning. No consultation invited
Proper consultation, not retrospective. Very disappointed in way it's been handled.
Put a plan out of the building set up, what it will look like when completed etc.
Resent fact it was secret until it was too late
Take the time to listen to the people, rethink the position of proposed prison and reopen the expressions of interest and instil a better distance 7-14km away from any small town
That they listen to the locals before just going ahead with it. Communication. But I have no faith in the Government, they'll do what suits them.
They need to listen to people living closest to the prison

They want their own way: dodgy dealings
They will do it despite anything we say.
They will do it no matter what
They will ignore me and I won't vote for them anymore
They'll do it irrespective of what we say
They'll do it no matter what
They've already decided to go ahead
To consult community and adhere to their concerns
Transparency. Consultation with locals instead of just announcing to the community that it is going to be there.
Transparency. Giving truthful information to the community. Hire local tradesmen for the build, e.g. plumbers etc. Would like to know if the prison will be multi-level, housing hard-core detainees.
We should have been consulted initially, it's a bit late now, I think the Government will go ahead anyway and built it where they want
We were unaware and not informed by our local council that this was proposed. Find a new location as the proposed site is not viable. We feel they are going to build it anyway no matter what our views are on this particular site.
<i>New prison, done properly, high standard</i>
A nice new one (prison)
As long as it's all done properly I am ok with it.
Build something that looks like a prison.
Built to a high standard, built well and not a cheap development. And use as many local contractors as possible. I would be disappointed if they used mainland and out-of-area contractors. Use as many Meander Valley contractors as possible.
Built to a high standard. Make it a minimum security prison for low-end offenders, similar to Hayes Prison Farm. Swap over with Ashley Boys Home. Have more police presence also.
Built to standards. Jobs for locals- staff and contractors
Do so without killing the town they are going to build it in. Make it safe for residents which they can't guarantee because it's basically going to bring prison families into town
Due diligence- sufficient resources. Built according to modern standards. Totally secure. Full rehabilitation of prisoners- keep community safe
Expect that overall capacity will not mean overcrowding in next 10 years
Get it right the first time, not going back and forth changing things and delaying the whole process. Make up their minds and stick to the original plan.
High quality, safety regulations and modern facilities
If they do a good job and as long as it's well run. Jobs being out-sourced should not be happening. Would be nice to see what the building will look like as well.
It will work better and system not so crowded or strained
Make sure all the prison facilities are of the highest standard
Make the front heading to the prison entry more family friendly if feasible, especially for children, e.g. playground or such. Children need support when visiting a relative (dad, mum) in prison. Prisons have the reputation as a scary place for children.
Quality of build
Should be done to standard
That it looks fine and it's secure
The lighting needs to not be invasive, not like a beacon. Alarm systems etc. I expect a fully manned police station in the area. There has to be money in it for the locals as well.
Will go ahead
<i>Security at prison</i>

As long as it's safe.
Blended in security and safety. Not too close to industrial area
Highly secure. Construction suited to local area
Hope it would have high fences around. Trust the Government would build it properly
It'd better be secure.
Make sure it's secure. Not so many hardened prisoners here. Westbury is going to complain if there are murderers here. I guess they will keep them at Risdon
Man-proof. Making the jail secure.
Maximum security prison- built to a high level of security. Locality
Meets all safety and security standards. Not an eyesore
Secure facility
That it's built safely, security
The security should be of a high standard, in regards to people going in and coming out of the place. I'm not sure if locals will work there, or interstate people.
Top security. Listen to community: rethink preferred site. Consult properly, listen properly
Very secure. Protect the community by assuring the building is secure and the appropriate measures are put in place so detainees are not wandering about.
<i>Police presence</i>
A fully manned 24 hour police station in Westbury
Bigger police presence and station in Westbury. Rehab
Bring in a stronger police force.
Concerns there would not be enough police protection in the town because of Government budget cuts
Definitely would need a permanently manned police station
Extra police station in the town centre, not just at the prison
Government would have to increase security in the town
Greater police presence in Westbury. Westbury to benefit
I would hope there would be more policing in Westbury
If it is built I feel it would warrant a police presence within the town permanently. Currently there is a police station but no police officer within the town.
Infrastructure to match the facility- the police station out here that's not manned anymore. Transport- look at the bus service not just for the town people but the visitors visiting the inmates. Use locals in the building of the infrastructure, not interstate
New proper police station needs to be here. Ambulance station needs to be upgraded also, in case of accidents occurring on building site. Government could build a PCYC gym or a swimming pool as a kind gesture as well.
That there would be more police permanently in the area. That public transport would be looked at and developed and provided
The police station would need full time staffing. That any construction works being down would hire people from the north of Tasmania- local employment
<i>Put the prison elsewhere</i>
Build it closer to Launceston
Build it elsewhere
Find somewhere else
Listen to Westbury and not build it in the area
Look for a site elsewhere. Too much local opposition, negative impact on residents
Look into it further. Investigate other locations
Move it away
Not do it here. Move it elsewhere
Put it somewhere else, not in Westbury.

Realise it's the wrong site. Not under any circumstances will I support a prison being built in a small village. Hagley needs to be included also in the survey, Selbourne also.
That the Government build the prison closer to a larger centre that can support its infrastructure
They move it away
Services required, eg. roads, transport
Any local facilities needs upgrading- roads and infrastructure if the prison is to be built
Better buses, services and employment opportunities for locals
Close to transport for staff. Security is important, but prisoners will be negatively affected by high walls. Families visiting will be identified.
Government to upgrade transport, medical, public facilities
Regular busses. More facilities
That public transport will be improved and that the Westbury police station would be permanently staffed
Transport system improved: no public transport, only private in Westbury. Are there 'close services' in Westbury or 50 kms away? What do they call close?
Completed in a timely manner
Achieve in a timely and cost effective way
Completion on time
Do it in time frame, on budget, and using Tasmanian business including medical, food etc
Do it quickly. Don't understand the anti-protest
Just get on with it. Can't stop progress. One jail isn't enough in Tasmania. Prisoners that live in the north should be in jail in the north.
Take too long to build, overtime, Westbury doesn't need it as too small
Cost effective build
Do it to a realistic budget and it works properly. Just want it done correctly. Less funds wasted
Money for facilities in Westbury
Allocate more money to Westbury
Introduce something else of equal value to balance out things as a compromise, compensate, e.g. indoor swimming pool is much wanted by many
Not visible
Don't want it to be highly visible- camouflage
Grow trees around it to screen it from the road. Trees need to be planted now
Make it as invisible as possible
Appropriate staff and management at prison
Appropriately manned and managed. Prisoners are well screened
Hope it will be operated under the best of its ability. The Westbury community wasn't consulted. To be a secure facility, with minimal risk of break-outs.
Compensation for those close by
Compensation for the houses right next door
People directly affected to be compensated
No impact on locals
Away from schools and the elderly
Other
Build in a more rural setting- not visible
Expect them to have problems
Fait accompli, already decided. Public consultancy a farce.
Government will do what they want regardless

Hope it doesn't happen
Hopefully reverse decision and decision process and get more public views
Hoping it would not go ahead due to public outcry
Housing for visitors. Temporary accommodation in or beside prison
I don't want it to go ahead with it
I expect the Government to take seriously those that are opposed to it
If it goes ahead, will change voting
Imagine it's a foregone conclusion. It's going ahead
It will go ahead regardless
It's an industrial site. The prison will have high walls and prisoners will have no outlook, borders on human rights issues.
Prefer that the Government money is spent on keeping people out of prison
Put money into preventing causes- drugs, alcohol, child abuse, domestic violence. Solar panels- use power for community. Reform programs- skills learning, healing, inclusivity
Run privately later on as a private enterprise, would like to see that happen. Not straight away but eventually.
Stand fast and follow through even though there's a noisy minority
State Government behind it
That the State Government will ask for help from the Federal Government as it's going to be a very expensive building. Same sort of set up as Risdon, run by the Government to maximum security, probably a better high-tech jail.
That they stop wasting money on this but I think the Government will build it here regardless of what the community wants
The administration side is a worry. How can they run 2 prisons if 1 is a problem already? Government need to listen to the people, not just hear what they want to hear.
The cost per bed. There needs to be a cheaper amount allocated

Responses from those answering 'unsure' in Question 4a

Verbatim responses

24 hr police. They would need road works to support more busses
Build it bigger and rehouse all of Australia's detainees - employment.
Employ locals
Government to fix Birralelee Rd.
I'm just disappointed it's gone so far without the Westbury people knowing about it. A lot of it has just been underhanded by the Government and our council here, before it's even got off the ground.
It will happen
Put it somewhere else
Will be safe and secure

Responses from those answering 'no' in Question 4a

Verbatim responses

As long as it doesn't impact locals that live nearby
As long as it's secure and managed well, but that's a given.
Cynical about how government is handling it
Don't know why they can't build it at Ashley. There's a lot of ground up there

Done deal. They've already decided on jail.
Get onto it and do it
I am sure the Government has looked as how prisons on the mainland are run, especially in community areas
I will leave Westbury if the prison goes ahead
It will be good. Will be fine. Landscape it and hidden. Not too ugly
It will go ahead
Joke, landed on our plate with no consultation with the residents of Westbury
Let them get on with it
The Government needed to talk to the community before making a decision
The Government should know what they are doing
This has divided the town. Screwed up to start with it. It was all a done deal before anyone could have a say
We travel a lot interstate and if you look at other towns where there's a prison close to the town they just accept them and I think Westbury has too as well.
Will do what they please- no point

5a. And just to finish, which of the following age groups are you in ...

Table 5a		
	<i>Freq.</i>	<i>%</i>
18 - 29	12	3.6
30 - 39	21	6.4
40 - 49	50	15.2
50 - 59	49	14.8
60 - 69	87	26.4
70+	111	33.6
	330	100.0
declined	3	

5b. Gender

Table 5b		
	<i>Freq.</i>	<i>%</i>
Male	146	43.8
Female	187	56.2
	333	100.0

5c. And how long have you lived in the Westbury area in total?

Table 5c		
	<i>Freq.</i>	<i>%</i>
1 - 5 years	18	5.4
6 - 10	58	17.5
11 - 15	39	11.7
16 - 20	47	14.2
21 - 30	52	15.7
31 - 50	62	18.7
51+	56	16.9
	332	100.0
declined	1	

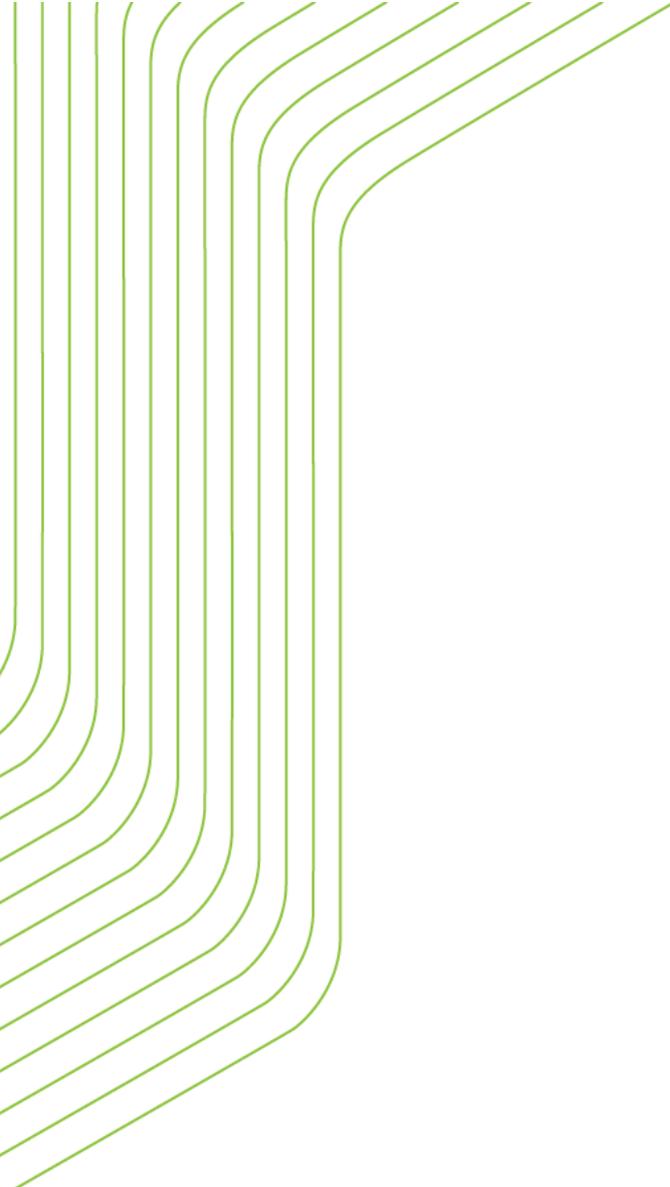
That completes this survey, which has been conducted on behalf of the Department of Justice.

If further research were to be conducted on this or other issues, would you be happy to be contacted again?

Further research		
	<i>Freq.</i>	<i>%</i>
Yes	289	86.8
Unsure	5	1.5
No	39	11.7
	333	100.0

If you have any questions about this survey you may contact our office or the Department of Justice. Would you like the contact details?

<i>'Yes' responses</i>	<i>Freq.</i>	<i>%</i>
Myriad Research	24	7.2
Department of Justice	28	8.4



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